Palestine Liberation Organization (for the benefit of the Palestinian Authority) / through the Ministry of Finance

Second Real Estate Registration Project

(P507514)

ENVIRONMENTAL AND SOCIAL COMMITMENT PLAN (ESCP)

Appraisal Version

May 21, 2025

ENVIRONMENTAL AND SOCIAL COMMITMENT PLAN

1. The Palestine Liberation Organization for the benefit of the Palestinian Authority (the Recipient) will implement the Second Real Estate Registration Project (the Project), with the involvement of the Ministry of Finance (MOF), as set out in the Original Grant Agreement (the Agreement). The International Bank for Reconstruction and Development/International Development Association (the Bank) , acting as the administrator of Trust Fund for Gaza and West Bank and Palestinian Partnership for Infrastructure Development Multi-Donor Trust Fund, has agreed to provide the original financing for the Project, as set out in Agreement.

2. The Recipient shall ensure that the Project is carried out in accordance with the Environmental and Social Standards (ESSs) and this Environmental and Social Commitment Plan (ESCP), in a manner acceptable to the Bank. The ESCP is a part of the Agreement. Unless otherwise defined in this ESCP, capitalized terms used in this ESCP have the meanings ascribed to them in the Agreement.

3. Without limitation to the foregoing, this ESCP sets out material measures and actions that the Recipient shall carry out or cause to be carried out, including, as applicable, their respective timeframes; institutional, staffing, training, monitoring and reporting arrangements; and grievance management. The ESCP also sets out the environmental and social (E&S) documents that shall be prepared or updated, consulted, disclosed and implemented under the Project, consistent with the ESSs, in form and substance acceptable to the Bank. Said E&S documents may be revised from time to time with prior written agreement by the Bank. As provided for under the referred Agreement, the Recipient shall ensure that there are sufficient funds available to cover the costs of implementing the ESCP.

4. As agreed by the Bank and the Recipient, this ESCP will be revised from time to time, if necessary, to reflect adaptive management of Project changes or unforeseen circumstances or in response to Project performance. In such circumstances, the Bank and the Recipient agree to update the ESCP to reflect these changes through an exchange of letters signed between the Bank and the Borrower/Recipient's Representative specified in the Agreement or Minister of Planning & International Cooperation (MoPIC). The Recipient shall promptly disclose the updated ESCP.

5. The subsection on "Indicators for Implementation Readiness" below identifies the actions and measures to be monitored to assess Project readiness to begin implementation in accordance with this ESCP. Nevertheless, all actions and measures in this ESCP shall be implemented as set out in the "Timeframe" column below irrespective of whether they are listed in the referred subsection.

MATERIAL MEASURES AND ACTIONS		TIMEFRAME	RESPONSIBLE ENTITY
IMPLEMENTATION ARRANGEMENTS AND CAPACITY SUPPORT			
A	**ORGANIZATIONAL STRUCTURE** a. Maintain Ministry of finance (MOF) Project Implementation Unit PIU with qualified staff and resources to support management of environmental, social, health and safety (E&S) risks and impacts of the Project including maintaining the Social Specialist (SS), and hire a part-time Environmental Specialist. b. Land and Water Settlement Committee (LWSC) to maintain Focal Point to manage E&S risks and impacts. c. Palestinian Land Authority (PLA) to maintain Focal Point to manage E&S risks and impacts. d. General Directorate of Property Taxation (GDPT) to assign Focal Point to manage E&S Risks and Impacts.	a. Hire Environmental Specialist within six months of Project Effective Date, and thereafter maintain the PIU and these positions throughout Project implementation. b. Maintain Focal Point throughout Project implementation. c. Maintain Focal Point throughout Project implementation. d. Assign Focal Point during Project preparation, and maintain throughout Project implementation.	a. MOF b. MOF/PIU, LWSC c. MOF/PIU, PLA d. MOF/PIU, GDPT
B	**CAPACITY BUILDING MEASURES** • Prepare and implement the following capacity building measures including training for PIU staff, PLA, LWSC, GDPT and selected municipalities on implementation of the ESF requirements, especially in relevance to ESS6, ESS2 and ESS5, other environmental and social instruments including (SEP, SEA/SH requirements, Stakeholder mapping and engagement, and community health and safety.) The detailed training needs will be assessed as part of the ESMF	Throughout project implementation	MOF/PIU, LWSC, PLA, GDPT
MONITORING AND REPORTING			
C	**REGULAR REPORTING** Prepare and submit to the Bank regular monitoring reports on the environmental, social, health and safety (E&S) performance of the Project. The reports shall include: • Status of preparation and implementation of E&S documents required under the ESCP. • Summary of stakeholder engagement activities carried out as per the Stakeholder Engagement Plan.		MOF/PIU

MATERIAL MEASURES AND ACTIONS		TIMEFRAME	RESPONSIBLE ENTITY
	• Complaints submitted to the grievance mechanism(s), the grievance log, and progress made in resolving them. • E&S performance of contractors and subcontractors as reported through monthly contractors' and supervision firms' reports. • Number and status of resolution of incidents and accidents reported under action E below. • Reporting on the assessment and verification of the environmental and social risks, exclusion and mitigation measures considered to mitigate the risks	Submit quarterly reports to the Bank throughout Project implementation, commencing after the Effective Date. Submit each report to the Bank no later than 20 days after the end of each reporting period.	
D	**CONTRACTORS' MONTHLY REPORTS** Require contractors and supervising firms to provide monthly monitoring reports on E&S performance in accordance with the metrics specified in the respective bidding documents and contracts and submit such reports to the Bank	Submit the monthly reports to the Bank upon request	MOF/PIU
E	**INCIDENTS AND ACCIDENTS** Notify the Bank of any incident or accident relating to the project which has, or is likely to have, a significant adverse effect on the environment, the affected communities, the public or workers, including those resulting in death or significant injury to workers or the public; acts of violence, discrimination or protest; unforeseen impacts to cultural heritage or biodiversity resources; pollution of the environment;; forced or child labor; displacement without due process (forced eviction); allegations of sexual exploitation or abuse (SEA), or sexual harassment (SH); or disease outbreaks. Provide available details of the incident or accident to the Bank upon request. Arrange for an appropriate review of the incident or accident to establish its immediate, underlying and root causes. Prepare, agree with the Bank, and implement a Corrective Action Plan that sets out the measures and actions to be taken to address the incident or accident and prevent its recurrence.	Notify the Bank no later than 48 hours after learning of the incident or accident. Provide available details upon request. Provide review report and Corrective Action Plan to the Bank no later than 10 days following the submission of the initial notice, unless a different timeframe is agreed to in writing by the Bank.	MOF/PIU
ESS 1: ASSESSMENT AND MANAGEMENT OF ENVIRONMENTAL AND SOCIAL RISKS AND IMPACTS			
1.1	**ENVIRONMENTAL AND SOCIAL ASSESSMENTS AND/OR PLANS** 1. Prepare and implement an Environmental and Social Management Framework (ESMF) for the Project, consistent with the relevant ESSs, 2. and including exclusion list exclude land parcel registration in line with the following exclusion criteria:		MOF/ PIU

MATERIAL MEASURES AND ACTIONS		TIMEFRAME	RESPONSIBLE ENTITY
	a. Registered land after eviction or demolition without payment of fair and prior compensation. b. Parcels of land that are economically unviable after creation of roads, alignment or adjustment; making landowner economically worse off. c. Land parcels which have a portion in Area C. d. Land parcels that have been occupied (for shelter and/or economic purposes) without written consent from owner(s), where occupants could face eviction as result of the registration of those land parcels. For example, land occupied by Bedouins. e. Land parcels claimed by users of the land and/or disputed land. f. Registration of private land associated with right of way identification that will cause adverse significant impact on the biodiversity conservation or cultural heritage protected areas, or does not have natural reserve action plan or does not adhere to the restrictions of the natural reserve action plan. g. Registration of valleys, wadis, and streams until assessed otherwise as per the ESSs.	1. Prepare the ESMF within two months of the Project Effective Date and thereafter implement the ESMF throughout Project implementation. 2. Prior to registering land parcels, throughout the project implementation	
1.2	**MANAGEMENT OF CONTRACTORS** Incorporate the relevant aspects of the ESCP, including, inter alia, ESMF, SEP, and code of conduct, into the E&S specifications of the procurement documents and contracts with contractors and supervising firms. Thereafter ensure that the contractors and supervising firms comply and that they require their subcontractors to comply with the E&S specifications of their respective contracts. Provide copies of the relevant contracts with contractors/subcontractors and supervision firms to the Bank.	As part of the preparation of procurement documents and respective contracts. Supervise contractors throughout Project implementation. Copies of relevant contracts provided to the Bank upon request.	MOF/PIU, LWSC, PLA, GDPT
1.3	**TECHNICAL ASSISTANCE** Carry out the consultancies, studies (including feasibility studies, if applicable), capacity building, training, and any other technical assistance activities under the Project in accordance with terms of reference acceptable to the Bank, that are consistent with the ESSs. Thereafter prepare and finalize the outputs of such activities in compliance with the terms of reference.	Throughout Project implementation.	MOF/PIU, LWSC, PLA, GDPT
1.4	**CONTINGENT EMERGENCY RESPONSE FINANCING** 1. Ensure that the CERC Manual includes a description of the E&S assessment and management for the implementation of component 4, in accordance with the ESSs. 2. Implement the E&S provisions of the CERC Manual including, if applicable, any assessments and plans required therein.	1. The preparation of the CERC manual in form and substance acceptable to the Bank is a withdrawal condition under	MOF/ PIU

MATERIAL MEASURES AND ACTIONS		TIMEFRAME	RESPONSIBLE ENTITY
		Section [I-H-1] of Schedule 2 of the of the trust fund grant agreement. 2. In accordance with the timeframes specified in the CERC Manual including, if applicable, any assessments and plans required therein.	
1.5	**ASSOCIATED FACILITIES** Cause municipalities implementing associated activities to ensure that activities are carried out in accordance with the applicable requirements of this ESCP and the ESSs, including, inter alia ESMF, management of contractors, SEP.	Throughout activity implementation	MOF/ PIU, LWSC, PLA
1.8	**ACTIVITIES SUBJECT TO RETROACTIVE FINANCING** Conduct assessment/verification of the lands to be considered for retroactive financing , in accordance with the criteria outlined in the eligibility criteria, and Exclusion List mentioned under Action 1.1 above.	Conduct the E&S verification assessment as part of the verification protocol and implement throughout project implementation	MOF/PIU, LWSC
ESS 2: LABOR AND WORKING CONDITIONS			
2.1	**USE OF RECIPIENT'S LABOR MANAGEMENT FRAMEWORK** a. Ensure that labor management measures and working conditions of Project workers are consistent with this ESCP, which includes, inter alia, the country´s relevant policy, legal and institutional framework, including its national, departmental, or local implementing institutions, and the applicable laws, regulations, procedures, and implementation capacity. b. Promptly notify the Bank of any changes to the Recipient's labor framework that may materially adversely affect the Recipient's ability to manage the labor risks and impacts of the Project in line with ESS2 and the immediate measures taken or that are planned to be taken to address said changes and the ensuing potential risks and impacts of the Project. If, in the opinion of the Bank, such changes adversely affect relevant ESHS risk management aspects of the Project, the Recipient shall agree to implement measures and actions to address them in a manner acceptable to the Bank. The ESCP shall be updated to reflect such agreed actions. c. Prepare and implement Labor Management measures for the prevention of forced and child labor, OHS management measures as part of the ESMF for the Project, and require contractors and subcontractors to prepare and implement OHS management measures in accordance with ESMF.	a. Throughout Project implementation b. Notify the Bank immediately after taking notice of the change to the Recipient's labor framework. Subsequent actions, if requested by the Bank, shall reflected in an updated ESCP as indicated in paragraph 4 of the Initial Section of this ESCP. c. Same timeframe as for the preparation and implementation of the ESMF.	MOF/PIU, LWSC, PLA, GDPT

MATERIAL MEASURES AND ACTIONS		TIMEFRAME	RESPONSIBLE ENTITY
2.3	**GRIEVANCE MECHANISM FOR PROJECT WORKERS** Establish and operate a grievance mechanism for Project workers, as described in the ESMF and consistent with ESS2.	Establish grievance mechanism prior engaging Project workers and thereafter maintain and operate it throughout Project implementation.	MOF/PIU, LWSC, PLA, GDPT
ESS 3: RESOURCE EFFICIENCY AND POLLUTION PREVENTION AND MANAGEMENT			
3.1	**WASTE MANAGEMENT PLAN** Prepare and implement an E-Waste Management procedure, as part of the ESMF prepared for the Project, to manage hazardous and non-hazardous waste, consistent with ESS3.	Same timeframe as for the preparation and implementation of the ESMF	MOF/PIU, LWSC, PLA, GDPT
3.2	**RESOURCE EFFICIENCY AND POLLUTION PREVENTION AND MANAGEMENT** Incorporate resource efficiency and pollution prevention and management measures in the specifications and ESMF to be prepared under action 1.1 above.	Same timeframe as for the preparation and implementation of the ESMF.	MOF/PIU, LWSC, PLA, GDPT
ESS 4: COMMUNITY HEALTH AND SAFETY			
4.2	**COMMUNITY HEALTH AND SAFETY** Assess and manage specific risks and impacts to the community arising from Project activities, including, inter alia, behavior of Project workers, safety of communities, SEA/SH, and include mitigation measures in the ESMF.	Same timeframe as for the preparation and implementation of the ESMF	MOF/PIU, LWSC, PLA, GDPT
4.3	**SEA AND SH RISKS** Prepare and implement SEA/SH risk management provisions as part of ESMF, to assess and manage the risks of SEA and SH.	Same timeframe as for the preparation and implementation of the ESMF	MOF/PIU, LWSC, PLA, GDPT
ESS 5: LAND ACQUISITION, RESTRICTIONS ON LAND USE AND INVOLUNTARY RESETTLEMENT			

MATERIAL MEASURES AND ACTIONS		TIMEFRAME	RESPONSIBLE ENTITY
5.1	**RESETTLEMENT MEASURES** 1- Prepare and implement as part of the ESMF to ensure that land adjustment for parceling and land taking for opening of roads is done in accordance with ESS5. All measures related to the land adjustment for parceling and land taking for opening of roads in accordance with ESS5 will be formalized through a binding administrative circular issued by the Head of LWSC.	1- Same timeframe as for the preparation and implementation of the ESMF 2- All measures will be will be formalized through a binding administrative circular issued by the Head of LWSC within 20 days of clearing the ESMF	1- MOF/PIU 2- MoF/PIU, LWSC
ESS 6: BIODIVERSITY CONSERVATION AND SUSTAINABLE MANAGEMENT OF LIVING NATURAL RESOURCES			
6.1	BIODIVERSITY RISKS AND IMPACTS 1. Prepare and implement procedures as part of the ESMF to assess/verify eligibility of registering land in protected areas, in accordance with ESS6 and the national protection regulations and plans considering the eligibility and exclusion list.	1- Same timeframe as for the preparation and implementation of the ESMF	a. MOF/PIU, LWSC,
ESS 8: CULTURAL HERITAGE			
8.1	**CULTURAL HERITAGE RISKS AND IMPACTS** a. Prepare cultural heritage designated land registration protocol in accordance with national regulations (Ministry of Antiquities and Tourism (MoTA)) as part of the ESMF. b. Coordinate with MoTA to assess and register cultural heritage land, in accordance with the protocol, and exclude registering of land or right of way that could significantly impact cultural heritage land.	a. Prepare the protocols under ESMF and asses prior registration cultural heritage land. b. Throughout project implementation	a. MoF/PIU, LWSC
ESS 10: STAKEHOLDER ENGAGEMENT AND INFORMATION DISCLOSURE			
10.1	**STAKEHOLDER ENGAGEMENT PLAN** Prepare and implement a Stakeholder Engagement Plan SEP) for the Project, consistent with ESS10, which shall include measures to, inter alia, provide stakeholders with timely, relevant, understandable and accessible information, and consult with them in a culturally appropriate manner, which is free of manipulation, interference, coercion, discrimination and intimidation.	The SEP was prepared and disclosed on May 20, 2025, and thereafter implement the SEP throughout Project implementation	MOF/PIU
10.2	**PROJECT GRIEVANCE MECHANISM**		a. MOF/PIU b. LWSC, PLA,

MATERIAL MEASURES AND ACTIONS		TIMEFRAME	RESPONSIBLE ENTITY
	a. Update , maintain, and operate the existing accessible grievance mechanism in MOF, to receive and facilitate resolution of concerns and grievances in relation to the Project, promptly and effectively, in a transparent manner that is culturally appropriate and readily accessible to all Project-affected parties, at no cost and without retribution, including concerns and grievances filed anonymously, in a manner consistent with ESS10. b. Update, maintain, and operate the existing accessible grievance mechanisms in LWSC and PLA to receive and facilitate resolution of concerns and grievances in relation to the Project, promptly and effectively, in a transparent manner that is culturally appropriate and readily accessible to all Project-affected parties, at no cost and without retribution, including concerns and grievances filed anonymously, in a manner consistent with ESS10. The grievance mechanism shall be equipped to receive, register, and facilitate the resolution of SEA/SH complaints, including through the referral of survivors to relevant gender-based violence service providers, all in a safe, confidential, and survivor-centered manner.	Update the grievance mechanism two months prior to the Effective Date, and thereafter maintain and operate the mechanism throughout Project implementation.	
INDICATORS FOR IMPLEMENTATION READINESS			
The following actions are indicators for implementation readiness: **a** To hire a part time Environmental Specialist at PIU within six months of Project Effective Date. **b.** The ESMF prepared within two months of Project Effective Date. c. Project Grievance Mechanisms updated			