



ODRA-VISTULA FLOOD MANAGEMENT PROJECT

PAŃSTWOWE GOSPODARSTWO
WODNE WODY POLSKIE [STATE
WATER HOLDING POLISH WATERS]

17.08.2022





ODRA - VISTULA FLOOD MANAGEMENT PROJECT

Public consultations
for

Land Acquisition Action Plan draft

under 2B.2/1 Task

FLOOD MANAGEMENT FOR THE BIAŁA ŁĄDECKA
RIVER AND MORAWA STREAM



Introduction:

- mainly renovation and reconstruction works have been planned to improve the technical condition of the existing regulatory structures of the riverbed and to consolidate the course of the riverbed,
- small parts of the plots will be seized, mostly neighbouring the river,
- the number of plots to be seized is great, owing to the linear nature of the investment,
- seizures of the real properties will not necessitate physical or economic resettlements.



LAAP DRAFT 2B.2/1 – ŁĄDEK ZDRÓJ

The following have been planned under the Task:

- re-profiling of the existing regulation walls and slope revetments by cleaning and completing the joints, making up for the stone cavities, increasing the wall crest level, reinforcing the wall by making a hardstrip by excavating a trench in the bottom of the bed and then a concrete screed under the foot of the wall,
- sectional demolition of destroyed regulatory walls and reconstruction of regulatory walls in the place and along the route of the existing ones,
- revetments along the banks (incl. improvement of the bank line) with underpinned rip-rap,
- ichthyological unblocking by building boulder bar ramp in the former river bed of the millrun, without changing the river bottom level for the headwater and tailwater of the facility,
- ichthyological unblocking in the river bed of Biała Łądecka at km 26+414 by building a rapid,
- renovation of three water barrages within the spillway crest area and bottom revetments within the river bed of Biała Łądecka
- increasing the capacity of the riverbed by local liquidation of debris remains from the river bed, i.e. in the bridge clearance,
- repairing the streams estuaries: Wiosennik, Wądół, Przyrwa and Rudawka.



LAND ACQUISITION ACTION PLAN

- The document required by the World Bank
- It conforms to the Polish regulations.
- It contains the procedures and requirements concerning seizure of real properties for the purpose of constructing flood protecting structures and granting compensations.
- It shows the category of the individuals entitled to compensations for the seized real properties.
- The document draft is subject to public consultations.

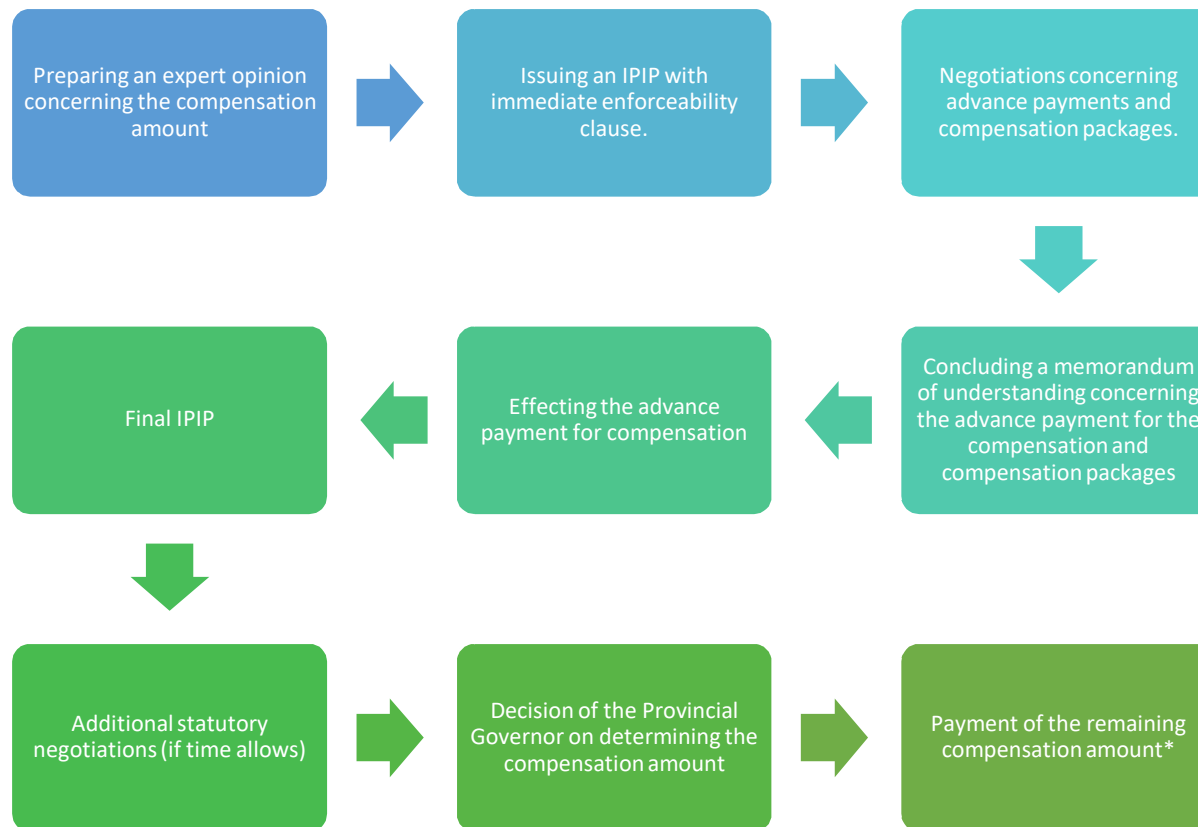


WHO WILL BE ENTITLED TO COMPENSATIONS?

- The owners
- Perpetual users
- Tenants, lessees, users



COMPENSATION FOR LOSS OF A REAL PROPERTY - FURTHER STAGES



** If compensation determined by the Province Governor is higher from the effected advance payment*



SPECIAL ADVANCE PAYMENT PROCEDURE

- The procedure proposed specially for the 2B contracts, agreed upon with the World Bank.,
- Problem: pursuant to the regulations, compensation cannot be paid until the IPIP [Investment Project Implementation Permit] becomes final. BUT: The Investor can seize real properties yet before the IPIP finality
- Solution: effecting the advance payment for compensation, pursuant to the expert opinions of the real estate market,
- Amount of the advance payment: 70 % of the real property value determined in the expert's report,
- Finally the compensation amount will be determined by the Lower Silesia Provincial Governor based on the property appraisal report after the IPIP becomes final,
- Accepting the advance payment does not impact the proceedings before the Provincial Governor - it does not mean consent to the compensation amount determined in the expert opinion,
- Once the Provincial Governor (or the Minister, if the Provincial Governor's decision is appealed against) has issued a decision determining the compensation amount, the Investor shall pay the difference (the determined compensation minus the advance payment)





EXPERT OPINION OF THE REAL ESTATE MARKET

- Prepared by an expert valuer,
- Based on the real properties data from the land and mortgage register, the cadaster, the local spatial development plan and land valuation maps,
- the expert valuer will section off groups of real properties based on their similarities,
- the expert valuer will carry out market analyses for the sectioned off groups of real properties,
- the expert valuer will specify ranges of transaction prices of such similar real properties, according to:
 - the current intended use of the real properties,
 - permitted use of the real properties, resulting from the expropriation purpose.



COMPENSATION FOR PERMANENT RESTRICTION IN USING THE REAL PROPERTIES

Compensation form: Cash compensation

Compensation amount: Compensation for the market value loss of the real property

Additional information:

- The compensation is paid pursuant to the decision of the Lower Silesia Provincial Office
- The Investor bears all the transaction costs
- If requested so by the real property owner, the property can be bought up and the compensation is paid in the form and amount concerning the real property loss



COMPENSATION FOR LOSS OF INCOME

Compensation form: Cash compensation

Compensation amount: Income lost due to the investment project

Additional information:

- The compensation is paid pursuant to an expert's opinion
- The Investor bears all the transaction costs
- The compensation for loss of income can only be paid pursuant to a memorandum of understanding with the Investor



COMPENSATION FOR TEMPORARY REAL PROPERTY OCCUPATION

Compensation form: Cash compensation

Compensation amount: The amount is as for the real property hire or lease

Additional information:

- After completion of the construction works, the real property will be restored to its previous condition



ODRA - VISTULA FLOOD
MANAGEMENT PROJECT

THANK YOU FOR ATTENTION

10.10.2020



Projekt Ochrony
Przeciwpowodziowej
w Dorzeczu Odry i Wisły



