



## Irrigation and Land Market Development Project (P133828)

EUROPE AND CENTRAL ASIA | Georgia | Water Global Practice |  
IBRD/IDA | Investment Project Financing | FY 2014 | Seq No: 15 | ARCHIVED on 31-Jan-2022 | ISR49690 |

Implementing Agencies: Ministry of Environment Protection and Agriculture, Ministry of Justice, Public Debt Management Department, Ministry of Finance of Georgia, National Agency of Public Registry (NAPR)

**Key Dates****Key Project Dates**

Bank Approval Date: 23-May-2014

Effectiveness Date: 13-Mar-2015

Planned Mid Term Review Date: 03-Jul-2017

Actual Mid-Term Review Date: 03-Aug-2017

Original Closing Date: 31-Jul-2019

Revised Closing Date: 30-Sep-2022

**Project Development Objectives**

Project Development Objective (from Project Appraisal Document)

The Project Development Objective is to (i) improve delivery of irrigation and drainage services in selected areas and (ii) develop improved policies and procedures as a basis for a national program of land registration.

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

Yes

Board Approved Revised Project Development Objective (If project is formally restructured)

The Project Development Objectives are to: (a) improve delivery of the irrigation and drainage services in selected areas; and (b) develop improved policies, procedures, and systems as a basis for a national land management program.

**Components Table**

Name

Component 1 Irrigation and Drainage Improvement:(Cost \$54.85 M)

Component 2 Land Market Development:(Cost \$12.56 M)

Component 3 Project Management:(Cost \$3.02 M)

**Overall Ratings**

| Name                                 | Previous Rating                                  | Current Rating                                   |
|--------------------------------------|--|--|
| Progress towards achievement of PDO  | <input type="checkbox"/> Moderately Satisfactory | <input type="checkbox"/> Moderately Satisfactory |
| Overall Implementation Progress (IP) | <input type="checkbox"/> Moderately Satisfactory | <input type="checkbox"/> Moderately Satisfactory |
| Overall Risk Rating                  | <input type="checkbox"/> Moderate                | <input type="checkbox"/> Moderate                |

**Implementation Status and Key Decisions**

The rehabilitation and modernization works on the Kvemo Samgori and Zeda Ru schemes are progressing well and farmers are gradually exposed to the new infrastructure. It is important that they and Georgia Amelioration (GA) local operators receive the necessary training to operate the system after modernization.



All the activities related to the scale up of Systematic Land Registration (SLR) (60% of targets achieved) and upgrade of the NAPR IT System are on track. The savings generated under component thanks to innovations introduced into the SLR process would enable further scale up of the SLR activities, providing support to the National Systematic Registration.

## 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                               | --                 | ☐ Low           | ☐ Low          |
| Technical Design of Project or Program                       | --                 | ☐ Moderate      | ☐ Moderate     |
| Institutional Capacity for Implementation and Sustainability | --                 | ☐ Moderate      | ☐ Moderate     |
| Fiduciary  | --                 | ☐ Moderate      | ☐ Moderate     |
| Environment and Social                                       | --                 | ☐ Substantial   | ☐ Substantial  |
| Stakeholders   | --                 | ☐ Moderate      | ☐ Moderate     |
| Other  | --                 | ☐ Moderate      | ☐ Moderate     |
| Overall  | --                 | ☐ Moderate      | ☐ Moderate     |

## Results

### PDO Indicators by Objectives / Outcomes

| To improve delivery of irrigation and drainage services in selected areas  |  |                   |                  |               |
|--|--|-------------------|------------------|---------------|
| ► Absolute volume of irrigation water supplied to Project-rehabilitated schemes (million m3 to Project schemes) (Text, Custom) |  |                   |                  |               |
|  | Baseline   | Actual (Previous) | Actual (Current) | End Target    |
| Value  | 67 million m3  | 69.7 million m3   | 68 million m3    | 95 million m3 |
| Date   | 23-May-2014  | 30-Dec-2020       | 30-Sep-2021      | 30-Sep-2022   |
| Comments:  | As indicated in the previous ISR, this indicator is expected to be revised as part of the planned project restructuring as currently the values are not only attributable to the project activities but also to external factors such as water scarcity and water allocation decisions (which can logically result in lower values).The supplemental indicator below is also expected to be revised through the planned project restructuring to measure changes in capacity of the secondary and tertiary canals to deliver water to farmers. |                   |                  |               |



| □ Volume of irrigation water effectively supplied to the WUOs in bulk within the Project rehabilitated schemes (million m3) (Text, Custom Supplement) |              |   |   |               |
|---|--------------|---|---|---------------|
|   | Baseline     | Actual (Previous)                       | Actual (Current)                        | End Target    |
| Value   | 0 million m3 | 0 million m3 (WUOs not yet established) | 0 million m3 (WUOs not yet established) | 66 million m3 |
| ► Area provided with irrigation and drainage services (ha) (Hectare(Ha), Corporate)   |              |   |   |               |
|   | Baseline     | Actual (Previous)                       | Actual (Current)                        | End Target    |
| Value   | 0.00         | 6,273.00                                | 7,467.00                                | 12,000.00     |
| Date  | 23-May-2014  | 30-Dec-2020                             | 30-Sep-2021                             | 30-Sep-2022   |
| □ Area provided with irrigation and drainage services - Improved (ha) (Hectare(Ha), Corporate Breakdown)  |              |   |   |               |
|   | Baseline     | Actual (Previous)                       | Actual (Current)                        | End Target    |
| Value   | 0.00         | 4,713.00                                | 5,883.00                                | 15,700.00     |
| Date  | 23-May-2014  | 30-Dec-2020                             | 30-Sep-2021                             | 30-Sep-2022   |

| To develop improved policies, procedures and systems as a basis for national land management program                                |  |  |  |   |
|---|--|--|--|---|
| ► Preparation and implementation of policies, procedures for systematic land registration and NAPR IT system upgrade (Text, Custom) |  |  |  |   |
|   | Baseline   | Actual (Previous)  | Actual (Current)   | End Target  |
| Value   | The corpus of registration regulations and procedures in place | Recommended policies and procedures (legislative package) approved and entered in force since January 1 2020. National Agency for Sustainable Land Management and Land Use Monitoring is established under MEPA and started operations since January 1, 2020. NAPR received authorization to proceed with systematic registration in the irrigated areas in July 2020. | In progress, the newly adopted policies (including responsibility of NAPR for the whole chain of the SLR process) and their implementation procedures (including fully digitalized SLR process currently ongoing using "Electronic Minutes" application) are currently being implemented in the irrigation areas. NAPR received authorization to proceed with systematic registration in the irrigated areas in July 2020, recommended policies and procedures (legislative package) approved and entered in force since January 1 2020. IT System upgrade is in progress ( IT | Prepared and implemented policies and procedures for systematic registration and upgraded NAPR IT system. |



|           |   |             |   |             |
|-----------|---|-------------|---|-------------|
|           |   |             | infrastructure assessment report is completed, the Procurement for most of the IT infrastructure is ongoing, Business Analysis consultants started their activities, the "in-house" team participating in the system design and implementation underwent several trainings enabling them to conduct IT System upgrade in Agile way) . National Agency for Sustainable Land Management and Land Use Monitoring is established under MEPA and started operations since January 1, 2020. |             |
| Date      | 23-May-2014   | 22-Jun-2021 | 30-Sep-2021   | 30-Sep-2022 |
| Comments: | <p>Based on the land reform results, the analysis of the systematic land registration (SLR) process and data from 12 pilot areas, NAPR together with the Ministry of Justice, prepared a package of recommendations for legislative amendments, which became law from January 01, 2020. The amendments to the law strengthen and streamline SLR procedures. One of the major novelties of the law, which intends to significantly boost the speed of the systematic registration process is the transfer of property rights recognition authority from the Local Property Rights Recognition Commissions to the NAPR during the SLR process. The Parliament also authorized NAPR to proceed with implementation of amended SLR procedures in the irrigated areas within the project with an aim to complete the process by December 31 2021. This process is currently being finalized.</p> <p>In 2019 the Parliament of Georgia has adopted a revised land legislation- Law of Georgia on "target land designation and sustainable management of agricultural land", initiating the resumption of the land inventory process ceased in 2004. According to the new law, the LEPL National Agency for Sustainable Land Management and Land Use Monitoring (LM Agency) is established under MEPA and started operations since January 1, 2020. The agency is responsible, inter alia: for inventory of agricultural land resources, production of land balance report, and creation of land information system. Currently LM Agency started preparation of the by-law entitled "Rules and Procedures for the Development of an Agricultural Land Resources Inventory and Annual Land Balance Report." This by-law is expected to further improve land management and accounting practices in Georgia.</p> |             |   |             |

### Intermediate Results Indicators by Components

|   |             |                   |                  |             |
|---|-------------|-------------------|------------------|-------------|
| Component 1 Irrigation and Drainage Improvement   |             |                   |                  |             |
| ▶ Water users provided with new/improved irrigation and drainage services (number) (Number, Custom) |             |                   |                  |             |
|   | Baseline    | Actual (Previous) | Actual (Current) | End Target  |
| Value   | 0.00        | 2,307.00          | 2,075.00         | 6,400.00    |
| Date  | 23-May-2014 | 30-Dec-2020       | 30-Sep-2021      | 30-Sep-2022 |



|  |   |   |  |   |
|--|---|---|--|---|
| Comments:  | <p>The reported number of water user in this ISR represents only those with a formal delivery contract with GA for 2021 irrigation season. This number constitutes an estimated 30 percent of all water user provided with access to irrigation and drainage services in the project schemes. The current value happens to be lower than the previous one due to the definition of the indicator. A farmer is counted if (s)he has signed an annual contract with GA. A farmer may decide not to sign a contract in season N even if (s)he has signed a contract in season N-1. For this reason, the indicator may go up or down. This is why it will be revised as part of the planned restructuring. The proposed revised indicator will measure the number of landowners in command area as they all will have access to improve services as rehabilitation works progress in command area. This will be reflected in a future ISR.</p>  |   |  |   |
| <p>☐ Water users provided with irrigation and drainage services - female (Number, Custom Breakdown)</p>            |   |   |  |   |
|  | Baseline  | Actual (Previous)                             | Actual (Current)   | End Target                                    |
| Value  | 0.00  | 86.00   | 86.00  | 2,400.00                                      |
| Date   | 23-May-2014   | 30-Dec-2020                                   | 09-Dec-2021  | 30-Sep-2022                                   |
| <p>▶ National irrigation and drainage strategy prepared and endorsed (Text, Custom)</p>                            |   |   |  |   |
|  | Baseline  | Actual (Previous)                             | Actual (Current)   | End Target                                    |
| Value  | No strategy   | Strategy finalized and endorsed by government | Irrigation Strategy finalized and endorsed by government. Draft National Drainage Strategy prepared. | Strategy finalized and endorsed by government |
| Date   | 23-May-2014   | 30-Dec-2020                                   | 30-Sep-2021  | 29-Sep-2017                                   |
| <p>▶ Service area locally managed by water user organizations (Hectare(Ha), Custom)</p>                            |   |   |  |   |
|  | Baseline  | Actual (Previous)                             | Actual (Current)   | End Target                                    |
| Value  | 0.00  | 0.00  | 0.00   | 12,560.00                                     |
| Date   | 31-Oct-2019   | 30-Dec-2020                                   | 30-Sep-2021  | 30-Sep-2022                                   |
| Comments:  | <p>Water User Organizations have not yet been established. 13 farmer initiative groups established.</p>   |   |  |   |
| <p>▶ Complaints received during the implementation of Component 1 activities and resolved (Percentage, Custom)</p> |   |   |  |   |
|  | Baseline  | Actual (Previous)                             | Actual (Current)   | End Target                                    |
| Value  | 0.00  | 0.00  | 0.00   | 80.00   |
| Date   | 31-Oct-2019   | 30-Dec-2020                                   | 30-Sep-2021  | 30-Sep-2022                                   |
| Comments:  | <p>To reiterate what has been reported in the GRM section, the Bank mission found that two grievances had been submitted under this component. Both requested referred to the local population to improve their private buildings or toilets. The contractor informed the mission that more such requests were received verbally but could not be accommodated as they were not directly related to project impacts. Likewise, the supervision consultant also noted that local farmers interact frequently with contractor teams, requesting intakes outlets to be located more conveniently. Such requests were reportedly accommodated at the field level but were not registered in the GRM logbook. With respect to the recent period: no grievances have been submitted during the last supervision period. Previously, the project has recorded and addressed grievances related to requests from community members to repair or relocate auxiliary buildings, among others.</p> |   |  |   |



| ► Readiness of Reservoir Rehabilitation & Construction program (Text, Custom)                        |   |                          |                          |   |
|--|---|--------------------------|--------------------------|---|
|  | Baseline  | Actual (Previous)        | Actual (Current)         | End Target  |
| Value  | Sample of 44 small and medium-sized reservoirs selected for pre- and feasibility assessment.  | Study under procurement. | Study under procurement. | Reservoir Rehabilitation & Construction Program assessed and prioritized against multiple criteria. |
| Date   | 31-Oct-2019   | 31-May-2021              | 30-Sep-2021              | 30-Sep-2022   |
| Comments:  | The number of reservoirs was reduced from 44 to 25 based on client priorities. Reservoir Rehabilitation & Construction Program assessed and prioritized against multiple criteria. Currently under procurement. |                          |                          |   |
| ► Total number of beneficiaries, that benefit from new/improved irrigation services (Number, Custom) |   |                          |                          |   |
|  | Baseline  | Actual (Previous)        | Actual (Current)         | End Target  |
| Value  | 7,705.00  | 7,705.00                 | 6,930.00                 | 21,400.00   |
| Date   | 18-Nov-2019   | 30-Dec-2020              | 30-Sep-2021              | 30-Sep-2022   |

| Component 2 Land Market Development                          |   |                   |                  |             |
|--|---|-------------------|------------------|-------------|
| ► Number of land titles registered (Number, Custom)          |   |                   |                  |             |
|  | Baseline  | Actual (Previous) | Actual (Current) | End Target  |
| Value  | 50,600.00   | 96,618.00         | 101,908.00       | 178,000.00  |
| Date   | 30-Sep-2020   | 22-Jun-2021       | 30-Sep-2021      | 30-Sep-2022 |
| Comments:  | The indicator is currently partially achieved by 59.73% taking into account adjusted baseline and non-modified target value. The additional parcels come mostly from the recently added irrigation areas, though many newly surveyed parcels in the irrigation areas are still going through the registration process. Baseline information (Number of land titles registered) has been previously modified from 41 600 to 50 600, because project team observed that in the period from the inception of the Additional Financing preparation (September 2019) until the launch of the SLR in the Irrigated areas, approximately 15 000 new land plots were registered sporadically, independent from the project activities. Based on the Pilot Project findings, approximately 40% of the sporadically registered land plots will undergo some form of change during the SLR process, accordingly Project Staff decided to include only 60% of the original registered land plots in the Baseline, and increased the number by 9 000 land plots, which amounts to 50 600 land plots. |                   |                  |             |
| ► Population with ownership rights recorded (Number, Custom) |   |                   |                  |             |
|  | Baseline  | Actual (Previous) | Actual (Current) | End Target  |
| Value  | 0.00  | 29,346.00         | 37,286.00        | 68,000.00   |



|  |   |                   |                  |             |
|--|---|-------------------|------------------|-------------|
| Date   | 23-May-2014   | 22-Jun-2021       | 30-Sep-2021      | 30-Sep-2022 |
| □ Female population with rights recorded (Number, Custom Breakdown)  |   |                   |                  |             |
|  | Baseline  | Actual (Previous) | Actual (Current) | End Target  |
| Value  | 0.00  | 13,674.00         | 17,502.00        | 30,600.00   |
| Date   | 23-May-2014   | 22-Jun-2021       | 30-Sep-2021      | 30-Sep-2022 |
| ▶ Complaints received as a result of the systematic registration process and resolved (Percentage, Custom) |   |                   |                  |             |
|  | Baseline  | Actual (Previous) | Actual (Current) | End Target  |
| Value  | 99.94   | 99.94             | 99.96            | 99.95       |
| Date   | 31-Oct-2019   | 22-Jun-2021       | 30-Sep-2021      | 30-Sep-2022 |
| ▶ IT System Design Completion (Yes/No, Custom)   |   |                   |                  |             |
|  | Baseline  | Actual (Previous) | Actual (Current) | End Target  |
| Value  | No  | No                | No               | Yes         |
| Date   | 18-Nov-2019   | 22-Jun-2021       | 30-Sep-2021      | 30-Sep-2022 |
| Comments:  | The NAPR adopted agile approach using mostly in-house capacities. The Scrum master, Product owner designations are pending. The Business Analyst is about to be recruited to complement the team. |                   |                  |             |
| ▶ Target land area with use or ownership rights recorded as a result of the Project (Hectare(Ha), Custom)  |   |                   |                  |             |
|  | Baseline  | Actual (Previous) | Actual (Current) | End Target  |
| Value  | 0.00  | 80,045.00         | 82,154.00        | 180,000.00  |
| Date   | 23-May-2014   | 22-Jun-2021       | 30-Sep-2021      | 30-Sep-2022 |
| Comments:  | NAPR adjusted their tools for calculation of the project areas covered by SLR activities. The PIU reported results using this new tool starting from April 2021.                                  |                   |                  |             |

### Performance-Based Conditions

#### Data on Financial Performance

#### Disbursements (by loan)

| Project | Loan/Credit/TF | Status    | Currency | Original | Revised | Cancelled | Disbursed | Undisbursed | % Disbursed |
|---------|----------------|-----------|----------|----------|---------|-----------|-----------|-------------|-------------|
| P133828 | IBRD-90430     | Effective | USD      | 20.40    | 20.40   | 0.00      | 4.24      | 16.39       | 21%         |

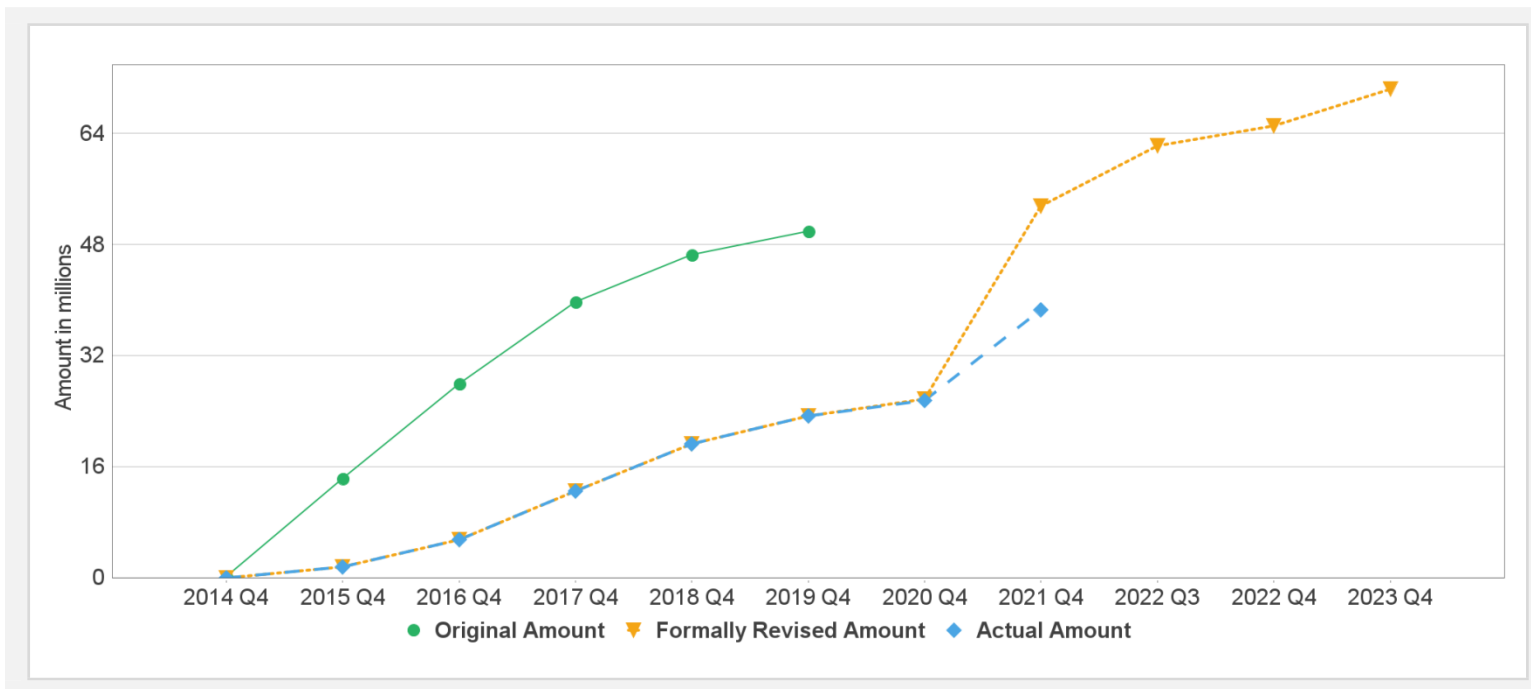


|         |           |           |     |       |       |      |       |      |  |     |
|---------|-----------|-----------|-----|-------|-------|------|-------|------|--|-----|
| P133828 | IDA-54560 | Effective | USD | 50.00 | 50.00 | 0.00 | 39.59 | 5.82 | <div style="width: 87%; height: 15px; background-color: #4CAF50;"></div> | 87% |
|---------|-----------|-----------|-----|-------|-------|------|-------|------|--|-----|

**Key Dates (by loan)**

| Project | Loan/Credit/TF | Status    | Approval Date | Signing Date | Effectiveness Date | Orig. Closing Date | Rev. Closing Date |
|---------|----------------|-----------|---------------|--------------|--------------------|--------------------|-------------------|
| P133828 | IBRD-90430     | Effective | 20-Feb-2020   | 30-Mar-2020  | 21-May-2020        | 30-Sep-2022        | 30-Sep-2022       |
| P133828 | IDA-54560      | Effective | 23-May-2014   | 21-Nov-2014  | 13-Mar-2015        | 31-Jul-2019        | 30-Sep-2022       |

**Cumulative Disbursements**



**PBC Disbursement**

| PBC ID | PBC Type | Description | Coc | PBC Amount | Achievement Status | Disbursed amount in Coc | Disbursement % for PBC |
|--------|----------|-------------|-----|------------|--------------------|-------------------------|------------------------|
|--------|----------|-------------|-----|------------|--------------------|-------------------------|------------------------|

**Restructuring History**

Level 2 Approved on 07-Jun-2018

**Related Project(s)**

P171796-Additional Financing for Irrigation and Land Market Development Project



