

**SECRETARY-GENERAL'S PEACEBUILDING FUND
PBF PROJECT PROGRESS REPORT TEMPLATE**



**PBF PROJECT PROGRESS REPORT
COUNTRY: SOMALIA
TYPE OF REPORT: SEMI-ANNUAL, ANNUAL OR FINAL ANNUAL
DATE OF REPORT: 10/11/2019**

Project Title: Dhulka Nabaada (The Land of Peace): Supporting Land Reform in Somalia	
Project Number from MPTF-O Gateway: 114230	
PBF project modality: <input type="checkbox"/> IRF <input checked="" type="checkbox"/> PRF	If funding is disbursed into a national or regional trust fund: <input checked="" type="checkbox"/> Country Trust Fund <input type="checkbox"/> Regional Trust Fund Name of Recipient Fund:
List all direct project recipient organizations (starting with Convening Agency), followed type of organization (UN, CSO etc): The United Nations Human Settlements Programme (UN-Habitat) The International Organization for Migration (IOM) The United Nations Development Programme (UNDP) United Nations High Commissioner for Refugees (UNHCR)	
List additional implementing partners, Governmental and non-Governmental: Federal Government of Somalia: Ministry of Interior, Federal Affairs and Reconciliation and the Ministry of Justice South-West State: Ministry of Public Works, Ministry of Justice, Ministry of Interior, Ministry of Planning and district commissioners (once confirmed), Governor's Office and Office of the Mayor Jubbaland State: Ministry of Public Works, Ministry of Justice, Ministry of Interior, Ministry of Planning and district commissioners (once confirmed) Hirshabelle: Ministry of Public Works, Ministry of Justice and district commissioners once confirmed. Galmudug: Ministry of Public Works, Ministry of Justice and district commissioners once confirmed. Norwegian Refugee Council (NRC) United Nations Assistance Mission in Somalia (UNSOM)	
Project commencement date¹: January 29, 2019 Project duration in months:² 24	
Does the project fall under one of the specific PBF priority windows below: <input type="checkbox"/> Gender promotion initiative <input type="checkbox"/> Youth promotion initiative <input type="checkbox"/> Transition from UN or regional peacekeeping or special political missions <input type="checkbox"/> Cross-border or regional project	

¹ Note: commencement date will be the date of first funds transfer.

² Maximum project duration for IRF projects is 18 months, for PRF projects – 36 months.

Total PBF approved project budget* (by recipient organization):

UNDP: \$ \$958,831.12

UNHCR : \$ \$308,117.20

UN-HABITAT : \$ \$ 597,681

IOM : \$ \$708,460.91

Total: \$2,573,090.23

**The overall approved budget and the release of the second and any subsequent tranche are conditional and subject to PBSO's approval and subject to availability of funds in the PBF account*

How many tranches have been received so far: 1

Report preparation:

Project report prepared by: UN-Habitat (lead), UNDP, UNHCR, IOM

Project report approved by: Peter Nordstrom, PBF Coordinator

Did PBF Secretariat clear the report: Yes

Any comments from PBF Secretariat on the report: Yes, incorporated.

Has the project undertaken any evaluation exercises? Please specify and attach: No

NOTES FOR COMPLETING THE REPORT:

- *Avoid acronyms and UN jargon, use general / common language.*
- *Be as concrete as possible. Avoid theoretical, vague or conceptual discourse.*
- *Ensure the analysis and project progress assessment is gender and age sensitive.*

PART 1: RESULTS PROGRESS

1.1 Overall project progress to date

Briefly explain the **status of the project** in terms of its implementation cycle, including whether all preliminary/preparatory activities have been completed (1500 character limit):
At the onset of the project, two implementation and coordination workshops were organized in Mogadishu and Baidoa with all UN implementing agencies to ensure a shared vision, coherent implementation and linkages with other programmes. In addition, all preliminary activities such as field assessments to gauge the current landscape have been completed except for the baseline assessments. The M&E company has been recruited to carry out the baseline, however, it will also function as a mid-term review that will also capture benchmarks for the baselines. In South West State and Jubbaland, consultations with the Ministeries of Public Works, local authorities, and land dispute committees were held. UNDP capacitated 25 master trainers who will go on to train community conversation facilitators. This is a prerequisite for the community coversations. In addition, UN-Habitat has finalized the preparation of the training materials for building the capacity of government officials on developing an inclusive land policy in Somalia. UN-Habitat has also carried out consultations in Baidoa, Kismayo, Johwar and Buloburde in the reporting period. Additionally, IOM held consultations with government stakeholders to assess the viability and need for infrastructure to enhance the provision of land related services including the land management database. Moreover, multiple consultative meetings were held involving government, humanitarian and community stakeholders, IOM and NRC.

Considering the project's implementation cycle, please **rate this project's overall progress towards results to date:**

on track

In a few sentences, summarize **what is unique/ innovative/ interesting** about what this project is trying/ has tried to achieve or its approach (rather than listing activity progress) (1500 character limit).

The project is innovative and interesting in its approach to resolving land disputes in a sustainable manner. It seeks to not only enhance the capacity of governments to address and redress conflicts but aims to enhance community based conflict resolution mechanisms as they have proven to be effective, more accessible and trusted. It does this by working with them not only as beneficiaries but as decision makers and change agents.

The project also seeks to address social dynamics and power relations underlying land and justice issues. Through the community capacity enhancement/community conversations, it seeks to create the space for the communities to address these issues and trigger the necessary changes. It is based on the recognition that communities have the capacity to initiate and sustain the social transformatoin and solutions to rule of law issues.

Additionally, the project will ensure the fine tuning of the land management databases that have been created and roll them out. This database is innovative because it's the first of its kind in the target locations, this will contribute to conflict prevention and peacebuilding in the

long run. Trouble shooting activities will later include working with the governments to ensure the fair and inclusive ways to operate the database.

In a few sentences summarize **major project peacebuilding progress/results** (with evidence), which PBSO can use in public communications to highlight the project (1500 character limit): Through the project, the implementing agencies have laid out the ground work in the targeted areas to facilitate the capacity development and public awareness around conflict resolution mechanisms and tools. It has also enhanced coordination with UN agencies and other stakeholders in the field working on the same issues.

In a few sentences, explain how the project has made **real human impact**, that is, how did it affect the lives of any people in the country – where possible, use direct quotes that PBSO can use in public communications to highlight the project (1500 character limit):

The programme looks beyond technical expertise and tries to bridge the connection between the government and local stakeholders. Due to this, there has been community satisfaction with the project's promotion of inclusivity and participatory processes. Particularly, women and elders have expressed appreciation towards the sourcing and inclusion of their perspectives.

If the project progress assessment is **on-track**, please explain what the key **challenges** (if any) have been and which measures were taken to address them (1500 character limit).

Floods in Beletweyne and security challenges in other areas in Hirshabelle prevented consultations from being held in those target locations. However mitigation efforts include partnering up with additional partners working in similar areas to evaluate how we can financially coordinate to support the travel of participants to central and more peaceful locations.

If the assessment is **off-track**, please list main reasons/ **challenges** and explain what impact this has had/will have on project duration or strategy and what **measures** have been taken/ will be taken to address the challenges/ rectify project progress (1500 character limit):

Please attach as a separate document(s) any materials highlighting or providing more evidence for project progress (for example: publications, photos, videos, monitoring reports, evaluation reports etc.). List below what has been attached to the report, including purpose and audience. Global Land Tool Network's How to Develop an Inclusive Land Policy for Somalia (Training Tool)

Training report and photos of the Masters' trainers for community conversations
Architectural Designs and BOQs

1.2 Result progress by project outcome

The space in the template allows for up to four project outcomes. If your project has more approved outcomes, contact PBSO for template modification.

Outcome 1: Increased access to justice, remedial and adjudication on land issues through an integrated framework of the various mechanisms guided by clear policy and legislation ensuring coherence in resolution of disputes.

Rate the current status of the outcome progress: on track

Progress summary: Describe main progress under this Outcome made during the reporting period (for June reports: January-June; for November reports: January-November; for final reports: full project duration), including major output progress (not all individual activities). If the project is starting to make/ has made a difference at the outcome level, provide specific evidence for the progress (quantitative and qualitative) and explain how it impacts the broader political and peacebuilding context. Where possible, provide specific examples of change the project has supported/ contributed to as well as, where available and relevant, quotes from partners or beneficiaries about the project and their experience. (3000 character limit)?

During the period under review, the programme organized the Training of Master Trainers on community conversation on justice, security and land issues. In Addis Abbaba, 40 participants from the five Federal Members State capitals representing different components of the communities (women leaders, traditional elders, local authorities and youth leaders) together with a representative from the local implementing partner and UN staff from all different agencies attended the training. The training focused on the community conversations methodology and process, dialogue tools, social dynamics and power relations as the root causes of land deprivation and the dysfunctioning of the justice system. The goal of the training was to provide participants with the skills to create a space of trust, listening and mutual respect where local communities can explore their concerns related to justice, security and land issues, initiate changes and find their own solutions. At the end of the training, representatives from each FMS developed an implementation plan. The master trainers will train 30 community facilitators in each FMS capitals who will in turn conduct the community conversation in three pilot locations in each town.

During this reporting period, UN-Habitat assessed the common land issues in Baidoa, Kismayo, Johwar and Bulu Burde. Local authorities, traditional and religious leaders, communities including women and youth were brought together to discuss their respective land rights, lack thereof and possible solutions. The results are being compiled into a consultations report that will be presented at the culmination of the consultations.

In addition, a government officials training on policy development is scheduled to take place on November 19-20, 2019. The training will focus on how to develop an inclusive land policy in Somalia. The learning event will be based on the Global Land Tool Network's global guidelines. Based on experience in various countries in Asia and Africa, the guidelines outline a process that can be adapted as appropriate to the situation in each country and the specific aspect of land policy that needs to be addressed. The participants include 10 government officials from each of the following states: Federal, Hirshabelle, Jubbaland and South West.

In addition, a learning workshop is scheduled to take place on the 21st of November, 2019 in Mogadishu as part of the Dhulka Nabaada (Land and Peace) Project. The main objective of the workshop will be to exchange information with different partners, organizations and agencies working in different areas in Somalia on Conflict Resolution and Justice Mechanisms. It will be an opportunity to assess the current landscape, analyse trends and address existing gaps.

Outcome 2: Improved delivery of land administration and land rights services through institutionalization of appropriate infrastructure and information management systems, thus rebuilding the community's confidence in local authorities.

Rate the current status of the outcome progress: on track

Progress summary: *(see guiding questions under Outcome 1)*

IOM collaborated with UNHCR and the Norwegian Refugee Council (NRC) to carry out the mapping of existing systems and infrastructure needs in Jubaland State of Somalia (particularly Kismayo district) and South West State (particularly Baidoa district). The process involved consultations with Ministry of Interior, Jubaland Land Authority and Baidoa Land Commission to identify gaps and facilitate provision of responsive infrastructural support that directly strengthens institutional mechanisms that manage and adjudicate on land issues.

The Jubaland Land Authority (an autonomous government institution established by law and passed by parliament) prioritized the construction of a seven roomed office for Land Dispute Committee and Land Committee as well as engineers' operational boardroom and a public conference room. The infrastructure will need to include other utilities such as, solar power, portable water, furniture and air conditioning. These facilities are envisaged to host deliberative dialogue forums on land disputes and advance land registration, tenure allotments and title deeds services. The Jubaland Land Authority has already been allocated land for office construction in Kismayo.

The Baidoa Land Commission prioritized a five roomed office with latrines, water and elevated tank, conference room, furniture, air conditioner and solar system for energy provision. Supporting the Independent Land Commission is envisaged to strengthen local government capacity for delivery of land administration and management services, including formalized collection of taxes related to land, geo location for improved land management and land registration processes to advance rights and welfare of IDPs, returnees and host communities in Baidoa.

The institutionalization of infrastructure and land tenure database in these two target locations is anticipated to rebuild the community's confidence in local authorities' land governance capacity, and to reduce tensions between conflicting parties. The land administration infrastructure is the foundation for more credible land management, civil and administrative adjudication. The developed infrastructure will also complement information management systems to support the development of land tenure databases as part of entrenching sustainable institutional response to land disputes.

IOM deployed engineers to work with the local authorities to come up with the architectural designs and bill of quantities for the priority infrastructure. The construction works have been advertised on online platform to promote competitive bidding amongst local contractors, ensure transparency in procurement of services and harness value for money. The contractors have been selected and set to commence the construction.

In support of the operationalization of the land management system, procurement of land survey equipment has been initiated and is now in advanced stages, while the design and production of IEC materials is ongoing.

Outcome 3:

Rate the current status of the outcome progress: Please select one

Progress summary: (see guiding questions under Outcome 1)

Outcome 4:

Rate the current status of the outcome progress: Please select one

Progress summary: (see guiding questions under Outcome 1)

1.3 Cross-cutting issues

<p><u>National ownership:</u> How has the national government demonstrated ownership/ commitment to the project results and activities? Give specific examples. (1500 character limit)</p>	<p>Local Authorities in the two target districts allocated land for construction of priority infrastructural projects as well as defining implementation parameters of the project.</p> <p>Visits to the Kismayo, Baidoa and Jowhar have taken place for discussions with the FMS authorities. FMS Ministries are supporting the Community Dispute Resolution Centres. The ministry of public works also gave suggestions on what could be included in the capacity building manuals for institutions for land management. The ministry was also instrumental in connecting UN-Habitat to the Land dispute committees.</p>
<p><u>Monitoring:</u> Is the project M&E plan on track? What monitoring methods and sources of evidence are being/ have been used? Please attach any monitoring-related reports for the reporting period. (1500 character limit)?</p>	<p>The procurement process of an M&E company to carry out the baseline assessment has been completed. Since it took sometime to get the company on board, we will consider the initial M&E to be a mid term review and we will still use it as an opportunity to assess the benchmarks in the baselines.</p>
<p><u>Evaluation:</u> Provide an update on the preparations for the external evaluation for the project, especially if within last 6 months of implementation or final report. Confirm available budget for evaluation. (1500 character limit)</p>	<p>The different agencies have M&E specialists who will review the activities on an ongoing basis. Additionally the The procurement process of an M&E company to carry out the baseline assessment has been completed. They will initially carry out a Mid-term review. The procurement process of an end evaluation will take place in August 2020.</p>
<p><u>Catalytic effects (financial):</u> Did the project lead to any specific non-PBF funding commitments? If yes, from whom and how much? If not, have any specific attempts been made to attract</p>	<p>No.</p>

<p>additional financial contributions to the project and beyond? (1500 character limit)</p>	
<p>Catalytic effects (non-financial): Did the project create favourable conditions for additional peacebuilding activities by Government/ other donors? If yes, please specify. (1500 character limit)</p>	<p>Yes. The consultations that have taken place have complimented the land conflict mapping that is ongoing for another project called EU Stabilisation.</p> <p>In addition the project is linked to Midnimo projects as a land policy and road map for implementation was developed in South West State; However, this project will support in its implementation and raising public awareness. It will also ensure that the policies developed are understandable and incorporated to people's daily lives.</p> <p>Additionally, the Berghof foundation already previously trained 46 influential people in Hirshabelle in conflict resolution and through this project we will be able to reach out to the same groups and build their capacity on land and land dispute information in order to bolster their capacity to resolve conflicts in their communities.</p>
<p>Exit strategy/ sustainability: What steps have been taken to prepare for end of project and help ensure sustainability of the project results beyond PBF support for this project? (1500 character limit)</p>	<p>Since the project works closely with the government officials and communities, it will ensure that the knowledge remains with them. Additionally, while the implementing agencies of the project are providing technical expertise, the implementation is greatly supported by the government and community. For instance, while for the land policy, UN-Habitat will provide technical support in its drafting, it will be drafted jointly by the officials and validated by them and the community. In addition, while UNDP has trained an intital group of people to carry out the community conversations,</p>
<p>Risk taking: Describe how the project has responded to risks that threatened the achievement of results. Identify any new risks that have emerged since the last report. (1500 character limit)</p>	<p>Flooding in Beletweyne and security challenges in other smaller target areas in Hirshabelle. Thus, UN-Habitat has developed mitigating measures to ensure broad reach in geopgraphical loactions that may be hard to reach including bringing the communities from these regions to more safer areas for consultations and trainings.</p>
<p>Gender equality: In the reporting period, which activities have taken place with a specific focus on addressing issues of gender equality or women's empowerment? (1500 character limit)</p>	<p>The project is driven by the spririt of gender inclusion as a means and effort. It aims to not only to improve their access to dipsute resolution but also incorporates them as decsions makers and change agents</p>
<p>Other: Are there any other issues concerning project implementation that you want to share, including any capacity needs of the recipient organizations? (1500 character limit)</p>	

1.3 INDICATOR BASED PERFORMANCE ASSESSMENT: *Using the **Project Results Framework** as per the approved project document or any amendments- provide an update on the achievement of **key indicators** at both the outcome and output level in the table below (if your project has more indicators than provided in the table, select the most relevant ones with most relevant progress to highlight). Where it has not been possible to collect data on indicators, state this and provide any explanation. Provide gender and age disaggregated data. (300 characters max per entry)*

	Performance Indicators	Indicator Baseline	End of project Indicator Target	Current indicator progress	Reasons for Variance/ Delay (if any)	Adjustment of target (if any)
Outcome 1 Increased access to justice, remedial and adjudication on land issues through an integrated framework of the various mechanisms guided by clear policy and legislation ensuring coherence in resolution	Indicator 1.1 Land tenure and property rights policy developed and approved	0	1	In Progress		
	Indicator 1.2 Proportion of land dispute cases in the target communities successfully resolved. (Disaggregated by gender and age)	0	50%	No Progress		
	Indicator 1.3 Percentage of people who have confidence in the state land	TBD	70%	No Progress		

	Performance Indicators	Indicator Baseline	End of project Indicator Target	Current indicator progress	Reasons for Variance/ Delay (if any)	Adjustment of target (if any)
of disputes.	management system (Disaggregated by gender and age)					
Output 1.1 Capacity of federal government and member states to advocate and influence policy on Land rights is enhanced	Indicator 1.1.1 No. of high level forums held on land, conflict and state building	0	2	In Progress		
	Indicator 1.1.2 No. of government officials trained on policy development. (Disaggregated by gender)	0	25	In Progress Training to be held on November 19-20. For government officials from Hirshabelle, Federal, Jubbaland and South West State		
Output 1.2 Improved citizen participation	Indicator 1.2.1 Number of community facilitators trained	0	15	25	Initial delay in the recruitment process of the international expert on community conversations and selection of NGOs. Implementation is now on track. Training	

	Performance Indicators	Indicator Baseline	End of project Indicator Target	Current indicator progress	Reasons for Variance/ Delay (if any)	Adjustment of target (if any)
on land issues dialogue processes with communities and state officials on land dispute resolutions	Indicator 1.2.2 No of communitiy conversations held (including women only CC)	0	18	No progress	of Master trainers finished, 5 from each FMS. These master trainers will train community facilitators in their respective FMS.	
Output 1.3 Establish an integrated justice system capacitated to address land disputes with increased compliance with women's rights	Indicator 1.3.1 Land dispute tribunal and committee established and functional.	0	2	No Progress		
	Indicator 1.3.2 Training curricula, number of religious, traditional and women leaders trained Number of	0	10	In Progress		

	Performance Indicators	Indicator Baseline	End of project Indicator Target	Current indicator progress	Reasons for Variance/ Delay (if any)	Adjustment of target (if any)
	exchange sessions No. of land dispute committee members trained on management of disputes cases (Disaggregated by gender)					
Output 1.4	Indicator 1.4.1					
	Indicator 1.4.2					
Outcome 2 Improved delivery of land administration and land rights services through institutionalization of	Indicator 2.1 Proportion of vulnerable and disadvantaged people effectively utilizing justice and remedial systems on land tenure issues	0	70%	No Progress		

	Performance Indicators	Indicator Baseline	End of project Indicator Target	Current indicator progress	Reasons for Variance/ Delay (if any)	Adjustment of target (if any)
appropriate infrastructure and information management systems, thus rebuilding the community's confidence in local authorities	Indicator 2.2 % of court decisions related to land disputes executed	0	50%	No Progress		
	Indicator 2.3 % of cases on land disputes addressed through the formal justice system;	0	60%	No Progress		
Output 2.1 Functional formal and community system, with proper information management on land cases to improve effective delivery of	Indicator 2.1.1 Functional information management systems in place	0	2	In Progress		
	Indicator 2.1.2 Number of district and community stakeholders trained	0	12	No Progress		

	Performance Indicators	Indicator Baseline	End of project Indicator Target	Current indicator progress	Reasons for Variance/ Delay (if any)	Adjustment of target (if any)
services on land disputes.	on the core concepts, principles and methodologies for land and land dispute information					
Output 2.2 Appropriate infrastructure for land administration, land management, civil and administrative adjudication is established or upgraded.	Indicator 2.2.1 Number of infrastructural capacity assessment reports generated.	0	2	2 Achieved		
	Indicator 2.2.2 Number of buildings with proper designs and costed BOQs agreed upon rehabilitated/developed and fully functional.	0	6	2 In Progress	Architectural designs and costed BOQs have been developed of Land Commission/Authority Offices in Baidoa and Kismayo.	Given the budgetary limitations to rehabilitate/develop new buildings, the project will develop 4 additional designs and costed BOQs to reach the target but will only support

	Performance Indicators	Indicator Baseline	End of project Indicator Target	Current indicator progress	Reasons for Variance/ Delay (if any)	Adjustment of target (if any)
						construction of 2 buildings
Output 2.3	Indicator 2.3.1					
	Indicator 2.3.2					
Output 2.4	Indicator 2.4.1					
	Indicator 2.4.2					
Outcome 3	Indicator 3.1					
	Indicator 3.2					
	Indicator 3.3					
Output 3.1	Indicator 3.1.1					
	Indicator 3.1.2					
Output 3.2	Indicator 3.2.1					
	Indicator 3.2.2					
Output 3.3	Indicator 3.3.1					

	Performance Indicators	Indicator Baseline	End of project Indicator Target	Current indicator progress	Reasons for Variance/ Delay (if any)	Adjustment of target (if any)
	Indicator 3.3.2					
Output 3.4	Indicator 3.4.1					
	Indicator 3.4.2					
Outcome 4	Indicator 4.1					
	Indicator 4.2					
	Indicator 4.3					
Output 4.1	Indicator 4.1.1					
	Indicator 4.1.2					
Output 4.2	Indicator 4.2.1					
	Indicator 4.2.2					
Output 4.3	Indicator 4.3.1					
	Indicator 4.3.2					
Output 4.4	Indicator 4.4.1					

	Performance Indicators	Indicator Baseline	End of project Indicator Target	Current indicator progress	Reasons for Variance/ Delay (if any)	Adjustment of target (if any)
	Indicator 4.4.2					

PART 2: INDICATIVE PROJECT FINANCIAL PROGRESS

2.1 Comments on the overall state of financial expenditures

Please rate whether project financial expenditures are on track, delayed, or off track, vis-à-vis project plans and by recipient organization: *delayed*

How many project budget tranches have been received to date and when do you expect to request the next tranche if applicable: 1, the release of the second tranche is projected to be triggered by June 2020.

What is the overall level of expenditure/ commitment against the total budget and against the tranche(s) received so far: \$ 357,718.51

If expenditure is delayed or off track, please provide a brief explanation (500 characters limit): The rate of expenditure is off track due to the length of time it took to put in place groundwork for the implementation of the project. Such groundwork was necessary to help steer the project and enhance coordination efforts but did not represent significant financial commitments. For many of the agencies, much of the work this first year was spent on preparing for the implementation of activities. In the next quarter expenditure will increase as many of the activities will be fully underway.

Please state what \$ amount was planned (in the project document) to be allocated to activities focussed on gender equality or women's empowerment and how much has been actually allocated to date: For GEWE a total of \$771,927.069 (30% of project total) was allocated in the project document. To date, about 6% of this total has been actually allocated through the outputs. By the next bi-annual report this figure should increase to at least 30% of the allocated amount in the project document.

Please fill out and attach the project document Excel budget Annex showing current project financial progress (**expenditures/ commitments to date**), using the original project budget table in Excel, even though the \$ amounts are indicative only.

8/5/2019

Field Assessment Report on Baidoa Land Commission Offices

[Baidoa, South West State – Somalia]



INTERNATIONAL ORGANIZATION FOR MIGRATION - IOM

Recovery Durable Solution Unit - RDS

Assessment Conducted by Eng. Duale SALAH

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Field Assessment Report

Executive Summary

Project: Construction of Baidoa Land Commission Offices.

Client: SWS - FG

Location: Baidoa, Bay region - Somalia

Date: 25/07/2019

GPS Coordinates and Location of the project

GPS data : Latitude :	3° 7' 3.35"N
Longitude :	43° 38' 42.35"E



Figure1: Projects site location

The proposed project is situated inside the compound of Baidoa municipality office adjacent to the Baidoa's Mayor office

In attendance:

Name	Title	Organization
Duale Salah Mohamed	Field Engineer	IOM-RDS
Hussein Hassan Mohamed	Program Assistant	IOM-RDS
Abdulkadir Abdinoor	CFT member/ Secretary of Baidoa Mayor Office	Baidoa Mayor Office

Project Data:

- Site dimensions
- Existing amenities and infrastructures

Scope of Works:

- Conduct a field assessment of the proposed construction activities to on the required rehab/construction works.
- Advise on any environmental impacts and mitigation factors associated with the rehabilitation/construction of the facility.
- Provide GPS coordinates for site locations and before photos of the site

Activities:

The IOM-RDS field Engineer together with the program staff and representative of Baidoa local authority was able to conduct a site visit to assess and document the proposed facility of Baidoa Land Commission Offices. The scope of the works was discussed and thereafter data collection was done as dated below.

Starting date of the assessment: 26th July 2019

Completion date of the assessment: 27th July 2019

Commencement of construction date: ASAP

Completion of construction date: Early 2020 (Estimated)

Assessment Activities:

The following elements were inspected and assessed:

- Site topography
- Accessibility of the site
- Site Orientation
- Visual Appreciation of the type of the soil
- Vegetation
- Site photos
- Measurement of existing structures
- Measurement of site for new structures.

Challenges:

- ✚ Baidoa is a relatively peacefully town and one of the safest in South Somalia, hence there will be no worries/obstacles when it comes to carrying out a construction works or implementing a new project by any international organizations.
- ✚ Competent contractors can be found on ground, no challenges on availability of construction material and skilled laborers.

Consequently, no challenges have been observed or forecasted during the assessments.

Project Cost:

The project cost will be subject to assessment and formation of Bill of Quantities. But roughly it should cost around \$150K -\$170K.

Project components:

The Baidoa Land Commission requested and prioritized;

- ✚ Five room offices
- ✚ Conference room
- ✚ PV grid system for energy provision
- ✚ Elevated & Underground storage tanks
- ✚ Washrooms

Site Photos:



Figure 1 - Proposed space of the new building



Figure 2 - Existing building to demolish and cart away debris from the site

Deliverables:

Upon the completion of the assessment, the following deliverables will be provided,

- ✚ Detailed assessment Report (with before photos, scope of work etc.)
- ✚ GPS coordinates for the location (New sites and existing infrastructure)
- ✚ Projection/Work plan in standard format (Excel or MS project)
- ✚ Architectural design (In standard IOM blueprint format)
- ✚ Bill of Quantity (Detailed and in standard IOM format)

Conclusion and Recommendations:

After successfully carrying out the assessment deeds, I was able to originate the preliminary draft design of the project. In order to lessen and condense the project cost, I had to discern to design a simple sloping roof structure/house with having the primary prioritized and requested components by the land commission offices. However, during the designing stage, the Baidoa Mayor has conversed with me and cited that they are experiencing a space challenge in the compound since lots of buildings are being placed in the compound, he also stated that the five offices that IOM is going to build should not be enough to serve such immense population. However, as he mentioned, they have a plan to enlarge the working spaces as soon as IOM construct the offices. Thus, In order to benefit the constructed building and save a space, they requested to consider designing and constructing a structure/house with concrete roof slab instead of iron sheet roof structure to enable further development into a two-story building for the imminent future.

Summary

Based on the above assessment the main construction and installation works will involve;

- ✚ Mobilization of materials to the site
- ✚ Site clearance
- ✚ Demolishing work
- ✚ Excavation works
- ✚ Concrete works
- ✚ Roofing works
- ✚ Walling
- ✚ Mechanical / Electrical installations
- ✚ Finishes.
- ✚ Solar installations

ENVIRONMENTAL IMPACT ANALYSIS

Background

The principle measure of sustainable development is that all activities which are carried out to achieve development must consider the needs of environmental conservation for the sake of the future generation. The proposed project seeks to achieve these needs during all its stages of design life that is design, implementation and final commissioning.

- ✚ The following environmental issues were considered during the assessment
- ✚ Placing of litter bins around the vicinity to avoid environmental pollution
- ✚ Use of small but efficient cisterns in washrooms to reduce overall water demand

Construction Inputs / Raw Materials

The construction and operation phases of this project will utilize a lot of inputs and raw materials. The proponent and contractor are expected to procure facility materials from licensed dealers. Besides, they must meet both local and international safety and quality standards.

Main inputs during construction include building blocks, sand, gravel, and machine cut construction stones, timber for making structural formwork and interior design.

Others are concrete blocks, pre-cast units for drains, PVC pipes for sewer and water reticulation, and water tanks. Window casement and glasses, earthmovers, spades and other hand-held tools are also to be used during construction.

Technology and Activities

The contractor shall employ modern and best facility technologies. They should not be inferior to locally and internationally established facility standards. Construction of these units will involve ground excavations; making foundations; building courses; and roofing. This will be followed by fixing water pipes, connection to the Baidoa water sewer system and furnishing the facility.

Description of the project's construction activities

Excavation / Earthworks

In order to prepare the site for construction of the facility, a lot of excavations will be carried out. In this regard, earthmoving machinery and human labor will be relied upon. Debris and excavated materials from earthworks, especially soil and stones will be used in various construction activities while those of no use will be dumped in sites identified by the County government.

Foundation and Masonry

Completion of excavations will be followed with setting a foundation for the building. Thereafter masonry which entails building courses, floors, pavements, drainage systems and perimeter fence will take place. Other masonry activities include stone carvings, concrete mixing, and plastering, slab construction, reinforcing walls/lintels and curing of walls.

Electrical Works

Electrical work during construction will involve installation of electrical gadgets and appliances including electrical cables, lighting apparatus, sockets etc. In addition, there will be other activities involving the use of electricity such as welding and metal cutting.

Plumbing and Sewerage Works

Plumbing will entail fixing pipes water pipes and conduits to the local authority Water sewer system. Likewise, storm water will be channeled to a peripheral storm water drainage system. Plumbing activities include metal and plastic cutting, the use of adhesives, metal grinding and wall drilling among others.

Non-Hazardous Materials

The store for non-hazardous materials will be accommodated within the site office.

Hazardous Materials

Hazardous materials shall include paints, oil, grease and fuel. The store for these materials shall have iron sheet walling and roof and a waterproof concrete floor to contain spills. Storage and handling of all Hazardous chemicals shall be in accordance with manufacturer's instructions as outlined on the material safety data sheets.

Bulk Construction Materials

The bulk materials to be stored on site include sand, ballast, stones, cement, quarry chips and timber. These materials will be sourced from external suppliers. However, to avoid material accumulation with potential for obstructing site activities, inducing safety hazards and creating a nuisance in the neighborhood. Timber will be used mainly for roofing, formwork, ceiling, joinery and other carpentry needs. Formwork timber will be fixed at the site. Consideration will be given to the working area and material storage requirements to ensure there is no conflict with the movement of the workers.

Environmental, Health and Safety Issues Associated with Material Handling & Storage

- ✚ Fire
- ✚ Smelly emissions
- ✚ Stockpiling of bulk materials
- ✚ Spills of materials
- ✚ Direct contact

Potential Environmental impact

- ✚ Loss of life and/or property
- ✚ Nuisance to neighbors and staff
- ✚ Obstruction to movement
- ✚ Diverse human health
- ✚ Surface water pollution through storm water runoff
- ✚ Underground water pollution through leaching

Proposed Mitigation Measures

- ✚ Provide adequate number of firefighting equipment
- ✚ Train staff on spill response and management
- ✚ Keep a record of all materials used at the site
- ✚ Provide workers with personal protective gear including gloves, respirators, safety boots and coveralls
- ✚ Maintain a file on material safety data sheets
- ✚ Use drip trays to collect waste oil and lubricants from stationery plant such as concrete mixers and during servicing
- ✚ Implement a regular servicing and inspection program on fire equipment
- ✚ Bulky materials to be delivered in installments and replenished according to the rate of consumption

Environmental, Health and Safety Issues during operation phase

- ✚ Wastewater/Sewage disposal
- ✚ Lighting
- ✚ Ventilation
- ✚ Fire
- ✚ Solid waste disposal
- ✚ Increased demand for electricity
- ✚ Operation of the water pump
- ✚ Insecurity

Potential Negative Environmental impact

- ✚ Adverse human health
- ✚ Nuisance to neighbors especially in the neighboring estates.
- ✚ Aesthetic degradation to the natural environment.
- ✚ Loss of life and/or property
- ✚ Contamination of soil-loss of biodiversity
- ✚ Increased pressure on existing power supply
- ✚ Damage to different equipment in the premises

Proposed Mitigation Measures

The project proponent shall implement the following health and safety measures during the operation phase of the project:

- ✚ Discharge all wastewater and sewage into the council sewerage system.
- ✚ Install in the building, appropriate firefighting equipment including portable fire extinguishers
- ✚ Ensure all firefighting equipment are inspected and maintained at least once in a period of one year
- ✚ Employ a security guard.
- ✚ Provide suitable solid waste containers at strategic positions
- ✚ Maintain a file on dully filled copies of solid waste tracking documents from the waste transporter
- ✚ Provide suitable lighting systems in all rooms.
- ✚ Implement appropriate energy conservation measures
- ✚ Employ a cleaner to ensure all open places like staircases and the compound are kept clean
- ✚ Maintain on site, with the security guard and the caretaker, telephone contacts for emergency public service providers.



FIELD ASSESMENT REPORT

PROJECT : Rehabilitation of Kismayo Land Authority

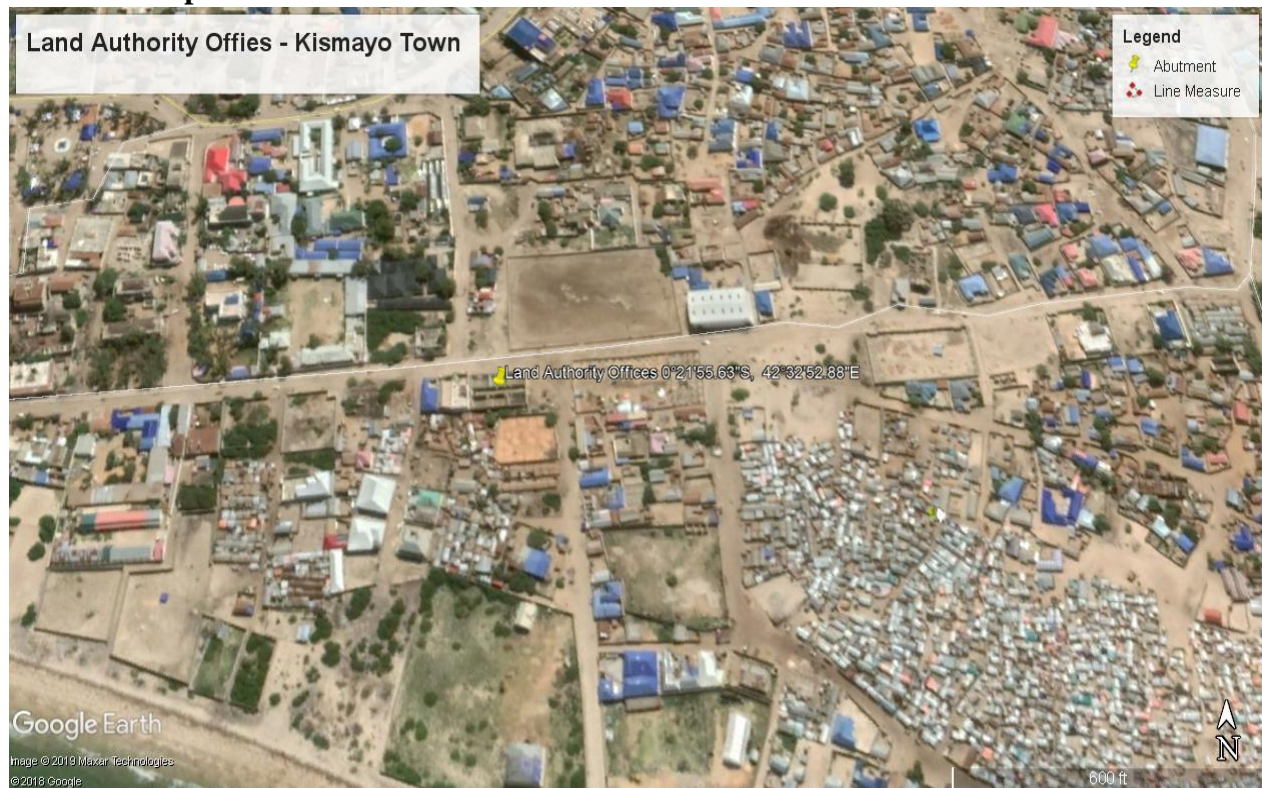
CLIENT : Kismayo Land Authority

LOCATION : Kismayo, Jubbaland State of Somalia

DATE : 04th September 2019

GPS Coordinates: Latitude (0° 21'55.63"S)
Longitude (42°32'52.88"E)

Location Map:



CONSTRUCTION ASSESSMENT REPORT

In attendance;

1. Engr. Abdirisak Dirie – IOM-RDS Engineer
2. Hilowle Abdirahman – IOM-RDS
3. Engr. Keyd – Kismayo Land Authority

Project Data

Scope of work;

- Five roomed offices for Land Dispute Committee and Land Committee
- 1 office for Engineer's operational boardroom
- One public conference room
- External Toilets
- Air conditioner and solar system for energy provision.
- Elevated Structure with PVC tank
- Perimeter wall and Gates for security purpose
- Simple Wooden structure guard tower
- Parking and land escaping

Starting date of the assessment:

04th September 2019

Completion date of the assessment:

04th September 2019

Commencement date of the project

ASAP

Completion date;

December 2019 (Estimated)

Project cost.

The project cost will be subject to assessment finding, agreeing the scope of works and formation of BOQ

CONSTRUCTION ASSESSMENT REPORT

Activities:

A site visit was made and assessment carried out on 04th September 2019 by IOM-RDS Engineer together with Hilowle (IOM-RDS staff) and Engineer Keyd (Kismayo Land Authority Engineer).

We discussed the scope of the proposed Rehabilitation of Kismayo Land Authority location in detail and thereafter relevant data collection started which lasted for one complete days.

After that the RDS Engineer had a meeting with Kismayo Land Authority Engineer, a lengthy discussion was carried out mainly about the location of the structure that we are going to rehabilitate and we took some photos and GPS location as well.

Assessment Activities,

- Site topography.
 - Accessibility to the site
 - Site orientation
 - GPS Coordinates
 - Site photos (Before Photos)
 - Measure proposed site for the Rehabilitation of Kismayo Land authority

ENVIRONMENTAL IMPACT ASSESSMENT AND MITIGATING MEASURES.

Construction Inputs / Raw Materials

The construction and operation phases of this project will utilize a lot of inputs and raw materials. The proponent and contractor are expected to procure facility materials from licensed dealers. Besides, they must meet both local and international environmental safety and quality standards.

Main inputs during construction include sand, gravel, cement, artificial grass, steel pipes for structural steel columns and beams, electrical and paintings as well. Others are earthmovers, spades and other hand-held tools are also to be used during earthworks.

Technology and Activities

The contractor shall employ modern and best facility technologies. They should not be inferior to locally and internationally established facility standards. Construction of these units will involve

CONSTRUCTION ASSESSMENT REPORT

site clearance, excavation of foundations, steel fixing, laying artificial grass on the football field and finishes.

Hazardous Materials

Hazardous materials shall include paints, oil, grease and fuel. The store for these materials should be adequate and safe enough. Storage and handling of all Hazardous chemicals shall be in accordance with manufacturer's instructions as outlined on the material safety data sheets.

Bulk Construction Materials

The bulk materials to be stored on site include: sand, ballast, stones, cement, steel pipes for structural columns and beams. These materials will be sourced from external suppliers. However, to avoid material accumulation with potential for obstructing site activities, inducing safety hazards and creating a nuisance in the neighborhood. Timber will be used mainly for formwork. Formwork timber will be fixed at the site. Consideration will be given to the working area and material storage requirements to ensure there is no conflict with the movement of the workers.

Environmental Health and Safety Issues Associated with Material Handling & Storage

- ❖ Fire may be caused due to welding and joining of components.
- ❖ Noise pollution due to cutting, welding, transportation etc.
- ❖ Smelly emissions. Paints, insecticides and gases due to welding and painting
- ❖ Stockpiling of bulk materials. Accessibility due to bulk storage. Materials could also rust and produce corrosive substances.
- ❖ Risk of injury due to poorly stored materials
- ❖ Spills of materials and hazardous chemicals (Paints and insecticides)
- ❖ Direct contact with hazardous materials

Potential Environmental Impacts

- ❖ Loss of life and/or property due to fire
- ❖ Nuisance to neighbors and staff. Noise due to cutting, welding and forming steel components
- ❖ Obstruction of movement due to ongoing works due to improper storage of materials
- ❖ Diverse human health. Pollution due to gases emitted during welding and painting

CONSTRUCTION ASSESSMENT REPORT

- ❖ Surface water pollution through storm spillage

Proposed Mitigation Measures

- ❖ Train staff on fire response and management (By awardee)
- ❖ Keep a record of all materials used at the site.
- ❖ Proper storage to allow for access
- ❖ Provide workers with personal protective gear including gloves, respirators, safety boots and coveralls
- ❖ Use of skilled laborers for specialized duties
- ❖ Maintain a file on material safety data sheets
- ❖ Use drip trays to collect waste oil and lubricants from machinery such as concrete mixers and during service.

CONSTRUCTION ASSESSMENT REPORT

Site Photos:



Photo 1 taken 07th January, 2019 showing the proposed location of the football pitch



Photo 2 taken 07th January, 2019 showing the proposed location of the football pitch

CONSTRUCTION ASSESSMENT REPORT



Photo3 taken 07th January, 2019 showing the proposed location of the football pitch



Photo 4 taken 07th January, 2019 showing the proposed location of the football pitch

CONSTRUCTION ASSESSMENT REPORT

Summary:

Based on the above assessment the main construction and installation works will involve;

1. Mobilization of materials to the site
2. Site clearance
3. Demolishing work
4. Excavation works
5. Concrete works
6. Roofing work
7. Walling
8. Mechanical / Electrical installations
8. Finishes.
9. Solar installations

Prepared by:

Name: Abdirisak Osman Dirie

Designation: RDS-IOM Engineer

Date: 04th -09-2019

Sign: 