



Chouf	Khirbit Bisri	8	12, 2	8	1	0	0	0
	Maazet el Daher	55	42, 2	96	2	2	1	35
	Bsaba	1	0,4	1	0	0	0	0
	Mazraat El Chouf	7	4, 3	16	0	0	0	0
Jezzine	Bisri	79	44. 2	153	65	0	0	0
	Haref	55	24.00	107	32	0	6	0
Total		205	127.3	281	100	2	7	35

4. The Social safeguard expert, visited Jezzine area et was accompanied by Mr. Elie Moussalli, Project Director, CDR, Mrs. Lamia Mansour, Environmental Specialist, CDR, Mr. Chaogang Wang, Social Specialist, the World Bank, and Miss Sally Zgheib, Water supply and sanitation specialist, the World Bank. Data collection and information was obtained through review of project documents, discussions with CDR experts, including the project director, interviews in the field with workers, refugees, and the Mayor of Haref Village Mr. Antoin Wehbe. Information was triangulated with direct observation in the field.

## Finding

### ***Launch of the resettlement and compensation process***

5. In term of procedure, the land acquisition and compensation process is launched in accordance with the national legislation and in line with Bank requirements and has followed, so far, the steps described in the RAP:

- Consultation with the PAPs conducted in a participatory manner: The consultation with the PAPs started during the preparation of the RAP and continues as needed and when requested by the PAPs. Discussions with PAPs show that the population is well informed about the project's importance at the national level and its impact on the local communities. Even the interviewed refugees were well informed about the project. So far, consultation with the PAPs and other stakeholders appears to be a process rather than a one time event;
- Socio-economic study, census and identification of the PAPs and their affected assets: For the first phase (Chouf and Jezzine), the PAPs and their assets have been identified and classified in homogeneous groups, namely (1) Land owners living on site (381households); (2) Absentee landowners (100 households); (3) Tenants (2 households); (3) Laborers (7 households); and (4) displaced people from Syria (35 households).

- Promulgation of a cutoff date at the end of the census: Immediately after the completion of the census, a cutoff date was announced in the project area (March 20, 2014) and made public, stating that any person, family or entity that settles in the project area after the cutoff date will be considered illegal and will not be eligible to any compensation.
- Promulgation of the expropriation decree, referenced 2066, in both Mount Lebanon and South Lebanon (dated 27/5/2015); and
- Engagement of two expropriation commissions (EC): One for Mount Lebanon, and one for South Lebanon. Each commission is headed by a Judge, and its decision is bidding. The role of these two commissions is to conduct hearing sessions with the PAPs with the presence of the CDR, receive and record their complaints, negotiate the unit prices for land acquisition and other assets on an amicable basis, and issue compensation decisions accordingly. This procedure is in line with Bank requirements for three reasons: (i) the end price is equal or superior to the cost of replacement; (ii) If this negotiation procedure succeeds, then CDR proceeds with the payment within a period of one to two months; and (iii) If, on the other hand, the negotiated procedure fails, then the concerned PAP can take his/her case to the appeal court. In that case CDR consigns the initially proposed compensation amount in an escrow account.

6. So far, this procedure is in conformity with both Bank requirements and the national legislation in term of involuntary displacement and compensation. According to the head of the expropriation unit within CDR's legal department, Mr. Ali Abdel Baki, these procedures are duly documented.

### ***Eligibility procedures***

7. For phase one, CDR has identified 525 households eligible to monetary compensation or some sort of assistance, depending on their status. These PAPs have been classified in four categories. These are:

- Landowners living on site: They are the most dominants: 381 households representing over 72.5 % of all PAPs. They are eligible to monetary compensation for all lost assets. According to CDR, the proposed compensation is equal or exceeds the cost of replacement. This statement will have to be verified during next ESP mission. So far, there are no known complains on this point;
- Absentee landowners: There are 100 households, representing 19 % of all PAPs. They are eligible to monetary compensation, the same way as the preceding category;
- Tenants with or without contract: There are only two tenants, representing 0.4% of all PAPs. They are eligible to compensation for any verifiable investment done directly by them on the rented land. These are generally seasonal and short term tenants. CDR would start construction work after the harvests and after an early notice to avoid unnecessary losses to those tenants who will seek tenancy locally, in areas not affected by the project, the same way they have always done;
- Lebanese seasonal workers: There are 7 seasonal workers, representing less than 1.4 % of all PAPs. Because of their status of seasonal workers, working with no official contract and as needed, it will be difficult to find a form of compensation legally sound and justifiable. With or without the project, this category does not enjoy

- job security. They will, either continue working with the landowners on different land not affected by the expropriation process or find a seasonal job outside the site. If requested, CDR could help them find a job elsewhere;
- Displaced people: there are 35 displaced households, all Syrians, representing less than 7 % of the total PAPs. Although WB safeguard policy OP/BP 4,12 does not apply to displaced people due to an act of God or to an armed conflict or any other man-made disaster, these are vulnerable people who live in poverty and survive thanks to UNHCR donations and petty jobs. If displaced without support, their situation will further deteriorate. It is thus indispensable that CDR commits itself to (i) coordinate with UNHCR to relocate those families in a close by area and provide them with the same or better shelters, and (ii) make arrangements with the contractors to provide them with job opportunities when construction works start. This should be mentioned in the contractors's "cahier des charges". Without those measures, a reputation risk will be at stake.

8. For all categories, if PAPs' homes should be destroyed and/or go under water, then a compensation for their loss should be planned and completed using the same approach as described above for the affected productive assets;

***Issues to be addressed and recommendations:***

9. So far, the procedure, steps and rationale followed and adopted by CDR to implement the project's resettlement and compensation component is clear and in line with the country policies and Bank requirements, and in conformity with the RAP's prescription. As a start and so far, this is satisfactory and meets international standards. However, in order to be in full compliance with donors's requirements in terms of land acquisition, involuntary displacement and compensation, the following next steps should be completed:

**Internal monitoring:**

10. CDR's expropriation unit is staffed with a competent social scientist who, among other tasks, is in charge of internal monitoring. There are, however, no monitoring reports or field visits program or any documentation or reports that can be used to draw lessons and make recommendations. The mission recommends that by end September, 2016: (i) a three month field visit program be prepared by the expropriation unit and submitted to the project director in order for him to plan for adequate means of transportation; (ii) each field visit should be sanctioned by a report whose information should be added to the socioeconomic profile that the expropriation unit has already prepared for each PAP; and (iii) at the end of each three month period a concise report containing operational recommendations should be prepared and submitted to the project director and to the donors to make changes and adjustments as needed. Such a field visit program should be repeated every three months until the whole resettlement component is completed;

**Implementation plan:**

11. The resettlement component should be implemented along the line of a clear and complete implementation plan that the project management should prepare, also by the end of September, 2016, to increase transparency and facilitate the implementation and monitoring processes. This should be done for each of the three implementation phases of the RAP. In relation to phase one, an implementation plan should be prepared for each of Chouf and

Jezzine. Table 2 is an aggregated model the mission proposes to the project management. It can be modified and improved as needed.

**Table 2: Implementation Plan:  
Disbursement of compensation per location and per phase**

	Total PAPs	Total PAPs paid to this date	Percentage of paid PAPs	Total compensation budget (USD)	Total disbursed compensation	Percentage of disbursed compensation	Remarks
Resident landowners							
Absentee landowners							
Tenants							
Lebanese workers							
War displaced people (Syrians)							
Total							

**Note:** Monetary compensation might not be an option for the Lebanese workers or the displaced people. In that case the appropriate action taken should be described in the remark section.

**Grievance redress mechanism (GRM):**

12. Presently, there is no official GRM put in place. However, informally, there is a communication system through which issues are conveyed and discussed with CDR. This, of course needs to be formalized. As conceived by CDR, the GRM will consist of the preparation of an information booklet that would contain information as to how to officially contact CDR in case of complains or even requests for additional information. The booklet will be in Arabic and its content will be discussed in an information sharing workshop to be held end September 2016 in the project area. In addition to CDR staff, participants would be representatives of all categories of PAPs, local authorities, and representatives of civil society. This booklet idea is

practical and operational and is endorsed by the social safeguard expert of the ESP who proposes the following suggestions:

13. The booklet would be organized in four sections

**Section one:** Presentation of the objective of the booklet which would be threefold: (i) provide concise information on the project and its components; (ii) provide information on the land acquisition procedure, and (iii) provide information on the proposed internal grievance redress mechanism (one page)

**Section two:** A general information on the project with emphasis on its components, its impacts nationally and locally (One page maximum).

**Section three:** Explanation of the process of land acquisition and compensation according to the national legislation, including the right of the PAPs to appeal amicably and ultimately, through the legal system (one page to 1and1/2 pages).

**Section four:** Description of the proposed grievance redress mechanism (GRM). This section should cover the following (two pages maximum):

- Who are the stakeholders;
- Who the stakeholders should contact locally when and if needed (designation of a focal point/liaison person);
- What are the duties of the local point/liaison person;
- Who should the local point/liaison person contact at the level of CDR and with which means and through which channel and within which delay;
- Within which delay should the contact person at the level of CDR respond with which means and through which channel;
- For all stages, description of the reporting and communication needs, i.e. written requests and written answers); and
- Provision of all needed contacts and coordinates to be used by the PAPs when filing a claim or a complain.

14. The proposed content and format of the booklet can be changed, adapted and improved as needed by the project management.

15. In substance, the Spirit of the approved RAP is being respected and, if all of the recommendations proposed in this report are accepted and fulfilled by the proposed dates, then during next mission, if no other issues arise, a notation of “satisfactory” would be well earned. One last recommendation: CDR will have to make sure that the agreed on resettlement and compensation budget is readily available and accessible as needed. Without such a provision, all those efforts achieved so far will become void.