



**REPUBLIC OF LEBANON  
COUNCIL FOR DEVELOPMENT AND RECONSTRUCTION**

## **LEBANON MUNICIPAL INVESTMENT PROGRAM (MIP)**

### **RESETTLEMENT POLICY FRAMEWORK (RPF)**

**AUGUST 2019**

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## Glossary

<i>Terminology</i>	<i>Explanation</i>
<b>Abbreviated Resettlement Plan</b>	Establish a baseline through the census of PAPs that will comprise socio-economic data, the inventory of assets lost, and the compensation and resettlement benefits awarded to the PAPs.
<b>Census</b>	Household survey that covers all Project Affected Persons irrespective of entitlement or ownership. It provides a complete inventory of all project affected persons and their assets. It can be used to minimize fraudulent claims made by people who move into the area affected by the project in the hope of being compensated and/or resettled.
<b>Compensation</b>	Payment in cash or in kind to replace losses of land, housing income, and other assets caused by the project.
<b>Cut-off Date</b>	The date of the census prior to which, the occupation or use of the project area, qualifies residents or users of the project area as affected persons.
<b>Environmental and Social Impact Assessment (ESIA)</b>	A systematic procedure for enabling the possible environmental and social impacts of development projects to be considered before a decision is made as to whether the project should be given approval to proceed.
<b>Full replacement cost</b>	<p>Market value of land of equal productive potential or use located in the vicinity of the affected land, plus the cost of preparing the land to levels similar to those of the affected land, plus the cost of any registration and transfer taxes.</p> <p>For land in urban areas, it is the pre-displacement market value of land of equal size and use, with similar or improved public infrastructure facilities and services and located in the vicinity of the affected land, plus the cost of any registration and transfer taxes. For houses and other structures, it is the market cost of the materials to build a replacement structure with an area and quality similar to or better than those of the affected structure, or to repair a partially affected structure, plus the cost of transporting building materials to the construction site, plus the cost of any labor and contractors' fees, plus the cost of any registration and transfer taxes. In determining the replacement cost, depreciation of the asset and the value of salvage materials are not taken into account, nor is the value of benefits to be derived from the project deducted from the valuation of an affected asset. Where domestic law does not meet the standard of compensation at full replacement cost, compensation under domestic law is</p>

	supplemented by additional measures so as to meet the replacement cost standard.
<b>Grievance Redressal Mechanism</b>	Dispute resolving mechanism that is available at the project level for persons affected under the project to submit project related grievances and to seek redressal for these.
<b>Gender</b>	The unavoidable displacement of people and/or impact on their livelihood, assets and common property resulting from development projects that create the need for rebuilding their livelihood, sources of income and asset bases.
<b>Involuntary Resettlement (IR)</b>	
<b>Monitoring</b>	The process of repeated observations and measurements of environmental and social quality parameters to assess and enable changes over a period of time.
<b>Project Affected Person (PAPs) and Displaced persons</b>	<p>Refers to all the people who, on account of the activities listed above, would have their (1) standard of living adversely affected ; or (2)right, title, interest in any house, land (including premises, agricultural and grazing land) or any other fixed or movable asset acquired or possessed temporarily or permanently; (3) access to productive assets adversely affected, temporarily or permanently; or (4)business, occupation, work or place of residence or habitat adversely affected; and “displaced person” means any of the displaced persons.</p> <p>Includes any people, households, firms or private institutions who, on account of changes that result from the project will have their (i) standard of living adversely affected, (ii) right, title, or interest in any house, land (including residential, commercial, agricultural, forest, and/or grazing land), water resources, or any other moveable or fixed assets acquired, possessed, restricted, or otherwise adversely affected, in full or in part, permanently ore temporarily; and/or (iii) business, occupation, place of work or residence, or habitat adversely affected, with or without displacement.</p>
<b>Public Involvement</b>	The dialogue encompassing consultation and communication between a project proponent and the public. It includes dissemination, solicitation and presentation of information
<b>Rehabilitation/Resettlement</b>	A term often used to describe the process of re-establishing lifestyles and livelihoods following resettlement. The term is also used to describe construction works that bring a deteriorated structure back to its original conditions.
<b>Resettlement Action Plan (RAP)</b>	A time-bound action plan with a budget, setting out resettlement strategy, objectives, options, entitlements,

	actions, approvals, responsibilities, monitoring and evaluation
<b>Social Impact</b>	An effect (both positive and negative) on a social issue resulting from infrastructure development projects.
<b>Stakeholders</b>	Those who have an interest in project development and who will be involved in the consultative process, and includes any individual or group affected by, or that believes it is affected by the project; and any individual or group that can play a significant role in shaping or affecting the project, either positively or negatively, including the host community/population.
<b>Vulnerable Groups</b>	Distinct groups of people who might suffer excessively from resettlement effects, such as, the old, the young, the persons with disabilities, the poor, isolated groups and single parents.
<b>Caza</b>	Geographical subdivision of the territory equivalent to the district level in Lebanon
<b>Qaemmaqam</b>	Local Authority representative acting as the Head of the Caza or District

## Executive Summary

The Syrian refugee crisis has resulted in unprecedented social and economic challenges to Lebanon. The conflict in Syria has brought 1.5 million Syrian refugees, placing Lebanon as the country with the highest number of refugees-per-capita in the world. This dramatic surge in population is putting a strain on the country's resources, public services, and infrastructure while affecting local communities who are already experiencing high levels of poverty.

The proposed Municipal Investment Program will work on two tracks to support participating municipalities in reducing their infrastructure and service delivery gap. First, in the short-term, and in coordination with other donor partners, it will provide immediate financing support to MIP-targeted host communities in secondary cities. This urgent and immediate intervention could complement and possibly trigger private investment in some cases. Second, MIP will support the Government in establishing an enabling environment for municipal PPPs that will help leverage private sector investment and participation in the delivery of municipal infrastructure and services. Successful mobilization of private sector financing will be a condition for advancement in SOP II. This effort will be focused on reducing perceived private sector risk by exploring and developing the use of municipal credit enhancement instruments and strategies, including the development of the policy and regulatory framework required for municipal PPPs as well as customized tools and institutional capacity to see PPP transactions through to closure at the municipal level with central government support. Within a total financing package of \$150 million (SOP I and SOP II), MIP SOP I would require \$100 million.

This report presents the Resettlement Policy Framework (RPF) relating to the municipal investments component of the proposed World Bank funded project. Given that the activities financed under the latter component could require minor land acquisition and resettlement needs, some impacts might arise on squatters or encroachers on the rights of way or temporary impacts to land users in adjacent properties. In limited cases, minimal involuntary taking of land could also be required. Since the location of investments cannot be determined prior to project appraisal, the RPF is prepared based on the requirements and key principles of World Bank Policy on Involuntary Resettlement OP 4.12 and relevant Lebanese laws and regulations as a guideline for resettlement preparation and implementation, if there is any.

A gap analysis of the legal framework on resettlement adopted by the Government of Lebanon and the World Bank was conducted in this report in order to bridge the two frameworks together. Practical measures were proposed in the report in order to fill the gaps in the relevant Lebanese laws to become in line with the World Bank safeguard policies. In cases such as the extent of stakeholder consultation/participation in the resettlement process, payment of compensation, grievance redress mechanisms, squatters and encroachers which are different between the two entities, the requirements of the World Bank Policy on Involuntary Resettlement OP 4.12 will take precedence over the Lebanese regulations.

The purpose of the RPF is to set down the principles for resettlement impact mitigation, as well as to clarify the organizational arrangements that may be needed during project preparation and implementation phases. This includes compensating all project affected persons (PAPs) for the loss of lands, properties, and livelihoods resulting from displacement and resettlement, as well as assisting these people in relocation and rehabilitation. This framework shall cover all the project's activities, and shall apply to all displaced persons

regardless of the total number affected, the severity of impact, and whether or not the affected persons have legal title to the land.

The Project affected persons (PAPs) are defined in this policy framework as individuals who may be subjected to adverse economic, social, or cultural impacts by the proposed project. These impacts may constitute anything from the loss of physical assets to nonphysical assets such as social capital and cultural networks and activities. Moreover, adverse impacts also include the loss of access to the physical and non-physical assets and the involuntary restriction of access to legally designated parks and protected areas.

Therefore, the RPF aims to establish the mechanisms by which the appropriate tools, screening checklists and Resettlement Action Plans (RAPs), will be implemented to mitigate potential social and economic impacts once project locations have been identified. Specific attention will be paid to vulnerable groups identified by a socio-economic survey including those who live below the poverty lines, the landless, and other very poor groups. Additionally, the elderly, women and children, indigenous peoples, ethnic minorities, and project affected persons who may not be protected through national land compensation legislation (including refugees, displaced persons, or other non-Lebanese citizens) shall be taken into account as well. However, all PAPs who suffer a complete or partial loss of assets or access to assets shall be eligible for some kind of assistance, as per the criteria set forth in this report for asset valuation and compensation. Once the plans are submitted and approved by the CDR, and later on by the Bank, , they will be ready for implementation.

In later stages of the project when the locations are identified, the Project Implementation Unit (PIU) within CDR will be responsible to carry out social screening to determine whether the project will result in any resettlement impact. In case the project will entail involuntary resettlement, the PIU will conduct a socio-economic study and census survey, in which baseline data within the project's target areas is collected, and accordingly prepare a RAP or an abbreviated RAP based on the number of PAPs and severity of the expected impacts.

Once the plans are submitted and approved by the CDR, and later on by the WB and disclosed locally and on the Bank's external website, they will be ready for implementation. PAPs will have the chance to submit grievances and seek redress at the time that the resettlement plan is approved and individual compensation contracts are signed, according to a grievance redress mechanism devised for this project. It is important to note that all land and other assets acquisitions and RAP preparations shall be developed after consultation with the project-affected population (PAPs), tenants, residents, business owners affected, the concerned municipalities, NGOs and other representatives of civil society within the affected areas.

As part of the requirements in preparing this RPF report, CDR conducted one consultation meeting with the concerned municipalities on Thursday August 8, 2019 at Markazia Monroe Hotel – Beirut Down Town. Overall, 26 attendees were consulted. During the meetings CDR presented the project details, potential impacts and mitigation measures, and opened the floor for one (1) hour of open discussions with the attendees. During the questions and answers sessions, various issues of environmental, safety as well as social concerns were raised by the attendees.

On the other hand, and in line with WB requirements and procedures, the project will be subject to internal and external monitoring of the implementation of the resettlement activities to ensure transparency and effectiveness. Internal monitoring will be carried out by the CDR every three

months; results and findings will be included in quarterly project progress reports. On the other side, external monitoring will be carried out by an independent consultant in order to verify and audit the quality of the RAP implementation, identify any gaps that need to be addressed and recommend corrective actions. The ToRs of the independent consultant will be prepared by CDR and approved by the Bank. The monitoring and evaluation process will be conducted according to pre-set key performance indicators that could be easily verified.

# 1. Introduction

## *1.1 Project background*

The Syrian refugee crisis has resulted in unprecedented social and economic challenges to Lebanon. Over the past decades, Lebanon has been affected by recurrent domestic and regional conflicts that resulted in high economic and social costs. In spite of the country's resilience in weathering frequent internal and external shocks, the ongoing conflict in Syria has caused a tremendous increase in the number of refugees in Lebanon. While the country hosts 450,000 Palestinian refugees, the conflict in Syria has brought an additional 1.5 million Syrian refugees, placing Lebanon as the country with the highest number of refugees-per-capita in the world. This dramatic surge in population is putting a strain on the country's resources, public services, and infrastructure while affecting local communities who are already experiencing high levels of poverty. This situation, combined with the current political deadlock in Lebanon, poses the risk of destabilizing further the country's fragile political, social and economic situation.

## *1.2 Project description*

**MIP will work on two tracks to support participating municipalities in reducing their infrastructure and service delivery gap.** First, in the short-term, and in coordination with other donor partners, it will provide immediate financing support to MIP-targeted host communities in secondary cities. This urgent and immediate intervention could complement and possibly trigger private investment in some cases. Second, MIP will support the Government in establishing an enabling environment for municipal PPPs that will help leverage private sector investment and participation in the delivery of municipal infrastructure and services. Successful mobilization of private sector financing will be a condition for advancement in SOP II. This effort will be focused on reducing perceived private sector risk by exploring and developing the use of municipal credit enhancement instruments and strategies, including the development of the policy and regulatory framework required for municipal PPPs as well as customized tools and institutional capacity to see PPP transactions through to closure at the municipal level with central government support. Within a total financing package of \$150 million (SOP I and SOP II), MIP SOP I would require \$100 million.

## *1.3 Project Components*

The Project consists of three components: (i) Municipal Investments and Financial Management Strengthening; (ii) Enabling Environment for Private Sector Participation in Municipal Investments; and (iii) Project Management Costs.

### **Component 1. Municipal Investments and Financial Management Strengthening (US\$89.10 million).**

This component would be implemented by CDR as a first-tier response to the municipal infrastructure and service delivery deficit, which was exacerbated by the Syrian crisis. It will enable the financing of priority infrastructure and equipment investments to bolster municipal service capacity for residents and businesses in up to 18<sup>1</sup> participating secondary city municipalities that are host communities to clusters of displaced

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<sup>1</sup> The eighteen participating secondary city municipalities were selected based on geographical distribution across the country, host a disproportionate number of displaced persons, and are centrally located in their Caza with economic links to surrounding smaller cities or towns to generate economic spillover benefits. They include: Anjar, Baakline, Batroun, Bcharre, Bint Jbeil, Chhim, Douma, Hasbaya, Hazmieh, Hermel, Jezzine, Jib Jennine, Kfardebiane, Marjeyoun, Minye, Qoubaiyat, Rashaya, and Zgharta,

Syrians. The participating cities have been selected in coordination with other development partners such as AFD, EIB, and —EU to complement interventions and expand programmatic impact. This component will also provide targeted and custom-designed training and technical assistance programs for strengthening municipal financial management. The component is structured into two sub-components.

***Sub-Component 1.1: Municipal Investments (US\$87.10 million).*** Subprojects under the MIP would be identified and prioritized by municipalities based on their ability to respond to a critical community-prioritized infrastructure needs through one of three financing windows: (i) City Competitiveness (public investments, typically area-based development, that trigger investment by the private sector or otherwise enhances the local economy), (ii) City Mobility (public investments that improve mobility within the city, including road networks, intersections, off-street parking, public bus terminals and pedestrian walkways, and (iii) City Resilience and Greening (including renewable energy options, storm water drainage, public space expansions or improvements, and measures to reduce environmental degradation). Participating municipalities would contribute from their own resources in cash or kind no less than 10 percent of the subproject investment cost, allowing for the leveraging of World Bank financing and expanding development impact. Funds will be allocated for up to five subprojects ranging from US\$400,000 to US\$4.5 million in estimated cost, which will be reviewed and approved on a rolling basis within the first two years of MIP.

The sub-project investments will be identified by participating municipalities in consultation with their communities in accordance with the program guidelines. Subproject investments eligible for financing will be screened by using a negative list, will exclude water, sanitation and solid waste investments (which are covered under other financing mechanisms) and will emphasize investments that have a minimal negative social and environmental impact infrastructure (i.e. no Environmental Category A subprojects). Investments are likely to include urban renewal projects in old city or historic areas with tourism potential; secondary or tertiary roads to improve access or reduce congestion; sidewalks and pedestrian walkways to improve urban mobility; car parks; bus terminals, upgrading public spaces, renewal or expansion of municipal markets, and related assets in central business districts (CBD); storm water drainage; street lighting using energy efficiency options; municipal serviced plots for small scale businesses, particularly in agribusiness and light manufacturing and improvements to green spaces and other public areas. The sub-projects will be screened against environmental and social criteria, with an aim to exclude any investment that may result in significant environmental impacts or negative social implications, particularly related to land (property and livelihoods). No subprojects requiring land acquisition will be permitted, due to the high cost of land and the limited resources that local governments can make available for land expropriation from counterpart funds. Physical municipal investments are estimated to be equal to US\$77.80 million.

As a complement to the physical investments financed under this sub-component, financing will be made available (US\$1.0million) for carrying out a City Situation Analysis (CSA) with key elements from a Strategic Environmental and Social Assessment (SESA) to support effective planning for capital investments at each participating municipality. This is intended to strengthen knowledge about community needs and investment priorities considering the rapidly changing demographics, including the influx of displaced population. Financing will also be made available to cover the cost of preparing feasibility and design studies, environmental and social management instruments, tender-ready documents to accelerate capital investments, and contract supervision for the physical works (An amount of US\$8.0million has been earmarked for this activity). Each package will be designed not only to develop specified outputs but would

also incorporate elements for training and strengthening the capacity of targeted municipalities, so that they will be able to fulfill their mandated functions in capital investment planning more effectively over time. For this technical assistance, priority will be given to contract bundling, to enhance implementation efficiency, maximizing the use of design and build contracts, which have proven their effectiveness in recent urban operations in the country. Finally, project monitoring of beneficiary impact will be carried-out at a cost of (\$0.3million).

***Sub-Component 1.2: Municipal Revenue Enhancement and Asset Management (US\$2.0 million).*** This sub-component would be implemented by CDR in close coordination with the Ministry of Interior and Municipalities (MOIM) and would finance technical assistance and training for participating secondary cities designed to strengthen municipal revenue collection and asset management. The activities will be targeted at areas of revenue deficiency and asset management identified in the Municipal Finance Institutional Assessment carried out at the project inception. Working against their baseline, each municipality will be benchmarked against good practice comparator. Improved outcomes in revenue collection will be monitored and will ultimately provide targeted municipalities will greater resources within their existing legal and administrative mandates, while improve asset management will help to extend the life of a municipality's capital assets and thus reduce the demand of scarce public resources. As a complement to these two areas of focus at the municipal level, MIP will provide resources to MOIM to carry out sector analysis on municipal revenue sector policies and will support it in developing new policies, a Reform Action Road Map for the Independent Municipal Fund (ImF), as well as developing Own Source Revenue (OSR) reform options for municipalities with support for transitions in targeted reform areas. This sub-component would also provide capacity building in the form of training, consulting services, and equipment to strengthen municipal financial management systems, creditworthiness, budgeting, asset management, and revenue enhancement to improve their ability to access market-based financing over time. This capacity building would be designed into packages customized for each of the 18 participating municipalities based on a municipal institutional and financial capacity assessment carried out at the project's inception and specific deficiencies would be targeted for improvement against this baseline over the life of the MIP. This component would also support MOIM in developing a road map for improving the stability and reliability of the ImF.

**Component 2. Enabling Environment for Private Sector Participation in Municipal Investments (US\$7.70 million).** As a second-tier response to improving municipal infrastructure and services and to help sustain investments over time, this component would provide financing for technical assistance, training and consulting services to develop an enabling framework for municipal PPPs that would attract private sector equity and financing for municipal services. It would be implemented by the High Council for Privatization and Public-Private Partnerships (HCP) and is designed to build capacity, simplify PPP project preparation, and save on transaction cost. It would target Lebanon's primary cities identified under the AFD/EIB Urban Projects Finance Initiative (UPFI), including Zahle, Aaley, Baalbeck, Halba, Saida, Tripoli/El Mina, Tyr, Jbeil, Nabatieh, and any other municipalities that the Government may identify, excluding Beirut, with technical assistance in the form of training, advisory services, toolkits and resources customized to address each city's municipal PPP enhancement needs. It would be designed and built through a partnership with the International Finance Corporation (IFC) and the World Bank's Infrastructure, Guarantees and PPPs Group (IPG), including resident PPP experts, a database of over 1,000 PPP transactions (the PPI database), toolkits and model contract clauses for municipal PPP transactions. This component is structured into three complementary sub-components as follows:

***Sub-component 2.1 Municipal PPP Tools, Training and Transactions (The 3 Ts) (US\$4.70 million).*** This Sub-component will focus on the need to identify and prepare a pipeline of feasible municipal PPP projects in selected municipalities of Lebanon. It will consist of three elements including Tools, Training and Transactions identification (3Ts):

(a) Tools: Municipal PPPs are expected to be smaller in terms of investment size, compared to PPPs in other sectors, and the overall approach under this TA will be attentive to the need to lower transaction costs (through standardization and wholesaling, where possible), so project preparation is simplified and cost efficient. TA will enable HCP to develop tools, model documents and municipal PPP Guidelines, drawing on findings an insight from examples of PPPs in Lebanon and global good practices.

(b) Training: Customized technical assistance programs will be designed by HCP with TA support for participating municipalities, as well as other relevant government agencies and stakeholders (such as construction companies, developers, operators, suppliers, financial institutions and banks). Workshop content would include PPP legal framework, covering all aspects of the project cycle; project identification, preparation and feasibility studies; model documents: EOI, RFQ, RFP, PPP Agreements, guarantees, risk allocation, as well as training on the Bank's Environmental and Social Safeguards Standards. A structured training program will also be implement designed around the WBG-supported PPP Certification Program. The Program has three levels of training and accreditation exams at the end of each.

(c) Transactions identification: To facilitate learning by doing, HCP through MIP will handhold participating municipalities in identifying and preparing demonstration municipal PPP projects under the provisions of the PPP Law. This will include TA for project identification, pre-feasibility studies, feasibility studies, and environmental and social safeguard studies, among others.

***Sub-component 2.2 Design of Market-Enabling Instruments for Municipal PPPs (US\$3.00 million).*** This sub-component will be implemented by HCP and would provide TA and advisory services to carry out a market assessment for municipal PPPs, considering both demand and supply factors. The study will include a market sounding and preliminary pipeline survey to establish a visible and deliverable transaction pipeline within the policy framework; a methodology for ensuring consistency across projects and sectors; and, confirm liquidity and commercial bank and investor appetite for emerging transaction potentials. The survey will be based upon information available in reports and upon extensive consultations with stakeholders. The study will advise on the type and design of product offering/s to facilitate bank and financial institutional lending to private companies and sponsors (such as: contingent line, take-out financing, partial credit guarantee, credit wrap, etc. as well as, other security arrangements that may be appropriate.) On the demand side, market studies will identify potential areas for private participation in municipal infrastructure service provision where current services are poor or non-existent due to legal impediments, lack of adequate financing, insufficient sector knowledge or expertise, or other factors. On the supply side, factors that currently constrain participation in municipal PPPs will be explored, including insufficient financing in the market, transaction uncertainties, legal or regulatory constraints, among other factors. Based on these findings, resources would be available to design and set up appropriate financial instruments to support municipal PPPs, including: (i) direct lending to finance the enabling infrastructure for various municipal PPPs; (ii) equity or debt instruments for Special-Purpose-Vehicles (SPVs) for

municipal PPPs; (iii) credit enhancement in support of local currency debt of a municipal PPP SPV; or (iv) partial risk guarantees in support of either viability gap repayments by municipalities to SPBs or debt repayment by SPVs to commercial banks. This Sub-component would also provide TA and advisory support to identify and propose potential regulatory reforms aimed at reducing commercial bank credit risk in municipal transactions. It would explore options including, (i) allowing municipalities to open accounts at local commercial banks in addition to the accounts currently held at the BDL; (ii) explore the potential for securitizing municipal fiscal transfers from the Independent Municipal Fund (ImF) through a fiscal intercept; and (iii) allowing local commercial banks to use part of municipal deposits at the Central Bank of Lebanon to collateralize loans, and thereby lower costs, to SPVs implementing municipal PPP projects, among other options.

***Component 3. Project Management Costs (US\$3.20 million).*** The Council for Development and Reconstruction (CDR) would be the implementing agency for MIP and this component would provide CDR with the means to retain qualified and competent consultants necessary to oversee effective implementation and monitoring of the MIP. It will cover the costs of supervision and monitoring of civil works financed under the project, preparing a quarterly monitoring report, overseeing implementation of project activities, supplying equipment necessary to make field site visits to actively monitor project-supported activities, and related project implementation support for meeting the Bank's fiduciary and safeguards requirements.

#### ***1.4 Rational for preparation of a resettlement policy framework (RPF)***

All activities financed by the project will be valued between \$400,000 and \$4.5 million, with no more than 4 sub-projects per municipality. Land requirements are expected to be small scale in nature and subproject investments will be carried out primarily on municipally owned land (or other government owned land). However, the project implementation may result in impacts on squatters or encroachers on government owned lands. In limited cases, minimal involuntary taking of land could be required. Since the location of subprojects cannot be determined prior to project appraisal, this Resettlement Policy Framework (RPF) is prepared based on the requirements of World Bank Policy on Involuntary Resettlement OP 4.12 and relevant Lebanese laws and regulations as a guideline for resettlement preparation and implementation, if there is any.

## **2. Objectives and Key Principles**

### **2.1 Objective of Framework**

The purpose of the RPF is to set down the principles for resettlement impact mitigation, as well as to clarify the organizational arrangements for preparation and implementation of resettlement action plan that may be needed during project preparation and implementation phases. This includes compensating all project affected persons (PAPs) for the loss of lands, properties, and livelihoods resulting from displacement and resettlement, as well as assisting these people in relocation and rehabilitation. The RPF may be applied whenever any of the project's activities entail the acquisition of land and / or the displacement of people, causing the loss of land, property, assets, access (to land, property, and assets), income, or sources of livelihood.

This framework shall cover all the project's activities, and shall apply to all displaced persons regardless of the total number affected, the severity of impact, and whether or not the affected persons have legal title to the land. Since resettlement often affects the most vulnerable and marginalized groups (economically,

politically, and socially), the RPF shall guide the resettlement planning that will be particularly sensitive to the affects which displacement may have on these groups, including the poor, landless, elderly, women, children, ethnic minorities, or persons with specific mental or physical disabilities.

Every effort will be made to avoid or minimize the need for land acquisition and resettlement for any components. In the unlikely and exceptional event that any of the components financed under the project require additional land, houses and other assets, or that activities have temporary or permanent impacts on livelihoods, this RPF will be implemented and a RAP prepared accordingly.

## **2.2 Key Principles**

The principles outlined in the World Bank's OP/BP 4.12 have been adopted in preparing this RPF. In this regard the following principles would be applied:

- (a) Acquisition of land and other assets, and resettlement of people will be minimized as much as possible. Where land acquisition is unavoidable, the project will be designed to minimize adverse impact on the PAPs, especially the vulnerable groups;
- (b) All PAPs will be compensated, relocated and rehabilitated, if required, so as to improve their standard of living, income earning capacity and production capacity, or at least to restore them to pre-Project levels;
- (c) All PAPs residing in, or cultivating land, or having rights over resources within the subprojects areas are entitled to compensation for their losses and/or income rehabilitation. Lack of legal right to the assets lost will not bar the PAP from entitlement to such compensation, rehabilitation and relocation measures;
- (d) The rehabilitation measures to be provided are (i) compensation at full replacement cost for houses and other structures; (ii) compensation for land acquisition; (iii) dislocation allowance and transition subsidies; (iv) full compensation for crops, trees and other similar agricultural products at market value; and (v) other assets, and appropriate rehabilitation measures to compensate for loss of livelihood;
- (e) Land-for-land is the preferred option. Land-for-land may be substituted by cash provided that: (i) land is not available in the proximity of the subproject area; (ii) PAP willingly accept cash compensation for land and all assets on it; and receive full replacement value without any deductions for depreciation; and (iii) cash compensation is accompanied by appropriate rehabilitation measures which together with project benefits results in restoration of incomes to at least pre-subprojects levels;
- (f) Resettlement plans will be implemented following consultations with the PAPs, and will have the endorsement of the PAPs;
- (g) Any acquisition of, or restriction on access to resources owned or managed by PAP as common property will be mitigated by arrangements ensuring access of those PAP to equivalent resources on a continuing basis.
- (h) While calculating compensation value for assets, there will be no deduction of depreciation and salvage value. PAPs are allowed to salvage materials. The valuation of losses in physical assets will be carried out by assessing the market value of the assets, if known, and estimating the replacement cost. Replacement cost is simply calculated as the cost of replacing the lost assets plus any transaction costs associated with bringing the asset to pre-displacement value, including administrative fees and taxes. However, the valuation of crops will mainly rely upon the price lists developed by the Agriculture directorate and revisited annually.
- (i) PAPs will be consulted and offered choices among technically feasible resettlement options;

- (j) Ensure that a grievance redress mechanism (GRM) is available.

### **3. Legal Framework for Resettlement**

Resettlement and land acquisition issues under the proposed Project and subsequent subprojects will be addressed through relevant laws and regulation of Government of Lebanon and the World Bank's OP 4.12. The RPF represents the reference to be used in managing land acquisition issues and addressing the involuntary resettlement and displacement of people related to WB financed projects. CDR shall be committed to complying with the national laws and WB policies and to any future amendments to them.

#### ***3.1 Government of Lebanon Relevant Laws and Regulations***

Lebanon's legislation provides the legal framework for the implementation of the entire project and its related sub-projects. It provides for expropriation only by due legal process and after compensation has been paid for all tangible losses of property and economic prejudice at current market rates or better; and it provides for a mechanism of appeal and review. The relevant laws and regulations are as follows:

**Expropriation:** Lebanese law protects the right of private property, including land. **Law No. 58 enacted in 1991** authorizes the expropriation of private property in the public interest but only after fair compensation has been made. The compensation is determined through an assessment by an independent judicial committee and is always a monetary award, comprising two components: (i) identification of damage or loss to improvements (buildings, trees, fences etc.) and (ii) compensation for the value of the land. Under Lebanese Law, the expropriation is considered final unless the public interest claim is itself challenged by an individual directly affected (an association, municipality, NGO etc. does not have the right to appeal).

A decree is published in the Government Official Gazette announcing and authorizing the expropriation with a timeline which should not exceed 8 years from the publication of the announcement. Annexed to the decree are the following: a) a sketch of the entire project area proposed; b) a detailed plan of the properties to be expropriated; c) a list showing the registration numbers of each property, its location, the names of all the owners and right holders in the Land Registry; and d) a detailed list of the immovable contents of the property as well as a detailed plan of buildings constructed prior to the date of the decree's publication. The complete document is made available for public access at the government offices. In addition, these documents are posted at the municipalities where the properties to be expropriated are located.

**Compensation:** Compensation is determined by an Expropriation Committee set up by a decree in accordance with proposals from the relevant ministers for each Mouhafaza. The members of the commission consist of (i) a chairperson (a judge or a magistrate of at least the 10th degree) (ii) an engineer and (iii) a property valuator. If the affected person does not satisfy with the compensation, he or she can appeal to a higher level Committee-Appeal Committee, which consists of a chairperson (a magistrate of at least the 6th degree) (ii) an engineer and (iii) an expert in land law and valuation. Each committee is assigned alternates for each of its members, as well as a clerk and a messenger.

The Expropriation Committee determines all compensation for any economic prejudice arising from expropriation, decides on requests by owners for total expropriation and full compensation, and determines the value of small portions of land which cannot be used for building and resolves disputes over the division of compensation between shareholders. Its awards are always based on prevailing local market rates.

The Expropriating Agencies for the proposed will be the Expropriation Department of CDR and the municipalities concerned, with the support of the PIU.

**Land Tenure:** In Lebanon there is generally little contestation over ownership, legal rights or boundaries of land because plots are generally well surveyed and title is recorded at an administrative service based in the Ministry of Finance (with the exception of areas affected by uncontrolled movement and settlement due to the civil war). The survey unit also maintains cadastral maps that are regularly updated. Since land ownership is recorded in shares, along with all those who ever held title to it, the exact value of any transaction for an individual owner can be determined. In addition, land laws in Lebanon are gender neutral. However, the situation with regard to historic urban cores is much less clear, with informal land subdivisions not represented in the cadastre, and complex vertical layers that do not always correspond to horizontal boundaries. These features reinforce the need in this project to conduct careful and detailed empirical research in the affected areas, consultation, and to tailor the project actions to the social realities on the ground.

**Tenancy Laws:** A new rent law enacted in 1991 relaxed rent control and gave the landlord the right to repossess the property at the end of the contract. Rent laws prior to 1992, however, permitted tenants automatically to renew their contracts and capped rent increases. Moreover, tenants could sublease the property to third parties with only minor increases in the rent at the signing of each new contract. As a result, rent contracts signed after 1991 favor the landlord and those signed previously favor the tenant. Where expropriation causes loss of tenancy, expropriation commissions divide their awards between landlords and tenants according to the economic value of the tenancy, enabling tenants to secure alternative housing by rental or down payment against purchase.

**Antiquities Laws:** According to the Antiquities Law of 1933 historic monuments, even those on the General Inventory List, can be either publicly or privately owned. Although archaeological finds are considered state property, the parcels on which archaeological discoveries are made can remain the property of private individuals or institutions. Under this law, private property owners of listed historical buildings are responsible for the repair and maintenance of the structure. The discovery of important archaeological remains could also lead to the expropriation of private property or to limitations on its use. If a building is placed on the list of classified monuments, the owner receives no compensation for the freezing of development rights. However, if the listing is erroneous the owner may eventually be compensated. This disposition of the Antiquity Law would be contrary to the World Bank Policy on Involuntary Resettlement, however in this case although the discrepancy is mentioned there is no case of this nature financed by the project.

**Maritime Public Domain:** Lebanese Law provides that the entire intertidal shore is public domain. This law has not been fully enforced. In some places, such as at Tyre, a small number of semi-permanent informal business structures have been erected which is inconsistent with the World Heritage character of the site. Consequently, the owners will be assisted to relocate their businesses to a more suitable site.

**Lebanese law provides for legal process:** i) expropriation is effected after compensation has been determined and paid ii) prior warning and public disclosure is made iii) full judicial compensation is independently awarded and iv) payment is transferred to a special account in a Bank and citizens can retrieve their payments and v) citizens have the right to appeal. There are however, several sequencing features of Lebanese procedures which are commonly encountered in many countries that differ slightly from what the Bank documents anticipate. Expropriation is initiated by a ministerial decree and signed by the President with no prior public debate. However, informal public consultations may precede the decree and this has been the case in *medinas* and detailed specificity about expropriations would not be appropriate to Lebanese conditions. The compensation levels made through an

independent judicial process are situation specific and cannot be known at the time of the RAP but may in some cases be estimated on the basis of known precedent.

The Lebanese law of expropriation only compensates those with legal rights. However, mechanisms exist that protect various forms of customary rights made on a case by case basis to the expropriation committee. In practice, since squatters cannot be evicted without an order from the governor, resettlement is most often done through amicable negotiation, by agreeing on a level of compensation or inducement that will encourage voluntary departure. Widespread displacement of people during the civil war led to a proliferation of squatting between 1975 and 1991. As part of the reconciliation process a Displaced Peoples Fund (DPF) was established to encourage squatters to return to their villages. However, since many did not wish to return to their respective villages, the DPF provides them with financial support to relocate wherever they choose. This project will follow Lebanese practice of humane treatment and amicable resolution of cases to avoid hardship where poor residents lack formal legal rights. However, the Displaced People's Fund is not involved in the Project.

**Appeals Procedures:** The decisions of the Expropriation Committee may be appealed to the Appeals Committee by either party (the CDR or the individual property owner, but not by public bodies, NGOs or municipalities) and the decisions of the Appeals Committee are binding on both parties. The appellant must be represented by a lawyer. The appeals fee is about USD 125 (including stamp and insurance fees to initiate the appeal) plus 3.5 % of the increased compensation amount demanded in the appeals case. Appeals Committee may make upward adjustments in the level of compensation awarded and must make a decision within three months of the lodging of the appeal. This appeals process might be too onerous (average monthly family income is about \$200) for project affected people, especially in poor areas. Hence it is important to set up a robust grievance and redress mechanism upstream from the appeals mechanism.

**Payment of compensation:** Where there is an appeal, at least 65% (sixty-five) of the compensation is paid in advance, and if no structures are found to be existing within expropriation limits, additional 25% are paid and the expropriation party reserves the right (only if it wishes so) to hold the remaining 10% till the decision of takeover is issued, but the process of expropriation itself cannot be halted unless the validity of the public interest decree itself is challenged. To fill in this gap, CDR will ensure that no land will be taken over under this project without full prior payment of compensation.

### **3.2 World Bank Safeguard Policies**

The WB's policy on Involuntary Resettlement OP 4.12 sets forth all the resettlement requirements and principles which will be well considered and fully applied in the proposed project.

According to WB's OP4.12, to address the involuntary taking of land, a resettlement plan or a resettlement policy framework is to be prepared by the borrower and should include the following principles:

(a) the resettlement plan or resettlement policy framework includes measures to ensure that the displaced persons are:

(i) Informed about their options and rights pertaining to resettlement

(ii) Consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives; and

(iii) Provided prompt and effective compensation at full replacement cost for losses of assets attributable directly to the project.

(b) If the impacts include physical relocation, the resettlement plan or resettlement policy framework includes measures to ensure that the displaced persons are:

(i) Provided assistance (such as moving allowances) during relocation; and

(ii) Provided with residential housing, or housing sites, or, as required, agricultural sites for which a combination of productive potential, locational advantages, and other factors is at least equivalent to the advantages of the old site.

(c) Where necessary to achieve the objectives of the policy, the resettlement plan or resettlement policy framework also includes measures to ensure that displaced persons are:

(i) Offered support after displacement, for a transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and standards of livings; and

(ii) Provided with development assistance in addition to compensation measures, such as land preparation, credit facilities, training, or job opportunities.

### ***3.3 Policy Gaps***

**Consultation and participation.** According to OP 4.12, PAPs should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs. It further requires that the resettlement process include measures to ensure that the PAPs are consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives. However, there are clear requirements in relevant Lebanese laws and regulations on consultation with and participation of affected person in the planning and implementation of the resettlement program.

**Loss of income and livelihood.** OP 4.12 makes provisions for loss of income sources or means of livelihood, whether or not the affected persons must move to another location. It requires that PAPs should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher. In this regard the Lebanese laws do not have clear provision for restoring loss of income sources or means of livelihood.

**Squatters and encroachers.** Squatters and encroachers in occupation or use of land before project initiation are likely to have invested in structures or land improvements that are eligible for compensation. OP 4.12 states that those without legal title to affected land may be compensated for their structures and may qualify for other resettlement and rehabilitation assistance. While the Bank's involuntary resettlement policy is explicit on the compensation entitlement to people without title or use of rights, the Lebanese laws are less clear on the issues of compensation payments for illegal occupation or use of registered properties.

### ***3.2 Gap Filling Measures***

In some cases, Lebanese laws may differ from World Bank rules and regulations. This may be the case with regard to the extent of stakeholder consultation/participation in the resettlement process, payment of compensation, grievance redress mechanisms, squatters and encroachers. In all these cases the requirements of the World Bank Policy on Involuntary Resettlement OP 4.12, as outlined in the following sections, will take precedence over the Lebanese regulations.

Table 3-1: Comparison of Lebanese Laws and Regulation with the World Bank Policies

Topic	Lebanese legislative requirements	World Bank policies	Practical measures to fill the gaps
<b>The cut-off date</b>	There is no cut-off date under the Lebanese laws. Under law number 58 that authorizes the expropriation of private property in the public interest the Government Official Gazette announcing and authorizing the expropriation with a timeline which should not exceed 8 years from the publication of the announcement. This announcement could be the date after which the land is considered public but does not consider the cut-off date	The WB identifies a cut-off date in order to prevent people influx to the project area. This measure is stipulated in order to protect the project owner and to prevent wasting of resources. The Lebanese laws never set a cut-off date. The cut-off date is the day the census starts.	. The cut-off date will be the day when the census starts for the preparation of the site-specific RAPs.
<b>Monitoring and Evaluation</b>	Monitoring or evaluation (M&E) measures are not stipulated in Lebanese regulation. Lack of the necessary legal provision needed to put in place for monitoring and evaluation measures can negatively impact the accountability and transparency of the programs.	Under OP 4.12 the projects including resettlement or land acquisition need to follow up the implementation of the measures through monitoring and evaluation, both internally and through an independent party.	The RAP will include a M&E section that will explain the mechanisms and indicators for the monitoring of the resettlement activities during the project implementation as detailed in this RPF.
<b>Resettlement planning and procedural requirements</b>	There is presently no requirement to prepare a formal Resettlement Action Plan (RAP) under the Lebanese law, nor to undertake any of the component activities of a resettlement action plan such as, a 'census', socio-economic survey, consultation with project affected people, monitoring or reporting. Moreover, there are no specific references in the legislation to 'involuntary	When there is impact on land and livelihoods as a result of a WB funded project, the project requires to prepare a formal Resettlement Action Plan (RAP). In order to prepare the RAP, it is necessary to undertake the component activities of a resettlement action plan such as, a 'census', socio-economic survey, consultation with project affected people, monitoring or reporting.	A screening will need to be conducted to determine whether a RAP should be prepared. Once this is determined the Council for Development and Reconstruction in compliance with the WB procedures should prepare site-specific Resettlement Action plans when and if needed. In addition, the consultation activities will be implemented throughout the project life-cycle and as part of the preparation of the RAPs. To determine the need for possible RAPs CDR will conduct a preliminary survey of the selected sites.

Topic	Lebanese legislative requirements	World Bank policies	Practical measures to fill the gaps
	resettlement'. Also, there is no explicit consultation requirement in the Lebanese law.		
<b>Compensation eligibility</b>	Under Lebanon only those with legal title are entitled for compensation. In Lebanon there is generally little contestation over ownership, legal rights or boundaries of land because plots are generally well surveyed, and title is recorded at an administrative service based in the Ministry of Finance (with the exception of areas affected by uncontrolled movement and settlement due to the civil war). The survey unit also maintains cadastral maps that are regularly updated. Since land ownership is recorded in shares, along with all those who ever held title to it, the exact value of any transaction for an individual owner can be determined. In addition, land laws in Lebanon are gender neutral. However, the situation with regard to historic urban cores is much less clear, with informal land subdivisions not represented in the cadastre, and complex vertical layers that do not always correspond to horizontal boundaries	<ul style="list-style-type: none"> <li>• Eligibility Criteria for compensation under OP 4.12:               <ul style="list-style-type: none"> <li>(a) those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country);</li> <li>(b) those who do not have formal legal rights to land, at the time the census begins, but have a claim to such land or assets; provided that such claims are recognized under the laws of the country or become recognized through a process identified in the resettlement plan;</li> <li>(c) those who have no recognizable legal right or claim to the land they are occupying.</li> </ul> </li> <li>• To determine eligibility:</li> <li>• Carry out resettlement census. Cut-off date for eligibility is the day when the census begins.</li> <li>• Under the OP 4.12 all the land needed for a project is subject to compensation</li> </ul>	<p>The categories of people who must be compensated under Lebanese legislation are narrower than those defined under OP 4.12. Under this project all the categories (A, B, C) will be considered for compensation in accordance to OP4.,12.</p> <p>To address the issue related to the historical urban cores, the project will conduct careful and detailed empirical research, consultations, tailoring the project actions to the social realities on the ground if it were to carry out activities in urban centres.</p> <p>Resettlement assistance should be provided in order to improve the PAPs livelihoods or <b>at least to restore to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.</b></p> <p>Accordingly, individuals under category a and b, should be compensated at full replacement cost and WB requires payment prior to acquisition.</p> <p>While those who are using land but have no recognizable legal rights or claim (i.e. individuals under category c) will be compensated for their investments on the land in order to improve their livelihoods or at least to restore to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.</p>
<b>Provisions for squatters and land users</b>	Lebanese legislations do not make provision for people with no legal title,	<ul style="list-style-type: none"> <li>• Those who have no recognizable legal right or claim to the land are</li> </ul>	All project affected persons should be compensated for their loss of assets, regardless of their

Topic	Lebanese legislative requirements	World Bank policies	Practical measures to fill the gaps
	<p>although there have been some cases where practice on the ground has differed from the legislation. This practice on the ground should adhere to the World Bank OP 4.12; but as it is not in law, it is conducted on a discretionary case-by-case basis and is not systematically monitored.</p>	<p>provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary in a way that they are not worse off from before.</p> <ul style="list-style-type: none"> <li>Also, the core of OP 4.12 is that people should not be worse off as a result of WB funded project and their livelihoods should be restored regardless of the legality of the ownership.</li> </ul>	<p>legal status. Compensation includes financial or technical support so that PAPs are able to restore their livelihood to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.</p>
<b>Income restoration</b>	<p>Lebanese laws recognize the income from land or assets from the owners, however it is not clear about the restoration of income or livelihoods.</p>	<p>Under the OP 4.12, loss of income resulting directly from project implementation should be compensated for. OP 4.12 makes provisions for loss of income sources or means of livelihood, whether or not the affected persons must move to another location. It requires that PAPs should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher. In this regard the Lebanese law has not made clear provision for restoring loss of income sources or means of livelihood.</p>	<p>Lebanese law does not discuss compensation for loss of income, only land and assets. Hence, OP4.12 principle regarding income restoration will be considered. Therefore, those whose income is going to be affected will be compensated for the loss of profit and income.</p>
<b>Disclosure</b>	<p>The Lebanese laws do not have any requirement for disclosure of resettlement documents</p>	<p>The OP 4.12 requires the provision of the relevant draft resettlement instrument which conforms to this policy and makes it available at a place accessible to displaced persons and local NGOs, in a form, manner, and language that is understandable to them. Once the Bank accepts this instrument as providing an</p>	<p>Providing information to, and consulting with, affected persons is essential to a process intended to enable affected persons to adapt to changed living conditions following land acquisition or resettlement. OP 4.12 requires borrowers/implementing agency to consult with affected persons during the RAP preparation process, and, through monitoring</p>

Topic	Lebanese legislative requirements	World Bank policies	Practical measures to fill the gaps
		adequate basis for project appraisal, the Bank makes it available to the public through its Bank’s external website. After the Bank has approved the final resettlement instrument, the Bank and the borrower disclose it again in the same manner	or other means, throughout the resettlement implementation period. The RAP, in draft and final versions, is disclosed in a manner accessible to affected persons.
<b>Grievance Mechanisms</b>	The Lebanese laws provide for formal appeal if the PAPs not agree with the compensation. However, there is no provision for a Grievances System under the project.	The O.P. 4.12 requires the creation of procedures that are free and easy to access by the affected people and communities. This GM is set up to address the grievances and disputes related to land acquisitions and livelihood.	<p>The absence of a project level grievance mechanism in the Lebanese law means there are difficulties to access grievance mechanisms addressing minor issues that otherwise should be resolved within a short period of time. To address this GM that will be accessible, easy to use will be established under the project. This allows PAPs to have access to direct channels to voice their grievances in an appropriate time prior to resettlement.</p> <p>In order to avoid delay in dispute resolution, it is essential for the implementing agency to establish a GRM that is acceptable, easy to use, and free. This GRM will serve as the first stop for people who have a grievance. All complains, and concerns will be listened, documented and responded to and a due procedure of handling and managing grievances will be set.</p> <p>To have accessible GRM the information of where and how to lodge complain will be posted on CDR website as well a billboard/projects at construction sites in both English and Arabic. PAPs should be informed that they can take the case to the court If need arises. Aggrieved people would however remain free to open a Court case without having registered their grievance with the GRM.</p>
<b>Consultation</b>	There is no explicit consultation requirement	<ul style="list-style-type: none"> <li>Under OP 4.12 the affected communities</li> </ul>	Affected groups should have access to full information about

Topic	Lebanese legislative requirements	World Bank policies	Practical measures to fill the gaps
	<p>in the Lebanese law. However, people in the affected communities are usually informed about the project.</p>	<p>and individuals should be consulted and contribute to the processes of land acquisition and resettlement.</p> <ul style="list-style-type: none"> <li>• Consultation with the affected PAP should be documented.</li> </ul>	<p>the resettlement process and options for compensation. Participatory planning and decision making should be applied in resettlement options and compensation. Consultation is a continuous process that will be done in the affected communities throughout the project implementation and be documented.</p>

**4. Estimated Resettlement Impacts**

**4.1 Estimation of PAP Population**

As the subproject locations have not yet been determined, it is difficult to estimate the number or likelihood of people to be negatively impacted by the project at this stage of the project. Therefore, the purpose of this RPF is to establish the mechanisms by which the appropriate tools, screening checklists and RAPs, will be implemented to mitigate potential social and economic impacts once subprojects have been identified.

**4.2 Vulnerable Groups**

Specific attention should be paid to the needs of the following vulnerable groups, including:

- Persons below the poverty line, the landless, and other very poor groups
- Elderly, women and children, indigenous peoples, ethnic minorities, and so on
- Project affected persons who may not be protected through national land compensation legislation.

Vulnerable people will be identified at the socio-economic survey stage. Each RAP developed under the project will make precise provisions with respect to identifying and assisting vulnerable groups which include:

- Identification of vulnerable people and identification of the cause and impacts of their vulnerability, either through direct interviews by the Project social worker or through the community; this step is critical because vulnerable people often do not participate in community
- meetings, and their disability/vulnerability may remain unknown,
- Identification of required assistance at the various stages of the process: negotiation, compensation, moving,
- Implementation of the measures necessary to assist the vulnerable person,
- Monitoring and evaluating continuation of assistance after resettlement and/or compensation took place.

## 5. Eligibility Criteria for Affected Persons

### 5.1 Defining Affected Persons

Project affected persons (PAPs) are defined in this policy framework as individuals who may be subjected to adverse economic, social, or cultural impacts by the proposed project. These impacts may constitute anything from the loss of physical assets such as land, farm lands, crops, commercial properties, homes, personal belongings, sources of income, and cultural / historical / religious sites, to nonphysical assets such as social capital and cultural networks and activities. Moreover, adverse impacts also include the loss of access to the physical and non-physical assets and the involuntary restriction of access to legally designated parks and protected areas. Table 5-1 highlights some of the key losses that may arise from land acquisition.

**Table 5-1: Possible Losses from Land Acquisition**

Land	<ul style="list-style-type: none"> <li>▪ Agricultural land (rented or owned)</li> <li>▪ Access to land</li> </ul>
Structures	<ul style="list-style-type: none"> <li>▪ Houses or living quarters (rented or owned)</li> <li>▪ Other physical structures (rented or owned)</li> </ul>
Income	<ul style="list-style-type: none"> <li>▪ Income from crops</li> <li>▪ Income from wage earnings</li> <li>▪ Income from fishing areas</li> <li>▪ Income from affected business</li> <li>▪ Access to formal employment opportunities</li> </ul>
Communal <sup>2</sup>	<ul style="list-style-type: none"> <li>▪ Public Schools</li> <li>▪ Public Hospitals</li> <li>▪ Markets</li> <li>▪ Community centers</li> <li>▪ Cemeteries</li> <li>▪ Social capital: networks, activities, relationships</li> </ul>
Religious and Cultural <sup>3</sup>	<ul style="list-style-type: none"> <li>▪ Religious shrines</li> <li>▪ Worship areas (mosque, church, synagogue)</li> <li>▪ Cultural, historical, sites</li> </ul>
Environmental	<ul style="list-style-type: none"> <li>▪ Access to natural resources</li> <li>▪ Negative environmental impacts resulting from land acquisition or from the project itself</li> </ul>

### 5.2 Eligibility Criteria

All PAPs who suffer a complete or partial loss of assets or access to assets shall be eligible for some kind of assistance, according to their legal rights to the land, if it can be proven that they occupied the land before

<sup>2</sup> The sub-projects should not be permitted to infringe on or damage in any way public cemeteries or private graveyards or graves physical assets. If extremely necessary, such cases shall be subject to the laws of the Government of Lebanon to this regard.

<sup>3</sup> The sub-projects should not be permitted to infringe on or damage in any way religious or cultural physical assets. If extremely necessary, such cases shall be subject to the laws of the Government of Lebanon to this regard.

the claim cut-off date. A cut-off date will be established for any subprojects which involve resettlement impacts and included in the RAP. The Bank OP4.12 specifically proposes three general categories for eligibility as illustrated in Table 5-2.

**Table 5-2: Criteria for Eligibility (OP 4.12)**

Displacement Category	Entitlement
Individuals who have formal legal rights to land (including customary and traditional rights recognized under the laws of Lebanon)	<ul style="list-style-type: none"> <li>▪ Compensation for loss in land and assets at full replacement cost.</li> <li>▪ In case of physical relocation, provide assistance during relocation (i.e. moving allowances) and residential housing and / or agricultural sites with productive and location advantages equivalent to the lost sites.</li> <li>▪ Support after displacement, until livelihoods and standards of living are restored to pre-displacement levels.</li> <li>▪ Development assistance in addition to compensation measures (i.e. land preparation, credit facilities, training, job opportunities).</li> </ul>
Individuals who do not have formal legal rights to land, but have a claim to such land or assets (provided that such claims are recognized under Lebanese laws or become recognized through a process identified in the resettlement plan)	<ul style="list-style-type: none"> <li>▪ Compensation for loss in land and assets at full replacement cost.</li> <li>▪ In case of physical relocation, provide assistance during relocation (i.e. moving allowances) and residential housing and / or agricultural sites with productive and locational advantages equivalent to the lost sites.</li> <li>▪ Support after displacement, until livelihoods and standards of living are restored to pre-displacement levels.</li> <li>▪ Development assistance in addition to compensation measures (i.e. land preparation, credit facilities, training, job opportunities).</li> </ul>
Individuals who have no recognizable legal right or claim to the land they are occupying (i.e. squatter settlements, disputed ownership).	<ul style="list-style-type: none"> <li>▪ Resettlement assistance as appropriate (i.e. land, assets, cash, employment, etc.).</li> </ul>
Individual or groups who may be disadvantaged or “vulnerable” especially those below the poverty line, the landless, the elderly, women and children, indigenous peoples, ethnic minorities, or other displaced persons who may not be protected through national land compensation legislation.	<ul style="list-style-type: none"> <li>• In addition to the compensation per their eligibility as described above, the vulnerable groups are entitled to differentiated measures so that adverse impacts do not fall disproportionately on the them and/or they are not disadvantaged in sharing any development benefits and opportunities resulting from the project</li> <li>• Ensure that displacement or restriction of access does not occur before necessary measures for resettlement are in place</li> </ul>

It is to be noted that as per WB OP. 4.12, persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance. The cut-off date will be established in the respective resettlement instruments selected for the sub-projects (Table 3-1).

## 6 Method of Valuation of Affected Assets and Compensation

### 6.1 Asset Valuation

The valuation of losses in physical assets will be carried out by assessing the market value of the assets, if known, and estimating the replacement cost. Replacement cost is simply calculated as the cost of replacing the lost assets plus any transaction costs associated with bringing the asset to pre-displacement value. However, the valuation of crops will be mainly relied upon the price lists developed by the Agriculture directorate and revisited annually. "Replacement cost" is defined as follows: For agricultural land, it is the pre-project or pre-displacement (whichever is higher) market value of land of equal productive potential or use located in the vicinity of the affected land, plus the cost of preparing the land to levels similar to those of the affected land, plus the cost of any registration and transfer taxes. For land in urban areas, it is the pre-displacement market value of land of equal size and use, with similar or improved public infrastructure facilities and services, and located in the vicinity of the affected land, plus the cost of any registration and transfer taxes. For houses and other structures, it is the market cost of the materials to build a replacement structure with an area and quality similar to or better than those of the affected structure, or to repair a partially affected structure, plus the cost of transporting building materials to the construction site, plus the cost of any labor and contractors' fees, plus the cost of any registration and transfer taxes. In determining replacement cost, depreciation of the asset and the value of salvage materials are not taken into account, nor is the value of benefits to be derived from the project deducted from the valuation of an affected asset. Where domestic law does not meet the standard of compensation at full replacement cost, compensation under domestic law is supplemented by additional measures so as to meet the replacement cost standard. Replacement cost will differ depending on the type of asset, as illustrated in Table 6-1.

**Table 6-1: Replacement Cost for Tangible Assets**

Asset	Replacement Cost
Agricultural Land	Equals the pre-project or pre-displacement, whichever is higher, market value of land of equal productive potential or use located in the vicinity of the affected land, plus the cost of preparing the land to levels similar to those of the affected land, plus the cost of any registration and transfer taxes.
Urban Land	Equals the pre-displacement market value of land of equal size and use, with similar or improved public infrastructure facilities and services and located in the vicinity of the affected land, plus the cost of any registration and transfer taxes.
Houses / Other Structures	Equals the market cost of the materials to build a replacement structure with an area and quality similar to or better than those of the affected structure, or to repair a partially affected structure, plus the cost of transporting building materials to the construction site, plus the cost of any labor and contractors' fees, plus the cost of any registration and transfer taxes.

Source: WB OP 4.12

For intangible losses that cannot easily be valued in monetary terms (i.e. access to employment opportunities, public services, natural resources, social capital), the subprojects should attempt to establish access to equivalent resources and earning opportunities that are acceptable to the PAPs, and if this is not

possible, should establish a fair compensation amount that considers the value of the loss from the time it occurs until the PAP can reasonably be expected to have replaced the lost income, asset, or access.

## **6.2 Compensation**

Compensation will be provided to all individuals whose assets or access to assets is affected or damaged, as a consequence of land acquisition or any other activities undertaken by the projects. The compensation for the loss of physical and nonphysical assets will vary depending on the type of loss, and eligibility of the PAPs. Compensation may come in the form of cash compensation, in-kind compensation, and/or assistance.

All PAPs will be entitled to monetary compensation at replacement cost, at market value (at the entitlement cut-off date) for affected tangible assets. Another option may be in-kind compensation where the affected assets would be replaced with an asset of similar size, value, and quality. The decision on which type of compensation is used should be jointly agreed upon between the project staff and the PAPs and shall be subject to the availability of replaceable assets. Moreover, development and resettlement transitional assistance needed to restore the livelihood and standard of living of PAPs under the subproject to pre-project levels shall also be part of the compensation component of any resettlement plan (i.e. short-term jobs, subsistence support, moving allowance, salary maintenance, food assistance, etc.).

It should be noted here that compensation for losses in communal property shall only be in-kind for the community as a whole, and shall take the form of reconstruction of the affected or damaged facility (i.e. public school buildings, markets, etc.) to - at least - the same standard it was on prior to the project's implementation.

Table 6-2. Entitlement Matrix

Type of Losses	Level of Impact	Entitled Person(s)	Compensation Policy & Standards	Implementation Recommendations
<b>Agricultural Land</b>				
Loss of arable and grazing agricultural land or access to it	Permanent (complete or partial) loss of arable and grazing land located in the sub-project site	Farmers/Individuals who have formal legal ownership rights to land	<ul style="list-style-type: none"> <li>• Offer of replacement land with the same production value and capacity within the same geographical location.</li> <li>• Provide cash compensation at replacement cost for the lost land at the market price<sup>4</sup>, inclusive of the cost of preparing the land to levels similar to those of the affected land as well as the cost of any registration and transfer taxes.</li> <li>• Provide cash compensation for loss of crops or trees at replacement cost.</li> </ul>	<ul style="list-style-type: none"> <li>• A list of available arable and grazing land in each affected municipality</li> <li>• Consultations and formal agreement with PAPs on type of compensation (cash or in-kind)</li> <li>• If available and requested by the PAPs and agreed to by the sub-project and concerned authorities: provide equivalent land nearby, of similar size, value, and quality</li> <li>• In case of relocation, provide assistance to farmers during and after the relocation process</li> <li>• Provision of assistance to farmers to develop new crops and improve production for both crops and livestock</li> <li>• Poor and vulnerable PAPs (including the landless) will not be displaced until replacement land is provided</li> <li>• For the transitional period, it is recommended that: Transitional assistance should be provided at least six months are provided if not more for all PAPs. Market value of the crops should be considered</li> </ul>
Loss of arable and grazing agricultural land or access to it	Permanent (complete or partial) loss of arable and grazing land located in the sub-project site	Farmers/Individuals who do not have formal legal ownership rights to land but have temporary or leasing rights	<ul style="list-style-type: none"> <li>• Provide development and transitional assistance in locating new replacement lease land.</li> <li>• Provide cash compensation for loss of crops or trees at replacement cost.</li> </ul>	

<sup>4</sup> Calculated at entitlement cut-off date

Type of Losses	Level of Impact	Entitled Person(s)	Compensation Policy & Standards	Implementation Recommendations
Loss of arable and grazing agricultural land or access to it	Permanent (complete or partial) loss of arable and grazing land located in the sub-project site	Farmers/Individuals who do not have any recognizable legal right or claim to the land	<ul style="list-style-type: none"> <li>• No compensation for land.</li> <li>• Provide landless PAPs with resettlement assistance in securing temporary or lease rights to replacement land</li> <li>• Provide cash compensation for loss of crops or trees at replacement cost.</li> </ul>	Which is calculated based on besides the transitional cycle of re-growing the same type of crop, plus cost involved.
Loss of arable and grazing agricultural land or access to it	Temporary (complete or partial) loss of all or part of arable and grazing land located in the sub-project site	Farmers/Individuals who have formal legal ownership rights to land	<ul style="list-style-type: none"> <li>• No compensation for land if returned to owner in less than one year.</li> <li>• Provide cash compensation equivalent to the replacement cost at market price of renting the land during the temporary use.</li> <li>• Provide cash compensation for loss of crops or trees at replacement cost and compensation for loss of net income from subsequent crops that cannot be planted for the duration of the lease.</li> </ul>	<ul style="list-style-type: none"> <li>• If the temporary loss continues for more than one year, PAPs will be given a choice of either continuing with the temporary arrangements, or selling the affected land to the sub-project at full replacement cost at current market value</li> <li>• Provision of development assistance to enable farmers/land owners to restore land to its previous condition or better quality by providing measures to improve land quality in cases of land being adversely affected.</li> </ul>
Loss of arable and grazing agricultural land or access to it	Temporary (complete or partial) loss of all or part of arable and grazing land located in the sub-project site	Farmers/Individuals who do not have formal legal ownership rights to land but have temporary or leasing rights	<ul style="list-style-type: none"> <li>• No compensation for land if returned to owner in less than one year.</li> <li>• Provide cash compensation equivalent to the replacement cost at market price of renting the land during the temporary use.</li> <li>• Provide cash compensation for loss of crops or trees at replacement cost and</li> </ul>	

Type of Losses	Level of Impact	Entitled Person(s)	Compensation Policy & Standards	Implementation Recommendations
			<p>compensation for loss of net income from subsequent crops that cannot be planted for the duration of the lease.</p>	
Loss of arable and grazing agricultural land or access to it	Temporary (complete or partial) loss of all or part of arable and grazing land located in the sub-project site	Farmers/Individuals who do not have any recognizable legal right or claim to the land	<ul style="list-style-type: none"> <li>• No compensation for land if returned to owner in less than one year.</li> <li>• Provide cash compensation for loss of crops or trees at replacement cost.</li> </ul>	<ul style="list-style-type: none"> <li>• Provision of development and resettlement assistance to landless PAPs with no legal rights.</li> </ul>
<b>Urban Land (Residential and/or Commercial)</b>				
Loss of urban residential or commercial non-arable land or access to it	Permanent (complete or partial) loss of urban residential or commercial non-arable land	Individuals who have formal legal ownership rights to land	<ul style="list-style-type: none"> <li>• Provide cash compensation at replacement cost of land of equal size and use, with similar or improved public infrastructure facilities and services and located in the vicinity of the affected land, plus the cost of any registration and transfer taxes.</li> <li>• In the case that there are structures on the land, provide cash compensation at replacement cost for the materials used to rebuild the structures or to partially repair an affected structure.</li> </ul>	<ul style="list-style-type: none"> <li>• A list of available non-arable land in each affected municipality</li> <li>• A list of PAP and entitled persons</li> <li>• Consultations and formal agreement with PAPs on type of compensation (cash or in-kind)</li> <li>• If available and requested by the PAPs and agreed to by the sub-project and concerned authorities: provide equivalent land nearby, of similar size, value, and quality</li> <li>• Provision of development and resettlement assistance, mainly in form of transition allowances for severely affected PAPs (transition subsistence allowance for food, moving incentive)</li> </ul>

Type of Losses	Level of Impact	Entitled Person(s)	Compensation Policy & Standards	Implementation Recommendations
Loss of urban residential or commercial non-arable land or access to it	Permanent (complete or partial) loss of urban residential or commercial non-arable land	Individuals who do not have formal legal ownership rights to land but have temporary or leasing rights	<ul style="list-style-type: none"> <li>• In the case where there are structures on the land which have been built by the users, provide cash compensation at replacement cost for the materials used to rebuild the structures or to partially repair an affected structure.</li> <li>• Provide development and transitional assistance in locating new replacement lease land</li> </ul>	<p>allowance, assistance in locating new residential or commercial leasing, and income transition allowance if businesses are affected).</p> <ul style="list-style-type: none"> <li>• For the transitional period, it is recommended that:  Transitional assistance should be provided at least six months are provided if not more for all PAPs.</li> </ul>
Loss of urban residential or commercial non-arable land or access to it	Permanent (complete or partial) loss of urban residential or commercial non-arable land	Individuals who do not have any recognizable legal right or claim to the land	<ul style="list-style-type: none"> <li>• Provide no compensation for land.</li> <li>• In case that there are structures on the land which have been built by the users, provide cash compensation at replacement cost for the materials used to rebuild the structures or to partially repair an affected structure.</li> <li>• Provide landless PAPs with resettlement and transitional assistance to secure alternative commercial or residential land and to restore their livelihoods.</li> </ul>	

Type of Losses	Level of Impact	Entitled Person(s)	Compensation Policy & Standards	Implementation Recommendations
Loss of urban residential or commercial non-arable land or access to it	Temporary (complete or partial) loss of urban residential or commercial non-arable land	Individuals who have formal legal ownership rights to land	<ul style="list-style-type: none"> <li>No compensation for land if returned to owner in less than one year.</li> <li>Provide cash compensation equivalent to the replacement cost at market price of renting the land during the temporary use</li> <li>Provide cash compensation for loss of crops, trees, or structures at replacement cost</li> </ul>	<ul style="list-style-type: none"> <li>If the temporary loss continues for more than one year, PAPs will be given a choice of either continuing with the temporary arrangements, or selling the affected land to the sub-project at full replacement cost at current market value</li> <li>Provision of assistance to enable the land users owners to restore land to its pre-subproject condition by providing measures to improve land quality in cases where land is adversely affected</li> </ul>
Loss of urban residential or commercial non-arable land or access to it	Temporary (complete or partial) loss of urban residential or commercial non-arable land	Individuals who do not have formal legal ownership rights to land but have temporary or leasing rights	<ul style="list-style-type: none"> <li>No compensation for land if returned to owner in less than one year.</li> <li>Provide cash compensation equivalent to the replacement cost at market price of renting the land during the temporary use</li> <li>Provide cash compensation for loss of crops, trees, or structures at replacement cost</li> </ul>	
Loss of urban residential or commercial non-arable land or access to it	Temporary (complete or partial) loss of urban residential or commercial non-arable land	Individuals who do not have any recognizable legal right or claim to the land	<ul style="list-style-type: none"> <li>No compensation for land if returned to owner in less than one year.</li> <li>Provide cash compensation for loss of crops, trees, or structures at replacement cost</li> </ul>	
<b>Structures or Buildings (Commercial, Business, Industrial, or Residential)</b>				
Loss of structures or access to them	Permanent (complete or partial) loss of structures	Individuals who have formal legal ownership rights to the structures	<ul style="list-style-type: none"> <li>Provide cash compensation at replacement cost which is equal to the market cost of materials used to build a</li> </ul>	<ul style="list-style-type: none"> <li>A list of available structures in each affected municipality</li> <li>A list of PAP and entitled persons</li> </ul>

Type of Losses	Level of Impact	Entitled Person(s)	Compensation Policy & Standards	Implementation Recommendations
			replacement structure of similar area and quality, or to repair a partially affected structure, in addition to the cost of transporting building materials to the construction site, plus the cost of any labor and contractors' fees, and the cost of any registration and transfer taxes.	<ul style="list-style-type: none"> <li>• Consultations and formal agreement with PAPs on type of compensation (cash or in-kind, i.e. relocation)</li> </ul>
Loss of structures or access to them	Permanent (complete or partial) loss of urban residential or commercial non-arable land	Individuals who do not have formal legal ownership rights to land but have temporary or leasing rights (tenants)	<ul style="list-style-type: none"> <li>• Provide assistance in moving and finding similar and affordable rental accommodation (this may include moving allowance and rental allowance for a transitional period).</li> </ul>	<ul style="list-style-type: none"> <li>• A 3-months' notice - at least - to be given to the tenants.</li> </ul>
Loss of structures or access to them	Permanent (complete or partial) loss of urban residential or commercial non-arable land	Individuals who do not have any recognizable legal right or claim to the land (squatters and persons in ownership dispute)	<ul style="list-style-type: none"> <li>• Provide cash compensation at replacement cost for the structures if they were built by the users.</li> <li>• Provide assistance in moving and finding similar and affordable rental accommodation (this may include moving allowance and rental allowance for a transitional period).</li> </ul>	<ul style="list-style-type: none"> <li>• The Environmental and Social Officer may look into the possibilities of formalizing the structures following their repair.</li> </ul>
<b>Standing Crops, Trees, and Plants</b>				
Loss of standing crops, trees, or plants or access to them	Permanent (complete or partial) loss of standing	Farmers or individuals who cultivate the land and who have	<ul style="list-style-type: none"> <li>• Provide cash compensation for loss of crops, trees, or plants at replacement cost.</li> </ul>	<ul style="list-style-type: none"> <li>• A comparative list of the prices of agricultural products in local markets.</li> </ul>

Type of Losses	Level of Impact	Entitled Person(s)	Compensation Policy & Standards	Implementation Recommendations
	crops, trees, or plants	formal legal ownership rights to the land on which the crops are planted		<ul style="list-style-type: none"> <li>• A list of tree and plant species in the municipality area.</li> <li>• The sub-project activities should take into consideration the cropping patterns and seasons in order to avoid partial or complete loss if possible.</li> </ul>
Loss of standing crops, trees, or plants or access to them	Permanent (complete or partial) loss of standing crops, trees, or plants	Farmers or individuals who do not have formal legal ownership rights to land on which the crops are planted but have temporary or leasing rights (tenants)	<ul style="list-style-type: none"> <li>• Provide cash compensation for loss of crops, trees, or plants at replacement cost.</li> </ul>	
Loss of standing crops, trees, or plants or access to them	Permanent (complete or partial) loss of standing crops, trees, or plants	Farmers or individuals who do not have any recognizable legal right or claim to the land on which the crops are planted	<ul style="list-style-type: none"> <li>• Provide cash compensation for loss of crops, trees, or plants at replacement cost.</li> </ul>	
<b>Income or Access to Income (Commercial, Business, and Industrial Activities)</b>				
Loss of source of income or access to source of income	Permanent loss of income source or access to it	Owner or workers in formal registered businesses	<ul style="list-style-type: none"> <li>• Provide transitional cash compensation until new permanent employment is secured based on net income (at least six months are provided if not more).</li> <li>• Provide development assistance to PAPs (i.e. training in specific areas) in order to help them to</li> </ul>	<ul style="list-style-type: none"> <li>• A list of available commercial, industrial, and business activities in each affected municipality</li> <li>• A list of PAP and entitled persons.</li> <li>• The Environmental and Social Officer shall assist in the provision of development assistance to severely affected PAPs and vulnerable groups as</li> </ul>

Type of Losses	Level of Impact	Entitled Person(s)	Compensation Policy & Standards	Implementation Recommendations
			maintain and/or improve their income generation potential and access to gainful employment.	specific attention should be paid to the needs of the following vulnerable groups, including:
Loss of source of income or access to source of income	Permanent loss of income source or access to it	Owner or workers in informal not registered businesses	<ul style="list-style-type: none"> <li>• Provide transitional cash compensation until new employment is secured based on minimum wage per month in the respective district (at least six months are provided if not more)</li> <li>• Priority shall be given to severely affected PAPs in the provision of any relevant employment in the activities related to the sub-project.</li> </ul>	<ul style="list-style-type: none"> <li>i) Persons below the poverty line, the landless,</li> <li>ii) Elderly, women and children, indigenous peoples, ethnic minorities,</li> <li>iii) Project affected persons who may not be protected through national legislation.</li> <li>iv) persons with disabilities</li> </ul> <p>The RAPs will include these vulnerable groups and take into consideration their individual circumstances. Subsequently, the provision of development assistance to severely affected PAPs and vulnerable groups will be through design training programs, formalizing informal activities, and access to credit.</p>
Loss of source of income or access to source of income	Temporary loss of income source or access to it	Owner or workers in formal registered businesses	Provide cash compensation for the duration of business/income generation that is disrupted based on net income. This includes the loss calculated based on the time needed to re-establish the business elsewhere.	<ul style="list-style-type: none"> <li>• If the transitional cash compensation 6-month period expires without the PAPs having restored their living standard, then the period could be extended to another 3 months. However, this extension is to be granted on a case-by-case basis. Therefore, it is recommended that an Environmental and Social Officer has to make a case study for each PAP prior to the decision.</li> </ul>
Loss of source of income or access to source of income	Temporary loss of income source or access to it	Owner or workers in informal unregistered businesses	<ul style="list-style-type: none"> <li>• Provide cash compensation for the duration of business/income generation that is disrupted based on the minimum wage per month in the respective district.</li> </ul>	

## **7 Institutional and Organizational Arrangements for Resettlement Planning and Implementation**

### ***7.1 Procedures for delivery of Entitlements***

#### ***7.1.1 Project Screening***

Once the subprojects are identified by the Municipalities, the PIU within CDR will obtain all permits/approvals related to the project. Thereafter, they will cooperate with the Municipalities to carry out social screening to determine whether or not the subprojects will result in any resettlement impact and accordingly PIU of CDR will decide the need for the preparation of a resettlement action plan or an abbreviated Resettlement Action Plan.

#### ***7.1.2 Preparation of Socio-Economic and Inventory Survey***

Following the identification of the sub-projects that may involve involuntary resettlement, PIU of CDR in cooperation with Municipalities will carry out a socio-economic study and census survey, in which baseline data within the sub-project's target areas is collected. This information shall include the PAPs and related household members or dependents, total land holdings, and affected assets amongst other things. This information will be put in writing and shall be used in determining the appropriate compensation and assistance for each affected individual / household.

The objective of conducting this socio-economic survey is to:

- Introduce the sub-project to the PAPs.
- Collect census data to identify PAPs on the individual and household levels.
- Collect census data to identify vulnerable and severely affected PAPs.
- Collect census data on the overall socio-economic environment of the affected communities
- Identify stakeholders.
- Identify impacts of the sub-project on the livelihoods of the PAP (i.e. property, structures, income, etc.).
- Identify any concerns or worries the PAPs may have
- Identify the resettlement preferences of the PAPs.

#### ***7.1.3 Preparation of Resettlement Action Plans***

Any subproject that shall entail the acquisition of land or may result in the involuntary resettlement of people or loss or restriction of access to private or communal resources will require the preparation of a RAP or abbreviated RAP depending on the number of people affected or the significance of the resettlement impacts. PIU of CDR is responsible for preparation of the RAPs.

The RAP should assess the number of PAPs, propose alternative locations for the sub-projects if possible, identify the eligibility criteria, include provisions for compensation and assistance, and address the means by which the sub-project monitoring and evaluation will take place to ensure that the PAPs receive their compensation and that their grievances are heard and addressed. The mitigation measures and compensation policies proposed in the RAP shall be disclosed to the PAPs for feedback and comments.

More specifically, the RAP should include:

- A description of the sub-project

- Identification of potential impacts
- Objectives of RAP and its scope, in terms of sub-projects and activities covered
- Relevant findings of the socio-economic study and all census data;
- Legal framework including the gap analysis;
- Institutional framework;
- Eligibility criteria and eligible PAPs;
- Valuation and compensation for losses;
- Resettlement measures and the entitlement matrix;
- Site selection, site preparation, and relocation;
- Housing, infrastructure, and social services
- Environmental protection and management
- Stakeholder consultation and community participation
- Integration with host populations
- Grievance redress mechanism (procedures and implementation)
- Organizational responsibilities and implementation schedule;
- Monitoring and evaluation – internal and external (procedures, staff, implementation responsibilities and reporting);
- Capacity building, costs and budget

As guidelines for RAP preparation, all data (including socio-economic survey and census, consultations, Entitlement Matrix (EM), and Grievance Redress Mechanism (GRM) must be gender disaggregated and reported as such.

If fewer than 200 PAPs are affected, or if all the PAPs suffer only minor impacts (i.e., lose less than 10 percent of their income producing assets), and the subproject does not involve any physical displacement, then an abbreviated plan (ARAP) should be prepared. An ARAP should include:

- A census survey of displaced persons and valuation of assets
- A description of compensation and other resettlement assistance to be provided and the basis of compensation rates
- Consultations with displaced people about acceptable alternatives
- Institutional responsibility for implementation and procedures for grievance redress
- Arrangements for monitoring and implementation
- A timetable and budget

However, it is to be noted that in terms of application of OP/BP 4.12, the main principles and contents of an ARAP remain the same as for a RAP but the level of detail and items covered should be commensurate with the level of impacts.

## ***7.2 RAP Review and Approval***

The RAP, including the proposed mitigation measures within the plan, will need to be reviewed and approved by CDR then will be sent to the WB for final review and approval. CDR should ensure that this resettlement instrument is made available at a place accessible to displaced persons and local NGOs, in a form, manner, and language that is understandable to them. Once the WB accepts this instrument as providing an adequate basis for project appraisal, the WB makes it available to the public through its Bank's external website. After the WB has approved the final resettlement instrument, the WB and the borrower disclose it again in the same manner. In addition, for any changes made to the RAP after the approval, the same process of approval and disclosure (that applied to the original RAP) will need to be

followed. The RAP will not be implemented until after they have been disclosed on the CDR website and World Bank External Website.

### ***7.3 RAP Implementation***

Once the RAP is approved by the Bank, it will be translated into Arabic and disclosed locally as well as in InfoShop at the Bank. The PIU of CDR and Municipalities concerned are responsible for implementation of the RAP.

#### ***7.3.1 Signing Compensation Contract***

PAPs will be consulted on their compensation preferences they will be formally informed through written or verbal notification. In case some of the PAPs are illiterate they are notified in the presence of at least one public official.

In coordination with Municipalities, PIU of CDR will arrange meetings with the PAPs to document the lands acquired by the sub-project throughout the implementation period and discuss the compensation process.

The PAP will be required to sign a contract detailing the acquired land plots and / or partially or completely affected structures and the corresponding types of compensation (i.e. cash or in-kind) that have been agreed upon. The signature of the compensation contracts as well as the actual payments and in-kin transfers shall be made in the presence of at least one public official from the village authorities. The contracts may also include contracts on possible transitional or developmental assistance and income restoration measures that will be given to the PAPs including, provision of skills training, access to credit, and sub-project related job opportunities.

#### ***7.3.2 Compensation Payment***

All handing over of property such as land and buildings and compensation payments will be made in the presence of the affected party and village officials. The compensation to the PAPs for the affected assets should be completed before civil works start. CDR is the main entity in charge of this process.

## **8 Public Consultation and Disclosure**

Acquisition of land or other assets and the RAPs preparation require consultation with the project-affected population (PAPs). In addition to tenants, residents, and business owners affected, the concerned municipalities must also consult with associations, NGOs and other representatives of civil society within the affected areas. The purpose of the public consultations is to also generate partnerships and cooperative engagement among those affected. All consultations will be informed, inclusive of all groups, and gender, and a two-way dialogue to provide information and receive feedback. Responses will be provided by the project for all the queries raised and the participants will subsequently be informed on how their suggestions were incorporated in the design/mitigation measures. To make sure there will inclusion of all groups if need be separate consultation sessions should be arranged as needed for women and vulnerable groups. The RAP will cover information on the number of participants who attended (gender disaggregated data) with locations/time of the consultation, along with a summary of the different consultations held (issues raised and responses to the issues) in the main body of the RAP while the details will be in the annex.

### ***8.1 Public Consultation Carried out During RPF Preparation***

Public consultations will be carried out following a two-phased approach as follows:

(a)- Phase-I will consist of holding, by project appraisal date, a public consultation workshop at CDR involving the Mayors of all 18 secondary cities along with local NGOs. Furthermore, all the 18 cities will publicly disclose the two documents (ESMF and RPF) and share these with relevant government agencies, nongovernmental organizations and development partners of Lebanon. The outcomes of the consultations will also be disclosed as part of the RPF on the World Bank's external website. Satisfactory completion of Phase-I consultations will be a condition for Project Appraisal.

(b)- Phase-II will involve holding, by project effectiveness date, townhall meetings in each of the 18 cities. Such meetings will involve discussing the project's environmental and social aspects and mitigation measures with local stakeholders, NGOs and community groups to take their views into account. The implementing agency (CDR) will initiate these consultations as early as possible and will provide all relevant material in a timely manner before consultation, in a form and language understandable and accessible to the groups being consulted. All outcomes of the consultations will be disclosed by the CDR and also on the World Bank's external website. Satisfactory completion of Phase-II will be a Project Effectiveness Condition.

During this RPF preparation, the Phase 1 consultation workshop with the mayors of all 18 secondary cities and NGOs was carried on August 8, 2019, the number of overall attendees is 26. Full documentation about the consultation process and findings are included in the annex of the public consultation.

### ***8.2 Public Consultation in Resettlement Planning and Implementation***

Public consultation must be an on-going activity taking place throughout the entire project cycle. Thus, public consultation shall take place during the:

- Project inception and planning,
- Screening process,
- Feasibility study,
- Preparation of project designs,
- Resettlement and compensation planning,
- Drafting and reading/signing of the compensation contracts,
- Payment of compensations,
- Resettlement activities and,
- Post compensation monitoring and as relevant community support activities.

The public consultation and participation must take place through local meetings, radio and television, requests for written proposals/comments, completion of questionnaires/application forms, public consultations and explanations of the Bank financed project ideas and requirements. The public consultation must take into account low literacy levels prevalent in rural communities.

### ***8.3 Outcomes of the Public Consultations Held at the RPF stage***

Public Consultation Meeting was held at Markazia Monroe Hotel – Beirut Down Town on Thursday 8 August 2019. Invitations were sent out by CDR to the concerned (18) Municipalities and Ministry of Interior and Municipalities through official letters. The invitation letter sent by CDR in Arabic can be found in the Appendix; and a list of the invitees is provided also in the Appendix. Overall, 26 attendees were consulted.

Out of a total of 18 municipalities were invited to the consultation, 15 attended the event, as well as a representative of the Ministry of Interior and Municipalities. The main issues raised during the public consultation and the detailed minutes of meetings is listed in Appendix, photographic documentation of the consultation is provided, a list of the attendees of the consultation is also attached. Below is the summary of the main topics discussed and a more detailed minutes can be founded in the Appendix

- Municipalities’ representatives were pleased to learn that the projects will be developed and implemented in accordance with comprehensive Environmental and Social Safeguards, Guidelines and Instruments, which will ensure sound project development and implementation.
- Municipalities’ representatives further conveyed that they are glad that the process involves public consultation, as well as monitoring of implementation;
- Municipalities’ representatives highlighted the importance of the roles and responsibilities of the various parties during the process.

### ***8.4 Notification Procedures***

Public documents must be made available in English and Arabic at the national, local and household levels and at other relevant locations (including the official residences/offices of village governments and village elders) to ensure easy access to them by PAPs.

The project will through the CDR notify the public of its intention to acquire land assigned for the project. Thus, a public notice must be announced to the beneficiaries concerning physical resettlement and temporary relocation.

The notice must state:

- a) Government’s proposal to acquire the land,
- b) The public purpose for which the land is needed,
- c) That the proposal or plan may be inspected by CDR/PIU or the offices of the Mayor of Municipality in the respective Municipalities, during working hours,
- d) That any person affected may, by written notice, object to the transaction giving reasons for doing so, to the Project Team with copies to District Administration [Insert Project Specific Information] and the Local Village Chief’s Headquarters within 14 days of the first public announcement or appearance of the notice. Assurances must be made that affected persons have actually received this information and notification.

### ***8.5 Documentation of Compensation Process***

For each individual or household affected, the municipality staff completes a compensation dossier containing necessary personal information on the affected party and those that s/he claims as household members, dependents, total landholdings, inventory of assets affected, and information for monitoring their future situation.

This information is confirmed and witnessed by CDR. Dossiers must be kept current and must include documentation of all assets surrendered and/or impacted. Each individual will be provided a copy of the dossier at the time of negotiations. This is necessary because it is one way in which individuals and households can be monitored over time. All claims and assets must be documented in writing.

### ***8.6 Disclosure***

CDR will ensure that affected persons and communities can obtain relevant information relating to the project in general and the land acquisition and resettlement arrangements in particular. The RAP or Abbreviated RAP (excluding individual names and the amounts of monetary awards) must be made publicly available in Arabic and English and will be posted in an accessible and prominent place accessible to project affected persons. The RAPs or Abbreviated RAPs must be approved by the Bank prior to disclosure and the implementation of the resettlement activities.

When RAPs are prepared during project implementation, they will be disseminated to the project-affected persons in a manner accessible to them. Information disseminated to the project-affected persons will include: (i) compensation rates for all categories of affected assets; (ii) eligibility criteria for all other forms of assistance that may be provided; and (iii) grievance procedures. The resettlement and environment consultation and disclosure requirements will also be harmonized and streamlined as appropriate.

## **9 Grievance Redress Mechanism**

At the time that the resettlement plan is approved and individual compensation contracts are signed, affected individuals and households will have been informed of the process for expressing dissatisfaction and to seek redress. The grievance procedure will be simple, accessible by PAPs and should be administered at the local level to the extent possible.

### ***9.1 Procedures for Handling Complaints***

The proposed GRM for this project will be disclosed as part of the ESMP and RAP and publicly available. The GRM will be accessible to all relevant stakeholders who can use this mechanism to send their suggestions, concerns and complaints related to the project, including environmental concerns. The complaints, suggestions and concerns can be sent by e-mail, mail, phone (through a hotline), text messaging, in person and other means. The phone number, e-mail address, and address for receiving complaints will be disclosed among the population and will be posted at project sites once the project becomes effective.

All objections to land acquisition must be made in writing, in a language that the PAP understands and is familiar with, to the CDR or by direct or third party communication with CDR in the event of illiterate PAPs. Attempts must be made to settle grievances amicably.

The procedure for handling grievances must be as follows:

- Minor complaints can be addressed to the relevant contractor and site engineer (see below different levels). However, all complaints, regardless of severity should be registered at the PMU. Therefore, all complaints should be registered by the PMU, which shall establish a register of resettlement/compensation related grievances and disputes mechanism.
- The existence and conditions of access to this register (where, when, how) shall be widely disseminated within the community/town as part of the consultation undertaken for the sub-projects in general. Moreover, the information on how to access the GRM should be available through billboards, CDR website, etc.
- A committee of knowledgeable persons, experienced in the subproject area(s), shall be constituted at a local level as a Committee to handle first instance dispute/grievances. This group of mediators attempting amicable mediation/litigation in first instance will consist of the community leaders/mayor, the PMU Director, and legal advisors for social/income/vulnerable groups and gender issues. This mediation committee will be set up at local level by the implementation agency on an “as-needed” basis (that is, it will be established when and if a dispute arises in a given community).
- When a grievance/dispute is recorded according to the above-mentioned registration procedures, the mediation committee will be established, and mediation meetings will be organized with interested parties.
- Minutes of meetings will be recorded.
- The existence of this first instance mechanism will be widely disseminated to the affected people as part of the consultation undertaken for the sub-project in general. It is important that these mediation committees be set up as soon as RAP preparation starts.
- Disputes documented through for example socio-economic surveys should be dealt with by appropriate mediation mechanisms which must be available to cater for claims, disputes and grievances at this early stage.
- A template form for claims should be developed and these forms be collated on a quarterly basis into a database held at subproject level.
- GRM levels
  - Level 1: If any person has any complaint, concern or suggestion regarding the project implementation, he or she can lodge an orally or written grievance through mail, e-mail, phone text message, or social media to the site manager/engineer of the concerned municipality of the sub-project. In case an oral complaint is made, it will be written on paper by the receiving unit. The above issue will be resolved within the maximum of one week.
  - Level 2: If the person is not satisfied with the action of the site manager’s Office, he or she can bring the complaint to the attention of the mediation committee. The issue shall be resolved within a maximum of two weeks.
  - Level 3: If the person is not satisfied with the decision of the mediation committee, he or she can bring the complaint to the attention of the Head of the concerned Department at CDR. Once the Head of the concerned Department receives the complaint, it needs to be resolved within the maximum of two weeks.

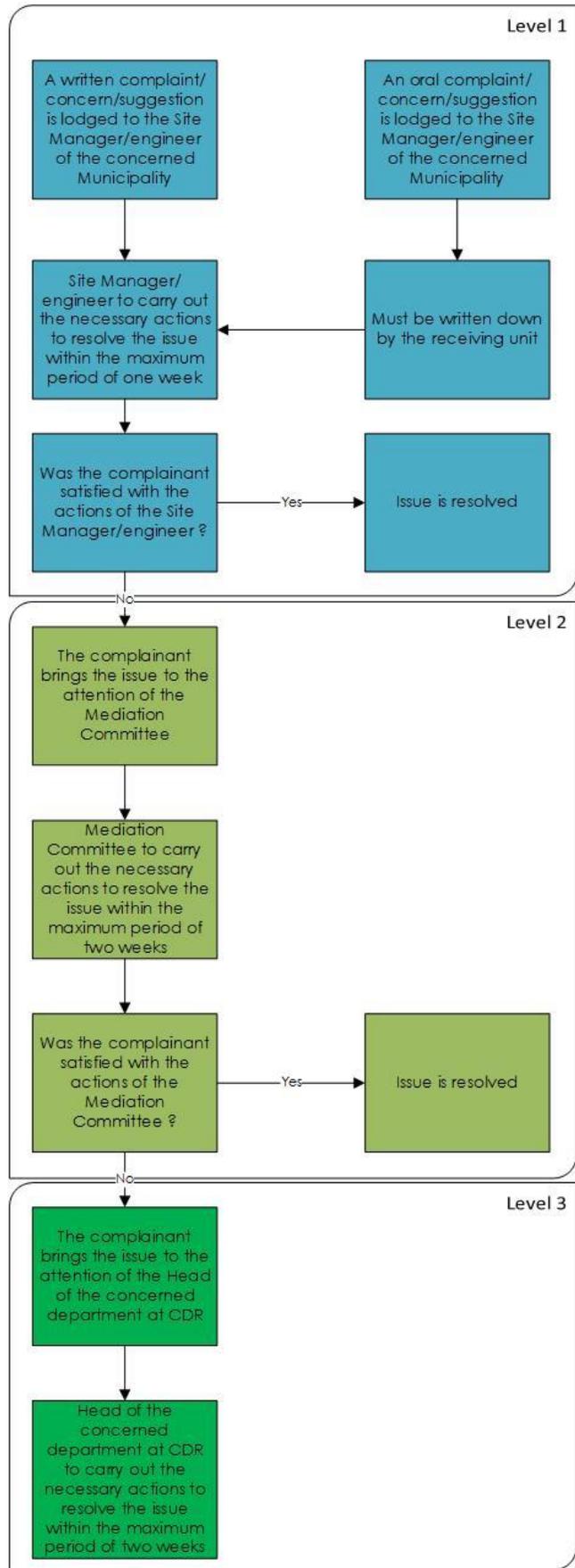
If the grievance relates to valuation of assets, experts may need to be requested to revalue the assets, and this may necessitate a longer period of time. In this case, the aggrieved person must be notified that his/her complaint is being considered.

A designated person at each level will be assigned to be responsible for receiving and recording receipt of each complaint, whether received orally or in writing. The contact information of the designated person will be made publicly available prior to commencement of project

implementation. At the end of each month when the project commences, the designated person reports to the PMU on the number and subject of new complaints received, and the status of complaints, if any, that remain under resolution. The report also informs the PMU of complaints that could not be resolved at the lower levels and are being elevated to the PMU Director's attention. The PMU aggregates information received into a status report each quarter, indicating the number and subject of complaints. The quarterly status report also provides up-to-date information on the number and subject of complaints that have been resolved, and the manner in which they have been resolved. The quarterly status reports will be made available for external monitoring and to the World Bank for project supervision and project evaluation purposes.

The GRM does not exclude the formal legal process of the national law. If a grievance remains unresolved following application of the project GRM process, the affected person can initiate legal proceedings in accordance with national law and may have recourse to the Appeals Court as warranted.

**Error! Reference source not found.** illustrates the proposed GRM.



## **Figure 9-1 Proposed GRM Mechanism**

### ***9.2 Appealing Procedures***

The decision of the Appeals Committee is binding and final. Appeals Committee may keep the same level of compensation or make upward adjustments in the level of compensation awarded and must issue their decision within 15 days from submission of the complaint. Irrespective of who appeals (CDR or owner), the owner is required to vacate the property, with rights of sale but not of development, and with access to 75 percent of the compensation until the Appeals Committee reaches its final decision. These funds should be set aside in a special escrow account.

If no agreement is reached at this stage, then the complaint can be referred to the Courts of Law according to Lebanese Law.

## **10 Resettlement Cost, Budgeting and Funding**

At this stage, where the locations of the project have not yet been determined, and when the number of PAPs cannot be identified, it is not possible to provide an estimated budget for the total costs of resettlement that may be associated with the implementation of the project. Therefore, activities for resettlement plan will be funded like any other project. Funding will be processed and effected through the project's financial processing arrangements.

Funds for implementing inventory assessments and resettlement plans will be provided by the implementing agency. In general, the cost of compensation will be borne by the project.

The resettlement plan for a Bank financed project should include an itemized, indicative budget and the implementing agency will finance this budget through the administrative and financial management rules and manuals like any other activity eligible for payment under the Bank financed project. This budget will be subject to the approval by the implementing agency.

The implementing agency will have to finance the resettlement compensation because they will be impacting on the people's livelihoods. Disbursements based on budgetary requirements, established by the resettlement plan in consultation with PAPs and local leaders, will be made through the relevant Municipal Administration.

## **11 Monitoring and Evaluation**

### ***11.1 Internal Monitoring***

In line with WB requirements, internal monitoring of the implementation of the resettlement activities will be carried out by CDR PMU assigned team and sent to the Bank as part of the quarterly report. Internal monitoring will be held every three months, results and findings will be included in quarterly project progress report. The report will mainly cover resettlement policies and compensation standards, resettlement progress, delivery of resettlement compensation, provision of development and transitional assistance to PAPs (especially vulnerable groups), implementation schedule, fund disbursements, land or structure allocation, and grievances and redress. The final report on the implementation of each RAP will also contain a socio-economic end line survey, describing the post-displacement living conditions and livelihoods of PAPs.

### ***11.2 External monitoring***

External Monitoring might be required to ensure that the overall objective of the resettlement plan is achieved in an equitable and transparent manner and ensure the effectiveness of the monitoring and evaluation activities carried out by CDR.

Based on the degree of the complexity of the Resettlement Action Plan, several agencies may also be involved in this process (CDR signed a contract with a research center (Consultation and Research Institute) for external monitoring and evaluation services). The Project Implementation Plan spells out the RAP monitoring arrangements; more specifically, it will lay down the performance indicators which will be used to monitor this part of the project and the procedures to be used.

### ***11.3 Monitoring and Evaluation Indicators***

The RAP monitoring indicators will be simple but robust indicators or proxies that should be as far as possible visible and verifiable and that will, according to the nature of the impacts, measure the following key outcomes against the pre-resettlement baseline. Some key monitoring and evaluation indicators are shown in the following table.

**Table 11-1: Verifiable Indicators for Monitoring and Evaluation Implementation of Resettlement Activities**

<b>Monitoring</b>	<b>Evaluation</b>
Percentage of individuals selecting cash or a combination of cash and in-kind compensation	Proposed use of payments
Payment of compensation to PAPs in various categories	Conformance to compensation policies described in the RAP
Managing resettlement related grievances	Timeliness of response, Number of grievances solved v. number of grievances escalated to another level
Delivery of technical assistance, relocation, payment of transitional subsistence and moving allowances	Facilitation of access to technical and development assistance and transitional allowances
Delivery of income restoration and development assistance. Payment of compensation to PAPs in various categories, according to the compensation policy described in the RAP; with special focus on the vulnerable groups and avoiding discrimination based on gender, tribal backgrounds or any other factors	Ability of individuals and households to restore sources of income
Public information dissemination and consultation procedures	Timeliness, quality, and effectiveness of consultation and information disclosure Frequency of interaction/communication with PAPs

## **Appendix: Minutes of Consultation**

**Municipal Investment Program (MIP)**  
**Public Consultation Meeting**  
Beirut, 08.08.2019

**I- Public Consultation Attendees:**

*Municipalities:*

Al Qobayat  
Zgharta – Ehden  
Hermel  
Batroun  
Douma  
Bchare  
Kfardebian  
Jounieh  
Hazmieh  
Haouch Mousa – Anjar  
Baaklin  
Union of Municipalities of Northern Iklim al Kharoub  
Jezzine  
Rachaya  
Marjaoun  
Hasbaya  
Bent Jbeil

*Also attended the Public Consultation representatives of CDR, Ministry of Interior and Municipalities and World Bank Consultants.*

**For the full list of attendees, please check Appendix 5.**

**II- Introduction:**

The Public Consultation Meeting was held at Markazia Monroe Hotel – Beirut Down Town on Thursday 8 August 2018, and was attended by 15 municipalities included in the Project.

Mrs. Wafa Charafeddine (CDR) gave an opening statement in which she highlighted the importance of the project, as it is directly targeting the secondary municipalities in the country. She presented the background of the project and its link with the National Land Use Strategy of the Lebanese Territory (SDATL) adopted in 2009 by the Lebanese Government.

Mr. Sami Feghali (CDR) explained the modalities of the Project preparation. He mentioned the 18 municipalities benefiting from the project criteria taken into account in selecting the municipalities, and gave a presentation of the Lebanon Municipal Investment Program which included an overview of project components, and Investment window and indicative eligible subproject type (presentation attached, appendix 3).

Then Ms. Matilda El Khoury (CDR Consultant) highlighted the importance of Environmental and Social Safeguards and explained the Environmental and Social Guidelines and Instruments used in World Bank funded projects to ensure sound and optimum project design, implementation and operation. She further explained the mechanisms and procedures used during the various project phases, including the development and implementation of Environmental and Social Management Framework (ESMF), Resettlement Policy Framework (RPF) as well as a Grievance Redress Mechanism (GRM).. (presentation attached, appendix 3)

The World Bank Consultants (Mr. Rami Semaan and Mr. Mousbah Rajab) presented the phase of preparation of a project taking into account the environmental and social aspects as well as the resettlement policy that should apply in case of a land acquisition. They also presented pilot projects to be target in some of the municipalities of the Lebanon Municipal Investment Program. (presentation attached, appendix 3)

### **III- Discussion:**

The discussion highlighted the following topics:

- *Municipalities' representatives expressed their regards vis-à-vis the World Bank and the Council for Development and Reconstruction for initiating the Lebanon Municipal Investment Program taking into consideration their limited resources.*
- 1- The Municipalities' representatives discussed with CDR Team the selection procedures to be adopted for the sub-projects to be implemented under Component 1 of the Project. And also the 3 thematic investment windows: City Competiveness, City Greening/Resilience and City Mobility.
  - 2- Most of the Municipalities' representatives agreed to carry out a consultation with the Municipalities to get their approval for activities to be implemented.
  - 3- CDR Team mentioned that the sub-projects to be financed out of the component 1 of the project do not tackle the sectorial projects like solid waste, water, wastewater...
  - 4- One of Municipalities' representatives raised the issue of land acquisition (land expropriation), CDR Team replied that projects requiring land acquisition might not be subject to financing in the component 1 of the MIP project.

- 5- Municipalities' representatives were informed that an in-kind contribution of 10% of the project amount need to be provided by the municipality.
- 6- Municipalities' representatives were pleased to learn that the projects will be developed and implemented in accordance to comprehensive Environmental and Social Safeguards, Guidelines and Instruments, which will ensure sound project development and implementation. They further conveyed that they are glad that the process involves public consultation, as well as the establishment of roles and responsibilities of the various parties.
- 7- Municipalities representatives conveyed that in case expropriation is needed they will consider financing the cost of expropriation.
- 8- Municipalities' representatives were informed that the Phase I of the project is a loan to the central government that need to be repaid to the World Bank.
- 9- Municipalities' representatives were informed of the Phase II of the project were 50M\$ will be used as guarantee for the Lebanese commercial banks to finance contractors for municipal investment on PPP basis.
- 10- CDR Team explained that the targeted municipalities when choosing the sub-project to be financed out of the MIP will help leverage other surrounding municipalities.
- 11- The World Bank Consultants presented pilot projects to be subject of financing from the MIP and are:
  - Batroun District Development Project (Batroun);
  - Creation of an urban green space (Bint-Jbeil);
  - Rehabilitation and enhancement of the historic center (Hasbaya);
  - Jezzine Heritage Trail Project (Jezzine);
  - Upgrading the coastal road of Minieh and creation of an industrial zone (Minieh);
  - Public spaces and soft mobility in Ehden (Ehden),
  - Rehabilitation of Zgharta's historic city center (Zgharta).
- 12- One of the representative of Batroun Municipality presented the work that the municipality had undertaken on mapping the city using the GIS system.
- 13- Finally, participants express their satisfaction of the CDR initiative to consult with the Municipalities at that stage of project preparation.

## **Appendix 1**

Invitation Letters sent to Stakeholders

# مجلس الإنماء والإعمار

بيروت - لبنان

بيروت في ١/٨/٢٠١٩

الرقم: ٣٥٦٧ / ١

معالي وزيرة الداخلية والبلديات

الأستاذة ربا الحسن المحترمة

الموضوع: دعوة لحضور اجتماع تشاوري في مكاتب البنك الدولي في وسط بيروت لعرض برنامج الاستثمار البلدي (Municipal Investment Program) الذي يوشر مؤخراً الإعداد له.

بالإشارة إلى الموضوع أعلاه،

وفي إطار الإجراءات الآيلة إلى تحضير برنامج الاستثمار البلدي (Municipal Investment Program) على الصعيد الوطني، والذي يهدف إلى تحسين الاقتصاد المحلي وخلق فرص عمل عبر تنفيذ مشاريع تنمية مدنيّة في عدّة مدن وبلدات لبنانيّة، يهّم البنك الدولي ومجلس الإنماء والإعمار دعوتكم إلى اجتماع تشاوري، يتم خلاله عرض أهداف هذا البرنامج وعرض القطاعات التنمويّة التي تشكّل إطار هذا البرنامج بالإضافة إلى عرض للإجراءات الاجتماعيّة والبيئيّة الواجب اعتمادها في تنفيذ المشاريع الممولة من البنك الدولي.

مكان الاجتماع: فندق المركزيّة مونرو في وسط بيروت - شارع سوريا - خلف مبنى العازريّة

الزمان: يوم الخميس الواقع في ٨/٨/٢٠١٩ الساعة العاشرة والرّبع (١٥:١٠ قبل الظهر).

يرجى تسمية مندوب من قبلكم وتأكيد حضوره بالاتّصال بالمهندس سامي فغالي على الأرقام التاليّة:

٠١/٩٨٠٠٩٦ المقسم ٣٧٤، أو ٠٣/٨٢٥٢٢٨

وتفضلوا بقبول فائق التقدير والاحترام .

رئيس مجلس الإنماء والإعمار  
نبيل عدنان الجسر



# مجلس الإنماء والإعمار

بيروت - لبنان

الرقم: ٣٥٦٧ / ١

بيروت في ١ / ٨ / ٢٠١٩

حضرة رئيس بلدية البترون  
الأستاذ مارسيلينو الحرك المحترم

الموضوع: دعوة لحضور اجتماع تشاوري في ~~مكتب البنك الدولي~~ في وسط بيروت لعرض برنامج الاستثمار البلدي (Municipal Investment Program) الذي بوشر مؤخراً الإعداد له.

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مكان الاجتماع: فندق المركزيّة مونرو في وسط بيروت - شارع سوريا - خلف مبنى العازريّة  
الزمان: يوم الخميس الواقع في ٨ / ٨ / ٢٠١٩ الساعة العاشرة والربع (١٥:١٥ قبل الظهر).

يُرجى تأكيد حضوركم بالاتّصال بالمهندس سامي فغالي على الأرقام التالية: ٠١/٩٨٠٠٩٦ المقسم ٣٧٤، أو  
٠٠٣/٨٢٥٢٢٨

وتفضلوا بقبول فائق الاحترام .

رئيس مجلس الإنماء والإعمار  
نبيل عدنان الجسر



# مجلس الإنماء والإعمار

## بيروت - لبنان

بيروت في ١/ ٨/ ٢٠١٩

الرقم: ٣٥٦٧ / ١

حضرة رئيس بلدية دوما  
الأستاذ جوزيف المعلوف المحترم

الموضوع: دعوة لحضور اجتماع تشاوري في ~~مكتب البنك الدولي~~ في وسط بيروت لعرض برنامج الاستثمار البلدي (Municipal Investment Program) الذي بوشر مؤخراً الإعداد له.

بالإشارة إلى الموضوع أعلاه،

وفي إطار الإجراءات الآيلة إلى تحضير برنامج الاستثمار البلدي (Municipal Investment Program) على الصعيد الوطني، والذي يهدف إلى تحسين الاقتصاد المحلي وخلق فرص عمل عبر تنفيذ مشاريع تنمية مدنيّة في عدّة مدن وبلدات لبنانيّة، يهّم البنك الدولي ومجلس الإنماء والإعمار دعوتكم إلى اجتماع تشاوري، يتم خلاله عرض أهداف هذا البرنامج وعرض القطاعات التتمويّة التي تشكّل إطار هذا البرنامج بالإضافة إلى عرض للإجراءات الاجتماعية والبيئيّة الواجب اعتمادها في تنفيذ المشاريع المموّلة من البنك الدولي.

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الزمان: يوم الخميس الواقع في ٨/ ٨/ ٢٠١٩ الساعة العاشرة والربع (١٥:١٥ قبل الظهر).

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٠٣/٨٢٥٢٢٨

وتفضلوا بقبول فائق الاحترام .

رئيس مجلس الإنماء والإعمار

نبيل عدنان الجسر



# مجلس الإنماء والإعمار

## بيروت - لبنان

بيروت في ١/٨/٢٠١٩

الرقم: ٣٥٦٧ / ١

حضرة رئيس بلدية بشرى  
الأستاذ فرادي كيروز المحترم

الموضوع: دعوة لحضور اجتماع تشاوري في ~~مكتب البنك الدولي~~ في وسط بيروت لعرض برنامج الاستثمار البلدي (Municipal Investment Program) الذي بوشر مؤخراً الإعداد له.

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مكان الاجتماع: فندق المركزيّة مونرو في وسط بيروت - شارع سوريا - خلف مبنى العازريّة  
الزمان: يوم الخميس الواقع في ٢٠١٩/٨/٨ الساعة العاشرة والربع (١٥:١٠ قبل الظهر).

يُرجى تأكيد حضوركم بالاتّصال بالمهندس سامي فغالي على الأرقام التاليّة: ٠١/٩٨٠٠٩٦ المقسم ٣٧٤، أو  
٠٠٣/٨٢٥٢٢٨

وتفضلوا بقبول فائق الاحترام .

رئيس مجلس الإنماء والإعمار  
نبيل عدنان الجسر



# مجلس الإنماء والإعمار

## بيروت - لبنان

الرقم: ٣٥٦٧ / ١

بيروت في ١ / ٨ / ٢٠١٩

حضرة رئيس بلدية كفرزيبان  
الأستاذ بسام سلامه المحترم

الموضوع: دعوة لحضور اجتماع تشاوري في مكتب البنك الدولي في وسط بيروت لعرض برنامج الاستثمار البلدي (Municipal Investment Program) الذي بوشر مؤخراً الإعداد له.

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وفي إطار الإجراءات الآيلة إلى تحضير برنامج الاستثمار البلدي (Municipal Investment Program) على الصعيد الوطني، والذي يهدف إلى تحسين الاقتصاد المحلي وخلق فرص عمل عبر تنفيذ مشاريع تنمية مدنيّة في عدّة مدن وبلدات لبنانيّة، يهّم البنك الدولي ومجلس الإنماء والإعمار دعوتكم إلى اجتماع تشاوري، يتم خلاله عرض أهداف هذا البرنامج وعرض القطاعات التتمويّة التي تشكّل إطار هذا البرنامج بالإضافة إلى عرض للإجراءات الاجتماعيّة والبيئيّة الواجب اعتمادها في تنفيذ المشاريع المموّلة من البنك الدولي.

مكان الاجتماع: فندق المركزيّة مونرو في وسط بيروت - شارع سوريا - خلف مبنى العازريّة  
الزمان: يوم الخميس الواقع في ٨ / ٨ / ٢٠١٩ الساعة العاشرة والربع (١٥:١٠ قبل الظهر).

يُرجى تأكيد حضوركم بالاتّصال بالمهندس سامي فغالي على الأرقام التالية: ٠١/٩٨٠٠٩٦ / المقسم ٣٧٤، أو  
٠٣/٨٢٥٢٢٨.

وتفضلوا بقبول فائق الاحترام .

رئيس مجلس الإنماء والإعمار  
نبيل عدنان الجسر



# مجلس الإنماء والإعمار

## بيروت - لبنان

الرقم: ٣٥٦٧ / ١

بيروت في ١ / ٨ / ٢٠١٩

حضرة رئيس بلدية جونية  
الأستاذ جوان حبيش المحترم

الموضوع: دعوة لحضور اجتماع تشاوري في مكاتب البنك الدولي في وسط بيروت لعرض برنامج الاستثمار البلدي (Municipal Investment Program) الذي بوشر مؤخراً الإعداد له.

بالإشارة إلى الموضوع أعلاه،

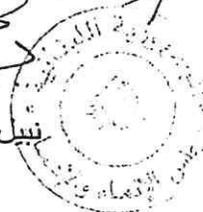
وفي إطار الإجراءات الآيلة إلى تحضير برنامج الاستثمار البلدي (Municipal Investment Program) على الصعيد الوطني، والذي يهدف إلى تحسين الاقتصاد المحلي وخلق فرص عمل عبر تنفيذ مشاريع تنمية مدنيّة في عدّة مدن وبلدات لبنانيّة، يهّم البنك الدولي ومجلس الإنماء والإعمار دعوتكم إلى اجتماع تشاوري، يتم خلاله عرض أهداف هذا البرنامج وعرض القطاعات التتمويّة التي تشكّل إطار هذا البرنامج بالإضافة إلى عرض للإجراءات الاجتماعيّة والبيئيّة الواجب اعتمادها في تنفيذ المشاريع الممولة من البنك الدولي.

مكان الاجتماع: فندق المركزيّة مونرو في وسط بيروت - شارع سوريا - خلف مبنى العازريّة  
الزمان: يوم الخميس الواقع في ٨ / ٨ / ٢٠١٩ الساعة العاشرة والربع (١٥:١٠ قبل الظهر).

يُرجى تأكيد حضوركم بالاتّصال بالمهندس سامي فغالي على الأرقام التالية: ٠١/٩٨٠٠٩٦ المقسم ٣٧٤، أو  
٠٠٣/٨٢٥٢٢٨.

وتفضلوا بقبول فائق الاحترام .

رئيس مجلس الإنماء والإعمار  
نبيل عدنان الجسر



# مجلس الإنماء والإعمار

## بيروت - لبنان

بيروت في ١/٨/٢٠١٩

الرقم: ٣٥٦٧ / ١

حضرة رئيس بلدية الحازمية  
الأستاذ جان الأسمر المحترم

الموضوع: دعوة لحضور اجتماع تشاوري في مكاتب البنك الدولي في وسط بيروت لعرض برنامج الاستثمار البلدي (Municipal Investment Program) الذي بوشر مؤخراً الإعداد له.

بالإشارة إلى الموضوع أعلاه،

وفي إطار الإجراءات الآيلة إلى تحضير برنامج الاستثمار البلدي (Municipal Investment Program) على الصعيد الوطني، والذي يهدف إلى تحسين الاقتصاد المحلي وخلق فرص عمل عبر تنفيذ مشاريع تنمية مدنيّة في عدّة مدن وبلدات لبنانيّة، يهّم البنك الدولي ومجلس الإنماء والإعمار دعوتكم إلى اجتماع تشاوري، يتم خلاله عرض أهداف هذا البرنامج وعرض القطاعات التنمويّة التي تشكّل إطار هذا البرنامج بالإضافة إلى عرض للإجراءات الاجتماعيّة والبيئيّة الواجب اعتمادها في تنفيذ المشاريع الممولة من البنك الدولي.

مكان الاجتماع: فندق المركزيّة مونرو في وسط بيروت - شارع سوريا - خلف مبنى العازريّة  
الزمان: يوم الخميس الواقع في ٨/٨/٢٠١٩ الساعة العاشرة والربع (١٥:١٠ قبل الظهر).

يُرجى تأكيد حضوركم بالاتّصال بالمهندس سامي فغالي على الأرقام التالية: ٠١/٩٨٠٠٩٦ المقسم ٣٧٤، أو  
٠٠٣/٨٢٥٢٢٨

وتفضلوا بقبول فائق الاحترام .

رئيس مجلس الإنماء والإعمار  
نبيل عدنان الجسر



# مجلس الإنماء والإعمار

## بيروت - لبنان

بيروت في ١/٨/٢٠١٩

الرقم: ٣٥٦٧ / ١

حضرة رئيس بلدية حوش موسى / عنجر  
الأستاذ وارثكس خوشيان المحترم

الموضوع: دعوة لحضور اجتماع تشاوري في مكاتب البنك الدولي في وسط بيروت لعرض برنامج الاستثمار البلدي (Municipal Investment Program) الذي بوشر مؤخراً الإعداد له.

بالإشارة إلى الموضوع أعلاه،

وفي إطار الإجراءات الآيلة إلى تحضير برنامج الاستثمار البلدي (Municipal Investment Program) على الصعيد الوطني، والذي يهدف إلى تحسين الاقتصاد المحلي وخلق فرص عمل عبر تنفيذ مشاريع تنمية مدنيّة في عدّة مدن وبلدات لبنانيّة، يهّم البنك الدولي ومجلس الإنماء والإعمار دعوتكم إلى اجتماع تشاوري، يتم خلاله عرض أهداف هذا البرنامج وعرض القطاعات التنمويّة التي تشكّل إطار هذا البرنامج بالإضافة إلى عرض للإجراءات الاجتماعيّة والبيئيّة الواجب اعتمادها في تنفيذ المشاريع الممولة من البنك الدولي.

مكان الاجتماع: فندق المركزيّة مونرو في وسط بيروت - شارع سوريا - خلف مبنى العازريّة  
الزمان: يوم الخميس الواقع في ٨/٨/٢٠١٩ الساعة العاشرة والربع (١٥:١٠ قبل الظهر).

يُرجى تأكيد حضوركم بالاتّصال بالمهندس سامي فغالي على الأرقام التالية: ٠١/٩٨٠٠٩٦ المقسم ٣٧٤، أو  
٠٣/٨٢٥٢٢٨.

وتفضلوا بقبول فائق الاحترام .

رئيس مجلس الإنماء والإعمار  
نبيل عدنان الجسر



# مجلس الإنماء والإعمار

## بيروت - لبنان

بيروت في ١/٨/٢٠١٩

الرقم: ٣٥٦٧ / ١

حضرة رئيس بلدية بعقلين  
الأستاذ عبدالله الغصيني المحترم

الموضوع: دعوة لحضور اجتماع تشاوري في مكاتب البنك الدولي في وسط بيروت لعرض برنامج الاستثمار البلدي (Municipal Investment Program) الذي يوشر مؤخراً الإعداد له.

بالإشارة إلى الموضوع أعلاه،

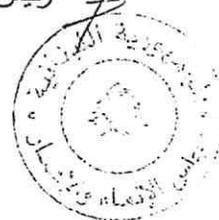
وفي إطار الإجراءات الآيلة إلى تحضير برنامج الاستثمار البلدي (Municipal Investment Program) على الصعيد الوطني، والذي يهدف إلى تحسين الاقتصاد المحلي وخلق فرص عمل عبر تنفيذ مشاريع تنمية مدنيّة في عدّة مدن وبلدات لبنانيّة، يهّم البنك الدولي ومجلس الإنماء والإعمار دعوتكم إلى اجتماع تشاوري، يتم خلاله عرض أهداف هذا البرنامج وعرض القطاعات التنمويّة التي تشكّل إطار هذا البرنامج بالإضافة إلى عرض للإجراءات الاجتماعيّة والبيئيّة الواجب اعتمادها في تنفيذ المشاريع المموّلة من البنك الدولي.

مكان الاجتماع: فندق المركزيّة مونرو في وسط بيروت - شارع سوريا - خلف مبنى العازريّة  
الزمان: يوم الخميس الواقع في ٨/٨/٢٠١٩ الساعة العاشرة والربع (١٥:١٠ قبل الظهر).

يُرجى تأكيد حضوركم بالاتّصال بالمهندس سامي فغالي على الأرقام التاليّة: ٠١/٩٨٠٠٩٦ المقسم ٣٧٤، أو  
٠٣/٨٢٥٢٢٨

وتفضلوا بقبول فائق الاحترام .

رئيس مجلس الإنماء والإعمار  
نبيل عدنان الجسر



# مجلس الإنماء والإعمار

## بيروت - لبنان

بيروت في ١/٨/٢٠١٩

الرقم: ٣٥٦٧ / ١

حضرة رئيس اتحاد بلديات إقليم الخروب الشمالي  
الأستاذ زياد حجار المحترم

الموضوع: دعوة لحضور اجتماع تشاوري في مكاتب البنك الدولي في وسط بيروت لعرض برنامج الاستثمار البلدي (Municipal Investment Program) الذي بوشر مؤخراً الإعداد له.

بالإشارة إلى الموضوع أعلاه،

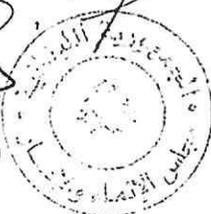
وفي إطار الإجراءات الآيلة إلى تحضير برنامج الاستثمار البلدي (Municipal Investment Program) على الصعيد الوطني، والذي يهدف إلى تحسين الاقتصاد المحلي وخلق فرص عمل عبر تنفيذ مشاريع تنمية مدنيّة في عدّة مدن وبلدات لبنانيّة، يهيم البنك الدولي ومجلس الإنماء والاعمار دعوتكم إلى اجتماع تشاوري، يتم خلاله عرض أهداف هذا البرنامج وعرض القطاعات التنمويّة التي تشكّل إطار هذا البرنامج بالإضافة إلى عرض للإجراءات الاجتماعيّة والبيئيّة الواجب اعتمادها في تنفيذ المشاريع الممولة من البنك الدولي.

مكان الاجتماع: فندق المركزية مونرو في وسط بيروت - شارع سوريا - خلف مبنى العازريّة  
الزمان: يوم الخميس الواقع في ٨/٨/٢٠١٩ الساعة العاشرة والربع (١٥:١٠ قبل الظهر).

يُرجى تأكيد حضوركم بالاتّصال بالمهندس سامي فغالي على الأرقام التالية: ٠١/٩٨٠٠٩٦ المقسم ٣٧٤، أو  
٠٣/٨٢٥٢٢٨

وتفضلوا بقبول فائق الاحترام .

رئيس مجلس الإنماء والاعمار  
نبيل عدنان الجسر



# مجلس الإنماء والإعمار

## بيروت - لبنان

بيروت في ١/٨/٢٠١٩

الرقم: ٣٥٦٧ / ١

حضرة رئيس بلدية بنت جبيل  
الأستاذ عفيف بزّي المحترم

الموضوع: دعوة لحضور اجتماع تشاوري في مكاتب البنك الدولي في وسط بيروت لعرض برنامج الاستثمار البلدي (Municipal Investment Program) الذي بوشّر مؤخراً الإعداد له.

بالإشارة إلى الموضوع أعلاه،

وفي إطار الإجراءات الآيلة إلى تحضير برنامج الاستثمار البلدي (Municipal Investment Program) على الصعيد الوطني، والذي يهدف إلى تحسين الاقتصاد المحلي وخلق فرص عمل عبر تنفيذ مشاريع تنمية مدنيّة في عدّة مدن وبلدات لبنانيّة، يهّم البنك الدولي ومجلس الإنماء والإعمار دعوتكم إلى اجتماع تشاوري، يتم خلاله عرض أهداف هذا البرنامج وعرض القطاعات التنمويّة التي تشكّل إطار هذا البرنامج بالإضافة إلى عرض للإجراءات الاجتماعيّة والبيئيّة الواجب اعتمادها في تنفيذ المشاريع المموّلة من البنك الدولي.

مكان الاجتماع: فندق المركزيّة مونرو في وسط بيروت - شارع سوريا - خلف مبنى العازريّة  
الزمان: يوم الخميس الواقع في ٨/٨/٢٠١٩ الساعة العاشرة والرّبع (١٥:١٠ قبل الظهر).

يُرجى تأكيد حضوركم بالاتّصال بالمهندس سامي فغالي على الأرقام التاليّة: ٠١/٩٨٠٠٩٦ المقسم ٣٧٤، أو ٠٣/٨٢٥٢٢٨

وتفضلوا بقبول فائق الاحترام .

رئيس مجلس الإنماء والإعمار  
نبيل عدنان الجسر



# مجلس الإنماء والإعمار

## بيروت - لبنان

بيروت في ١/٨/٢٠١٩

الرقم: ٣٥٦٧ / ١

حضرة رئيس بلدية جزين  
الأستاذ خليل حرفوش المحترم

الموضوع: دعوة لحضور اجتماع تشاوري في مكتب البنك الدولي في وسط بيروت لعرض برنامج الاستثمار البلدي (Municipal Investment Program) الذي بوشر مؤخراً الإعداد له.

بالإشارة إلى الموضوع أعلاه،

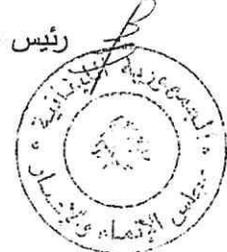
وفي إطار الإجراءات الآيلة إلى تحضير برنامج الاستثمار البلدي (Municipal Investment Program) على الصعيد الوطني، والذي يهدف إلى تحسين الاقتصاد المحلي وخلق فرص عمل عبر تنفيذ مشاريع تنمية مدنيّة في عدّة مدن وبلدات لبنانيّة، يهّم البنك الدولي ومجلس الإنماء والإعمار دعوتكم إلى اجتماع تشاوري، يتم خلاله عرض أهداف هذا البرنامج وعرض القطاعات التنمويّة التي تشكّل إطار هذا البرنامج بالإضافة إلى عرض للإجراءات الاجتماعيّة والبيئيّة الواجب اعتمادها في تنفيذ المشاريع المموّلة من البنك الدولي.

مكان الاجتماع: فندق المركزيّة مونرو في وسط بيروت - شارع سوريا - خلف مبنى العازريّة  
الزمان: يوم الخميس الواقع في ٨/٨/٢٠١٩ الساعة العاشرة والرّبع (١٥:١٠ قبل الظهر).

يُرجى تأكيد حضوركم بالاتّصال بالمهندس سامي فغالي على الأرقام التاليّة: ٠١/٩٨٠٠٩٦ المقسم ٣٧٤، أو  
٠٣/٨٢٥٢٢٨.

وتفضلوا بقبول فائق الاحترام .

رئيس مجلس الإنماء والإعمار  
نبيل عدنان الجسر



# مجلس الإنماء والإعمار

## بيروت - لبنان

بيروت في ١/ ٢٠١٩/٨

الرقم: ٣٥٦٧ / ١

حضرة رئيس بلدية راشيا الوادي  
الأستاذ بسام دلال المحترم

الموضوع: دعوة لحضور اجتماع تشاوري في مكاتب البنك الدولي في وسط بيروت لعرض برنامج الاستثمار البلدي (Municipal Investment Program) الذي بوشر مؤخراً الإعداد له.

بالإشارة إلى الموضوع أعلاه،

وفي إطار الإجراءات الآيلة إلى تحضير برنامج الاستثمار البلدي (Municipal Investment Program) على الصعيد الوطني، والذي يهدف إلى تحسين الاقتصاد المحلي وخلق فرص عمل عبر تنفيذ مشاريع تنمية مدنيّة في عدّة مدن وبلدات لبنانيّة، يهّم البنك الدولي ومجلس الإنماء والإعمار دعوتكم إلى اجتماع تشاوري، يتم خلاله عرض أهداف هذا البرنامج وعرض القطاعات التنمويّة التي تشكّل إطار هذا البرنامج بالإضافة إلى عرض للإجراءات الاجتماعيّة والبيئيّة الواجب اعتمادها في تنفيذ المشاريع الممولة من البنك الدولي.

مكان الاجتماع: فندق المركزيّة مونرو في وسط بيروت - شارع سوريا - خلف مبنى العازريّة  
الزمان: يوم الخميس الواقع في ٨/٨/٢٠١٩ الساعة العاشرة والربع (١٥:١٠ قبل الظهر).

يُرجى تأكيد حضوركم بالاتّصال بالمهندس سامي فغالي على الأرقام التاليّة: ٠١/٩٨٠٠٩٦ المقسم ٣٧٤، أو  
٠٣/٨٢٥٢٢٨.

وتفضلوا بقبول فائق الاحترام .

رئيس مجلس الإنماء والإعمار  
تبيل عدنان الجسر



# مجلس الإنماء والإعمار

## بيروت - لبنان

بيروت في ١/٨/٢٠١٩

الرقم: ٣٥٦٧ / ١

حضرة رئيس بلدية جديدة مرجعيون  
الأستاذ أمال حوراني المحترم

الموضوع: دعوة لحضور اجتماع تشاوري في مكتب البنك الدولي في وسط بيروت لعرض برنامج الاستثمار البلدي (Municipal Investment Program) الذي بوشر مؤخراً الإعداد له.

بالإشارة إلى الموضوع أعلاه،

وفي إطار الإجراءات الآيلة إلى تحضير برنامج الاستثمار البلدي (Municipal Investment Program) على الصعيد الوطني، والذي يهدف إلى تحسين الاقتصاد المحلي وخلق فرص عمل عبر تنفيذ مشاريع تنمية مدنيّة في عدّة مدن وبلدات لبنانيّة، يهّم البنك الدولي ومجلس الإنماء والاعمار دعوتكم إلى اجتماع تشاوري، يتم خلاله عرض أهداف هذا البرنامج وعرض القطاعات التتمويّة التي تشكّل إطار هذا البرنامج بالإضافة إلى عرض للإجراءات الاجتماعيّة والبيئيّة الواجب اعتمادها في تنفيذ المشاريع المموّلة من البنك الدولي.

مكان الاجتماع: فندق المركزيّة مونرو في وسط بيروت - شارع سوريا - خلف مبنى العازريّة  
الزمان: يوم الخميس الواقع في ٨/٨/٢٠١٩ الساعة العاشرة والربع (١٥:١٠ قبل الظهر).

يُرجى تأكيد حضوركم بالاتّصال بالمهندس سامي فغالي على الأرقام التاليّة: ٠١/٩٨٠٠٩٦ المقسم ٣٧٤، أو ٠٣/٨٢٥٢٢٨.

وتفضلوا بقبول فائق الاحترام .

رئيس مجلس الإنماء والاعمار

نبيل عدنان الجسر



# مجلس الإنماء والإعمار

بيروت - لبنان

بيروت في ١/٨/٢٠١٩

الرقم: ٣٥٦٧ / ١

حضرة رئيس بلدية حاصبيا

الأستاذ لبيب الحمرا المحترم

الموضوع: دعوة لحضور اجتماع تشاوري في ~~مكاتب البنك الدولي~~ في وسط بيروت لعرض برنامج الاستثمار البلدي (Municipal Investment Program) الذي بوشر مؤخراً الإعداد له.

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مكان الاجتماع: فندق المركزية مونرو في وسط بيروت - شارع سوريا - خلف مبنى العازريّة  
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يُرجى تأكيد حضوركم بالاتّصال بالمهندس سامي فغالي على الأرقام التالية: ٠١/٩٨٠٠٩٦ المقسم ٣٧٤، أو  
٠٣/٨٢٥٢٢٨.

وتفضلوا بقبول فائق الاحترام .

رئيس مجلس الإنماء والإعمار  
نبيل عدنان الجسر



# مجلس الإنماء والإعمار

## بيروت - لبنان

بيروت في ١/٨/٢٠١٩

الرقم: ٣٥٦٧ / ١

حضرة رئيس بلدية الهرمل  
الأستاذ صبحي صقر المحترم

الموضوع: دعوة لحضور اجتماع تشاوري في ~~مكتب البنك الدولي~~ في وسط بيروت لعرض برنامج الاستثمار البلدي (Municipal Investment Program) الذي بوشر مؤخراً الإعداد له.

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الزمان: يوم الخميس الواقع في ٢٠١٩/٨/٨ الساعة العاشرة والربع (١٠:١٥ قبل الظهر).

يرجى تأكيد حضوركم بالاتّصال بالمهندس سامي فغالي على الأرقام التاليّة: ٠١/٩٨٠٠٩٦ المقسم ٣٧٤، أو  
٠٠٣/٨٢٥٢٢٨

وتفضلوا بقبول فائق الاحترام .

رئيس مجلس الإنماء والإعمار



نبيل عدنان الجسر



# مجلس الإنماء والإعمار بيروت - لبنان

بيروت في ١/٨/٢٠١٩

الرقم: ٣٥٦٧/١

حضرة رئيس بلدية زغرتا - إهدن  
الأستاذ أنطونيو فرنجيّه المحترم

الموضوع: دعوة لحضور اجتماع تشاوري في ~~مكتب البنك الدولي~~ في وسط بيروت لعرض برنامج الاستثمار البلدي (Municipal Investment Program) الذي بوشر مؤخراً الإعداد له.

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الزمان: يوم الخميس الواقع في ٨/٨/٢٠١٩ الساعة العاشرة والربع (١٥:١٠ قبل الظهر).

يرجى تأكيد حضوركم بالاتّصال بالمهندس سامي فغالي على الأرقام التالية: ٠١/٩٨٠٠٩٦ المقسم ٣٧٤، أو  
٠٠٣/٨٢٥٢٢٨

وتفضلوا بقبول فائق الاحترام .

رئيس مجلس الإنماء والإعمار  
نبيل عدنان الجسر



# مجلس الإنماء والإعمار

## بيروت - لبنان

بيروت في ١/٨/٢٠١٩

الرقم: ٣٥٦٧ / ١

حضرة رئيس بلدية القبيات  
الأستاذ عبده مخول عبده المحترم

الموضوع: دعوة لحضور اجتماع تشاوري في مكتب البنك الدولي في وسط بيروت لعرض برنامج الاستثمار البلدي (Municipal Investment Program) الذي بوشر مؤخراً الإعداد له.

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يُرجى تأكيد حضوركم بالاتّصال بالمهندس سامي فغالي على الأرقام التالية: ٠١/٩٨٠٠٩٦ المقسم ٣٧٤، أو  
٠٣/٨٢٥٢٢٨

وتفضلوا بقبول فائق الاحترام .

رئيس مجلس الإنماء والإعمار  
نبيل عدنان الجسر



## **Appendix 2**

List of invitees to the Public Consultation

**Public Consultations  
On  
Lebanese Municipal Investment Program**

**8 August 2019**

**List of Invitees**

	<b>Attendee Name</b>	<b>Tel. &amp; Email</b>
<b>I- Ministry of Interior &amp; Municipalities</b>		
<b>II- Municipalities</b>		
Mayor of Al Qobayat	Abdo Makhoul Abdo	06/350005, 352005
Mayor of Zgharta – Ehden	Antonio Frangie	06/666248 - 9
Mayor of Hermel	Sobhi Saker	08/200004
Mayor of Batroun	Marcelino Al Harak	06/642170 - 642032
Mayor of Douma	Joseph El Maalouf	06/520015
Mayor of Bchare	Fredy Keyrouz	06/671068 - 088 - 672688
Mayor of Kfardebian	Bassam Salame	09/710160 - 711160
Mayor of Jounieh	Jouan Hbeich	09/913000 - 638401 - 2
Mayor of Hazmieh	Jean Al Asmar	05/450198-9, 05/456386, 05/452050
Mayor of Haouch Mousa – Anjar	Oartks Khochyan	08/620790 - 1
Mayor of Baaklin	Abdallah Ghousayni	05/300528 - 305618
President of the Union of Municipalities of Northern Iklm al Kharoub	Ziad Hajjar	03/620840
Mayor of Jezzine	Khalil Harfouch	08/780377 - 024 - 026 - 027
Mayor of Rachaya	Bassam Dalal	08/595011 - 590011
Mayor of Marjaoun	Amal Hourani	07/830014
Mayor of Hasbaya	Labib Al Hamra	07/551058
Mayor of Bent Jbeil	Afif Bazi	07/450452 - 3 - 4

## **Appendix 3**

Presentations Given during the Public Consultation Event



## مجلس الإنماء والإعمار

### المشروع الاستثماري للبلديات الاجتماع التشاوري

بيروت، 8 آب 2019

### المشروع الاستثماري للبلديات

- إدارة المشروع: مجلس الإنماء والإعمار
- شركاء المشروع: وزارة الداخلية والبلديات – البلديات المستفيدة
- جهات التمويل: قرض من البنك الدولي
- القيمة الإجمالية للمشروع: 100 مليون دولار
- مدة المشروع: ثلاث سنوات مقسمة إلى عدة مراحل

## المشروع الاستثماري للبلديات

### اطار المشروع

- في اطار جهود التنمية المحلية، وبعد التشاور مع بعض مؤسسات التمويل الدولية، جرى التوافق بين مجلس الائماء والاعمار والبنك الدولي والبنك الاوروبي للتمثير والوكالة الفرنسية للتنمية على اقتراح برنامج وطني للتنمية المحلية لتعزيز قدرة المجتمعات المحلية على التكيف الاقتصادي والحضري.
- تم التوافق ان يقسم البرنامج الوطني الى برنامجين فرعيين.

## المشروع الاستثماري للبلديات

### اطار المشروع

- يشمل البرنامج الفرعي الاول، الممول من البنك الاوروبي للتمثير والوكالة الفرنسية للتنمية (مع هبة من الاتحاد الاوروبي) المدن الرئيسية على المستوى الوطني بالاستناد الى الهيكلية المدينة المعتمدة في الخطة الشاملة لترتيب الاراضي. وهذه المدن هي: صيدا، طرابلس/الميناء، جبيل، صور، بعلبك، زحلة والنبطية، بالإضافة الى مدينتين من الاقطاب المحلية/مراكز الاقضية هما حلبا وعاليه.

## المشروع الاستثماري للبلديات

• البرنامج الفرعي الثاني (موضوع الاجتماع اليوم) مع البنك الدولي فهو سيستكمل مروحة المدن والبلدات المستفيدة من البرنامج الوطني وهي بمعظمها اقطاب محلية و/أو مراكز اقصية بالاستناد ايضاً الى الخطة الشاملة.

سيركز المشروع على مسارين هما:

• الاستثمارات الأساسية لدعم عدد من البلديات/المدن الثانوية في تنمية اقتصاداتها المحلية من خلال تحسين الربط والتكامل بينها وبين المدن الاخرى؛

• تهيئه بيئة مواتية للشراكة بين القطاعين العام والخاص على النطاق البلدي التي ستساعد على الاستفادة من تمويل المشاريع لتوفير البنية التحتية والخدمات البلدية؛

## المشروع الاستثماري للبلديات

### مكونات المشروع

• المكوّن الأول: تعزيز الاستثمارات البلدية والإدارة المالية

• المكوّن الثاني: تحضير البيئة المواتية لمشاركة القطاع

الخاص في الاستثمارات البلدية

• المكوّن الثالث: وحدة إدارة المشروع ودراسات تحضيرية

للمساعدة على تنفيذ مكونات المشروع

## المشروع الاستثماري للبلديات

### البلديات المعنية

- بلدية القبيات
- بلدية زغرتا - اهدن
- بلدية الهرمل
- بلدية البترون
- بلدية دوما
- بلدية بشري
- بلدية كفرذبيان
- بلدية جونيه
- بلدية الحازمية
- بلدية حوش موسى - عنجر

## المشروع الاستثماري للبلديات

- بلدية بعقلين
- بلدية شحيم / برجا (اتحاد بلديات إقليم الخروب الشمالي)
- بلدية جزين
- بلدية راشيا الوادي
- بلدية جديدة مرجعيون
- بلدية حاصبيا
- بلدية بنت جبيل
- بلدية المنية
- بلدية جب جنين

### المشروع الاستثماري للبلديات

المشاريع التي يمكن تمويلها من المكون الأول تقع على ثلاث محاور:

#### (1) القدرة التنافسية للمدينة (City Competitiveness)

- حماية الارث الثقافي
- إعادة تأهيل الأبنية التراثية
- إعادة تأهيل الممرات والارصفة في المدن القديمة
- تأهيل وتطوير المدينة القديمة
- إعادة تأهيل الوسط التجاري للمدينة
- تسهيلات لإدخال القطاع الخاص في التشغيل والصيانة
- انشاء المرافق العامة للمقيمين والزوار: أكشاك المعلومات...
- الأسواق العامة، في الهواء الطلق / المزارعين / أسواق الصيادين...

### المشروع الاستثماري للبلديات

المشاريع التي يمكن تمويلها من المكون الأول تقع على ثلاث محاور:

#### (2) مدينة خضراء/المرونة (City Greening/Resilience)

- إضاءة الشوارع بالطاقة الشمسية
- ترميم/إصلاح الحدائق الخضراء القائمة
- صرف مياه الأمطار
- حقول الطاقة الشمسية
- الطاقة المتجددة توربينات الرياح / الألواح الشمسية على المباني البلدية
- تدابير التكيف مع تغير المناخ
- جمع مياه الأمطار

### المشروع الاستثماري للبلديات

المشاريع التي يمكن تمويلها من المكون الأول تقع على ثلاث محاور:

#### (3) التنقل في المدينة (City Mobility)

- ممرات للمشاة
- مسارات الدراجة
- مرافق/معدات الدراجات المشتركة
- تحسين تقاطع الطرقات
- مرآب السيارات في المدينة مرتبطة بخطة التنقل
- عدادات الوقوف في المدينة
- إعادة تأهيل الطرق/الأرصفة
- إشارة المرور والسير
- محطات الحافلات العامة

### المشروع الاستثماري للبلديات

الأطر الإدارية الملزمة لتنفيذ المشروع

- إطار عمل إدارة الشؤون البيئية والاجتماعية (ESMF)
- إطار سياسة إعادة الإسكان (RPF)

## المشروع الاستثماري للبلديات

### الأطر الإدارية الملزمة لتنفيذ المشروع

#### إطار عمل إدارة الشؤون البيئية والاجتماعية (ESMF)

تم إعداد إطار الإدارة البيئية والاجتماعية وفقاً لسياسة الضمانات للبنك الدولي، بشأن التقييم البيئي، والسياسات اللبنانية ذات الصلة بشأن قوانين التقييم البيئي وحماية البيئة. يحدد إطار الإدارة البيئية والاجتماعية محفزات السياسة الخاصة بالمشروع، ومعايير الفحص/المسح للمكونات، والمكونات الفرعية أو المشاريع الفرعية، والآثار البيئية والاجتماعية، والتدابير المطلوب من أجل تخفيف المخاطر المحددة، وتقييم القدرة المؤسسية للجهة المنفذة، والتدابير لسد الثغرات في القدرات، وتقدير للميزانية اللازمة لتنفيذ إطار الإدارة البيئية والاجتماعية والأدوات ذات الصلة.

## المشروع الاستثماري للبلديات

### الأطر الإدارية الملزمة لتنفيذ المشروع

#### إطار سياسة إعادة الإسكان (RPF)

يعرض هذا التقرير إطار سياسة إعادة الإسكان فيما يتعلق بمكون تعزيز الاستثمارات البلدية والإدارة المالية في المشروع المقترح من البنك الدولي. وبالنظر إلى أن الأنشطة الممولة في إطار المكون المذكور قد تتطلب قدراً صغيراً من استهلاك الأراضي وإعادة الإسكان في حالات محدودة، وبما أنه لا يمكن تحديد موقع الاستثمارات قبل تقييم المشروع، يتم إعداد إطار سياسة إعادة الإسكان على أساس المتطلبات والمبادئ الرئيسية والسياسات اللبنانية ذات الصلة بشأن قوانين الاستهلاك وسياسة ومتطلبات البنك الدولي بشأن إعادة التسيكين القسرية.

## LEBANON Municipal Investment Program (MIP)



### *Environmental & Social Safeguards Management*

LEBANON SAFEGUARDS TEAM  
BEIRUT, AUGUST 2019



## Basic Environmental and Social Safeguards Requirements for MIP

Overall objective of environmental and social safeguards policies, procedures and instruments (ESMF):

Going from 'Do No Harm' to 'Maximizing Development Gains'

- Avoid or mitigate adverse environmental or social impacts on people
- Promote the efficient and equitable use of natural resources and ecosystems services
- Promote worker and community health and safety;
- Ensure that there is no prejudice or discrimination towards project-affected individuals or communities and give particular attention to minority groups, and those disadvantaged or vulnerable, especially where adverse impact may arise or development benefits are to be shared;
- Maximize stakeholder engagement through enhanced consultation, participation and accountability

## Environmental & Social Safeguards Guidelines and Instruments in MIP

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OP 4.01 Environmental Assessment

OP 4.04 Natural Habitats

OP 4.12 Involuntary Resettlement

OP 4.11 Physical Cultural Resources

**ENVIRONMENTAL and SOCIAL SAFEGUARDS INSTRUMENTS:**

- Environmental and Social Management Framework (ESMF)
- Resettlement Policy Framework (RPF)

**IMPLEMENTATION :**

- Environmental and Social Management Plans (ESMPs)
- Resettlement Action Plans (RAPs)

### Social & Environmental Safeguards Requirements for MIP sub-projects

City Situation Analysis (CSA)	Sub-Project Screening	Develop Sub-Project Instruments	Mitigation Plans
			
<p><b>The CSA will identify:</b></p> <ul style="list-style-type: none"> <li>• Baseline: city situation and data for monitoring</li> <li>• Key elements of a SESA</li> <li>• Potential environmental &amp; social risks and impacts</li> <li>• Project's salient social &amp; environmental safeguards aspects</li> <li>• Scope for detailed analysis to be carried out in the feasibility stage, if needed</li> <li>• Stakeholder consultations on the report</li> </ul> <p style="text-align: center;"><b>CSA Report</b></p>	<p><b>Steps to follow:</b></p> <p>(1) Screening to be completed by municipality (baseline, social impacts, etc.)</p> <p>(2) Official Review for CDR Purposes Only</p> <p>(3) Environment and Social Checklist ( for E/SS review) (the transect walk - for preliminary survey could be conducted with local people)</p> <p style="text-align: center;"><b>Screening Report</b></p>	<p><b>Building on ESMF and RPF Guidelines – More Detailed SIA/EIA, if needed:</b></p> <p>A Set of in-depth Tools to assess Potential Adverse Social Impacts- Cultural Heritage Impact</p> <p>HH survey key informant interviews (with community leaders, professionals, or residents—who have first hand knowledge about the community)</p> <p style="text-align: center;"><b>Social Safeguards Checklist</b></p>	<p><b>A Set of Guidelines to Prepare Mitigation Plans</b></p> <p>These plans will be developed at the feasibility stage and included as an annex to the contract for the civil works assignment. The contractor will have the responsibility of implementing the plan during construction phase and this will be monitored by the E/S Specialist at CDR</p> <p style="text-align: center;"><b>ESMP RAP</b></p>

## Responsibilities of CDR PIU

- **Develop ToR** for external Feasibility and Design consultant to undertake ESMP, RAP (if needed) and other social studies- including to update ESMF & RPF
  - Generic **ToRs** for different sectors available from the WB – customize these to specific context
- **Management of external consultants & contractors**
  - **Time management** – ensure that consultant produces required delivery of satisfactory **quality** on time
  - **Review and supervision** of implementation of environmental and social management plans submitted by the contractor
  - **Review and approval of ESIA** reports – quality control of deliverables content and constructive feedback to consultant.
- **Monitoring & documentation- independent resettlement monitoring consultant** to provide support on RAP implementation
- **Reporting** - need to be aware of WB requirements, as these reports have to be cleared by WB.
- **Managing GRM, Consultations and Citizen Engagement**

## Institutional roles and responsibilities

- CDR has overall project implementation responsibility for MIP and is responsible for all social and environmental safeguards assessments and monitoring.
- CDR has extensive experience in implementing World Bank-financed projects and has the requisite in-house skills to ensure that the process operates successfully
- CDR has established a Grievance Redress Mechanism (GRM) for the Municipal Services Emergency Project (MSEP), which is being adapted for use under MIP
- The CDR Environmental and Social Safeguards Specialist (E/S S) will be a dedicated, full-time member of the CDR PIU responsible for overseeing all safeguard compliance aspects of the project and will liaise with MIP Focal Points appointed by each municipality at the city level
- CDR will prepare TORs for consultants relating to each phase of the project cycle relating to environmental and social safeguards, including City Situation Analysis (CSA), Sub-Project Screening, Feasibility and Design consultant (preparing ESMP and RAP, when required), and will be responsible for monitoring implementation of these instruments over the life of the project



## Environmental and Social Checklist

Environment and Social Checklist ( for Environmental/Social Specialist review)

Case?	Yes	No
Will the project lead to erosion of lands below the roadbed receiving concentrated outflow carried by covered or open drains?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Will the project lead to health hazards and interference of plant growth adjacent to roads by dust raised and blown by vehicles?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>Cultural Property</b>		
Will the project have an impact on archaeological or historical sites, including historic buildings or structures?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Will the project have an impact on religious monuments, structures or cemeteries?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>Expropriation and Social Impacts</b>		
Will the project involve land expropriation or demolition of existing structures?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Will the project lead to induced resettlement by workers and others causing social and economic disruption?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Will the project lead to environmental and social disturbances by construction camps?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Will the project impact squatters, informal users, etc on public land through land use change or limitations to access?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

HRT-PP-00 UDSP-Screening Ba Ba Hay Asphalt Road

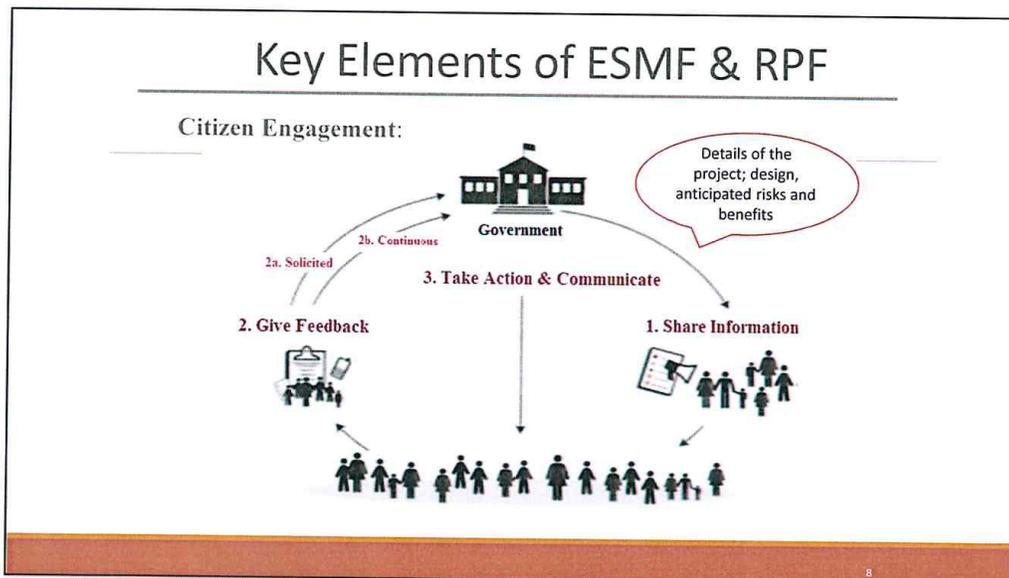
THE PROJECT HAS THE POTENTIAL TO CAUSE ENVIRONMENTAL AND SOCIAL IMPACTS

**Project Social Impact**

- ✓ By implementing this project physical accessibility will be improved and would contribute to increase travel demand to markets, schools and health services. This would, in turn, contribute to improved education, better health and increased business opportunities
- ✓ This project will build trust of people on local government by provision of the public facilities and improved urbanization
- ✓ Decreasing travel time to destination Enhancing life facilities for the people and ease of the transportation
- ✓ As the stagnant water causes the diseases spreading for instance malaria, dysentery, diarrhea etc. will be reduced
- ✓ Strengthening of cooperation and coordination between national, regional and municipal governance structure
- ✓ It will bring changes in the behavior of the residents
- ✓ Adjusting psychological well-being and enhancing the spirit of the people towards development
- ✓ Decreasing the time to destinations
- ✓ The local people will be encouraged and convinced to pay the municipal taxes
- ✓ Other derivatives of water, sewer, energy will be encourage to take part in rehabilitation of infrastructure.

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- ✓ Elimination of Diseases caused by dirty water in drainages and will reduce the public health risks posed by waste water accumulated throughout the road.
- ✓ The residents of city will get happy and satisfied and will support government in this respect.
- ✓ Will improve storm water drainage capacity
- ✓ The street lighting & Median project will enhance life facilities in the area. Improved lighting system for night time
- ✓ Would reduce traffic accidents during the night
- ✓ Providing safe and secure walk ways for pedestrian specially women



## SAFEGUARDS IMPLEMENTATION

- ESMP should be part of **bidding documents/contract document** – and ESMPs are thus typically developed and implemented by contractor and should be fully budgeted;
- CDR should review/approve all ESMPs and supervise implementation, and ensure adequate consultation with stakeholders incl. social inclusion & separate consultation with women;
- CDR should ensure documentation of ESMPs, consultation and overall process, which may be reflected in quarterly reporting;
- RAP/Abbreviated RAPs (when needed) are more comprehensive documents, with higher requirements and typically contracted to specialized firms;
- CDR should ensure quality control of documents in accordance with WB requirements and manage contracts and timely deliverables;

## The Key Building Blocks for any Resettlement

MIP is not expected to have any involuntary resettlement, outside of the construction phase, but in cases where it might arise, the following are building blocks to draw upon:

1. Environmental and/or Social Impact Assessments
2. Consultation
3. Environmental & Social Management Plans (ESMPs)
4. Resettlement Action Plan (RAP)/ Abbreviated Resettlement Action Plans
5. Compensation & Livelihood Reconstruction
6. Resettlement Management
7. Monitoring & Evaluation

Cross-cutting: gender, social inclusion & citizen engagement

## RAP provides

- Number of people to be relocated
- Number of businesses to be relocated
- Number of people economically affected
- Public and common property resources affected
- Strategy to mitigate impacts
- Compensation rationales & how to handle payment of compensation
- Livelihood restoration rationales & how to implement
- Resettlement management
- Consultations & GRM

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## Key Elements of Citizen Engagement

- Element of citizen engagement include:

Stakeholder Consultation



Grievance Redress Mechanism (GRM)

Citizen feedback on draft design- policy work and city plan



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## Citizens Engagement: Consultation

Cornerstone of successful project planning & implementation – a continuous process:

- Stakeholder identification and mapping
- Dissemination of information
- Consultation – joint discussion
- Collaboration – joint decision making
- Extension of Choice – empowerment

Full documentation of process (who, when where, what) – concerns raised, actions in response to concerns

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## Grievance Redress Mechanism (GRM) Purpose

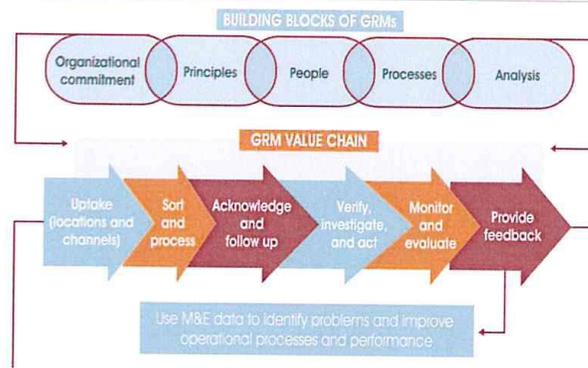
### Significance for Projects:

- Generating public awareness about the project objectives and activities;
- Deterring fraud and corruption;
- Allowing staff to be more accountable, transparent and responsive to beneficiaries;
- Providing project staff with practical suggestions/feedback;
- Increasing stakeholder, including local community involvement in the project;
- Separate GRM for Land Acquisition and for general project implementation; grievances/complaints regarding contracts handled separately as well as complaints by project employees.

## Grievance Redress Mechanism (GRM) Operation

- ❑ A multi-level grievance redress mechanism will be established for MIP.
- ❑ The procedures for handling grievances are as follows:
  - ❑ The affected person should file his/her grievance in writing to the relevant municipality. The municipality should respond within 14 days.
  - ❑ If the aggrieved person does not receive a response or is not satisfied with the outcome from the municipality within the agreed time, s/he lodges her or his grievance to CDR's Expropriation Committee. The Committee will attempt to resolve the problem (through dialogue and negotiation) within 14 days of the complaint being lodged.
  - ❑ If the grievances cannot be solved by the Expropriation Committee, the person can submit the case to the Appeals Committee.

## Designing an Effective & User-Friendly GRM



## Documentation & Reporting

Documentation is an essential part of all the above steps:

- to ensure accountability and transparency of the whole process;
- to enable settlement of complaints, disputes and other grievances;
- to track progress and ensure feed-back loops to management;
- to document compliance.

Documentation is essential feature of project reporting during implementation to inform management about actual status of project, social issues and response of affected people.

Documentation is essential requirement to enable evaluation after project completion.

THANK YOU!

REPUBLIC OF LEBANON  
Municipal Investment Program (MIP)  
Priority Project Screening Sheet (PPSS)

## تقييم الأثر البيئي والاجتماعي للمشاريع

ورشة عمل - 08 آب 2019

الفريق الاستشاري

### تكوين وصياغة المشروع



### العناصر المشمولة بالدراسة

- وصف ووظيفته المشروع
- دراسة تقييم الأثر البيئي والاجتماعي
- الحركة المرورية
- الإنبعاثات ونوعية الهواء
- مستوى الضجيج
- الآثار والتراث الثقافي
- التنوع البيولوجي
- الوضع الاجتماعي والإقتصادي

### المواضيع البيئية والاجتماعية

الهدف هو تقييم الآثار الإيجابية والسلبية، المباشرة وغير المباشرة للمشروع بطريقة منهجية لأهم النواحي البيئية والاجتماعية المطروحة من خلال:

- ✓ مؤشرات الأداء
- ✓ مؤشرات الوضع البيئي
- ✓ الأثر الاجتماعي والإقتصادي (الشرائح الإجتماعية – الوظائف – استقطاب الإستثمار...)

## الإطار العام

### تعريف:

تحديد وتقدير وتقييم آثار المشروع المنوي إنشاؤه على البيئة وتعيين التدابير اللازمة للتخفيف من الآثار السلبية وزيادة الآثار الإيجابية على البيئة والموارد الطبيعية وذلك قبل إعطاء القرار بالموافقة على المشروع أو رفضه.

### الإطار القانوني:

- قانون حماية البيئة رقم 444 (2002)
- مرسوم تقييم الأثر البيئي رقم 8633 (2012)
- قرار وزارة البيئة رقم 8/1 (2001)
- قرار وزارة البيئة رقم 52/1 (1996)
- قرار وزارة البيئة رقم 261/1 (2015)

## الإطار العام

### التدابير التخفيفية

مرحلة التشغيل

مرحلة البناء

### الأثر الاجتماعي

يظهر تحليل دراسات الأثر الاجتماعي ما يلي:

- أ- وجود قواسم مشتركة بين معظم المشاريع المقترحة وهي:
  - المساهمة في رفع عدد المقيمين الدائمين في البلدات المعنية،
  - تحسين نوعية المساحات العامة
  - تعزيز الإنصهار الاجتماعي من خلال المشاريع المقترحة وتنشيط العجلة الاقتصادية
- ب- امكانية حصول أثر اجتماعي سلبي بعد تنفيذ المشاريع المقترحة ومنها:
  - مساهمة السياحة في تطور غير مرغوب به للنمط المعيشي في البلدات (كالبرجزة على سبيل المثال)، اذا لم ترافق المشاريع المقترحة اجراءات مسبقة تهدف الى التحكم بأي احتمالات لتأثيرات سلبية،
  - امكانية تأثير بعض المشاريع المبنية المقترحة بعد تنفيذها على محيطها المباشر، من حيث تناقض طبيعة الوظائف، أو حصول دينامية ما غير مرغوب بها تهدد الشرائح الاجتماعية الأكثر ضعفاً

### الأثر البيئي

هناك آثار بيئية ايجابية للمشاريع المقترحة، الا أن عدم التحكم ببعضها يمكن أن يؤدي الى نتائج سلبية.

- أ- الآثار الايجابية مباشرة وغير مباشرة:
  - تتمثل الآثار المباشرة في المشاريع التي تتعامل مع أسباب التلوث كالتخفيف من ازدحام السير وتنظيم النشاطات الاقتصادية الملوثة وانشاء مساحات خضراء،
  - أما الآثار الايجابية الغير مباشرة فتتمثل في ترتيب المساحات العامة، أو انشاء مسارات سياحية في مناطق طبيعية تلزم المسؤولين عن هذه المشاريع المحافظة على النظافة وتأمين الصيانة الدورية
- ب- حصول آثار بيئية سلبية بعد تنفيذ المشاريع المقترحة أمر محتمل بسبب:
  - عدم توفير كامل المستلزمات الضرورية لتشغيل المشروع،
  - عدم وجود صيانة دورية للمشاريع
  - تغير في أهداف المشاريع بعد تنفيذها،
  - غياب حملات التوعية المختلفة للسكان، اللازمة والمناسبة

City	Projects
Batroun	Batroun District Development Project
Bint-Jbeil	Creation of an urban green space
Hasbaya	Rehabilitation and enhancement of the historic center
Jezzine	Jezzine Heritage Trail Project
Minieh	Upgrading the coastal road of Minieh and creation of an industrial zone
Ehden	Public spaces and soft mobility in Ehden
Zgharta	Rehabilitation of Zgharta's historic city center

The image displays five tables from a technical report, arranged in two rows. Each table contains detailed data, likely related to project specifications or financials. Red circles are drawn around specific cells in each table to highlight key information.

- Table 1 (Top Left):** A table with multiple columns and rows. A red circle highlights a cell in the lower-left quadrant.
- Table 2 (Top Middle):** A table with columns and rows. A red circle highlights a cell in the middle-right section.
- Table 3 (Top Right):** A table with columns and rows. A red circle highlights a cell in the middle-right section.
- Table 4 (Bottom Left):** A large table with many columns and rows. A red circle highlights a cell in the lower-left quadrant.
- Table 5 (Bottom Right):** A table with columns and rows. A red circle highlights a cell in the middle-right section.

**Project Economic Impact:**  
(الأثر الاقتصادي للمشروع)

**Project Social Impact:**  
(الأثر الاجتماعي للمشروع)

**Project Environmental Impact:**  
(الأثر البيئي للمشروع)

<b>Environment and Social Impacts</b>		
<b>Zoning, Land Use Planning and Land Acquisition</b>		
Will the project conflict with prevalent land use patterns on/around the site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the project involve significant land disturbances or site clearance?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the project involve any involuntary resettlement either during or after the construction phase?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the project site in a location in proximity to known physical, historical or cultural resources? Show on the map with clear marks where those objects are located. See point 8	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Will the project require land acquisition?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the construction or operation of the asset cause air, water, noise, light or other type of pollution or disturbance?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Utilities and Facilities</b>		
Will the subproject require significant levels of accommodation or service amenities to support the workforce during construction (e.g. the contractor will need more than 20 workers)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Water and Soil Contamination</b>		
Will the project generate large amounts of residual wastes, construction material waste or cause soil erosion	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the project result in potential soil or water contamination (e.g. from oil, grease and fuel from equipment yards, herbicides, dust control agents, etc)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the project lead to an increase in suspended sediments in streams affected by road cut erosion, decline in water quality and increased sedimentation downstream?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the project involve the use of chemicals or solvents?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the project lead to the destruction of vegetation and soil in the right-of-way, borrow pits, waste dumps, and equipment yards?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the project lead to the creation of stagnant water bodies in borrow pits, quarries, etc., encouraging mosquito breeding and other disease vectors?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

<b>Noise and Air Pollution</b>		
Will the project increase the levels of harmful air emissions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the project increase ambient noise levels?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the project involve the storage, handling or transport of hazardous substances?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Flora and Fauna</b>		
Will the project involve the disturbance or modification of existing drainage channels (rivers, canals) or surface water bodies (wetlands, marshes)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the project lead to the destruction or damage of terrestrial or aquatic ecosystems or endangered species directly or by induced development?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the project lead to the disruption/destruction of wildlife through interruption of migratory routes, disturbance of wildlife habitats, and noise-related problems?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Destruction/Disruption of Land and Vegetation</b>		
Will the project lead to unplanned use of the infrastructure being developed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the project lead to long term or semi-permanent destruction of soils in cleared areas not suited for agriculture?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the project lead to the interruption of subsoil and overland drainage patterns (in areas of cuts and fills)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the project lead to landslides, slumps, slips and other mass movements in road cuts?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the project lead to erosion of lands below the roadbed receiving concentrated outflow carried by covered or open drains?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the project lead to health hazards and interference of plant growth adjacent to roads by dust raised and blown by vehicles?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Cultural Property</b>		
Will the project have an impact on archaeological or historical sites, including historic buildings or structures?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the project have an impact on religious monuments, structures or cemeteries?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Expropriation and Social Impacts</b>		
Will the project involve land expropriation or demolition of existing structures?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the project lead to induced resettlement by workers and others causing social and economic disruption?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the project lead to environmental or social disturbances near construction site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the project impact squatters, informal users, etc on public land through land use change or limitations to access?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

### في المقترحات

يمكن توفير مستلزمات النجاح للمشاريع المقترحة والتخفيف من المخاطر، من خلال اجراءات مختلفة منها:

- تحديث التصاميم التوجيهية عند اللزوم للتحكم بالتطورات المحتملة في محيط المشروع بعد تنفيذه، أو في حال وجود تعارض مع الوظيفة الجديدة المقترحة،
- ضمان استدامة المشروع من خلال تأمين المستلزمات المختلفة لتشغيله بشكل منظم ومستمر،
- وجوب تأمين سلسلة من الأفعال والإجراءات المكتملة للمشروع المقترح (كحملات التوعية المختلفة) مساهمة في تحقيق الأهداف المنتظرة.

## **Appendix 4**

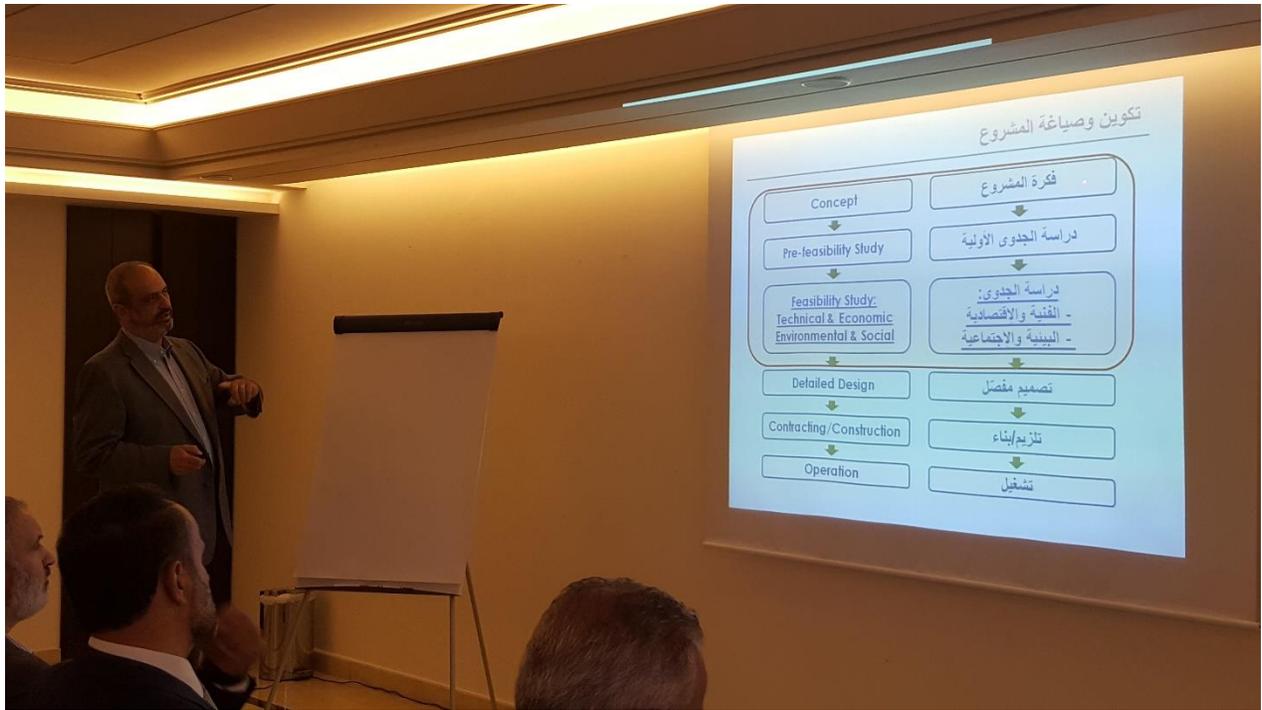
Photographic documentation of the consultation session













## **Appendix 5**

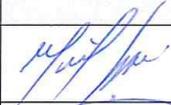
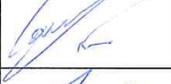
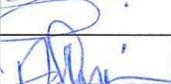
List of Attendees

**Public Consultation**

**Lebanon Municipal Investment Program**

**List of Attendees**

Markazia Monroe Hotel – Beirut Downt Town dated 8 August 2019

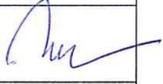
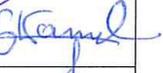
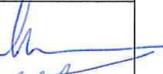
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**Public Consultation**

**Lebanon Municipal Investment Program**

**List of Attendees**

Markazia Monroe Hotel – Beirut Downt Town dated 8 August 2019

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