

## SBF Project Implementation Monitoring Report

### Sri Lanka: Support to Colombo Urban Regeneration Project

#### 1. Project Information

Project ID:	000081	Investment Number:	L0081A
Member:	Sri Lanka	Region:	South Asia
Sector:	Urban	Sub-sector:	Urban Housing
Financing Type:	<input checked="" type="checkbox"/> Loan <input type="checkbox"/> Guarantee	Co-financier(s):	N/A
Borrower:	The Democratic Socialist Republic of Sri Lanka		
Implementing Agency:	Ministry of Urban Development, Water Supply and Housing Facilities (MUDWSHF) Urban Development Authority (UDA)		
Project Team Leader:	Toshiaki Keicho		
Site Visits:	Project launch mission: July 1 to 5, 2019 Supervision mission: October 14-21, 2019 Visit to brief the new Secretary of project status: December 16-17, 2019 Technical mission focusing on social issues: January 20-23, 2020		

#### 2. Project Summary and Objectives

The project supports the Government of Sri Lanka's (GoSL) Urban Regeneration Program (URP), launched in 2011, aimed at improving housing conditions and services as well as reducing inefficient land use in the city of Colombo by resettling roughly 50,000 low-income and lower-middle-income households from low-rise neighborhoods into high-rise apartment complexes. This is intended to free up centrally located land for public purposes such as urban infrastructure and parks as well as commercial redevelopment. The proposed Project is supporting Phase III of the URP and will also address key technical, financial, environmental, social and other policy issues with the aim of improving the efficiency, equity and sustainability of the larger program.

#### 3. Key Dates

Approved:	4 April 2019	Signed:	25 April 2019
Effective:	22 July 2019	Restructured (if any):	N/A
Orig. Closing:	31 December 2025	Rev. Closing (if any):	N/A

#### 4. Disbursement Summary (USD million)

a) Committed:	200	b) Cancelled (if any):	-
c) Disbursed:	0	d) Most recent disbursement: (amount /date)	- /-
e) Undisbursed:	200	f) Disbursement Ratio (%) <sup>1</sup> :	0

<sup>1</sup> Disbursement Ratio is defined as the volume (i.e. the dollar amount) of total disbursed amount as a percentage of the net committed volume, i.e.,  $f = c / (a - b)$

## 5. Project Implementation Update

Two site-specific Resettlement Action Plans (RAPs) had been prepared, prior to Board approval for the Madampitya Road and Obeysekarapura sites, as these two sites were to be vacated before the construction of the housing schemes were to be commenced at these sites. Since then, the Obeysekarapura RAP was revised and is now being implemented. The Madampitya RAP is currently being reviewed aiming to improve it before its implementation.

The procurement process of three apartment buildings under Component 1 has reached the final stage and is awaiting cabinet approval.

The first site selected for Component 2 is now being reviewed for environmental and social aspects before commencing a planning and design study.

The procurement process for consultancy services to review and improve the URP policies under Component 3 is expected to start by the end of January 2020.

Components	Physical Progress	Environmental & Social Compliance	Procurement	Financial Management
Component 1: Construction of 5,500 housing units across 8 or 9 multi-storey apartment complexes. (USD180m)	N/A	Project Affected Households (PAHs) on Obeysekarapura site relocated. The revised RAP is being implemented.	Procurement of works for three apartment buildings has reached the final stage.	N/A
Component 2: Provisions for planning, basic infrastructure, and marketing (in the case of commercial redevelopment) to facilitate redevelopment of newly vacated land. (USD45m)	N/A	Not started.	N/A	N/A
Component 3: Technical Support and Project Management (USD16m)	N/A	Procurement for reviewing URP policies needs to be expedited.	PMU fully established and moved to a new space. Both E&S capacity and IT equipment are being addressed, but not fully satisfactory yet.	N/A

## 6. Status of the Grievance Redress Mechanism (GRM)

A three-tier GRM is being used. The bottom two tiers at the local and Ministry level, respectively, are operational. The third tier has just been established including representatives from various ministries, an independent lawyer and a civil society group representative.

## 7. Results Monitoring

Project Objective Indicators	Baseline (Q2 '19)	Q2 2020		Q2 2021		Q2 2022		Q2 2023		Q2 2024		End Target (Q2 2025)	
		Target	Actual	Target	Actual	Target	Actual	Target	Actual	Target	Actual	Target	Actual
1. Aggregated number of beneficiaries (households) that move from underserved settlements to newly constructed housing with improved utilities and facilities and under improved resettlement practice	0	0	-	0	-	0	-	2,000	--	4,000	-	>5,000	-
2. New URP policies (with improvement on the housing allocation, transfer and management and acceptable to the Bank) adopted (Yes/No)	No	No	-	No	-	Yes	-	Yes	-	Yes	-	Yes	-
3. % of value increase of the land made available for redevelopment under the project compared with the government's baseline price	N/A	N/A	-	N/A	-	>30%	-	>30%	-	>30%	-	>30%	-
4. Updating the City Guidance Plan of Colombo (P=in Preperation, A=Adopted)	N/A	P	No	P	-	P	-	A	-	A	-	A	-
Intermediate Result Indicators	Baseline (Q2 '19)	Q2 2020		Q2 2021		Q2 2022		Q2 2023		Q2 2024		End Target (Q2 2025)	
		Target	Actual	Target	Actual	Target	Actual	Target	Actual	Target	Actual	Target	Actual
1. Aggregated number of housing units constructed using the improved technical design and standards	0	0	0	0	-	2,000	-	3,500	-	4,500	-	5,500	-
2. Area of redeveloped land used for public and high-value uses (Acres)	0	10	0	20	-	35	-	55	-	75	-	>92	-
3. Percentage of SWM grievances addressed.	0					50						80	

### Remarks:

The status of year 1 targets will be recorded in the PIMR for Q2 2020.