



Land Allocation for Social and Economic Development (P084787)

EAST ASIA AND PACIFIC | Cambodia | Agriculture and Rural Development Global Practice |
IBRD/IDA | Specific Investment Loan | FY 2008 | Seq No: 9 | ARCHIVED on 23-Dec-2014 | ISR16846 |

Implementing Agencies: MLMUPC-GSSLC, MOI-NCDD

Key Dates

Key Project Dates

Board Approval date:20-May-2008

Effectiveness Date:11-Sep-2008

Planned Mid Term Review Date:01-Jun-2011

Actual Mid-Term Review Date:03-Oct-2011

Original Closing Date:30-Jun-2013

Revised Closing Date:31-Mar-2015

Project Development Objectives

Project Development Objective (from Project Appraisal Document)

The development objective of the pilot program is to improve the process for identification and use of state lands transferred to eligible, poor and formerly landless or land-poor recipients selected through a transparent and well-targeted process as indicated by: (a) the adoption rates of improved land management and agricultural production systems in SLC sub-projects; (b) proportion of land recipients which meet poverty criteria and were landless or land-poor prior to project interventions; (c) the effective implementation of dispute resolution procedures under the project, related to challenges to the land recipient selection process.

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

No

Components

Name

Commune Based Social Land Concession Planning and Land Allocation:(Cost \$1.50 M)

Rural Development Services and Investments:(Cost \$5.70 M)

Sustainable and Transparent SLC Program Development:(Cost \$2.60 M)

Project Administration:(Cost \$1.70 M)

Overall Ratings

Name	Previous Rating	Current Rating
Progress towards achievement of PDO	● Satisfactory	● Satisfactory
Overall Implementation Progress (IP)	● Satisfactory	● Satisfactory



Overall Risk Rating

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● Moderate

Implementation Status and Key Decisions

The project had continued good and steady progress towards achieving the PDO and its relevance remained in line with the Government's Sub-Decree 19 on Social Land Concession Program. All four PDO indicators have been achieved to date, with a minor shortfall (rate was 57 percent compared to a target of 60 percent). The activities and accomplishments have provided good lessons learned for the identification, development and sustainability of future SLC sites. To date, a total of 3,148 land recipients (104% of the target) have been selected for all SLC sites, and a total of 10,273.13 hectares (103% of the target) have been completely registered as state private land for all project SLC sites. Land has been used as follows: (i) 5,575.54 hectares (54%) for agriculture; 266.13 hectares (3%) for residences; 950.40 hectares (9%) for public infrastructure; 1,648.63 hectares (16%) for community forestry; and the balance of 1,832.43 hectares (18%) as reserved agricultural and residential lands.

The security of land tenure is considered the biggest benefit derived from the project. The first request for Social Land Concession (SLC) titling has been received by Ministry of Land Management, Urban Planning and Construction (MLMUPC) now awaiting signature by Senior Minister to officially initiate the process. Steps have already been taken to start the titling process for eligible land recipients. Expectations are for a free titling for SLC recipients or for a costing that does not exceed the (low) systematic titling fees. This will send a very positive message to project beneficiaries as well as to the broader public and press when first titles could be distributed to SLC beneficiaries in the coming months.

The life of land recipients is closely link to having of land. Having land has provided them housing security, food security and opportunities to improve their socio-economic condition. A recent survey undertaken by the project for 50 randomly selected families showed that, the average family gross and net cash income has increased (US\$2,300 gross cash income from all sources such as on-, off- and non-farm, which compared in 2011 was only US\$470 of family income when baseline data was gathered). Increased incomes enabled beneficiaries to acquire additional assets (motorcycles, cows, etc.), make shelter improvements and some of them made an effort to send their children for higher education.

The settling-in support and capacity building provided to those that have settled in the SLC sites contributed to a positive impact on improving their livelihoods. In future, the establishment of a community-based revolving fund for example, may help shift the decision making process for service delivery more towards the beneficiaries, and instill a greater sense of ownership towards change. The infrastructure works under the project have been completed since early June 2014, nine months before the project closing date. Some infrastructure outputs, particularly roads, had to be reduced compared with the original plan as the construction cost increased approximately 25% due to construction materials and labor inflation. All seven schools constructed are in operation, except the recently completed school in Thmey SLC site, which is in preparation for operation. All three health posts have completed. Two of them are in full operation while the recent one in Chambak SLC is in preparation for operation.

For sustainable use of the infrastructure investment, Infrastructure Repair and Maintenance Committees (IRMC) were established in each site. The IRMC committee facilitates involvement from community people in repairing roads and other infrastructures. the IRMC in Tipo SLC, for example, has called for emergency repair of spillway where some parts of constructed scour protection were damaged by 2014 flood through contribution their own labors and no-cost local materials. In order to effectively implement the maintenance works, it is recommended to use guidelines on local contribution collection and other relevant sections of the commune/Sangkat implementation manual.





Risks

Systematic Operations Risk-rating Tool

Risk Category	Rating at Approval	Previous Rating	Current Rating
Political and Governance	--	--	● Substantial
Macroeconomic	--	--	● Moderate
Sector Strategies and Policies	--	--	● Moderate
Technical Design of Project or Program	--	--	● Moderate
Institutional Capacity for Implementation and Sustainability	--	--	● Moderate
Fiduciary	--	--	● Moderate
Environment and Social	--	--	● Moderate
Stakeholders	--	--	● Moderate
Other	--	--	● Moderate
Overall	--	--	● Moderate

Results

Project Development Objective Indicators

- At least 60% of land recipients adopt improved soil management and agricultural production systems. (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	100.00	100.00	60.00
Date	30-Sep-2008	31-Mar-2014	22-Nov-2014	31-Mar-2015

Comments

1,762 families (57.3 % of 3,074 families) move into the SLC sites and 100% of those who moved into the SLC sites have cultivated in the agricultural land about 2,302 ha (41%) of total agricultural land. They (especially those in the first four SLC sites) have started practicing/adopting the following: (a) inter/mixed cropping of cash crops with rubber, fruit trees and other permanent crops; (b) introduced permanent crops (158.2 has.); (c) water management techniques through water retention and drainage; and (d) crop rotation, among others.

- At least 90% of land recipients selected matched the selection criteria agreed for those specific SLCs. (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
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Value	0.00	100.00	100.00	90.00
Date	30-Sep-2008	31-Mar-2014	22-Nov-2014	31-Mar-2015

Comments

3,148 (100%) of the land recipients in all SLC sites were selected based on the agreed selection criteria.

► At least 70% of challenges to land recipients selection were reviewed and decision taken through the program dispute resolution mechanism. (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	100.00	100.00	70.00
Date	30-Sep-2008	31-Mar-2014	22-Nov-2014	31-Mar-2015

Comments

100% of the 678 complaints received have been reviewed. 35% of them have been addressed/fully resolved while the rest were dismissed/closed as these refer to complaints from applicants who were not qualified to get lands as per the selection criteria and thus complaints were lodged. No further complaints had been received since the last mission.

► Technologies demonstrated in the project areas (number) (Number, Core)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	1.00	7.00	1.00
Date	10-Aug-2012	31-Mar-2014	22-Nov-2014	31-Mar-2015

Comments

Project has demonstrated and trained the 7 agricultural technologies for LR in SLC sites as follows: 1) chicken raising in all site, 2) pig raising in all site, 3) Kampost in all site, 4) rice production in KPT and KRT, 5) fruit tree in all site, 6) home gardening in all site and 7) vegetable production and market in all site. The aim of demonstration and training provided to the land recipients to help them plan and manage their agricultural lands and backyard gardens. To date, a total of 578 courses were provided under the project which include land preparation, shaping the soil for water management, incorporating crop residue and fertilizers, planting techniques, timing of planting, etc.

Overall Comments

Intermediate Results Indicators



► 7 communes submit approved SLC plans. (Number, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	7.00	7.00	7.00
Date	30-Sep-2008	31-Mar-2014	22-Nov-2014	31-Mar-2015

Comments

The eight (8) SLC plans from the seven (7) communes have been approved by the respective PLUACs. In addition a new proposed site was identified for LASED II in Dong commune, Prasat Balaing, Kampong Thom province.

► 10,000 hectares of appropriate state land registered as state private land for SLCs under LASED. (Number, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	10273.13	10273.13	10000.00
Date	30-Sep-2008	31-Mar-2014	22-Nov-2014	31-Mar-2015

Comments

A total of 10,273.13 hectares of land from 7 communes (103% of target) have been registered as state private land for LASED.

► Target land area with use or ownership rights recorded as a result of project (Hectare(Ha), Core)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	10273.93	10273.93	10000.00
Date	15-Nov-2012	31-Mar-2014	22-Nov-2014	31-Mar-2015

Comments

A total of 10,273.13 hectares of land from 7 communes (103% of target) have been registered as state private land for LASED with a total of 3,148 (104% of target) land recipients and their families have been selected in which 74 families have received residential land, 658 families received agriculture land and 2,416 families received both lands.



► At least 3,000 eligible families receive SLCs under LASED. (Number, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	3148.00	3148.00	3000.00
Date	30-Sep-2008	31-Mar-2014	22-Nov-2014	31-Mar-2015

Comments

A total of 3,148 (104% of target) land recipients and their families have been selected in which 74 families have received residential land, 658 families received agriculture land and 2,416 families received both lands.

NOTE: 80% (1,993) of those who have received residential land have already settled in the SLC; while 57% (1,1762) have cultivated their agricultural land. It is expected that these will increase once the basic infrastructure support facilities have been completed in the SLC sites.

► Target popln with use or ownership rights recorded as a result of the project (Number, Core)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	15226.00	15226.00	12690.00
Date	15-Nov-2012	31-Mar-2014	22-Nov-2014	31-Mar-2015

Comments

A total of 3,148 (104% of target) land recipients and their families (total in person is 15,260 persons) have been selected in which 74 families have received residential land, 658 families received agriculture land and 2,416 families received both lands with a total of 10,273.13 hectares of land from 7 communes (103% of target) have been registered as state private land for LASED.

► 100 percent eligible households receive appropriate private settling in support as agreed in SLC plan. (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	100.00	100.00	100.00
Date	30-Sep-2008	31-Mar-2014	22-Nov-2014	31-Mar-2015

Comments

100% of installed households in the eight SLC sites have been provided with housing and agricultural packages.



► 80 percent of public infrastructure and other services provided as elaborated in SLC plan. (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	86.66	95.55	80.00
Date	30-Sep-2008	31-Mar-2014	22-Nov-2014	31-Mar-2015

Comments

95.55% of public infrastructures and other services (97.77% of infrastructure facilities and 93.33% of the services) had been extended to the project beneficiaries. These include: (a) a package of agricultural training (578 courses), support services and advice to help them plan and manage the development of their agricultural lands and backyard gardens; and (b) other training courses (560) on water use and hygiene, forestry law, public health, environment, land law and gender, among others.

► SLCs based on land from at least three sources (cancelled economic land concessions, recovered illegally occupied lands, & degraded forest lands) tested, experiences documented and guidelines updated. (Number, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	2.00	2.00	3.00
Date	30-Sep-2008	31-Mar-2014	22-Nov-2014	31-Mar-2015

Comments

There were two sources of land for LASED-SLC that reached the target 10,000 ha for SLC: (a) 94.5% from degraded forest; and (b) 5.5% from recovered illegally occupied land totalling 568.74 hectare. No land has been sourced from economic concessions.

The project processes and experiences have been documented and submitted to the National SLC Committee. Experiences were shared in formal and informal meetings and workshops, as well as through production of IEC materials.

► Broad knowledge of LASED supported SLC approach, procedures and experiences amongst RGC, local authorities, civil society organizations and donors. (Text, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0	National	National	National
Date	30-Sep-2008	31-Mar-2014	22-Nov-2014	31-Mar-2015

Comments

Knowledge and experience of LASED stakeholders have been continuously improved specifically on the legal, technical and operational procedures of SLC implementation. Project experiences have also been shared and adopted in other Government SLC Programs. IEC materials were also produced and shared with relevant stakeholders through print and NCDDS website. Project has shared the experiences among implementation team in annual workshop, shared the knowledge on SLC procedure for stakeholders: 1) Land Governance Training organized by Star Kampuchea in Jun, 2014 with about 40 participants from Local NGOs, communities and 4 government ministries and 2) Annual member meeting organized by NGO forum in Aug 2014 with about 100 participants from more than 70 NGOs and 30 communities.



► Women as share of participants in training, workshops and as applicants (head of households or cosignatory). (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	52.00	53.00	60.00
Date	30-Sep-2008	31-Mar-2014	22-Nov-2014	31-Mar-2015

Comments

Women and men are given equal opportunities to participate in the project activities. Specifically, of the 3,148 land recipients, 1,079 (34%) are female-headed households; while 53% (24, 979) of the training participants were women.

► 90 percent of MBPI recipients assessed as effectively carrying out LASED responsibilities. (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	100.00	100.00	90.00
Date	30-Sep-2008	31-Mar-2014	22-Nov-2014	31-Mar-2015

Comments

The provision of MBPI/POC has ended on June 30, 2013.



▶ 100 percent of procurement activities implemented consistent with guidelines. (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	100.00	100.00	100.00
Date	30-Sep-2008	31-Mar-2014	22-Nov-2014	31-Mar-2015

Comments

100% of the prior and post procurement reviews have complied with the Procurement Guidelines of World Bank.

▶ Financial audit confirms implementation consistent with agreed procedures. (Yes/No, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	--	--	Y	Y
Date	30-Sep-2008	31-Mar-2014	22-Nov-2014	31-Mar-2015

Comments

The third party audit opinion on the project's financial statements for FY 2013 is prepared, in all material respects, in accordance with the basic of preparation and accounting policies that it mean "unqualified" (clean) and no significant internal control weaknesses were reported.

▶ Reporting to NCSLC and Bank on time. (Percentage, Custom)

	Baseline	Actual (Previous)	Actual (Current)	End Target
Value	0.00	100.00	100.00	100.00
Date	30-Sep-2008	31-Mar-2014	22-Nov-2014	31-Mar-2015

Comments

Reports are prepared regularly (quarterly, semester and annually) from sub-national level and then sent to NCDDs and GSSLC for consolidation. The timeliness of report submission to the Bank has generally improved, but still needs some improvement. Sometimes the reports submitted late to WB in average 1 week because some of sub-national advisers were reduced.

Overall Comments

Data on Financial Performance

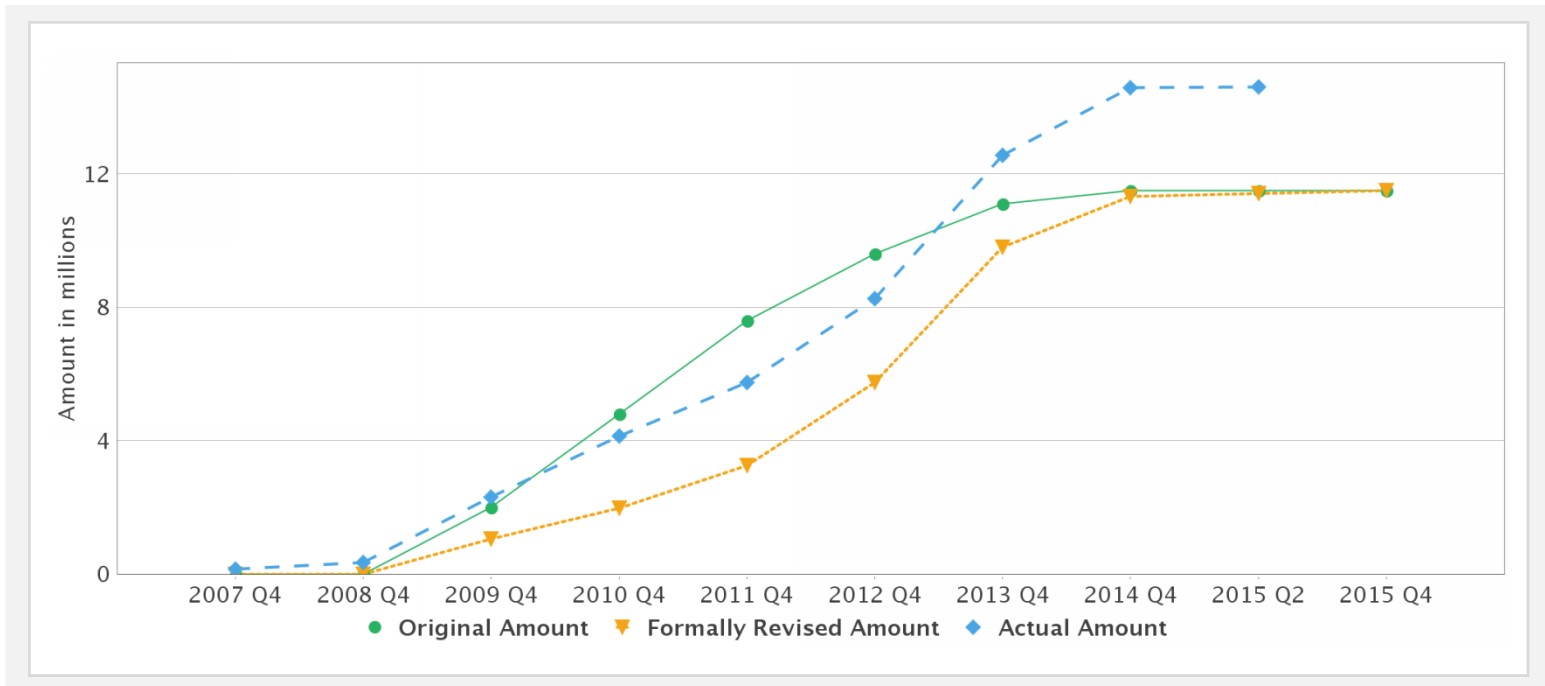
**Disbursements (by loan)**

Project	Loan/Credit/TF	Status	Currency	Original	Revised	Cancelled	Disbursed	Undisbursed	Disbursed
P084787	IDA-44410	Effective	USD	2.80	2.80	0.00	2.58	0.00	 92%
P084787	IDA-H3860	Effective	USD	8.70	8.70	0.00	8.15	0.00	 94%
P084787	TF-55390	Closed	USD	1.76	1.72	0.04	1.72	0.00	 100%
P084787	TF-91833	Closed	USD	0.47	0.45	0.02	0.45	0.00	 100%
P084787	TF-91836	Closed	USD	0.42	0.30	0.12	0.30	0.00	 100%
P084787	TF-91839	Closed	USD	1.48	1.41	0.07	1.41	0.00	 100%

Key Dates (by loan)

Project	Loan/Credit/TF	Status	Approval Date	Signing Date	Effectiveness Date	Orig. Closing Date	Rev. Closing Date
P084787	IDA-44410	Effective	20-May-2008	13-Jun-2008	11-Sep-2008	30-Jun-2013	31-Mar-2015
P084787	IDA-H3860	Effective	20-May-2008	13-Jun-2008	11-Sep-2008	30-Jun-2013	31-Mar-2015
P084787	TF-55390	Closed	11-Sep-2006	11-Sep-2006	11-Sep-2006	31-Jul-2009	31-Aug-2010
P084787	TF-91833	Closed	13-Jun-2008	13-Jun-2008	13-Jun-2008	13-Jun-2012	13-Jun-2013
P084787	TF-91836	Closed	13-Jun-2008	13-Jun-2008	13-Jun-2008	13-Jun-2012	13-Jun-2013
P084787	TF-91839	Closed	13-Jun-2008	13-Jun-2008	13-Jun-2008	13-Jun-2012	13-Jun-2013

Cumulative Disbursements



Restructuring History

Level Approved on 19-Dec-2010 ,Level Approved on 09-Oct-2012 ,Level 2 Approved on 25-Apr-2013 ,Level 2 Approved on 22-May-2014

Related Project(s)

There are no related projects.