

Case Studies Specialised Assessments

Georgia
Pakistan
Indonesia
Vietnam
Armenia



Case Study: **Pakistan**

Pakistan – Ghazi Barotha Hydropower Project

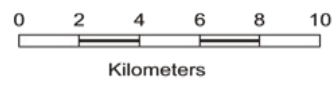
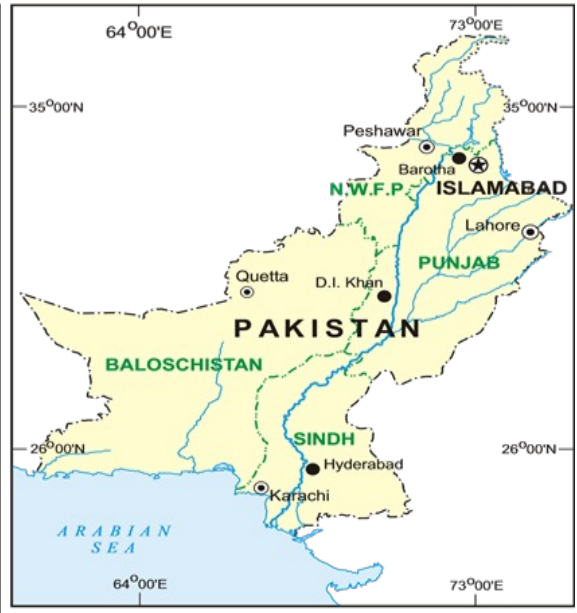
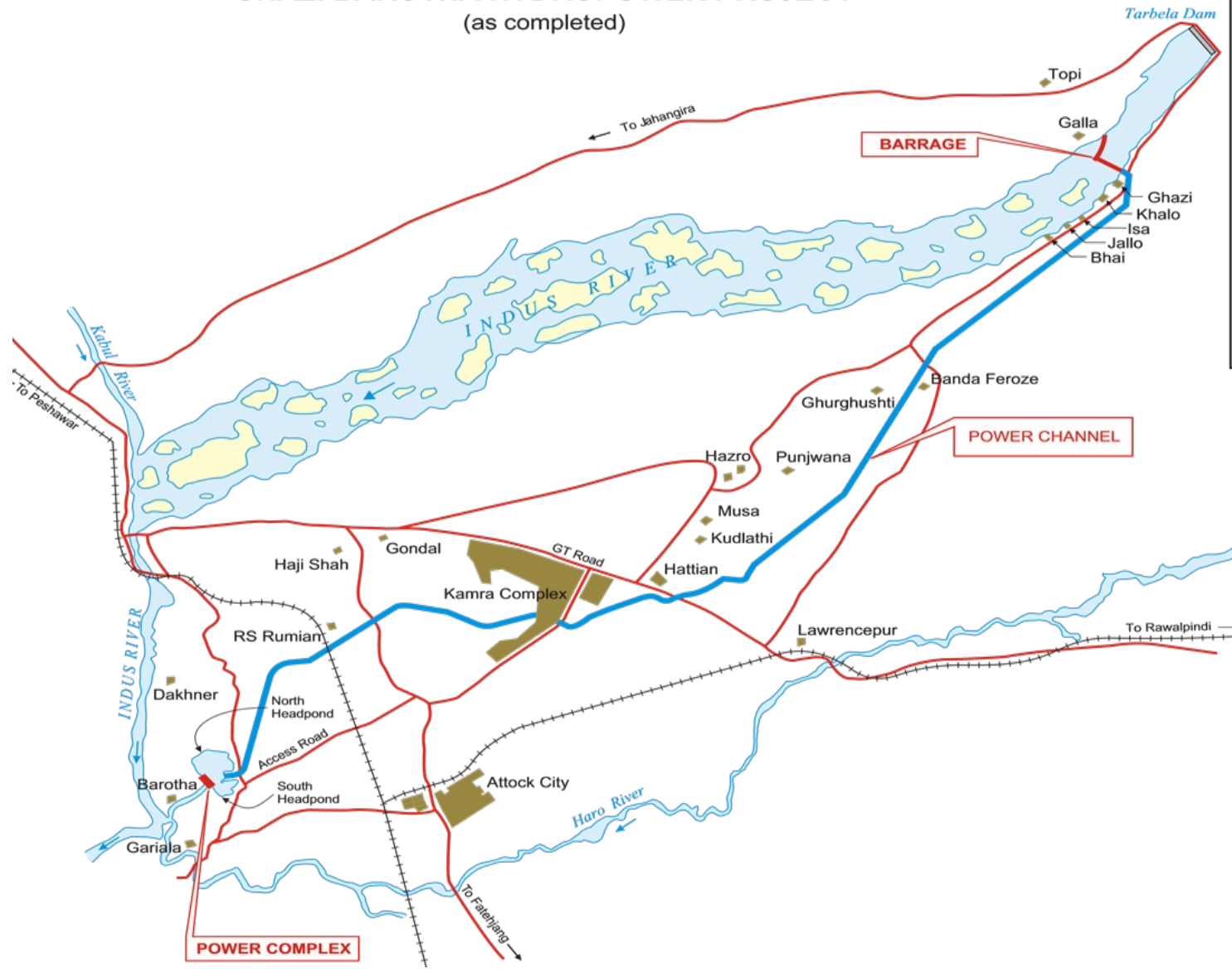
Presenter: Ashfaq A. Khokhar (Ash)

Senior Safeguards Officer

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PAKISTAN
GAZI BAROTHA HYDROPOWER PROJECT
 (as completed)



- National Capital
 - Provincial Capital
 - District Capital
 - Village
 - Power Channel
 - Railway
 - Road
 - River
 - Provincial Boundary
 - International Boundary
- Boundaries are not necessarily authoritative.

Project's Portfolio

- A mega run-of-river hydropower power project of 1450MW generation capacity, funded by a consortium of lenders led by the World Bank, implemented by Pakistan's Water and Power Development Authority (WAPDA).
- The project comprises of a i) Barrage and the river diversion, b) 52 km long lined canal called power channel to carry water to the c) power complex.
- Main project objectives were to i) develop domestic energy resources and reduce load-shedding in a cost effective and environmentally sustainable manner, ii) reinforce and complement the reform program for the power sector, **iii) strengthen the capability of WAPDA to address environment and resettlement and livelihood restoration issues related to hydropower projects**, and iv) rationalized use of electricity.

Key Social Impacts

- **Land:** little less than 5,000/hectares of land comprising of agricultural, nonagricultural, barren and residential. Of this, approximately 3200 hectares were acquired permanently for physical components of the project while the remaining (~1800 hectares) were taken temporarily for the development of spoil banks along the power channel.
- **Physical relocation** of 110 residential structures and about 900 residents.
- **More than 20,000 landowners** (including 7600 women landowners) and 1,600 tenant farmers and permanent/family laborers has their livelihoods permanent affected.
- In addition to the project's Resettlement Action Plan (RAP), the project also financed a long-term livelihood restoration program called "Integrated Regional Development Plan – A unique feature of the project prepared and implemented first time by a specialist third-party organization called "Ghazi Barotha Dev Organization – the Project NGO.

The Livelihood Restoration Plan of GBHP: The IRDP



Key Features of LRP-IRDP Support

Organization of AHs in village/community organizations around the objectives of land valuation, compensation, resettlement and relocation and livelihood restoration.

As part of LRP: formed land valuation committees in all 55 affected villages.

Coordinated construction of and relocation of physically displaced AHs in 3 resettlement model villages.

Advance and specialized (project context) technical and vocational trainings, preparation of a village-based talent pool and systematic/transparent hiring process through public gathering in the village. Employment of APs and locals, and distribution of spoil bank developed lands to interested AHs.

Sustainable livelihood support and productive linkages with line departments and development support programs of national and international organizations in agriculture, forestry and livestock dev services, health programs, micro credit, women business and enterprise centers, community infrastructure, drinking water supply, flood emergency relief.

Challenges: Local regulations and governance, political resistance to reforms, fear intrusion by NAB, counterpart financing and governmental commitments and resistance to replication.

Case Study: Indonesia

Indonesia Geothermal Power Generation Project

Presenter: Rangina Nazriea

Senior Safeguard Specialist

Asian Development Bank (ADB)



Indonesia Case Study: Context

- ✓ Major livelihoods source - employment at tea plantation, farming (vegetables, potato, coffee, strawberry, coffee), tourism (homestays, shops)
- ✓ Sharecroppers (individuals, groups/cooperatives), landowners, informal land use
- ✓ Around 80% have only primary education
- ✓ Produce mostly sold at gate (distance to nearest cities 28-40km, narrow roads)



Indonesia Case: Context-informed Approach to Assessment

- **Livelihood patterns** assessment in 7 villages to **explore alternative options**
- **Consultations/assess** livelihood impacts, **discuss/agree options**
- Consultations with **local NGOs**
- **Local Workforce Recruitment Committee** informed the needed skillset
- **Activity-specific facilitation** services
- **Marketing and financial literacy** skills



FLANTRA
Form Assessment Penerima Manfaat
Livelihood Restoration Program (LRP)
PT Geo Dipa Energi (Persero) Unit Dieng

A. DATA PRIBADI

1. Nama Lengkap PMI : Sartono
2. Nama Pemilik Lakom : Sartono
3. Status Hubungan : Penggarap
4. Jenis Kelamin PMI : Laki-Laki
5. Kondisi Personal : Lansia >=60 thn (Ya / Tidak) Disabilitas (Ya / Tidak)
6. Alamat Lengkap : Kp/Dsn Karangtengah RT/RW 02/02 Ds. Karangtengah
7. No. WA/HP : 082298213741

B. DATA KELUARGA

1. Status marital : Menikah Belum Menikah Janda/Duda
2. Nama Pasangan : Burdiah
3. Jumlah Anak : 2 orang
4. Jumlah Tanggungan : 1 orang

C. DATA EKONOMI

1. Jenis Usaha : Pertanian Peternakan
2. Produk : Kentang Kambing
3. Alamat Usaha : Herdada dan Pakisan P? (Karangtengah)
4. Besaran Penghasilan THP (Take Home Esp)

No	Jenis	Suami (Rp)	Istri (Rp)
1	Hasil usaha	Rp 10.000.000/panon	
2	Uang kerja		Rp 1.500.000/bn
3	Penghasilan lain	Rp 316.000/bn	

**Catatan: Hasil usaha pertanian per bulan = Rp 2.500.000, upah kerja istri yang dimaksud adalah buruh tani, dan penghasilan lain sebagai servis air minum.*

4. Kondisi Ekonomi : Menengah

D. KONDISI SAAT INI

1. Kondisi Usaha
Usia tanaman kentang saat ini ada yang 30 hari dan 50 hari. PMI memiliki kendala terhadap kesuburan tanaman yakni ada hama dan kesusahan dalam akses solar untuk penyiraman tanaman.

Case Study: Vietnam

Noi Bai – Lao Cai Expressway Project

Presenter: Maria Lorena C. Cleto
Safeguard Specialist
Asian Development Bank (ADB)



Participatory Market Analysis

- Problem: too many households may select a single/only a few livelihood activities
- Includes assessment of availability and capacity of local suppliers to provide trainings and material inputs to implement proposed activities.
- Participatory tool developed
 - Main methodology: focus group discussions

TOOL 6: MARKET ASSESSMENT, PRODUCT PURCHASE AND INPUT SUPPLY SYSTEM

Target:

- Identify the most important types of goods that people often buy and sell in the village/commune.
- Identify potential and key issues related to markets, merchandise sales and systems input supply system
- Propose appropriate solutions and corrective actions



Method: Interest group discussion

Step 1: Current status assessment

ÿ *What are the most important types of goods (agricultural products, forestry products) that people often buy and sell in the village/commune? What goods are sold? What goods do people have to buy?*

ÿ *How are goods bought and sold? In the village/commune, at the town market, by local traders place, by traders from other places?*

ÿ *How are agricultural inputs provided to the people? At the village market. market town, by traders from elsewhere?*

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ÿ ...

Hint: make a list of goods. Importance of products sold or purchased ranked from 1 to 10

Step 2: Identify potential, key issues and causes

Potential:	
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Problem	Reason

Step 3: Find solutions to problems

Solution

Step 4: Identify relevant activities to address the problem or reinforce promising practices

(Note: it is important to prioritize activities)

Work	Single tacts	Quantity	Location	Time frame		Household contribution	Support from the Program	Priority (1 to 3)
				Begin	End			

Case Study: **Armenia**

**M6 Vanadzor-Alaverdi-Georgian border
Interstate Road Rehabilitation and
Improvement Project**

Presenter: Sona Poghosyan

Safeguard Specialist

Asian Development Bank (ADB)



What if the Replacement cost is not enough ?

Elaboration of the Case

- Old military dorm from the World War II period turned into apartments affected by the project
- At the time of the DMS 6 families (25 affected people) were living in the converted apartments (13-27 sqm). Individuals owned title to one or more rooms, some with kitchens or bathrooms; while others used communal outhouse facilities (bathrooms, toilets, kitchens).
- The outhouse facilities were within the RoW and were subject for demolition.



Replacement Cost vs Asset Replacement Cost

Valuation Approach for Dormitory

- The affected buildings were evaluated based on the market approach and replacement cost determined per sqm and in total for each affected household.
- During the valuation it was revealed that there were no similar size apartments available at the existing real estate market in the city and nearby areas.
- Calculated compensation at replacement cost was not enough to purchase or construct a replacement dwelling that is comparable in size and function.



Additional market analysis by the Valuator

- ✓ **Specialized market analysis has been conducted** to demonstrate that the affected owners would be unable to replace their dwellings.
- ✓ Minimal surface has been determined and valuation of apartments in the district/nearby areas conducted (31 sqm, included a kitchen, a bathroom and one common room).
- ✓ For the evaluation of apartments in multi-dwelling building the comparison method has been used in accordance with the real estate valuation standard.
- ✓ The rate based on the square meters of their existing dwellings was applied.

Continual consultations

Introduction of new entitlement to ensure the livelihood restoration

New vulnerability category added as "Vulnerable residential relocated AHs"

Rehabilitation allowance was paid to new defined vulnerable AHs to bridge the gap between the compensation for the dwelling and the amount needed to purchase a new apartment with minimum surface existing in the market in the region.



What should be considered when project impacts residential dwellings ?

1. Does the valuation approach used determine the market rate or restoration cost of a residential dwelling?

2. If compensation is provided for the lost dwelling, can affected individuals purchase or construct a replacement dwelling that is comparable in size and function?

3. Would the replacement dwelling meet acceptable minimum community standards of quality and safety?



Negative response
explore options to address the gaps,
in consultation with the affected
individuals

Q&A

Have any questions or clarifications?

Let us know.

Raise your hand, write in a piece of paper or approach any of our moderators or rapporteurs.