



act



Adjaristsqali
Georgia
LLC

“Skhalta-Shuakhevi” 35 kV Overhead Transmission Line Project



Annex to the Addendum of the 35kV Transmission Line Land Acquisition and Livelihood Restoration Plan (LALRP)

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Acronyms and Abbreviations

ACT – Analysis and Consulting Team

ADB – Asian Development Bank

AGL – Adjaristsqali Georgia LLC

AH – Affected Household

AP – Affected Person

DMS – Detailed Measurement Survey

EBRD – European Bank of Reconstruction and Development

ESIA – Environmental and Social Impact Assessment

GEL – Georgian Lari

HH – Household

HPP – Hydropower Plant

IFC – International Finance Corporation

km - kilometers

LALRP – Land Acquisition and Livelihood Restoration Plan

OTL – Overhead Transmission Line

PAP – Project Affected Person

PC – Personal Computer

PR – Performance Requirement

PS – Performance Standard

RoW- Right of Way

SES – Socio-economic Survey

Sq.m. – square meter

SR – Safeguard Requirement

TV – Television

Executive Summary

Adjaristsqali Georgia LLC (AGL) is the Project Developer of the Shuakhevi Hydropower Project (HPP) in Georgia. A 22.3 km long 35kV Skhalta-Shuakhevi Overhead Transmission Line Project (the Project) is being constructed between two separate hydro power stations - Skhalta HPP and Shuakhevi HPP - to be built under the scope of AGL's Project. The line will allow the Skhalta HPP to transmit generated electricity into the Georgian 220kV network. Part of the generated electricity will be sold in Turkey or other Black Sea Transmission network countries' market and the rest will be used to reduce winter energy deficit in the Georgian electric network. The line will be constructed maximum within six to nine months of obtaining a necessary construction permit subject to normal climate conditions.

This Annex to the Addendum to the Land Acquisition and Livelihood Restoration Plan (LALRP) of the "Skhalta-Shuakhevi" 35 kV Overhead Transmission Line Project (hereinafter "the Annex") has been developed in reference to Georgian legislation and in line with the principles and procedures in the October 2014 LALRP prepared for the Shuakhevi HPP Project¹ and the Lenders' requirements. The latter include the requirements of the 2012 International Finance Corporation (IFC) Performance Standard 5: Land Acquisition and Involuntary Resettlement, the 2014 European Bank of Reconstruction and Development (EBRD) Performance Requirement 5: Land Acquisition, Involuntary Resettlement and Economic Displacement, and the 2009 Asian Development Bank (ADB) Safeguard Policy Statement Safeguard Requirement 2: Involuntary Resettlement. This Annex refers to the specific section of the Skhalta-Shuakhevi 35kV Overhead Transmission Line Project (the Project) and throughout the document it will be referred to as the Annex.

The state² building "Kommshen" (located at #14 Tchavtchavadze Street, Shuakhevi, Ajara) is within the width of the protective zone for the 35kV Overhead Transmission Line Project RoW 15 m from each side of the line) as specified in the Ordinance of Government of Georgia #366 (dated 24 December 2013) - Clause 3.1.a.a.d. The building is occupied by the informal users. This Annex addresses physical displacement of the residents of "Kommshen" building as a result of the protective zone enforced for the 35kV line. During the preparation process of this Annex the following works have been implemented:

- A detailed measurement survey, inventory studies of assets and property evaluation ("Kommshen" building in Shuakhevi informally used as accommodation by two Affected Households (AHs) and an apartment in the same building officially owned by the third AH) were conducted in July 2018. The studies recorded the type of asset, size, quality or condition, use and other relevant characteristics (detailed study results will be shared with the AHs prior to the disclosure of the Annex).
- All three AHs were interviewed face to face to identify the major socio-economic features, namely ethnicity, education level, modes of livelihood, and sources of income etc. The study established baseline conditions with regards to well-being and access to services. The data will be used to monitor and evaluate AHs return to pre-project conditions and any improvements to their standard of living. The valuation of the building and social study was conducted in July 2018.
- The eligibility cut-off date was declared as being the 12th July 2018 (i.e., the completion date of the DMS and inventory studies), and this was communicated to the AHs during the individual meetings.

The 35kV line will require setting up of 133 transmission line towers and its right of way will have a width of 40 meters. Each tower footing will require (7x7) 49 sq.m. of land. Permanent land acquisition and long-term

¹ Available from <https://www.adb.org/projects/documents/adjaristsqali-hydropower-project-oct-2014-rp>

² The building originally belonged to the state organization "Kommshen" and it is still supposed to belong to the state. However, neither the building nor the land where the building is located is officially registered by the state or any other entity / physical or juridical body. The local municipality of Shuakhevi as well as the Ministry of Finances and Economy of Ajara Autonomous Republic state that the building is not registered on their balance.

partial impact on the land (envisaging restrictions on land use) for the 35kV line will affect private landowners (both registered and non-registered) and land that is State owned or managed.

Physical displacement was not anticipated initially as it was planned to avoid any physical relocation via arranging an additional tower, slightly moving the transmission line or laying an underwater transmission cable. However, none of these options appeared to be feasible due to ecological, geological, technical and/or economic considerations. Thus, this Annex had to be prepared in order to study, assess the magnitude of impact and prepare all necessary means to ensure physical relocation of the impacted households according to the lenders’ requirements mentioned above.

According to the Ordinance N366 of the Government of Georgia, dated 24 December 2013, buildings under the protective zone (15 m to both sides of the line) shall be avoided. As the building itself has no official owner, after relocating inhabitants AGL will address and inform the Ministry of Finances and Economy of Ajara as well as the Shuakhevi Mayor and Police Department to ensure avoidance of moving people in the building in the future. The “Kommshen” building has several rooms occupied by two households and the third household officially owns 51.03 sq.m.). Two out of three AHs are former “Kommshen” employees. One household was able to legally register an apartment inside the building as his legally owned property in the late 1990s, however the family has not lived there since. Some of the rooms in the building are informally used as an accommodation by two other AHs who have no legal rights for this property (i.e. not legalizable users).

The LALRP sets out AGL’s policy whereby all AHs are treated in an equal manner in terms of social vulnerability. Recognizing that large part of the households in the Project area (including the area of the affected “Kommshen” building) live below the poverty line and depend on State pensions and allowances in particular every fifth person in Khulo and Shuakhevi municipalities is a pensioner and almost every fourth person receives state allowances, AGL will pay each AH an additional allowance equal to 10% of the market value of the property being acquired in the frames of this Annex, thus each AH will receive compensation plus a markup of 10% of the total amount.

Table E1.1 provides a summary of the impacts to the AHs as per this Annex. The residential premise is located on the grey area (the land is not officially registered by any entity and it is not used by any informal users either). The land around the building is not cultivated by the affected households informally occupying or owning space inside the “Kommshen” building, thus the table only describes the impacts to the buildings and living area. The land (594 sq.m.) around the building is state owned and the amount of the servitude to be paid by the Company will be defined by the National Agency of State Property.

Table # E1.1 – Summary of the Impacts

Loss Category	Total No. of AHs	N of AHs under permanent impact	Total Area	Total Area under permanent impact (sq.m.)
Accommodation	3	3	412.18	412.18
<i>Registered</i>	1	1	51.03	51.03
<i>Used by Informal Users – Not Legalizable</i>	2	2	133.46	133.46
Land owned by State (Not used by Informal Users)			594.00	594.00

The Annex includes the cost estimates and budget only for resettlement in the specific section of the Project including tax costs (the taxes and costs will be paid by AGL on top of the compensations). The estimated total budget for resettlement is **76,603 GEL** (including taxes).

1 Introduction

1.1. Background

The Government of Georgia's National Policy is to develop the whole country and to create new jobs. The hydropower sector is prioritized for such development because of Georgia's comparative advantages with rivers from the mountains areas and its high precipitation levels. Through energy sector investments Georgia will also achieve energy independence and security of electricity supply. In addition, Georgia considers electric power to be an export commodity and is aiming to develop this potential.

Adjaristsqali Georgia LLC (AGL) was awarded the development rights for the Adjaristsqali Hydropower Cascade Project [including Shuakhevi HPP] in Georgia following a competitive tender. The Shuakhevi HPP is being developed jointly by Clean Energy Invest AS, Norway, Tata Power, India, and International Finance Corporation (IFC) a member of the World Bank Group. The Lenders to this project include IFC, European Bank for Reconstruction and Development (EBRD), and Asian Development Bank (ADB). The Project is a part of the Energy policy of the Government of Georgia aimed at reaching economic independence and sustainability of the power supply and providing energy security through internal power generation.

The Environmental and Social Impact Assessment (ESIA) for the Shuakhevi HPP Project was prepared during the Feasibility Study stage (July 2011-August 2012) with the final version issued in October 2012. The Land Acquisition and Livelihood Restoration Plan (LALRP) for the Shuakhevi Hydropower (HPP) Project was prepared in 2012 and updated in 2014.

In 2014, the need for the 35kV Skhalta-Shuakhevi Overhead Transmission Line Project (the Project) was identified. This Project represents a 22.3 km single circuit overhead power line to be constructed between two separate hydro power stations – Skhalta and Shuakhevi - within the scope of the Shuakhevi HPP project. The line will allow the Skhalta HPP to transmit generated electricity into the Georgian 220kV network. This document represents the Annex to the Addendum to the LALRP of the "Skhalta-Shuakhevi" 35 kV Overhead Transmission Line Project (hereinafter "the Annex"). The Annex refers to the specific section of the Skhalta-Shuakhevi 35kV Overhead Transmission Line, in particular the right-of-way (RoW) of transmission tower N112.

In 2016, New Metal Georgia was appointed as the construction contractor for the 35kV Shuakhevi-Skhalta transmission line. In May 2016, New Metal Georgia appointed a Tbilisi-based organization ACT to prepare the LALRP Addendum to guide the land acquisition related to the construction of the 35kV overhead transmission line. ACT prepared the Annex to the LALRP Addendum to guide resettlement for the specific section of the Project. This Annex has also been developed in reference to Georgian legislation and other relevant legislation. It has been produced to meet the requirements of the 2012 IFC Performance Standard 5: Land Acquisition and Involuntary Resettlement, the 2014 EBRD Performance Requirement 5: Land Acquisition, Involuntary Resettlement and Economic Displacement, and the 2009 ADB Safeguard Requirement 2: Involuntary Resettlement.

1.2. Shuakhevi HPP Project LALRP Guiding Principles

This Annex is guided by the Shuakhevi HPP Project's LALRP of 2014³. The objectives of the 2014 LALRP follow the Lenders' policies which are to improve, or at a minimum restore, the livelihoods and standards of living of displaced (physically or economically) persons to pre-project levels. The LALRP establishes a standard approach for the treatment of land acquisition, resettlement and livelihood restoration in all Project activities. It identifies procedures and requirements to guide AGL in dealing with people who experience land and property losses due to the Project.

The Shuakhevi HPP Project's guiding LALRP principles are:

- Land acquisition and resettlement will be minimized or avoided where possible. Where resettlement is unavoidable, the procedures and requirements outlined in the LALRP will be followed. Resettlement action plans or LALRPs will be designed to minimize adverse impacts.
- AGL will aim to achieve negotiated agreements on land acquisition with all affected persons (APs) based on the principles set out in the 2014 LALRP. AGL will negotiate fairly and openly with all APs to reach mutually acceptable agreements on compensation. Expropriation will only be undertaken as a last resort where negotiation fails.
- All land acquisition and resettlement activities will be managed through resettlement action plans (when there is physical displacement which means relocation or loss of shelter or structure) or LALRPs (when there is loss of economic displacement which means loss of income or livelihood). Implementation results will be documented and monitored.
- All AHs will be meaningfully consulted and be active participants in the negotiated settlements. Consultations will consider gender issues and take into account the needs of stakeholders who may be considered vulnerable.
- The AHs will be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them to pre-project levels or to levels prevailing prior to the beginning of project implementation, whichever is higher if livelihood restoration is required.

1.3. Project Description

The 35kV Skhalta-Shuakhevi Overhead Transmission Line Project is to be constructed between two separate hydro power stations – the Skhalta HPP and Shuakhevi HPP - to be built under the scope of the Shuakhevi HPP Project. The line will allow the Skhalta HPP to transmit generated electricity into the Georgian 220kV network. Part of the generated electricity will be sold in Turkey or other Black Sea Transmission network countries' market and the rest will be used to reduce winter energy deficit in the Georgian electric network. The line will be constructed maximum within six to nine months of obtaining a necessary construction permit subject to normal climate conditions.

The Shuakhevi HPP is located in the vicinity of Shuakhevi town - at the upper part of the Adjarisqali and Chvanisqali rivers' flow, and the Skhalta HPP is arranged on the river, upstream of the Skhalta dam. The 35kV Overhead Transmission Line Project is planned in the Adjara region, on the territories of the Shuakhevi and Khulo municipalities. The scope of the construction involves a part of the Skhalta River valley – from

³ Available from <https://www.adb.org/projects/documents/adjaristsqali-hydropower-project-oct-2014-rp>
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the village of Tsalana to the bridge of the Furtio on the Adjaristskali River and a part of the Adjaristskali valley to the dam of the Shuakhevi HPP.

The RoW (easement/servitude) for the OTL will extend 15 meters from outer conductors to either side and, with a cross-arm length of 10 meters, will make up a total of 40 meters. Towers will have a maximum height of 35 meters with a maximum span length of 400 meters and average of 200 meters between two towers. A total of 133 towers will be installed along the 40m corridor of impact. Construction of the 35kV line will be done with 100% asset registration and compensation paid prior to works commencing.

The table below presents the list of towers and the schedule of their construction. 66 towers were erected in 2017-2018.

Table 1.3: Construction schedule

#	Sections		Construction Work Commencement and Completion Dates
	From	To	
1	Tower # 7	Tower # 12	20.01.2019-20.02.2019
2	Tower # 14		15.02.2019-20.02.2019
3	Tower # 27 & 48		20.02.2019-30.02.2019
4	Tower # 52	Tower # 58	30.02.2019-20.03.2019
5	Tower # 59	Tower # 68	15.03.2019-20.04.2019
6	Tower # 69	Tower # 89	20.03.2019-15.04.2019
7	Tower # 91		20.04.2019-15.04.2019
8	Tower # 93	Tower # 97	15.03.2019-15.04.2019
9	Tower # 99		20.03.2019-05.04.2019
10	Tower # 103		15.03.2019-25.03.2019
11	Tower # 106	Tower # 111	30.03.2019-15.04.2019
12	Tower # 115	Tower # 117	25.03.2019-17.04.2019
13	Tower # 119 & 121		15.03.2019-15.04.2019
14	Tower # 123 & 129		20.02.2019-20.03.2019
15	Tower # 131 & 132		20.02.2019-20.03.2019

Figure 1 below presents the design of the Project. Figure 2 below represents the area around towers 112 to 115 including the affected “Kommshen” building.

Figure 1 Project layout map

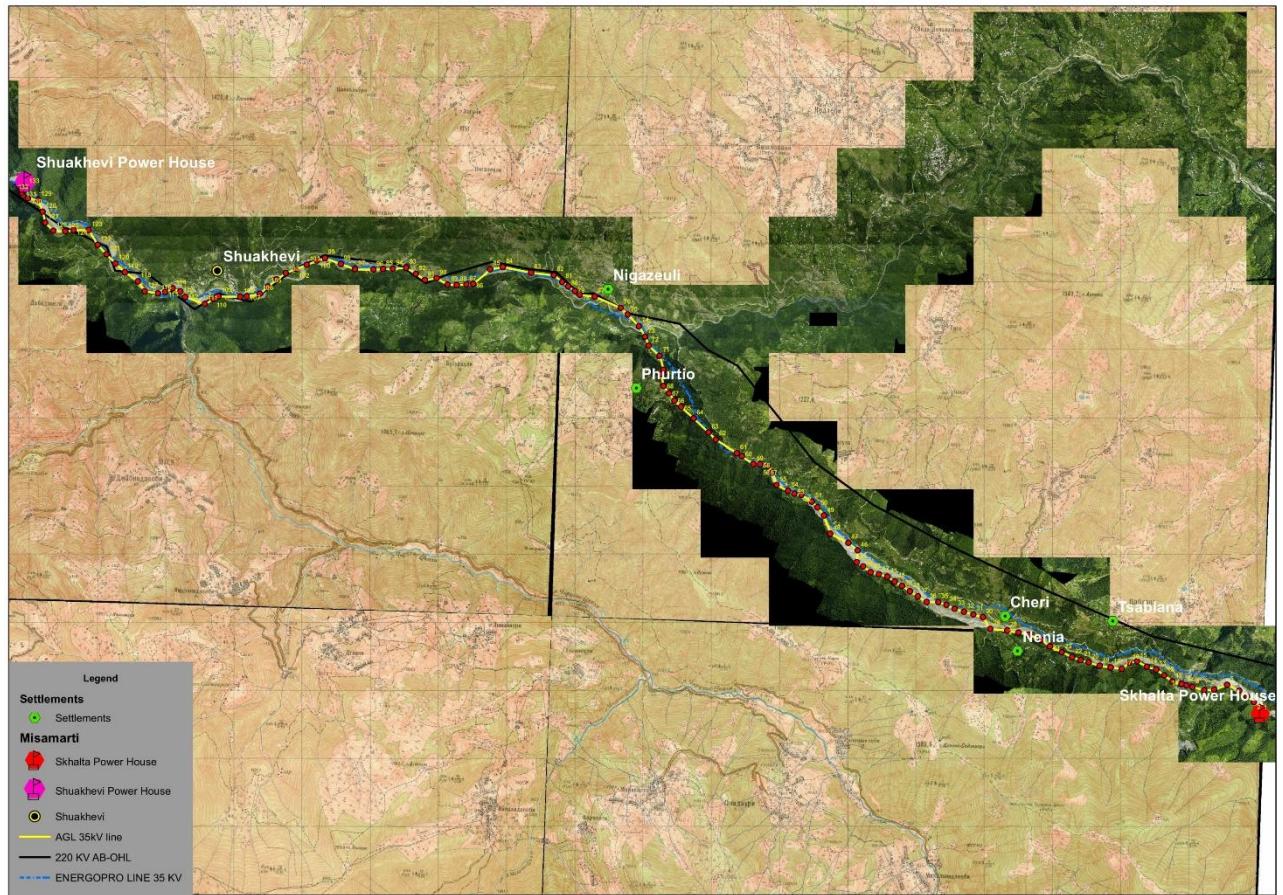


Figure 2 Project layout map – 112-115 towers – Affected Building



1.4. Efforts to Minimize Resettlement Impacts

One of the design principles implemented during the feasibility study in 2011-2012 was to minimize land acquisition and resettlement. For the 35kV OTL Project, the project line was refined and rerouted in order to avoid residential areas, however the state building, so called “Kommshen” situated on N14 Tchavtchavadze street could not be avoided and it lies within the width of the protective zone for the 35kV Overhead Transmission Line Project RoW (15 m from each side of the line, as specified in the Ordinance of Government of Georgia #366 (dated 24 December 2013) - Clause 3.1.a.a.d).

Physical displacement was not anticipated initially as it was planned to avoid any physical relocation via arranging an additional tower, slightly moving the transmission line or laying an underwater transmission cable. However, none of these options appeared to be feasible due to ecological, geological, technical and/or economic considerations in case of “Kommshen” building. The building is occupied by the informal users and it is declared to be not safe for living. One of the apartments in the building is also registered to the AH (apartment N9). Considering the close vicinity to the tower as well as safety of the informal users, in 2018 it was decided to consider the building and its informal dwellers as well as the owner of the apartment as affected by the Project. This Annex addresses unanticipated physical displacement of the residents of “Kommshen” building as a result of the protective zone enforced for the 35kV line.

1.5. Organization of the Annex

The Annex is organized as follows:

- Section 2 - Socio-economic characterization describes the socio-economic context of the AHs for relevant to this Annex.
- Section 3 - Resettlement provides a summary of the magnitude of displacement relevant to this Annex.
- Section 4 - Review of Legal Framework provides a brief summary of the legal basis for land acquisition and Resettlement in Georgia and a summary of relevant international guidelines.
- Section 5 - Methods of Evaluating Assets describes the methods used to determine compensation rates.
- Section 6 - Resettlement Compensation Process relevant to this Annex.
- Section 7 - Monitoring and Evaluation presents the process for monitoring and evaluation relevant to this Annex.
- Section 8 - Project Schedule and Budget relevant to this Annex.

2 Socio-economic Characterization

2.1. Overview

The 22.3 km 35kV OTL affects the condemned building on N14 Tchavtchavadze street in Shuakhevi settlement as it lies within the width of the protective zone for the 35kV OTL Project RoW (15 m from each side of the line, as per the Ordinance of Government of Georgia #366 dated 24 December 2013). This section describes the AHs owning / using living space in the affected building. The information is based on face to face interviews conducted with the AHs. The study established the baseline conditions with regards to the AHs' well-being and access to services. The data will be used to monitor and evaluate the AHs return to conditions prior to OHL impacts and any improvements to their standard of living.

2.2. Methodology

Face-to-face interviews with the three AHs under consideration were conducted by ACT in July 2018. The instrument for data collection was preliminarily agreed with AGL and included the major socio-economic features of the APs, namely ethnicity, education level, modes of livelihood, and sources of income etc. The SES instrument is attached to the Annex, please refer to Appendix A. The information below describes the socio-economic conditions of the AHs.

2.3. Socio-Economic Profiles of the AHs

The building affected by the Project used to belong to the state organization "Kommshen" and was used as its office during the Soviet period. It should be noted that some space in the building was used as the accommodation space for the organization staff. At the beginning of the 1990s, some rooms were occupied by the families of "Kommshen" employees. One of the employees even managed to register 51.03 sq.m. in the building at the end of the 1990s, however he and his family have never lived there since the registration (official address of the **AH N3**'s property is: N14 Tchavtchavadze Street, App. N9). At present two households informally occupy the space in the affected building. One of the AHs has been informally living there since 1992 (**AH N2**) and another family moved there in 2007 (**AH N1**).

There used to be more households living in the affected building but the local government provided them with the accommodation in 2013 because the building was considered to be unsafe for living. One of the affected households (informal user **AH N2**) who lived there that time, had an alternative dwelling place, according to the representative of Shuakhevi local government, and this AH was not provided with accommodation because of that reason. According to the AH N2, they did not have an alternative dwelling and they were not provided with accommodation because they were not considered as socially vulnerable at that time. The affected building is quite old and in a bad condition. It is dangerous for living according to the local government as well as AHs informally living there.

Considering the fact that only three AHs are studied in the frames of the Annex, socio-economic characteristics of each AH are described separately.

AH N1 – A married couple, 44 years old husband and 40 years old wife live with their two sons (15 and 13 years old) in an area of 62.64 sq.m. in the affected building. The family moved to the affected building in 2007, after taking a decision to move from a village to Shuakhevi seeking better employment opportunities. They were paying rent to the previous occupant of the apartment for seven years but then in 2014 they found out it was the state property and they did not have to pay to anyone. The previous occupants got an alternative dwelling from the

municipality in 2013 and their tenants (**AH N1**) were not suggested anything, as historically they had no relation to 'Kommshen'. The family (**AH N1**) holds a physical address registration at this house, however this registration is not a legal basis for making a claim over the ownership for the space under use. The children go to Khichauri secondary school. Both parents have higher education and they are employed in the public sector in Shuakhevi. The husband works in the state archive and the wife works in the local library. Total income of the AH per month makes 900 GEL (10,800 GEL annually, which is higher than annual amount defined as minimum subsistence basket of four-member households (3630 GEL) in Georgia according to the data of 2017 by the National Statistics Office of Georgia)⁴. The husband is considered to be the head of the family. All the members of the AH are Georgians. The family does not own any land and they do not cultivate land. They do not have any other sources of income beside the salaries. Considering the fact that the building is situated in the urban type settlement, they have access to medical unit, pharmacy, markets, public transport there. They have 24-hour electricity and water supply (tap water) in the apartment. The wife is afraid of living in the affected building especially during the winter period as thinks it may collapse under the heavy snow. Notwithstanding the fact that they are not IDPs and are employed, they do not have any alternative accommodation to move to or enough money to purchase an apartment / house and are staying in the affected building. The AH has not done any repairs in the accommodation for the last ten years. They have just equipped it with all necessary home appliances, carpets, and furniture. The AH would like to receive compensation and resettle as soon as possible. Compensation suggested by AGL is enough to buy a similar type of dwelling in Shuakhevi, however they prefer buying a two-bedroom apartment which costs about 9,000 USD according to the wife. They would prefer cash compensation to the replacement options suggested by AGL because they would like to use their savings and the offered compensation in order to purchase a bigger apartment in Shuakhevi. The AH has a positive attitude towards the project. They expect improving their living conditions as a result of the resettlement. The AH N1 has salary-based livelihoods. They do not use land around the building for agricultural purposes and have no income from it. After resettlement they will not lose their income source as they plan to stay in Shuakhevi. Accordingly, no livelihood restoration is required; apart from calculated compensation the AH will receive vulnerability allowance (calculated as 10% top up payment over the compensation amount) as well as allowance for transportation of their belongings to a new residence, and legal support/consultations related to the change of residence registration. The household could be considered as vulnerable as it has no other accommodation or enough money to buy it and has to live in the old and unsafe building. The AH N1 confirms that AH N2 lives in the affected building in 70.81 square meters, however he often stays in Batumi because of medical conditions (treats diabetes in Batumi and has to visit a hospital for dialysis on a regular basis). According to the family (N1), AH N3 has never lived in the owned apartment.

AH N2 – a 60-year-old widower with physical disabilities lives in a 70.81 square meter living space in the affected building, 51.03 sq.m. of which belongs to another AH (N3). He has never intended to register the living space that he uses and that does not belong to AH N3 (i.e., 19.78 square meters), as there are no legal grounds for registering it. He needs dialysis three times per week and has to stay in Batumi during this period. He is a beneficiary of the state medical program (dialysis) and cannot work because of health condition. He receives 216 GEL pension and plus 204 GEL from the local government of Shuakhevi for travelling to Batumi and back per month. The man does not own any land or other kind of estate. He has no other sources of income. He has a full secondary education. His wife and daughter died in 2011 in a car crash. He has a son and a daughter living with their own families in Batumi, however he mainly stays in his cousin's apartment during dialysis periods. All his belongings are in the above-mentioned living space in the affected building in Shuakhevi, where he has lived since 1992. According to him, he was not suggested an alternative dwelling space in 2013 because his family was not considered socially vulnerable at that time. However, according to the representative of Shuakhevi Municipality he used to have an alternative dwelling at that time. Considering the fact that the building is situated in the urban type settlement, he has access to the medical unit, pharmacy, markets, public transport there. He has 24-hour electricity and water supply (tap water) in the apartment. He would like to buy an apartment somewhere in Shuakhevi. He has a positive attitude towards the project. He is Georgian. The AH N2 has pension-based livelihoods. Considering his health condition, the AH can be considered as vulnerable. He does not use land around the building for agricultural

⁴ See the table with statistics at the following link: http://www.geostat.ge/index.php?action=page&p_id=179&lang=eng
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purposes and has no income from it. The resettlement does not affect the income sources of the AH, thus no livelihood restoration is required; apart from the calculated compensation for the living space under use, the AH will receive a vulnerability allowance (calculated as 10% top up payment over the compensation amount), as well as an allowance for transportation of his belongings to a new residence and legal support/consultations related to the change of residence registration, if needed. The AH N2 prefers receiving cash compensation to the replacement options suggested by AGL. He would like to find and purchase an appropriate dwelling suitable for his needs on his own. The AH N2 confirms that the AH N1 permanently lives in the affected building in 62.64 square meters. According to him too AH N3 has never lived in the owned apartment.

AH N3 – a 64-year-old military pensioner, owner of a living area of 51.03 sq.m. in the affected building lives in the village of Akhaldaba, Shuakhevi Municipality with his wife (66 years old), mother-in-law (88 years old) and 21-year-old granddaughter who is not employed. The father of the granddaughter lives in Russia and her mother lives in Batumi, and none of the parents support her financially. All the members of the AH are Georgians. The pensioner has never lived in his property in the affected building. According to him, he received this living space from the company “Kommshen”, where he used to work. The first registration was made in 1994, then in 1997 and renewed in 2016. According to him, he let AH N2 to live in his apartment free of charge because they asked him, and they intended to stay there only temporary. According to the AH, he has never been paid any rent for the owned property. As for his family, his wife and mother-in-law are pensioners. He has diabetes. All family members have full secondary or technical education. Total income of the household is 762 GEL per month (9,144 GEL annually, which is higher than amount for minimum subsistence basket of four-member households (3630 GEL) in Georgia according to the data of 2017 by the National Statistics Office of Georgia). Besides, he cultivates land and has agricultural production. He owns a land plot in Gonio (Adjara) and would like to build a house there. He intends to spend monetary compensation to be received for the apartment on the construction of the house in Gonio. He has a positive attitude towards the project. Considering health condition of the head of the household, as well as the fact that three members of the family are pensioners, the AH can be considered as vulnerable. Thus, apart from calculated compensation the AH will receive vulnerability allowance (calculated as 10% top up payment over the compensation amount). The AH N3 has pension-based livelihoods. They have no income neither from the dwelling space in the affected building nor from its surrounding land. After resettlement the AH will not lose any of their income sources (pensions, agricultural production). Accordingly, no livelihood restoration or transportation support is required.

3 Resettlement

3.1. Overview

This section provides a summary of the magnitude of impact that will be associated with transmission line construction and operation activities. It identifies impacts based on losses of living space.

The impact on the building on N14 Tchavtchavadze street in Shuakhevi settlement has been distinguished as a permanent impact (permanent property takeover). The building itself was built in the late 1960s and it was used by the state organization called “Kommshen” as an office. It also provided some employees with accommodation. The building has not been repaired for years. Only the roof was repaired about ten years ago by the local municipality. Two informal users and one owner have not made any significant renovations in the occupied living space in the affected building for the last 10 years. Total area of the building is 412.18 square meters, 133.46 sq.m. of which are occupied by informal users. Part of the occupied space, particularly 51.03 sq.m. has a legal owner (AH N3). Informal occupants of the living space as well as the legal owner will be compensated.

The land where the building is situated and around is state-owned. The total area of 594 sq.m. will be used by the Company based on easement/servitude agreement with the State. AGL will pay servitude fee to the State according to the price defined by the National Agency of the State Property (NASP).

Two AHs, informal users, will receive additional amount to cover transportation costs as part of the resettlement assistance. The price for transporting family belongings was defined on the basis of market survey in the region. Six local service providers were interviewed to identify the actual price for transportation of goods at least two ways in the same settlement or one way further up to Batumi in July 2018. The price for transporting belongings of one AH to the new accommodation is determined as 200 GEL.

As none of the AHs loses any of their income sources and there will be no changes in their livelihood due to resettlement (moreover the AHs will have safer and better living conditions while retaining access to social infrastructure they are used to) no livelihood restoration is required.

3.2. Vulnerable AHs

The LALRP sets out AGL’s policy whereby all AHs are treated in an equal manner in terms of social vulnerability. According to the SES, all three AHs covered by this Annex can be considered as vulnerable as the heads of two AHs have severe health problems and depend on social allowances and pensions and the third household is homeless informally living in the unsafe building with two children. AGL will pay each AH an additional allowance equal to 10% of the market value of the property being acquired in the frames of this Annex, thus each AH will receive property compensation plus a markup of 10% of the property valuation amount. The compensation money allocated for each AH is enough to buy an equivalent apartment in the target area (Shuakhevi), should all of them wish to buy such.

4 Review of Legal Framework

4.1. Overview

This section provides a summary of the relevant legal framework in Georgia as well as international standards applicable to land acquisition and resettlement processes. The Addendum to the LALRP provides more details with a detailed gap analysis between Georgian legislation and international standards on land acquisition and resettlement.

4.2. Georgia’s Laws and Regulations on Land Acquisition and Resettlement

The legal framework relating to land administration in Georgia is wide reaching and complex. In certain cases of public need, the State may take private lands into State ownership or take actions that otherwise affect private land. Laws governing the process are presented in Table 4.1.

Table #4.1: Laws governing the process

Date	Relevant Georgian Laws
1995	The Constitution of Georgia
1997	The Civil Code of Georgia
1997	The Civil Procedural Code
1997	Law on Payment of Substitute Land Reclamation Cost and Damages in Allocating Farm Land for Non-Farming Purposes (amended 2007)
2007	The Law of Georgia on Recognition of the Property Ownership Rights Regarding the Land Plots Owned (Used) by Physical Persons or Legal entities
1999	The Law on Procedures for Expropriation of Property for Necessary Public Need

1997	The Law On the Rule for Expropriation of Ownership for Urgent Public Needs
1996	The Law on Ownership Rights to Agricultural Land
2005	The Law on Registration Ownership Rights to Immovable Property
2007	Cultural Heritage Law
2008	Law on Public Register
2009	The Law of Georgia on Notary Actions
2009	Presidential Decree #964 On the Protection Procedures for Electricity Grid Linear Facilities and Determination of its Protective Zones
2010	The Law of Georgia on State Property

In the last fifteen years, Georgia has updated a number of its laws which relate to rights to property and expropriation. A key principle in current legislation is that compensation of physical assets should be provided based on current market prices without depreciation. The laws also provide for compensation from income losses (such as loss of harvest or business closure) to cover net losses. In addition, the newer legislation places a stronger emphasis on consultation and prior notification of APs so that they can participate in the process.

4.3. IFC, EBRD and ADB’s Land Acquisition, Involuntary Resettlement and Economic Displacement Safeguard

IFC land acquisition and livelihood restoration requirements are presented in IFC Performance Standard 5 – Land Acquisition and Involuntary Resettlement (IFC PS5), EBRD’s are laid out in “Land Acquisition, Involuntary Resettlement, and Economic Displacement”, Performance Requirement 5 (EBRD PR5) and ADB’s are presented in Safeguard Requirement 2 – Involuntary Resettlement (ADB SR2).

Resettlement is considered involuntary when affected individuals or communities do not have the right to refuse land acquisition that result in displacement. Although every effort to avoid involuntary land acquisition is being made, the Project can resort to expropriation or impose legal restrictions on land use if negotiations fail. Hence IFC PS5, EBRD PR5 and ADB SR2 are triggered and their requirements must be met as required under the legal agreements signed by AGL with all Lenders.

Sections 4.5 and 4.6 of the 2014 LALRP⁵ provides an analysis of the gaps between Georgian Laws and Lenders’ policies and requirements. The key measures to bridge the gaps, which form the policy of AGL in addressing Project land acquisition and resettlement, are:

- An LALRP is prepared for the project for permanent land acquisition;
- There is consultation with affected persons, socio-economic surveys and consideration of vulnerability; Resettlement is avoided wherever possible and adverse impacts will be minimized first and mitigated second;
- The Project compensates people whether or not they are the formal owners, if they have a legitimate claim to land, structures, crops or other assets;
- Options for compensation, such as land-for-land and full or partial cash compensation, are presented to APs wherever this is practical;
- Cash compensation is based on replacement cost;
- The Project established a transparent and accessible grievance mechanism for APs to use throughout the land acquisition process;
- For the purposes of this Project, all AHs are considered to be vulnerable and will be treated as such;

⁵ Available from <https://www.adb.org/sites/default/files/project-document/154041/47919-014-rp-01.pdf>
Annex to the Addendum of “Skhalta-Shuakhevi” 35kV Transmission Line - LALRP

- The Project aims to use a participatory approach in consultation with key stakeholders and APs regarding resettlement, in order to promote better and timely implementation of key processes such as measurement and valuation;
- APs, who are all considered vulnerable have been included in consultation activities;
- Resettlement information was communicated to the APs during the community and individual meetings, this Annex of the Addendum to the LALRP should be disclosed to APs once it is approved by lenders;
- This Annex to the Addendum to the LALRP will also be disclosed on Lenders' websites;
- Internal and external monitoring reports will be disclosed on ADB website;
- Resettlement activities will be monitored during Project implementation via internal monitoring and resettlement completion audits.

5 Methods of Evaluating Assets

5.1. Overview

This section describes the methods used to determine compensation rates for the AHs.

The Kommshen Building affected by the 35kV line has been valued **at replacement cost** based on the direct and indirect costs at market value necessary for the construction of a comparable building i.e. what construction of a building of similar parameters would cost today. No deductions were made for depreciation. The parameters for calculating the direct and indirect costs are the following as applicable to individual cases.

- a. **Direct costs include:**
 - (i) Salaries of workers;
 - (ii) Purchase of construction materials;
 - (iii) Preparatory expenses;
 - (iv) Rent or purchase of equipment;
 - (v) Profit and overhead expenses of the constructor;
 - (vi) Expenses incurred to ensure safety measures during the construction/repair;
 - (vii) The cost of arranging temporary structures;
 - (viii) Temporary communications (electricity, water, gas supply etc.);
 - (ix) Warehouse costs;
 - (x) Transportation costs;
 - (xi) Other costs
- b. **Indirect costs include:**
 - (i) Cost of professional services:
 - 1. Compensation of the architect/designer;
 - 2. Compensation for engineering services;
 - 3. Legal expenses;
 - 4. Compensation for valuator's services;
 - 5. Other expenses
 - (ii) Expenses incurred to receive permits;
 - (iii) Insurance costs;
 - (iv) Financing costs;
 - (v) Guarantee necessary to secure the contract implementation by the contractor building the new building;
 - (vi) Other expenses

Replacement cost method itself consists of three methods:

1. Method of Square (cubic) meters method
2. Method of Units (estimating expenses)
3. Method of Resources

In the process of evaluation of the building conducted by Expert 21, replacement cost method of Units (estimating expenses) was applied. The estimation of expenses for construction of the affected building was developed. The exact number of each constructing material of the building is included in the costs. The final price for each building material was calculated based on "The Prices of Construction Resources" of the first quarter of 2018, defined by Georgian Company "Evaluators Union of Construction" as well as market study. The market study revealed that "The Prices of Construction Resources" (the first quarter of 2018) of the Evaluators Union of Construction equal to the market prices.

The detailed valuation matrix of the affected building is attached to the Annex, please refer to Appendix B.

Annex to the Addendum of "Skhalti-Shuakhevi" 35kV Transmission Line - LALRP

In order to calculate the price per sq.m. it was necessary to calculate the total price of the Project affected building. The two-story building owned by the former "Kommsheni" with a total area of 412.18 sq.m. is worth of 124,000 GEL. Price for one sq.m. of the building is accordingly estimated as 300 GEL ($124,000/412,18=300$). Compensation for living space under use (133.46 sq.m.) will be paid to the two informal users, while the compensation price for 51.03 sq.m. will be paid to its owner AH N3. There is overlapping of this 51.03 sq.m. as it has an owner as well as informal user. Double compensation is defined to be paid for this particular space to two different AHs (AH N2 and AH N3). The rest of the space in the affected building of "Kommshen" (278.72sq.m.) has no identified owner or user (and Kommshen as an organization ceased to exist in 2001). Accordingly, no compensation is defined for the rest of the space. The detailed budget is provided in section 8, table N8.3.

6 Compensation Process

6.1. Overview

The LALRP 2014 identifies the institutional framework and key processes for undertaking land acquisition and compensating AHs for the Project impacts. This section summarizes the institutional framework for managing the Project impacts, eligibility and the entitlement matrix.

6.2. Institutional Framework

To implement the resettlement process as per this Annex a variety of players from the government, civil society and private sector are involved. The LALRP 2014 describes in text and pictorially the relationship among the various role players.

AGL, as the Project Proponent, has overall responsibility for the Project including for the preparation, implementation and financing of all LALRP tasks. AGL has assigned New Metal Georgia as a construction contractor also responsible for preparation and implementation of this Annex. New Metal Georgia together with ACT and Independent valuator were involved in the Annex preparation process.

Lenders need to approve this Annex to ensure their safeguard policies are being met. As part of the financial agreement, lenders will also provide clearance for initiation of civil works related to this building after any implementation of this Annex.

6.3. Eligibility for AP and Community Compensation

Under Georgian law only registered owners are entitled to be compensated for land and any property. Under IFC, EBRD and ADB standards, unregistered owners and users are eligible for compensation in addition to those who are registered. AGL has elected to treat registered and unregistered land and property owners and users equally. Provided the user can prove through testimonies from neighbors and local officials that the asset is theirs, AGL will fully compensate them. AGL will acquire assets that are free of any encumbrances and to the extent possible do not affect any households other than themselves. Where this is not possible, users will be compensated regardless of registration status.

The eligible AHs covered in this Annex include:

- AHs with registered title of the property;
- Informal users of living space.

6.4. Compensation Entitlements

Entitlement will be based on type of loss and in some cases AH characteristics. Documentation of ownership or occupancy and compensation arrangements will be issued in the names of both spouses or heads of household. AGL will provide legal support/consultation in case of need.

AGL will implement compensation based on the principles of the LALRP 2014 entitlement matrix. Table 6.1 summarizes entitlements to be provided to the AHs subject to physical resettlement.

Table #6.1: Entitlements Provided to the AHs

Loss Category	No. of AHs	Category of AHs	Total Area	Area under permanent impact (sq.m.)	Unit	Entitlement
Living space	3		412.18	412.18	m ²	Compensation 300 GEL per square meter for occupied area of the building.
<i>Registered</i>	1	Type I – person with formal legal right	51.03	51.03	m ²	Compensation 300 GEL per square meter plus 10% of property valuation as vulnerability allowance
<i>State Owned Used by Informal Users – Not Legalizable</i>	2	Type III – person without formal legal rights	133.46	133.46	m ²	Compensation 300 GEL per square meter plus 10% of property valuation as vulnerability allowance per AH and 200 GEL as transportation allowance per AH
Land owned by State (Not used by Informal Users)			594.00	594.00	m ²	Servitude amount will be determined by the National Agency of State Property

7 Monitoring, Evaluation and Reporting

7.1 Overview

Monitoring, evaluation, and reporting are key components of the resettlement and compensation program. The LALRP tasks will be subjected to both internal and external monitoring. Internal monitoring will be conducted by AGL, assisted as necessary by the project supervision consultant, as well as by APs as appropriate. External monitoring will be assigned to an independent organization with expertise in resettlement and compensation issues and with the resettlement requirements of Georgia law and international financial institutions. This section presents the process for on-going monitoring and evaluation.

7.2 Internal Monitoring

AGL has had between five and ten full time Land & Social staff addressing the land acquisition issues since 2011. At present, AGL' land and social team comprises of six full time team members who follow the effectiveness and progress on:

- Information disclosure and consultation with AHs;
- Status of asset acquisition and compensation payments;
- If required, relocation of AHs and their assets as well as community services and infrastructure; and
- Income and livelihood restoration activities.

Information sources include the field survey data (detailed measurement, AH census and socio-economic survey) as well as consultation results (formal and informal interviews with AHs and other stakeholders in individual and group meetings). Monitoring will consider special measures and activities to address inclusion and diversity as well as vulnerability impacts. To the greatest extent possible, AH profiles and gender disaggregated data will be included in monitoring reports.

Internal monitoring results will be included in reports to lenders. This reporting requirement will be reflected in the Environmental and Social Monitoring Plan for the 35kV Transmission Line and in the lender financing agreements.

7.3 External Monitoring

The Project will be subject to external monitoring of the implementation of this plan for the first year to ensure that living conditions of the physically displaced households have not deteriorated. The External monitors will review the internal monitoring findings and verify through bi-annual site visits. The external



monitoring will be undertaken by appropriately qualified and experienced third-party specialists to be agreed by AGL and the lenders.

7.5 Resettlement Completion Audit

A Resettlement Completion Audit for the AHs covered under this Annex will be undertaken by a Resettlement Evaluator hired by AGL to undertake a completion audit of the land acquisition and livelihood restoration process for the entire Shuakhevi HPP project. The resettlement completion audit will include a review whether AGL has delivered its resettlement commitments as described in this Report, a comparison of implementation measures against agreed objectives and a conclusion as to whether the monitoring process can be ended. The audit will assess whether the provisions of this Annex, the objectives of the LALRP 2014, and the requirements of the lenders' involuntary resettlement policies have been met.



8 Schedule and Budget

8.1 Overview

This section presents schedule and budget of the resettlement component of the Project.

8.2 Schedule

Implementation of this Annex must be confirmed with a no-objection from IFC, EBRD and ADB prior to commencing resettlement activities at the affected house. Table 8.1 presents the schedule of resettlement.

Table #8.1: Proposed Resettlement Schedule

		2018				2019			2020
		July	August	September	November	January	February	March-April	April
A	Annex Preparation Activities								
1	Social Economic study								
2	Building valuation								
3	Preparation of entitlement matrix								
5	Completion of Annex								
6	Annex Submission								
7	Annex Revision								
8	Annex Approval								
9	Disclosure of the Annex								
B.	Annex Implementation Activities								
11	Agreement signing								
12	Disclosure of this Annex in Georgian in public places								
13	Updating Annex if necessary								
14	Grievance Resolution								



		2018				2019			2020
		July	August	September	November	January	February	March-April	April
15	Payment of compensation entitlement to AHs								
16	Civil works								
C	Monitoring Activities								
17	Monitoring and Evaluation activities								
18	Submission of compliance report on resettlement								

8.3 Resettlement Budget for the Annex

Tables 8.2 and 8.3 present the cost estimates and budget for resettlement covered by this Annex. The budget includes administrative costs, contingencies and any transaction fees and taxes. AGL is committed to pay all fees and taxes related to the compensations in scopes of the project and the taxes and costs will be paid on top of the compensations for the losses. The estimated total budget for resettlement in the RoW of the tower 112 is **76,603 GEL**. There is overlapping of 51.03 sq.m. of space as it has an owner as well as informal user. Double compensation is defined to be paid for this particular space to two different AHs (AH N2 and AH N3). The livelihood restoration is not required for this particular section as no source of income is lost and no negative change in the quality of livelihoods and lifestyles is expected because of the resettlement. None of the AHs uses the land plots around the affected building and none of them loses any pension or social allowance as a result of the resettlement.

The table 8.2 below presents itemized budget for each loss envisaged in scope of this Annex.



Table #8.2 Resettlement Budget for the Annex

Description	Unit	Area	Unit price per m ² in GEL	Total Compensation Cost GEL without taxes	Taxes / Transaction fees	Total Compensation Cost GEL including taxes / Transaction fees
Living space in the affected building	m ²	184.49	300	55,347	13,837	69,184
Plus 10% of the total amount for vulnerability	GEL			5,535	1,384	6,919
Transportation allowance © (200 * 2 AHs)	GEL			400	100	500
Total				61,282	15,321	76,603

The table 8.3 below shows the distribution of the compensation envisaged in scope of this Annex by AHs.

Table #8.3 Distribution of compensation by AHs

	Affected Households			
	AH N1	AH N2	AH N3	TOTAL
Total Area Used (sq.m.)	62.64	70.82	0	133.46
Total Area Owned (sq.m.)	0	0	51.03	51.03
Total Area (sq.m.)	62.64	70.82	51.03	184.49
Area under permanent impact to be compensated (sq.m.)	62.64	70.82	51.03	184.49
Unit price per sq.m. of living space (in GEL)	300	300	300	300
Total Price for living space in	18,792	21,246	15,309	55,347
Plus 10% for vulnerability in GEL	1,879	2,125	1,531	5,535
Transportation allowance	200	200	0	400
Taxes payable by AGL for the living space	4,698	5,312	3,827	15,321
Total NET compensation for AH including vulnerability and transportation allowances	20,871	23,571	16,840	61,282
Total budget				76,603



Appendices

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APPENDIX B. VALUATION MATRIX OF THE AFFECTED BUILDING.....31



Appendix A. SES Instruments

AH Socio Economic Survey Questionnaire

Questionnaire # _____ HH # _____ Date _____

Name, surname and personal number of HH head		
Contact number		
Plot	Number of plot	Location of plot
1		
2		
3		
4		

1. Information about household (first one is head of HH)

#	Name, surname	Gender 1. Woman 2. Man	Age	Education 1. Without education 2. Preschool 3. Primary 4. Secondary 5. Technical/vocational 6. Higher education	Marital status 1. Not married 2. Married 3. Divorced 4. Widow	Ethnical belonging 1. Georgian 2. Armenian 3. Azeri 4. Russian 5. Ossetian 6. Other	Social status 0. None 1. Internally displaced person 2. Eco-migrant 3. Pensioner 4. Disabled 5. Other (Specify)
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							

2. Household's social status

Below the poverty line / social allowance	Assistance for IDPs	Allowance for disabled	Other social assistance
---	---------------------	------------------------	-------------------------



1. Yes	2. No	1. Yes	2. No	1. Yes	2. No	1. Yes	2. No
--------	-------	--------	-------	--------	-------	--------	-------

3. Place of residence

City	Village

4. Household managed by woman

1. Yes	2. No
--------	-------

5. HH's monthly income (GEL)

(Mark main source and record the amount in the box below, in case of not having any income, record 0)

5.1 For how long have the HH been receiving the named monthly income (Record)

Salary from public sector	Salary from private sector	Income from agriculture	Pension	Social allowance	Assistance from relatives	Private business	Temporary jobs	Other (Specify)
1	2	3	4	5	6	7	8	9

6. Loan and its structure (Yes/No, loan from bank or private entity)

Loan from bank		Loan from private entity		Loan from micro-finance organization		1. No
1. Yes	2. No	1. Yes	2. No	1. Yes	2. No	

7. 1 Household's assets / land

Plot of land	1. Agricultural 2. Non-agricultural		1. Residential 2. Multi-year 3. Arable 3. Mowing 5. Pasture					Area (h)	Location Name of city/village
	1	2	1	2	3	4	5		
1	1	2	1	2	3	4	5		
2	1	2	1	2	3	4	5		
3	1	2	1	2	3	4	5		
4	1	2	1	2	3	4	5		
5	1	2	1	2	3	4	5		

7.2 Household's assets / real estate

Building	Type of building 1. Residential 2. Commercial 3. Auxiliary			Number of floors of the building	Material 1. Block – brick 2. Stone 3. Wood 4. Concrete 5. Other (Specify)	City / village
	1	2	3			
Building #1	1	2	3			
Building #2	1	2	3			



Building #3	1	2	3			
Building #4	1	2	3			
Building #5	1	2	3			

8. Movable property (quantity)

TV	Landline phone	Cell phone	Internet	Radio	PC	Washing machine	Refrigerator	Bike	Car	Bicycle	Other (Specify)

9. Livestock (quantity)

Cow	Sheep	Goat	Pig	Horse	Donkey	Poultry	Other (Specify)

10. HH's main expenses within the last 12 months (monthly GEL on average)

For food	Other (not for food)	Total

11. Water supply and sewage system (1. Yes / 2. No)

Tap water inside house	Tap water in the yard	Movable water cistern	Shared well	Own well	Spring	Other (Specify)	Central sewage system	Hole	Other (Specify)

12. Energy resources (1. Yes / 2. No)

Electricity	Natural gas	Liquid gas	Wood	Other (Specify)

13. Distance to educational, medical and utility service facilities (Distance, km) (If none –55, if does not know –99)

Local polyclinics	Local hospitals	District or city hospital	Kindergarten	School	University	Local road	Central highway

14. Attitude towards the project

Very negative	Negative	Neither negative nor positive	Positive	Very positive	Cannot specify
1	2	3	4	5	99

15. Project impact on social-economic activities in the municipality

Very negative	Negative	Neither negative nor positive	Positive	Very positive	Cannot specify
1	2	3	4	5	99

16. Interviewer's notes



act

<hr/> <hr/> <hr/> <hr/> <hr/>

Respondent's signature / date _____ / _____ /

Interviewers name, surname and signature / date _____ / _____ /



Appendix B. Valuation Matrix of the Affected Building

Owner	Former “Kommsheni”
Address	14 Tchavchavdze Street, Shuakhevi,
Description	Two-story wooden building on stone and concrete slabs in a bad condition





#	Activities	Unit	N	Material		Salary		TOTAL
				Unit Price	Total	Unit Price	Total	
1	2	3	4	5	6	7	8	9
1	Composition of the concrete basement of the building up to building level 0.00 (foundation)				5097,20		2567,79	7664,99
	Cutting the land for basement	m ³	16,86	0,00	0,00	40,00	674,40	674,40
	Constructing the basement with class 20 concrete	m ³	16,86	100,00	1686,00	50,00	843,00	2529,00
	Constructing the basement with class 20 concrete	m ³	11,24	100,00	1124,00	50,00	562,00	1686,00
	Wooden materials for molds	m ³	3,00	400,00	1200,00	0,00	0,00	1200,00
	Constructing the entrance stairs with class 20 concrete	m ³	0,79	100,00	79,20	51,00	40,39	119,59
	Taping the walls	sq.m.	112,00	9,00	1008,00	4,00	448,00	1456,00
2	Composition of the concrete basement under the left side stairs of the building and the entrance				1086,20		571,00	1657,20
	Cutting the land for basement	m ³	3,48	0,00	0,00	40,00	139,20	139,20
	Constructing the basement with class 20 concrete	m ³	3,48	100,00	348,00	50,00	174,00	522,00
	Constructing the entrance stairs with class 20 concrete	m ³	0,65	100,00	64,80	50,00	32,40	97,20
	Constructing the walls with thin wall blocks 0.20*0.20*0.40	m ³	2,70	100,00	270,00	50,00	135,00	405,00
	Supportive materials	m ³	0,50	400,00	200,00	0,00	0,00	200,00
	Taping the walls	sq.m.	22,60	9,00	203,40	4,00	90,40	293,80
3	Composition of the concrete basement under the right side stairs of the building and the entrance				963,10		515,60	1478,70
	Cutting the land for basement	m ³	3,26	0,00	0,00	40,00	130,40	130,40
	Constructing the basement with class 20 concrete	m ³	3,26	100,00	326,00	50,00	163,00	489,00
	Constructing the entrance stairs with class 20 concrete	m ³	0,40	100,00	39,60	51,00	20,20	59,80
	Constructing the walls with thin wall blocks 0.20*0.20*0.40	m ³	2,32	100,00	232,00	50,00	116,00	348,00
	Supportive materials	m ³	0,43	400,00	172,00	0,00	0,00	172,00
	Taping the walls	sq.m.	21,50	9,00	193,50	4,00	86,00	279,50



#	Activities	Unit	N	Material		Salary		TOTAL
				Unit Price	Total	Unit Price	Total	
4	Construction works of the main building				44681,60		11734,50	56416,10
	Wooden rafters 20*20	m ³	12,37	420,00	5195,40	150,00	1855,50	7050,90
	Wooden rafters 0.14*0.12	m ³	8,14	420,00	3418,80	150,00	1221,00	4639,80
	Wooden rafters 0.12*0.12	m ³	7,46	420,00	3133,20	150,00	1119,00	4252,20
	Construction of the walls	m ³	35,26	420,00	14809,20	150,00	5289,00	20098,20
	Doors (0.85*2.5)	N	11,00	255,00	2805,00		0,00	2805,00
	Doors (0.80*2.7)	N	21,00	260,00	5460,00		0,00	5460,00
	Windows (1.1*1.70)	N	12,00	160,00	1920,00		0,00	1920,00
	Windows (1.1*1.50)	N	16,00	140,00	2240,00		0,00	2240,00
	Construction of the floor with 0.05m planks	m ³	15,00	380,00	5700,00	150,00	2250,0	7950,00
5	Construction of the staircase on the left side of the building				4345,08		692,31	5037,40
	Wooden rafters 0.14*0.12	m ³	0,58	420,00	241,60	150,00	86,28	327,88
	Wooden rafters 0.12*0.12	m ³	0,76	420,00	320,54	150,00	114,48	435,02
	Construction of the walls	m ³	1,60	450,00	717,75	150,00	239,25	957,00
	Doors (0.85*2.5)	N	2,00	255,00	510,00		0,00	510,00
	Windows	sq.m.	21,75	85,00	1848,75		0,00	1848,75
	Construction of the stairs and platforms with 0.05m planks	sq.m.	1,68	420,00	706,44	150,00	252,30	958,74
6	Construction of the staircase on the right side of the building				3817,03		660,25	4477,28
	Wooden rafters 0.14*0.12	m ³	0,53	420,00	222,55	150,00	79,48	302,03
	Wooden rafters 0.12*0.12	m ³	0,74	420,00	309,66	150,00	110,59	420,25
	Construction of the walls	m ³	1,50	450,00	673,20	150,00	224,40	897,60
	Doors (0.85*2.5)	N	1,00	255,00	255,00		0,00	255,00
	Windows	sq.m.	20,40	85,00	1734,00		0,00	1734,00
	Construction of the stairs and platforms with 0.05m planks	m ³	1,64	380,00	622,63	150,00	245,78	868,41
7	Construction of the roof of the building				5633,14		960,45	6593,59
	Wooden rafters 0.07*0.10	m ³	2,08	420,00	875,47	150,00	312,67	1188,14
	Wooden rafters 0.07*0.07	m ³	0,31	420,00	131,32	150,00	46,90	178,22
	Sawn Timber	m ³	4,01	400,00	1602,34	150,00	600,88	2203,22
	Black sheet iron	sq.m.	252,00	12,00	3024,00	0,00	0,00	3024,00
8	Electric wiring				1160,00		800,00	1960,00



#	Activities	Unit	N	Material		Salary		TOTAL
				Unit Price	Total	Unit Price	Total	
	Electric wire 2.5*2	m	800,00	1,10	880,00			880,00
	Various accessories	point	80,00	3,50	280,00			280,00
	Reimbursement for electric wiring	point	80,00			10,00	800,00	800,00
	TOTAL				66783,35	0,00	18501,90	85285,25
	Construction Materials Total				-	-	-	66783,35
	Reimbursement Total				-	-	-	18501,90
	TOTAL					-		85285,25
	External Costs 12%					-		10234,23
	Planned Aggregation 10%					-		9551,95
	VAT 18%				-	-	-	18912,86
	TOTAL				-	-	-	123984,29
	TOTAL Amount in GEL Rounded				-	-	-	124000,00