

Land Prices - for BTC and South Caucasus Pipeline Compensation Calculation

The projects have endeavoured to determine a fair land value through several methods and studies. Below are the State Land Replacement Fee figures which are derived from the tables in the Law of Georgia “On Compensation of Compensatory Land Cultivation Costs and Sustained Damages in Case of Allocation of Agricultural Land for Non-agricultural Purposes.” These are the figures that the projects will use as a basis of offers on land that will be acquired. These figures are significantly higher than identified market values.

Only the land that falls into the 44 meter construction corridor will be purchased. A minimum payment of 300 GEL will be made, no matter how small the piece of land within the 44 m construction corridor is. The type of land - arable or pasture - and the irrigability will be as per the public register. The projects have modified the SLRF to offer a minimum of 20,400 Georgian Lari per hectare for non-irrigated pastureland.

LAND VALUE (GEL/ Ha)

Region	ARABLE		PASTURE	
	Irrigated	Non-irrigated	Irrigated	Non-irrigated
Gardibani	68,002	34,001	40,800	20,400
Marneuli	68,002	34,001	40,800	20,400
Tetritskaro	54,858	27,429	32,914	20,400
Tsalka	50,572	25,286	30,344	20,400
Borjomi	39,714	20,400	23,830	20,400
Akhaltstikhe & Adigeni	52,858	26,429	31,714	20,400
Rustavi Housing Allotments	78,202			