



Irrigation and Land Market Development Project (P133828)

EUROPE AND CENTRAL ASIA | Georgia | Water Global Practice |
IBRD/IDA | Investment Project Financing | FY 2014 | Seq No: 13 | ARCHIVED on 29-Dec-2020 | ISR44833 |

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"/> Substantial	<input type="checkbox"/> Moderate

Implementation Status and Key Decisions

The Project became effective in March 2015. Implementation Progress to date remains Moderately Satisfactory despite good progress made in several areas, e.g. construction works, strengthening of irrigation and drainage institutions, and the piloting of systematic land registration procedures. Progress towards achievement of PDO for section (b) "develop improved policies, procedures, and systems as a basis for a national land management program" is satisfactory as the choice to use an in-house approach for systematic registration in priority areas agreed during the mission will offer control and flexibility to cope with COVID 19. The situation is more complicated for component 1 (improve delivery of the irrigation



and drainage services in selected areas) because of a possible budget gap to finance all the planned irrigation schemes. This should be clarified in the course of January. COVID-19 could potentially affect the implementation pace of the plan to establish WUOs, which is by nature participatory.



Risks

Systematic Operations Risk-rating Tool

Risk Category	Rating at Approval	Previous Rating	Current Rating
Political and Governance	--	<input type="checkbox"/> Moderate	<input type="checkbox"/> Moderate
Macroeconomic	--	<input type="checkbox"/> Moderate	<input type="checkbox"/> Moderate
Sector Strategies and Policies	--	<input type="checkbox"/> Low	<input type="checkbox"/> Low
Technical Design of Project or Program	--	<input type="checkbox"/> Moderate	<input type="checkbox"/> Moderate
Institutional Capacity for Implementation and Sustainability	--	<input type="checkbox"/> Substantial	<input type="checkbox"/> Moderate
Fiduciary	--	<input type="checkbox"/> Moderate	<input type="checkbox"/> Moderate
Environment and Social	--	<input type="checkbox"/> Substantial	<input type="checkbox"/> Substantial
Stakeholders	--	<input type="checkbox"/> Moderate	<input type="checkbox"/> Moderate
Other	--	<input type="checkbox"/> Moderate	<input type="checkbox"/> Moderate



Overall -- Substantial 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	91 million m3	69.7 million m3	95 million m3
Date	23-May-2014	30-Apr-2020	30-Sep-2020	30-Sep-2022
Comments:	Represents restricted supplies to project rehabilitated schemes arising from prevailing drought conditions in the project area. This indicator decreased by 23 percent from 91 million cubic meters in 2019 to only 69.7 million in 2020. Yet, these indicators are projected to increase with time in the project's results framework. The mission concluded that the methodology for measuring (and possibly specifying) PDO indicators for Component 1 needs revision because, 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)			
□ 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	7,231.00	6,273.00	12,000.00
Date	23-May-2014	30-Apr-2020	30-Sep-2020	30-Sep-2022
Comments:	The decrease is explained by a restricted water supply to project rehabilitated schemes arising from prevailing drought conditions in the project area.			
□ 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	4,713.00	15,700.00
Date	23-May-2014	30-Apr-2020	30-Sep-2020	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) for national program for systematic registration submitted to the GoG, submitted to the Parliament, 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.	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.	Prepared and implemented policies and procedures for systematic registration and upgraded NAPR IT system.
Date	23-May-2014	30-Apr-2020	30-Sep-2020	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.</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	2,307.00	6,400.00
Date	23-May-2014	30-Apr-2020	30-Sep-2020	30-Sep-2022



Comments:	<p>The reported number of water user represents only those with a formal delivery contract with GA. This number constitutes an estimated 28 percent of all water user provided with irrigation and drainage services in the project schemes. The total number of water users is expected to rise as rehabilitation works of the secondary and tertiary levels evolve.</p> <p>Previous number of female water users has been reported incorrectly. The actual number of female users constitute about 18% of the total number of water users with formal contracts with GA.</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-Apr-2020	30-Sep-2020	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	The National Irrigation Strategy to 2025 was approved by the Minister of Agriculture	The National Irrigation Strategy to 2025 was approved by the Minister of Agriculture	Strategy finalized and endorsed by government
Date	23-May-2014	29-Sep-2017	30-Sep-2020	29-Sep-2017
<p>▶ Service area locally managed by WUOs (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-Apr-2020	30-Sep-2020	30-Sep-2022
Comments:	Water User Organizations have not yet been established.			
<p>▶ Complaints received during the implementation of Component 1 activities and redressed satisfactorily (Percentage, Custom)</p>				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	0.00	0.00	80.00
Date	31-Oct-2019	30-Apr-2020	30-Sep-2020	30-Sep-2022
Comments:	Complaints were neither recorded nor reported.			
<p>▶ Readiness of proposed program for Reservoir Rehabilitation & Construction (Text, Custom)</p>				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	Total of 44 small and medium-sized reservoirs selected for pre- and feasibility assessment.	Total of 24 small and medium-sized reservoirs selected for pre- and feasibility assessment.	Total of 24 small and medium-sized reservoirs selected for pre- and feasibility assessment.	Reservoir Rehabilitation & Construction Program assessed and prioritized against multiple criteria and



				verified through stakeholder consultation.
Date	31-Oct-2019	30-Apr-2020	30-Sep-2020	30-Sep-2022
Comments:	The number of reservoirs was reduced from 44 to 24 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	7,705.00	21,400.00
Date	18-Nov-2019	30-Apr-2020	30-Sep-2020	30-Sep-2022
► Strengthening of the National Agency for Sustainable Land Management and Land Use Monitoring (Text, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No up-to-date spatial land use information within MEPA.	Spatial land use information within MEPA is currently being updated.	Spatial land use information within MEPA is currently being updated.	Spatial land use and land management information updated and used for policy analysis
Date	01-Jan-2020	30-Apr-2020	30-Sep-2020	30-Aug-2022

Component 2 Land Market Development				
► Land parcels with use or ownership rights recorded in pilot areas (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	50,600.00	84,981.00	94,666.00	178,000.00
Date	30-Sep-2020	30-Apr-2020	30-Sep-2020	30-Jul-2021
Comments:	<p>The indicator is currently partially achieved by 53.18% 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. There are still around 4,000 applications currently being processed by Local Property Rights Reconciliation Commissions (LPRRC), which will in majority return to NAPR for registration.</p> <p>Baseline information (Number of land titles registered) has been 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, independently 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.</p>			
► Target population with use or ownership rights recorded as a result of the Project (Number, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target



Value	0.00	19,000.00	19,000.00	68,000.00
Date	23-May-2014	30-Apr-2020	30-Sep-2020	30-Jul-2021
<input type="checkbox"/> Target population (females) with land use of ownership rights recorded as a result of the Project (Number, Custom Breakdown)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	8,000.00	8,000.00	30,600.00
Date	23-May-2014	30-Apr-2020	30-Sep-2020	30-Jul-2021
<input type="checkbox"/> Complaints received as a result of the systematic registration process and redressed satisfactorily (Percentage, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	99.94	99.95	99.94	99.95
Date	31-Oct-2019	30-Apr-2020	30-Sep-2020	30-Jul-2021
Comments:	As of October, 31 2020 there were 35 cases lodged against the project related decisions of the NAPR in the courts of Georgia. During next implementation support mission the NAPR will present the update on the status of the complaints lodged and typology of the complaints.			
<input type="checkbox"/> IT System Design Completion (Yes/No, Custom)				
	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	No	No	No	Yes
Date	18-Nov-2019	30-Apr-2020	30-Sep-2020	30-Sep-2020
Comments:	The Working group for IT System upgrade is being progressively constituted. The Business requirements, Business Area Analysis, Business Process Reengineering and System Architecture design consultancies are about to be launched.			
<input type="checkbox"/> 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	55,360.00	55,360.00	180,000.00
Date	23-May-2014	30-Apr-2020	30-Sep-2020	30-Jul-2021
Comments:	NAPR is working on the new method for calculating registered area and we will provide updated data upon its completion.			

Performance-Based Conditions

Data on Financial Performance



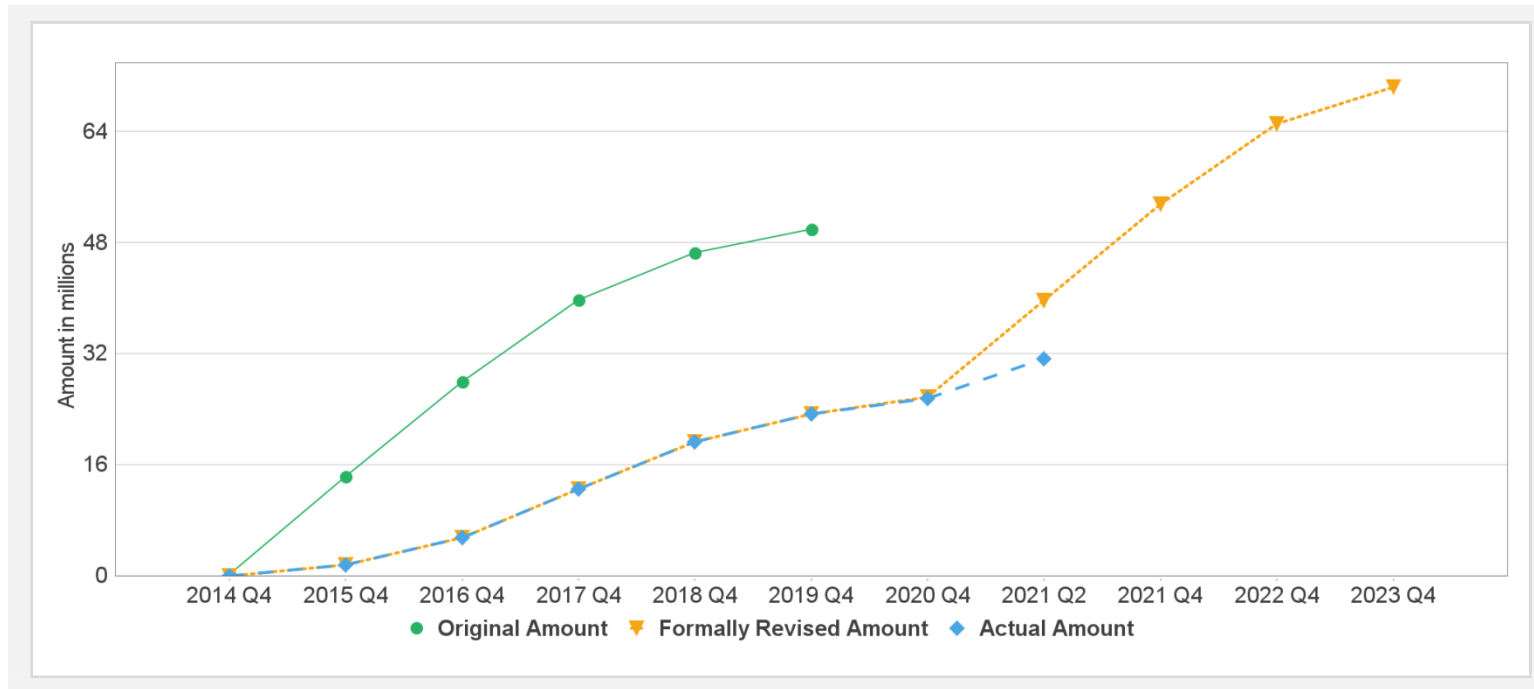
Disbursements (by loan)

Project	Loan/Credit/TF	Status	Currency	Original	Revised	Cancelled	Disbursed	Undisbursed	% Disbursed
P133828	IBRD-90430	Effective	USD	20.40	20.40	0.00	1.24	19.23	6.1%
P133828	IDA-54560	Effective	USD	50.00	50.00	0.00	30.02	15.71	66%

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
