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FEDERATION OF BOSNIA AND HERZEGOVINA ROAD SECTOR MODERNIZATION PROJECT

Resettlement Review and Audit Report



Public Company Roads of Federation of Bosnia and Herzegovina

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Federation of Bosnia and Herzegovina
Road Sector Modernization Project

Resettlement Review and Audit Report

Project: Federation of Bosnia and Herzegovina Road Sector Modernization Project
Report: Resettlement Review and Audit Report
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1. Executive Summary

The Government of the Federation of Bosnia and Herzegovina (FBiH) has launched the overarching FBiH Modernization of Main Roads Program to ensure adequate road infrastructure by 2020. In the framework of the mentioned umbrella Program, the Public Company "Roads of FBiH" (PC Roads FBiH), a limited liability company wholly owned by the Government of FBiH, has initiated the **FBiH Road Sector Modernization Project** (the Project). The Government of FBiH has supported the initiative to ensure credit resources from International Financial Institutions in the amount of up to €150 million, including EUR 103.38 million from the World Bank (WB) and the European Investment Bank (EIB).

This Resettlement Review and Audit Report (RRA) covers 2 sections of the road Neum – Stolac (M 17.3) located in the Herzegovina-Neretva Canton, as follows:

	Section	Length	Status of construction	Status of land acquisition
1	Stari Neum – Kisevo – Babin Do (Tunnel Ostrovac)	5.6 km	Construction has been completed, and the final layer of asphalt remains to be placed.	Land acquisition has been completed entirely, and compensation paid to all land owners. The land acquisition process was initiated in 2005 and completed in 2012 (conducted in three stages: 2005-2007, 2007-2010 and 2011-2012).
2	Babin Do (Tunnel Ostrovac) – Brocanac	6.4 km	Construction has not been initiated to date.	Land acquisition was initiated in 2012. Land acquisition has been completed to a great extent (80.52% of all land owners were paid): the Decisions on Expropriation have been issued for all land plots; however, the negotiations regarding the amounts of offered compensation and the payment of compensation have not been entirely completed. On-site evaluations have been completed for all land plots, and PC Roads FBiH has sent monetary offers in written form to all affected people, and the only remaining step is meeting with individual owners and establishing an agreement about the compensation (which has been slowed down by the fact that some of the land plot owners do not live in the Project area and their arrival is expected). It is expected that the entire process will be completed by the beginning of 2016. This RRA therefore covers all of the land plots in this section, including those whose owners have been sent monetary offers and are still in the negotiation process.

RRA of project-related land acquisition for the Neum - Stolac was conducted in the period November – December 2015 for the purpose of demonstrating compliance with the requirements of both the local legislation governing the process of land acquisition and the World Bank Operational Policy on Involuntary Resettlement (OP 4.12).

The land acquisition process included only the acquisition of land plots for both sections, without physical relocation of households or businesses. A total of 126 land plots on a total area of 181,830 m² were acquired for the needs of the first section, and 62 land plots on a total area of 114,656 m² for the second section. Affected auxiliary

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structures on land included mainly stone walls and retaining walls. According to data from the Land Cadaster, a total of 18 land plots (14.2%) were identified as crop lands in the first section and 17 land plots (27.4 %) were identified as agriculture lands (crop lands, farm lands and plantations) in the second section. There were 775 PAPs registered in land registry books, of which 338 were identified as factual owners/users¹ in the first section (phase 1) .517 PAPs were identified in the second section (phase 2). The process of identifying the factual owners and users is described in more detail in this RRA under Chapter 4: Legal Framework.

The process has been conducted entirely in line with the Law on Expropriation of FBiH. In general, the provisions of the Law and the good practice of the PC Roads FBiH and the Municipality of Neum throughout the land acquisition process are broadly compatible with WB requirements. The analysis conducted indicates that the land acquisition activities have been carried out adequately by the competent authorities, and no serious or major gaps in terms of OP 4.12 have been identified.

The identified gaps refer mostly to existing practice that has not been formalized in an adequate manner, such as the grievance redress mechanism, as described in more detail in Chapter 7 (Key Findings, Conclusions and Recommendations) of this RRA. It is recommended that these gaps are addressed through corrective actions in future land acquisition/resettlement processes. The good practice implemented by PC Roads FBiH is an indicator of an efficient implementation of the land acquisition process, even though it is necessary to formalize certain procedures, as elaborated in more detail in Chapter 7.

¹ It should be noted that the factual situation with regard to use of land does not correspond to the registered use of land in practice, due to the fact that owners or users of land plots do not report such changes to the competent municipal authority in cases of changes in the culture or class of plots, and hence the number of total PAPs does not in fact represent the actual number of affected owners/users. The factual number was determined by the Municipality on the basis of factual site conditions and statements of users and owners.

2. Brief Description of the Project

The Government of the Federation of Bosnia and Herzegovina (FBiH) has launched the overarching FBiH Modernization of Main Roads Program to ensure adequate road infrastructure by 2020.

In the framework of the mentioned umbrella Program, the Public Company "Roads of FBiH" (PC Roads FBiH), a limited liability company wholly owned by the Government of FBiH, has initiated the **FBiH Road Sector Modernization Project** (the Project). For this purpose, it has requested the Government of FBiH to ensure credit funds from International Financial Institutions (IFIs). The Government of FBiH has supported the initiative to ensure credit resources from IFIs in the amount of up to €150 million, including €103.38 million from the World Bank (WB) and the European Investment Bank (EIB).

The Borrower will be the Ministry of Finance and Treasury of Bosnia and Herzegovina (BiH), whereas the agency responsible for implementing the Project on behalf of FBiH will be PC Roads FBiH.

The Project comprises several small and mid-sized investment schemes including:

- Construction of new sections of roads
- Improvement the road elements within the existing corridor
- Construction of third lane to be used by slow vehicles
- Reconstruction of the carriage-way structure, axis corrections
- Elimination of road safety black spots and dangerous locations
- Improvements of the bridges and tunnels.

The Project is expected to reduce the number of road accidents, reduce local pollution generated by transport sector and vehicle operating costs, and improve road connectivity and safety, thus facilitating trade, enabling tourism development, providing local communities with better access to social infrastructure such as hospitals, supporting private sector development, promoting regional and national economic growth and contributing to economic and social cohesion in the region.

Administrative Structure of BiH

BiH consists of two entities: Federation of BiH and Republika Srpska, and a separate administrative unit under the exclusive sovereignty of the State (Brcko District). FBiH consists of ten Cantons which are further divided into Municipalities (Figure 1). There are 79 Municipalities in FBiH.

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Figure 1: Administrative Organization of BiH, source: ENOVA

Description of Sub-projects

This Report covers the following two sections of the road **Neum – Stolac (M 17.3)** located in the Herzegovina-Neretva Canton:

1. **section Stari Neum – Kisevo – Babin Do (Tunnel Ostrovac)** (length = 5.6 km) – construction has been completed, and the final layer of asphalt remains to be placed; and
2. **section Babin Do (Tunnel Ostrovac) – Brocanac** (length = 6.4 km) – construction has not been initiated to date.

The Project area represents a stable karst terrain, with alternate Mediterranean and sub-Mediterranean climate and high solar insolation. It has low rainfall, higher average annual temperatures than the continental regions, long vegetation periods, and greater windiness. These features have direct impact on the development of vegetation specific for this area – green forests and maquis shrubland, holm oak, etc. The population of the Municipality of Neum is 4,364 persons, with a population density of 19.4 persons per km². The total number of settlements in the Municipality of Neum is 27.²

²Source: Federal Development Planning Institution (2015). Socio-economic Indicators by Municipalities in FBiH in 2014. Sarajevo.

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The map of the Project area is provided below.

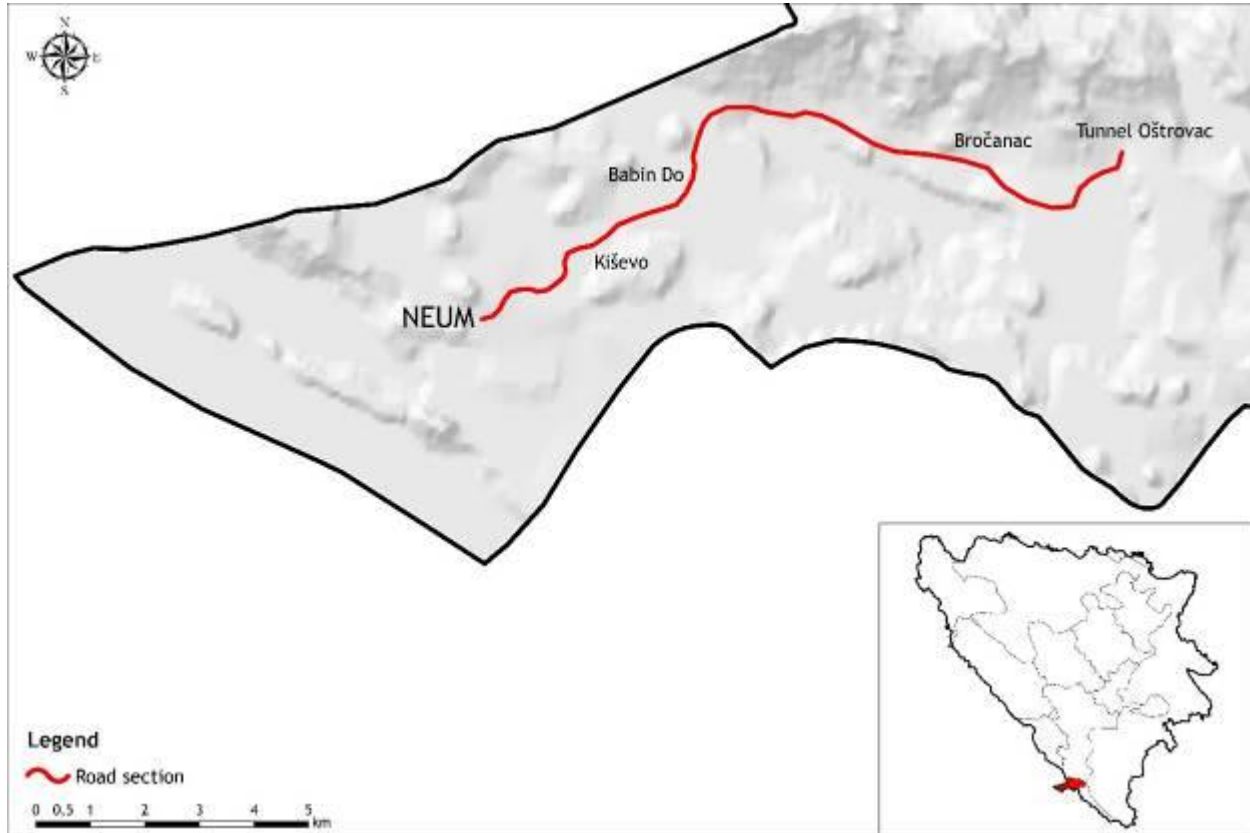


Figure 2: Map of the Project Area

Purpose of the Resettlement Review and Audit

The Resettlement Review and Audit (RRA) of project-related land acquisition for the Neum - Stolac was conducted in the period November – December 2015 with the purpose of documenting the results of an assessment of the land acquisition process implemented by PC Roads FBiH within the framework of the Project and obtaining an overall understanding of the process of land acquisition conducted to date.

It is provided for the purpose of demonstrating compliance with the requirements of both the local legislation governing the process of land acquisition and the World Bank Operational Policy (OP) on Involuntary Resettlement (OP 4.12), with particular emphasis on the fairness of the process followed and the appropriateness of compensation provided, and identifying any key issues and potential non-compliance of the process.

3. Methodology / Approach for the Resettlement Review and Audit

The tasks that were conducted for the review and audit included:

1. **Review of available documentation** provided by PC Roads of FBiH and the Municipality of Neum, including the Expropriation Studies³, Decisions on Expropriation⁴, Property Valuation Reports⁵, Reports on Compensation Paid⁶ and Agreements on Compensation⁷;
2. **Analysis of the legal framework governing land acquisition in FBiH;**
3. **Discussions with officials of PC Roads of FBiH at various levels**, including the representatives of the Department of Property and Legal Affairs and Expropriation tasked with carrying out tasks related to expropriation on behalf of PC Roads;
4. **Meeting with representatives of the Municipality of Neum** on December 2, 2015, namely representatives of the Municipal Department of Geodetic, Property and Legal Affairs, and the Municipal Department of Spatial Planning;
5. **Site visits to both subsections** on December 1 and 2, 2015;
6. **Preparation of census database with data on all affected land plots and analysis of collected data and information.**
7. **Socio-economic survey of Project Affected People (PAPs) and analysis of results.**

An Interview Log kept for documenting meetings held during the preparation of this RRA (including date, time and name of interviewees) is provided in Annex 1 of this RRA.

For methodological purposes, the two Project sections have been grouped as:

- section Stari Neum – Kisevo – Babin Do (Tunnel Ostrovac) - "**Phase 1**" (land acquisition completed before the involvement of the World Bank, i.e. during the period 2005-2015) and
- section Babin Do (Tunnel Ostrovac) – Brocanac - "**Phase 2**" (land acquisition completed after the involvement of the World Bank, i.e. during the period after 2015).

Key informant interviews were conducted to cross-check findings from the secondary data review. Interviews were held with the representatives of PC Roads (including the representatives of the Department of Property and Legal Affairs and Expropriation tasked with carrying out tasks related to expropriation on behalf of PC Roads) and the representatives of the Municipality Neum (representatives of two Municipal departments: Department of Geodetic, Property and Legal Affairs, and the Department of Spatial Planning).

For Phase 1, no primary data was collected. Secondary data was collected and analyzed on a 20% sample base (specifically, 23.8%, i.e. 30 land plots out of 126 land plots in total). The criteria for selection of the sample base included:

- type of impact based on type of land, i.e. the representation of agriculture land (e.g. arable land, farm land, meadow and pasture), and

³ The basic document for preparing and implementing the expropriation process; according to the Law on Expropriation, the Expropriation Study contains the geodetic and cadastral plan of the expropriation area, data on affected property, the objective of expropriation and other relevant data

⁴ The legal act issued by municipalities in the expropriation process, based on the proposal for expropriation submitted by the expropriation beneficiary and the minutes of the site visit conducted by the Municipal committee

⁵ Prepared by official court valuers in the expropriation process after site visits to individual properties

⁶ Internal records kept by the Department of Property and Legal Affairs and Expropriation within PC Roads FBiH

⁷ Agreements concluded between the expropriation beneficiary and the affected property owner

- gender representation among Project Affected People.

For Phase 2, secondary data for all of the affected land plots (62 in total) was first collected and analyzed. The initial methodological approach was to divide the total PAP universe into two groups of PAPs based on level of impact: (i) Group 1: 10% of agricultural land affected (substantial impact) and (ii) Group 2: less than 10% agricultural land affected (low impact).

Primary data was planned to be collected and analyzed for all of the land plots in Group 1 and for a sample of 20% in Group 2. However, taking into consideration that Project area is a karst area with a small percentage share of agriculture land plots (N=17 only, taking into account following type of lands: farm lands, crop lands and plantations), the methodological approach for primary data collection was modified to take into account and analyze all agriculture land plots, i.e. all of the 17 land plots falling into the category of agricultural land.

For purposes of obtaining the contact information for the identified owners/users, a request was sent to the representatives of the Municipality of Neum, and contact information for at least 3 land owners/users per identified land plot were provided (17 land plots x 3 owners/users = a total of 51 contacts).⁸

Since the majority of owners does not live in the Project area (population is streamed either to the Municipalities of Stolac or Neum, sometimes even Metković or Dubrovnik in Republic of Croatia), a telephone survey was conducted for the purposes of primary data collection. The response rate was 54%, i.e. 28 respondents out of 51 contacted persons.

The questionnaire used for primary data collection (Socio-economic Survey) is provided in Annex 2 of this RRA.

A Census Database was developed on the basis of the collected secondary data for both phases, in order to gather and analyze data/information required to identify all categories of impacts, the Project Affected People (PAPs) directly affected by land acquisition (owner/users of affected land plots) and the expected loss of assets within the Project areas (road sections).

The Census Database contains data on the following:

- (i) location (road section) and Cadastral Municipality,
- (ii) land plot number,
- (iii) type of impact,
- (iv) name of PAP (owner or user),
- (v) total area of land plot (m²) and % of plot affected by land acquisition,
- (vi) structures (residential/commercial),
- (vii) other assets on land (natural objects or auxiliary structures),
- (viii) compensation amount paid,
- (ix) compensation amount pending.

The summarized version of the Census/Inventory database is provided in Annex 3 of this RRA (full data is available in the form of a separate Excel document).

The Socio-economic Survey (telephone survey) was conducted by a team of trained surveyors, on the basis of a Survey questionnaire prepared by land acquisition experts.

The summarized version of the Socio-economic Survey data are provided in Annex 4 of this RRA (full data is available in the form of a separate Excel document).

The SPSS (Statistical Package for the Social Sciences) Statistics software was used for statistical analysis.

⁸ One land plot usually has more than one owner. In average, there were 11.8 owners per land plot in the phase 2.

4. Legal Framework for Land Acquisition in FBiH

The *Law on Expropriation of FBiH*⁹ regulates the conditions and procedure for expropriation of property for construction of facilities in public interest, compensation eligibility and amounts, handling of grievances and disputes handling and other issues pertaining to the expropriation process.

A summary of the key provisions of the Law is presented in this section, whereas a more detailed description of the provisions are provided in Annex 5 of this RRA.

- **Public interest and purpose of expropriation:**

Property can only be expropriated upon the establishment of public interest for projects that bring greater benefit for the public (Art. 3 and 5).

Expropriation may be carried out for the needs of FBiH, cantons, cities, municipalities, public enterprises and public institutions, unless otherwise provided by the Law.

- **Expropriation process:**

A condition to start expropriation is the existence of evidence that the required funds have been secured and deposited with the bank in the assessed total sum for payment or proof of existence of replacement properties (Art. 24).

The procedure for expropriation starts with a proposal for expropriation, submitted by the Expropriation Beneficiary to the relevant Municipality ("the expropriation authority"). The proposal contains data on the property for which expropriation is proposed, the owners of such property and the purpose for which expropriation is proposed.

Negotiated settlements are explicitly encouraged by the Law (Art. 23). The expropriation beneficiary is required to publish a public announcement to invite the property owners and try to reach a prior amicable sale-purchase agreement with the affected owner. The signed agreement on compensation has to include the timing and rate at which cash compensation will be paid or in kind compensation provided (Art. 26). If no agreement on compensation is reached within 2 months of the validity of the Decision on Expropriation (or less if the Municipal Administration decides as such), the Municipal Administration submits the valid Decision together with other relevant documents to the competent Court, at the territory of which the expropriated real property is located, for the purpose of determining the compensation. The competent court ex officio decides in non-contentious proceedings on the amount of compensation for the expropriated real property.

- **Process of identifying factual owners/users:**

After the submission of the expropriation proposal by the expropriation beneficiary to the municipality, the municipality appoints a committee for conducting the expropriation procedure. The committee is responsible for resolving the so-called "preliminary issue", i.e. the issue of ownership, prior to issuing the decision on expropriation, which is the result of out-dated information in land registry books (the person registered in the land registry is different from the actual owner/user who may be the heir, the person who purchased the property but failed to report such transfer, etc.). The committee organizes a site investigation in the presence of the expropriation beneficiary, official court valuers of property and the identified property owner and user, and informs the participants that public interest has been declared

⁹ Official Gazette of FBiH, No. 70/07, 36/10 and 25/12

for the project and that an expropriation proposal has been submitted. A written record of the site investigation is prepared. The committee also invites the identified owners and users, organizes a meeting in the municipality and issues a decision on the resolution of the preliminary issue (i.e. identifies the actual and current owner or user to whom the compensation will be provided). As the last step, the committee issues a decision on expropriation on the basis of the mentioned record and the documentation submitted together with the expropriation proposal. Affected people are entitled to lodge a complaint against this decision with the municipality, which is forwarded to the Federal Administration for Geodetic and Property Affairs as a second instance.

▪ **Information and consultation requirements:**

Prior to the submission of the expropriation proposal, the expropriation beneficiary is required to publish a public announcement and invite all property owners for purposes of attempting a negotiated settlement (Art. 23). Affected owners are informed throughout the expropriation process, i.e. that a request for expropriation has been submitted (Art. 25). Before the decision on expropriation is passed, the Municipal authority has to invite the affected persons with formal legal rights to a meeting to present any facts which may be relevant for expropriation (Art. 27).

▪ **Types of expropriation:**

Expropriation can be temporary (incomplete) or permanent (complete).

Complete expropriation allows the expropriation beneficiary to obtain legal title over the expropriated property, while the rights of the previous owner over the real property as well as other rights over that real property cease to exist.

Incomplete expropriation provides the beneficiary with usufruct rights on the land and structures, as well as the lease of the land for a definite period of time. At the end of the lease, usufruct rights over land are returned to the previous owner.

Owners affected by a partial loss of their real properties are entitled to request complete expropriation and the corresponding compensation, in case that partial expropriation would deteriorate the economic situation of the actual property owner or make the remaining part of the property useless or difficult to use (Art. 11), and must be informed of such right by the Municipal authority. The right to request expropriation of the complete property may be submitted until the issuance of the Decision on Expropriation in the first instance, as well as during the appeal procedure if the affected owner was not informed of such right.

▪ **Compensation**

Compensation is provided at market value of the affected property (Art. 12), determined on the basis of prices of property in the given area, calculated as the market price which could be achieved for a specific real property, depending on the supply and demand at that particular moment in time (Art. 46).

The Law sets out in detail how compensation is determined for buildings, orchards and vineyards, forest land and timber, agricultural, construction and city land.

Compensation to those who have formal legal rights is provided in the form of replacement property (Art. 45). However, compensation may be provided in cash, upon the request of the owner and if suitable replacement property cannot be identified (Art. 46). Property owners are entitled to compensation for any losses of benefits they would otherwise have from that property (Art. 54).

Personal and family circumstances of the owners whose property is pending expropriation, as well as circumstances which may have adverse economic effects, can be taken into account when determining the amount of compensation, which may be increased above the market value (Art. 47). This provision addresses livelihood restoration beyond the sheer compensation of the lost asset by providing flexibility based on a case-by-case assessment of personal circumstances.

Compensation for trees/crops is regulated by several provisions of the Law on Expropriation of FBiH. *Compensation for fruit trees and grapevines* is determined as follows: (i) fruit trees and grapevines in the stage of producing fruits – in the amount of net income from that tree or vine for as many years as it is necessary to grow that sort of fruit tree or vine and its growth until it produces fruit, (ii) fruit trees and grapevines that have not started producing fruits – in the amount of costs necessary for procurement, planting and growing of such seedlings. *Compensation for wood mass* (ripe or near to ripe woods) is determined on the basis of the value of (tree) stump determined in accordance with the basic price system and acts passed on the basis of that system for various products (after deducting manufacturing costs). *Compensation for forest cultures* that are not yet technically ripe is provided as follows: (i) for young seedlings the cost of exploitation of which would be higher than the value of average wooden mass – the compensation of real costs of procurement, planting and growing; (ii) other older trees – compensation for wood mass (timber) in accordance with the standards referred to for young seedlings, increased for the value of growth lost due to premature cutting.

The costs of growing of young wood by artificial methods are determined to the value of afforestation, and the costs of growing young woods in the natural way – to the value of costs of artificial afforestation by seeds.

The previous owner has the right to harvest or pick up crops/fruit from the expropriated land that have become ripe at the time of taking possession of expropriated land by the expropriation beneficiary. If the previous owner has not been able to harvest or pick up the crops/fruits until the taking of possession by the expropriation beneficiary, he/she has the right to compensation for harvest or fruits, diminished by the amount of expenses that would have been incurred by him/her in the harvesting or picking up of the fruits.

Compensation costs are borne by the Expropriation Beneficiary. Compensation arrangements must be settled prior to the formal transfer of ownership of the expropriated property (Art. 31).

- **Grievance procedure**

The Law foresees the rights of affected citizens to appeal at many stages of the expropriation procedure, beginning with administrative and judicial appeals (i.e. against the decision on public interest (Art. 16), the decision on expropriation (Art. 30) and regarding compensation (Art. 60).

5. Project Impacts

Project impacts are presented in this Chapter separately for Phase 1 and Phase 2.

Phase 1

Only acquisition of land plots was undertaken for this section (a total of 126 land plots on a total area of 181,830 m²), without physical relocation of households or businesses. Auxiliary structures included mainly stone walls and retaining walls. During the site visit, it was observed that this area mainly consists of rocky and stony land with very little arable land.

Secondary data on identified land owners/users were collected and analyzed, and are presented below.

Results of the secondary data analysis

Secondary data for a total of 30 land plots (23.8 % of all land plots) were collected and analyzed.

Since the number of land plots registered as agriculture land was less than 30 (N=18, 60%) in the total number of land plots (N=30), forest and other types of land were taken into account as well.

The analyzed land plots by type of land are shown in the Figure below.

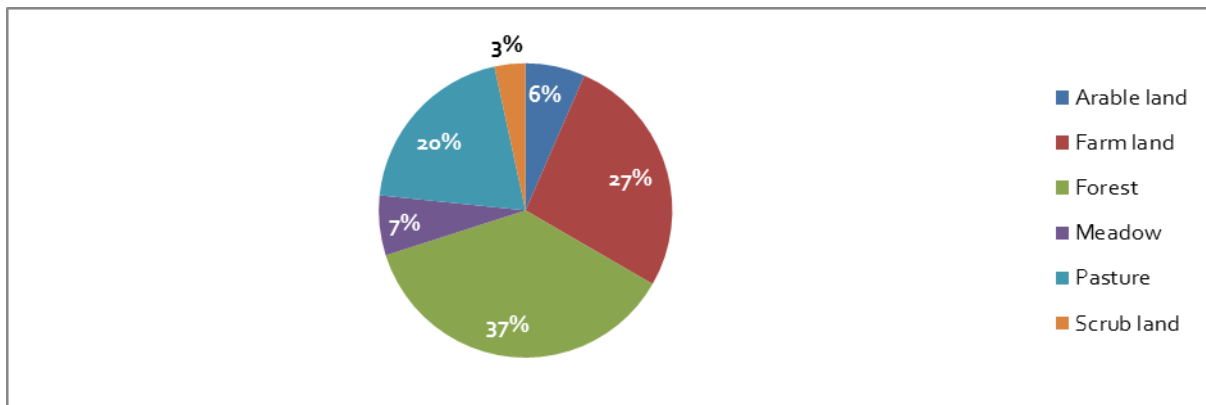


Figure 3: Percentage Distribution of Land Plots by Type of Land in the Sample (N=30, 23.8%)

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The map of the Project area based on the map of land capability classification is provided below.

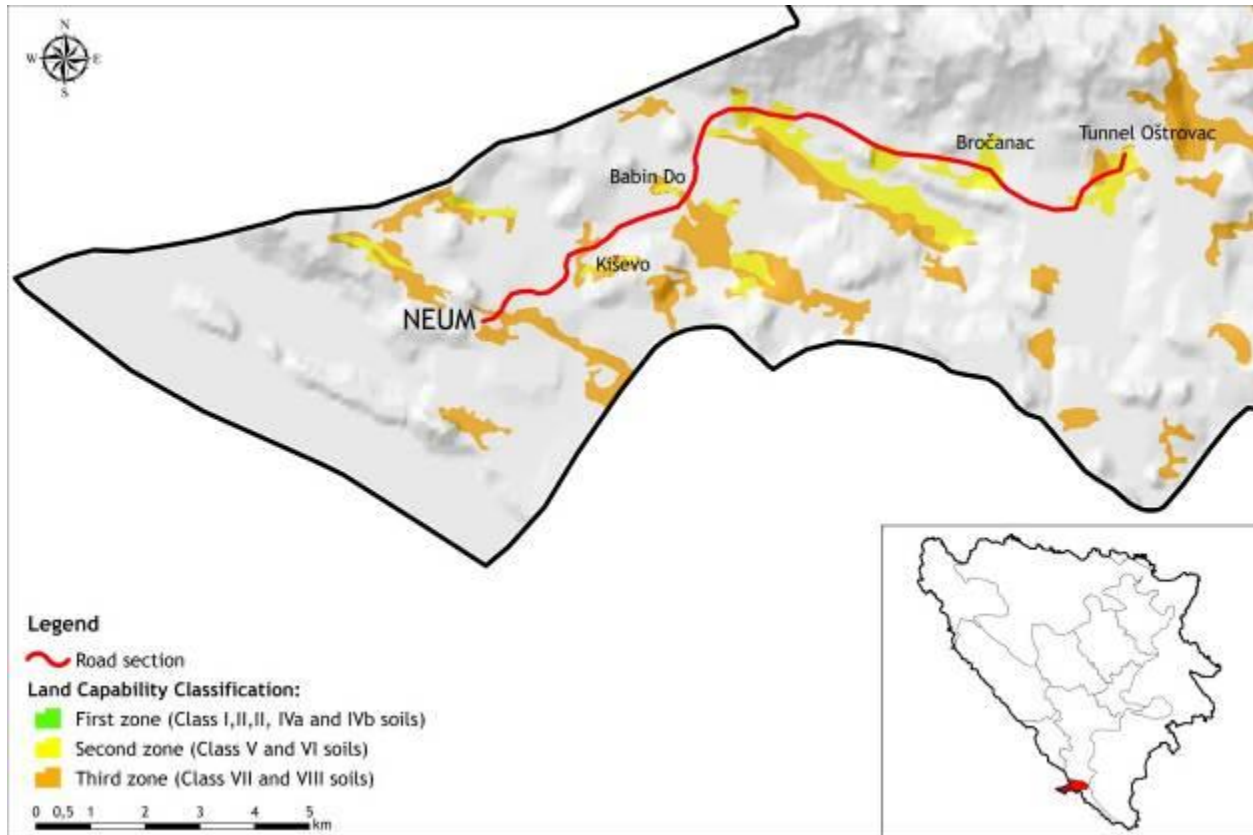


Figure 4: Map of Project Area based on the Map of Land Capability Classification

For 30 analyzed land plots, 68 owners were identified (33 of female or 48%). In average, there were 2.2 owners per land plot.

The minimum size of expropriated land plot in the sample was 5 m² and maximum size of expropriated land plot was 4,406 m². The average size of expropriated land plots in the sample amounts to 918.7 m².

The type of impact was complete (permanent) expropriation of the land for all analyzed land plots; there were no residential structures or businesses identified.

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The map of the Project area based on the map of settlements is provided below.

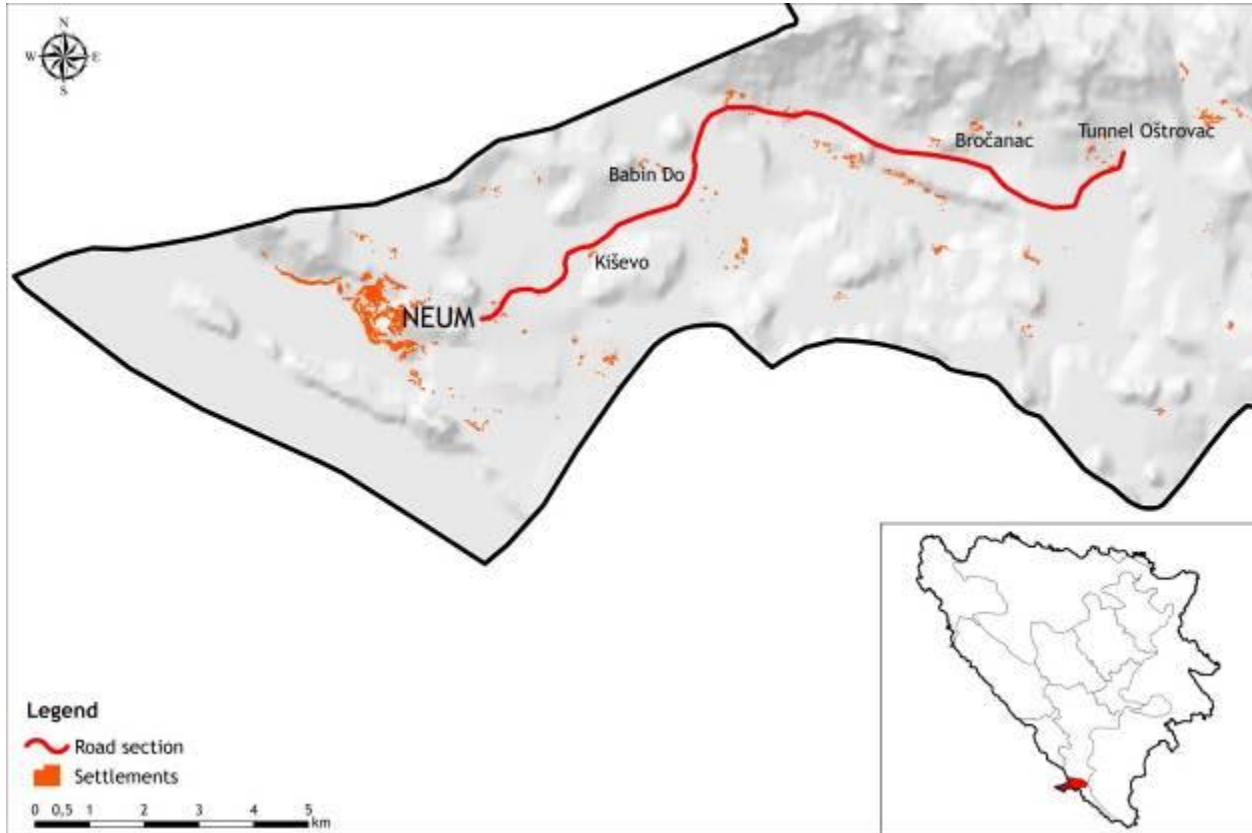


Figure 5: Map of Project Area based on the Map of Settlements²⁰

The identified auxiliary structures were in general stone walls and retaining walls (N=25, 83.3%). Detailed information on auxiliary structures found on the ground is shown below.

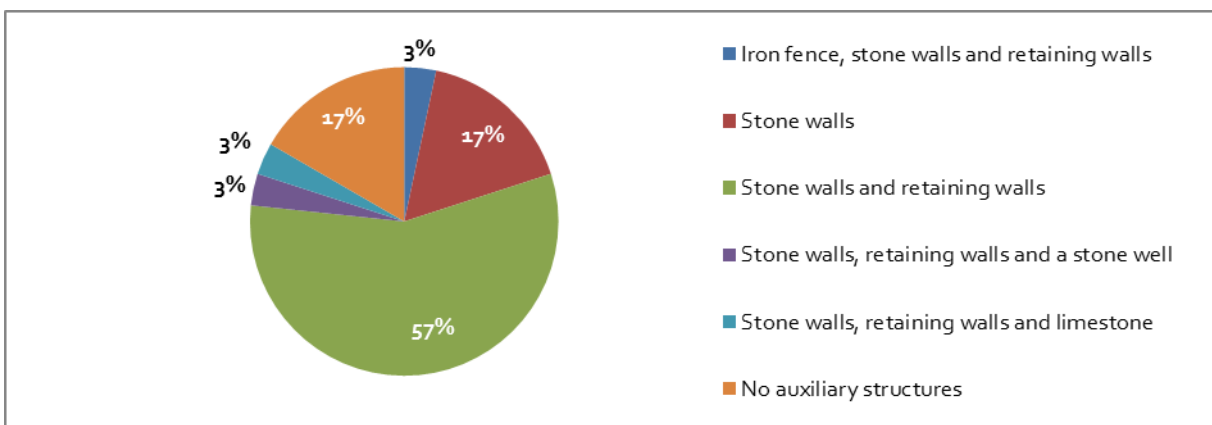


Figure 6: Percentage Distribution of Auxiliary Structures in the Sample

²⁰ Due to the thickness of the line on the map, it seems as though some of the houses are close to the road; however, no settlements were affected by the Project

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The identified natural objects on land were in general crops (N=21, 70%). Detailed information on natural objects is shown below.

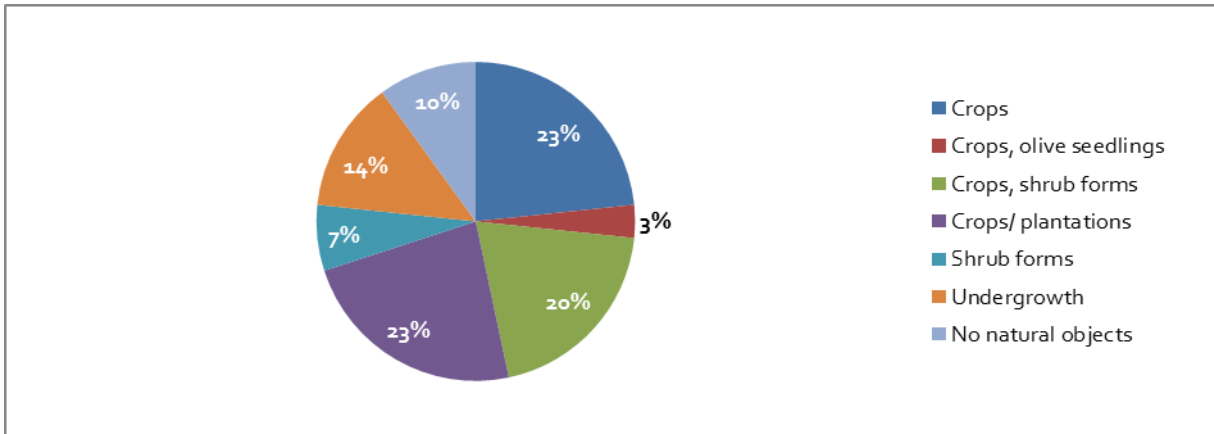


Figure 7: Percentage Distribution of Natural Objects in the Sample

The map of the Project area based on the CORINE Land Cover is provided below.

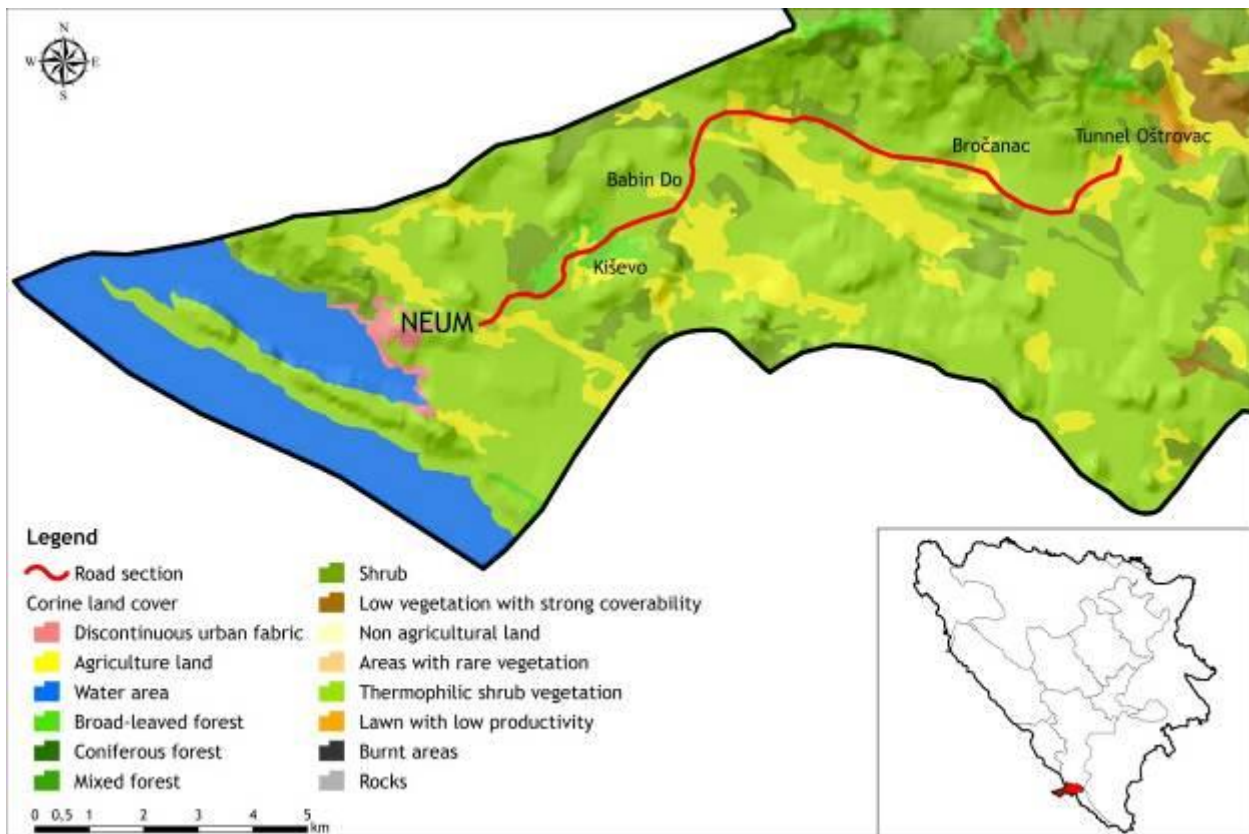


Figure 8: Map of Project Area based on the CORINE Land Cover (2011)¹¹

¹¹ Latest available data on the CORINE Land Cover from the Federal Ministry of Spatial Planning. Federal Ministry of Spatial Planning (2012). Draft of the Spatial Plan of FBiH. Sarajevo.

The minimum amount of cash compensation paid in the sample was 110.75 BAM (56.58 Euros) and the maximum amount of cash compensation was 22,030.86 BAM (11,255.71 Euros). The average amount of cash compensation in the sample was 5,421.93 BAM (2,770.10 Euros).

The total amount of cash compensation paid in the sample was 291,333.07 BAM (148,843.96 Euros).

Phase 2

This subsection required the acquisition of 62 land plots on a total area of 114,656 m², without physical relocation of households or businesses.

Even though this road represents the main road to the only entrance of Bosnia and Herzegovina to the Adriatic Sea, only few people and several vehicles driving along the road were noticed along this subsection during the site visit. In general, due to its terrain, this section seems to be a disadvantageous microregion whose population is streamed either to the Municipalities of Stolac or Neum, sometimes even Metković or Dubrovnik in Republic of Croatia.

Both secondary and primary data on identified land owners/users were collected and analyzed, and are presented below.

Results of the secondary data analysis

Secondary data on 62 land plots were analyzed in total. For these 62 land plots, 734¹² owners were identified (260 of female or 35.4 %). In average, there were 11.8 owners per land plot¹³.

No impacts on residential structures or businesses were identified.

Minimum size of expropriated land plot in the sample was 4 m² and maximum size of expropriated land plot was 18,392.00 m². Average size of expropriated land plot in the sample amounted to 3,766.28 m².

The largest proportion of affected lands plots was forest land (N=26, 42%), followed by pastures (N=13, 21%) and underbrush (N=6, 8%). Analyzed land plots by type of land are shown in the Figure below.

¹² There are actually 517 land owners, because some owners owned more than one land plot. However, IBM SPSS software used for analysis does not recognize double or multiple mentioned owners. For all the statistics shown below, reference number of the owners is 734.

¹³ The average number of owners per land plot is high due to the fact that the land registry in FBiH has not been updated for a long period of time.

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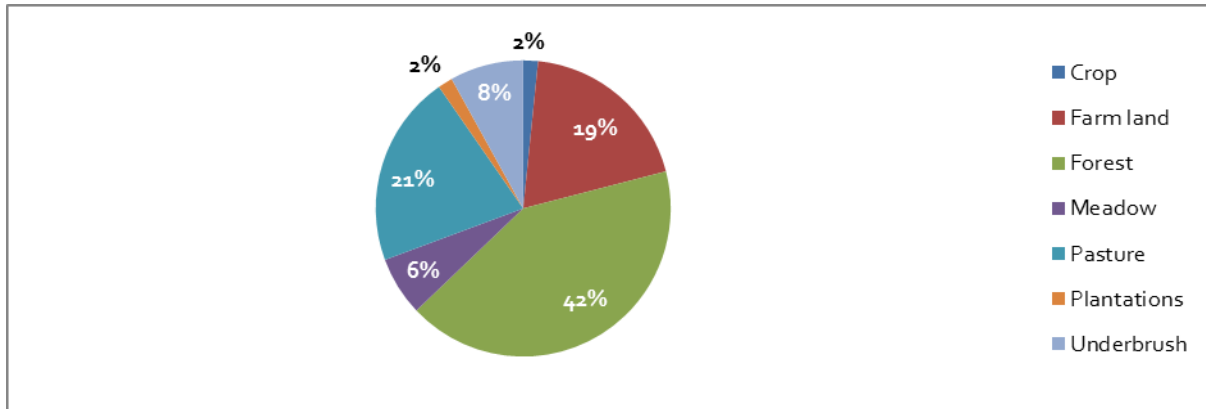


Figure 9: Percentage Distribution of Land Plots by Type of Land in the Sample

The identified auxiliary structures were walls and retaining walls (N=41, 66.2%). 21 land plots (33.8%) were without any auxiliary structures.

The identified natural objects were in general shrub forms (N=9, 14%) and crops (N=6, 10%). Detailed information on natural objects is shown below.

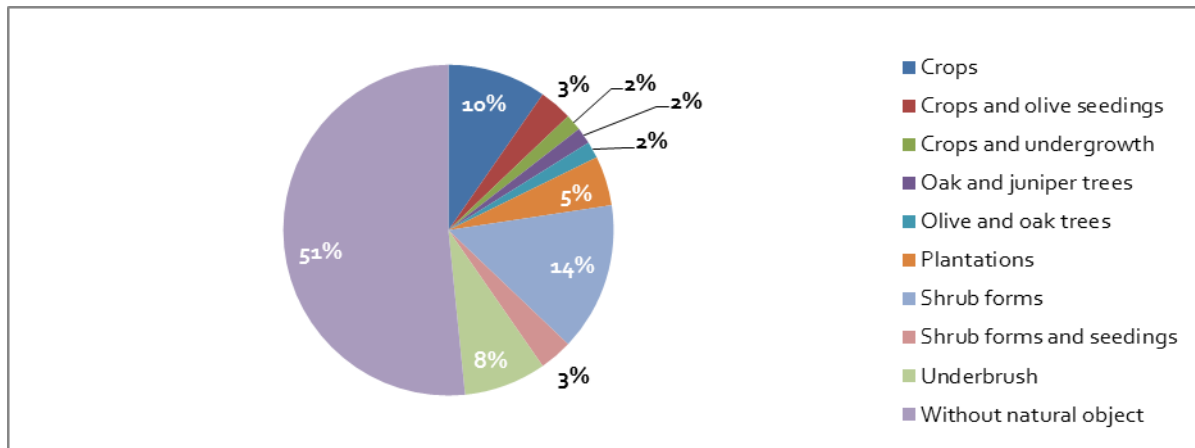


Figure 10: Percentage Distribution of Natural Objects in the Sample

The minimum amount of cash compensation paid in the sample was 0.80 BAM (0.41 Euros) per owner and the maximum amount of cash compensation was 27,611.10 BAM (14,106.69 Euros) per owner. The average amount of cash compensation in the sample was 1,760.37 BAM (902.29 Euros) per owner.

The total amount of cash compensation in the sample was 919,394.57 BAM (471,242.61Euros).¹⁴

Out of the total number of owners (N=734), 591 of them (80.52%) were paid, whereas the payment is pending for the remaining owners (N=143, 19.48%).

¹⁴ As of March 08, 2016. In 2016, 22 land owners were paid (refers to 5 land plots in Phase 2).

Results of primary data analysis

The primary data sample size was 17 land plots (28 respondents in total)¹⁵ (refers to 45.1% of total agricultural land plots in Phase 2)¹⁶.

Out of 28 respondents, 5 were female (17.8 %). All respondents declared themselves as Croatian.

Households

According to respondents' answers, the minimum number of household members in the sample was 2 and the maximum number of household members was 10. The average household size in the sample was 5.04 household members.

Vulnerability

5 respondents reported that one of their family members suffers from chronic illness. No other vulnerable persons were reported.

Primary sources of income

6 respondents did not report on sources of income. 14 respondents reported salaries as the primary source of income of their households, whereas 8 respondents reported pensions as the primary source of income.

Agriculture activities on land plots affected by land acquisition

15 respondents reported that they used the expropriated land for agriculture. 10 respondents reported that their land plots were used for agriculture activities by family members.

2 respondents stated that they used their land plots as pasture for cattle breeding.

3 respondents had olive trees and 9 respondents had vegetables (farmland) on the expropriated land. All were compensated for all crops and trees on land.

8 respondents reported that they used crops for their families' own needs, whereas 3 respondents used crops for their both personal consumption and for sale.

None of the respondents purchased other land with the cash compensation received during the land acquisition process.¹⁷

Compensation

All respondents reported that they received monetary compensation for their land plots as well as for trees/fruits.

27 of respondents in the sample (86.4%) were paid entirely, whereas 1 respondent said that negotiations about the amount of compensation were still ongoing¹⁸.

¹⁵ Target sample size was 51 land owners, but with response rate of 54 %, realized sample size was 28 land owners.

¹⁶ One owner owned more than one land plot affected by expropriation. Maximum land plots owned by one owner in the sample is 9 and minimum land plots owned by one owner in the sample is 1. Average number of land plots owned by one owner is 2.6 land plots.

¹⁷ All PAPs were first offered replacement land as compensation, in line with the requirement of the Law on Expropriation of FBiH, but all PAPs stated they preferred cash compensation.

¹⁸ PC Roads FBiH has sent monetary offers in written form to all affected people, and the only remaining step is meeting with individual owners and establishing an agreement about the compensation.

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Possibility of negotiating

1 respondent reported that he was provided with the possibility of negotiating about the amount of compensation, 26 respondents said they were not able to negotiate amount of compensation, whereas 1 reported that the negotiations are still ongoing¹⁹.

Level of satisfaction with information provided during the land acquisition process

57 % of respondents (N=16) were “completely satisfied” with information provided during the process of expropriation, 36 % of respondents (N=10) were “somewhat satisfied”, while 7% (N=2) were “unsatisfied” with information provided to them during the land acquisition process.

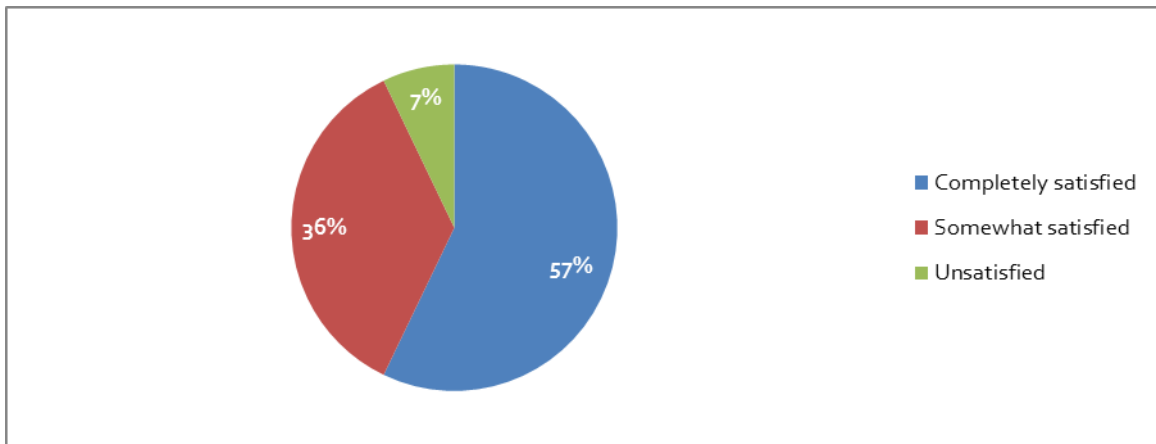


Figure 11: Level of Satisfaction with Information Provided During the Process of Expropriation

Impacts on livelihoods

8 respondents stated that land acquisition positively affected the livelihoods of their household, and 19 respondents stated that land acquisition did not affect the livelihoods of their households in any manner.

Only 1 respondent reported that land acquisition negatively affected the livelihood of his household, i.e. that he is still negotiating about the amount of compensation (he reported that he was unsatisfied with the amount of compensation).

¹⁹ These answers reflect the personal perceptions of the respondents. In accordance with the Law on Expropriation applied by PC Roads FBiH, all PAPs were offered compensation about which they could negotiate. Any still unsatisfied PAPs were able to initiate a court proceeding to determine the amount of compensation.

6. Description of the Land Acquisition Process

Status of completion of land acquisition

The Main Design for section Neum – Babin Do (Tunnel Ostrovac) was completed in July 2004, and the Main Design for the section Babin Do (Tunnel Ostrovac) – Brocanac was completed in July 2008.

Land acquisition for the **section Neum – Babin Do (Tunnel Ostrovac)** has been completed entirely, and compensation paid to all land owners.

The land acquisition process for the **section Babin Do (Tunnel Ostrovac) – Brocanac** has been completed to a great extent – all Decisions on Expropriation have been issued; however, the negotiations regarding the amounts of offered compensation and the payment of compensation have not been entirely completed. On-site evaluations have been completed for all land plots, and PC Roads FBiH has sent monetary offers in written form to all affected people, and the only remaining step is meeting with individual owners and establishing an agreement about the compensation (which has been slowed down by the fact that some of the land plot owners do not live in the Project area and their arrival is expected). It is expected that the entire process will be completed soon.

Initiation of the expropriation process

As property can only be expropriated upon the establishment of public interest, the construction of the Neum – Stolac road was declared to be of public interest in 2011 by the Government of FBiH (Decision on Declaration of Public Interest for the Main Road Neum – Stolac, No 1099/11 of 13 Oct 2011).

Land acquisition for Phase 1 was conducted partly in accordance with the former Law on Expropriation of the Socialist Republic of BiH, inherited from the former Socialist Republic of BiH, when BiH was a constitutive part of Socialist Federative Republic of Yugoslavia (adopted in 1987)²⁰, and entirely in accordance with the current Law on Expropriation of FBiH (adopted in 2007) for Phase 2 (which also stipulates that all procedures started prior to the adoption of the Law in 2007 will be continued in accordance with the new Law).

The expropriation process for both phases was initiated by PC Roads of FBiH²¹ as the expropriation beneficiary by submitting a proposal for expropriation to the Municipality of Neum (namely, its Department for Legal Affairs and Property Cadaster) as the expropriation authority. The proposal contained data on property for which expropriation was proposed, the owners of such property and the purpose for which expropriation was proposed. Expropriation Studies were prepared as the baseline census, and contained data on affected owners or users, data on property and estimates of the value of property.

The Municipality of Neum notified the owners of the property of the submitted proposal for expropriation. The cut-off date for the establishment of eligibility was the date of submission of proposals for expropriation by PC Roads of FBiH. The cut-off-dates were communicated to PAPs through publication in Local Community Offices in the Project area, notifications sent directly to addresses of PAPs, as well as during consultation meetings in the affected communities. Any PAPs living abroad were also contacted by the Municipality.

²⁰Official Gazette of SRBiH, No. 12/87 and 38/89

²¹The land acquisition activities were carried out within PC Roads FBiH by its Sector of Property and Road Cadaster, Property and Legal Affairs and Expropriation - Department of Property and Legal Affairs and Expropriation

PC Roads of FBiH attempted to conclude negotiated settlements (signed agreements on compensation) wherever possible, by inviting all the identified property owners for the purpose of attempting an amicable transfer of ownership rights on the basis of the Law on Expropriation, through the publication of announcements in the daily media. However, a prerequisite for concluding negotiating settlements is that data enlisted in the land books and data enlisted in the cadastral office must be harmonized, which was not possible in the majority of cases, due to the fact that a property cadaster was not established in some of the cadastral municipalities in the Project area. Land titles issues were then resolved in the course of the formal procedure, as required by the Law on Expropriation.

The Municipality issued Decisions on Expropriation, after completing the proceedings on an urgent basis. The Municipality then convened and held hearings with the affected owners to determine the compensation for the expropriated real property through an agreement. The hearings were held on site, i.e. at the location of the affected properties, in the presence of the representatives of PC Road FBiH and the official court experts for valuation of properties.

In all cases, the land owners declared that they do not oppose to the expropriation of their properties, as recorded in the Decisions on Expropriation.

The affected owners were informed of their right to appeal against the Decisions on Expropriation to the Federal Administration for Geodesy and Legal Property Affairs.

In addition, PAPs were informed about the planned construction of the road and the initiation of the expropriation process through public hearings with affected owners, local media and informative posters posted in the Municipality of Neum and its suburbs. All PAPs were individually visited by the representatives of PC Roads of BiH, the Municipality and the official court experts for valuation of property.

Valuation of properties

Independent court experts for valuation of property (agricultural expert and construction expert) conducted valuation of the existing state of land plots and assets on land in line with the provisions of the Law on Expropriation.

Payment of compensation

Compensation costs were borne entirely by PC Roads FBiH.

In all cases of land acquisition, compensation was paid prior to formal transfer of ownership of expropriated property, in compliance with the Law which stipulates that compensation arrangements must be settled prior to formal transfer of ownership of the expropriated property. A legal condition to start expropriation is the existence of evidence that the required funds have been secured and deposited with the bank in the assessed total sum for payment or proof of existence of replacement properties.

Compensation arrangements were based on valuations of official court valuers, and included all auxiliary structures as well as any crops/trees/improvements on land. The requirements of the Law on Expropriation on providing compensation at replacement value for crops and trees (as elaborated under Chapter 4: Legal Framework) are compliant with the WB requirements.

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Compensation was based on “fair compensation” for Phase 1 (in accordance with the former Law on Expropriation)²² and “market value” of property determined on the basis of prices of property in the given area, calculated as the market price which could be achieved for a specific real property, depending on the supply and demand at that particular moment in time (in accordance with the current Law on Expropriation).

The methodology utilized by official court experts for valuation of land was the so-called “method of valuation of yield”, which calculates compensation for land at a higher level than at the market value (this method was used due to the fact that the Project area is a rural area with no significant property transactions that could provide a basis for property demand and supply calculations).

An example of the property valuation report with the detailed elaboration of the methodology used is provided in Annex 6 of this RRA.

Grievance management

Affected owners were informed of their right to appeal at many stages of the process, as defined by the Law on Expropriation, including administrative and judicial appeals against the decision on public interest, the decision on expropriation and regarding compensation.

In addition, PC Roads of FBiH visited all PAPs and provided them with contact information of the officials tasked with expropriation activities within PC Roads of FBiH and the Municipality for purposes of submitting enquiries and grievances. Any grievances could also be submitted through the online contact form on the website of PC Roads of FBiH.

The disputes initiated during the expropriation procedure are summarized as follows:

Table 1: Disputes Related to the Expropriation Process

Number of disputes per phase	Reason of dispute	Initiated by	Initiated before	Resolution status
3 disputes in Phase 1	Request for increase in amount of compensation offered	Affected owners	Municipal Court	Resolved: the Municipal Court did not accept the request for increase in amount of compensation. PC Roads FBiH paid the amount confirmed by the court judgment.
1 dispute in Phase 2	Request for increase in amount of compensation offered	Affected owners	Municipal Court	Resolved: the Municipal Court did not accept the request for increase in amount of compensation. PC Roads FBiH paid the amount confirmed by the court judgment.

²²The Law stipulated that owners of property were entitled to be provided with: alternate and corresponding housing, if the expropriated property was used for residential purposes; nearby housing and access to farmland, if required; the market value of the land and the crops or wood that could be yielded from the land if the expropriated land is an orchard, vineyard, farmland or forest; alternate commercial facilities if the expropriated property was used for commercial activities.

Assistance to vulnerable persons

PC Roads of FBiH as the expropriation beneficiary undertook activities on a voluntary basis to assist vulnerable people such as individual visits to elderly or physically disabled persons in their homes during the expropriation procedure.

Livelihood restoration mechanisms

The necessity of providing livelihood restoration measures (in terms of compensation for loss of income) was identified by PC Roads of FBiH in several cases involving losses of olive trees, and negotiations regarding compensation arrangements are still ongoing (in Phase 2). According to the Law on Expropriation, the personal and other family conditions of the previous owner of the expropriated real property are taken into consideration as a corrective for an increase in the amount of determined compensation (up to 40%, according to case law in FBiH) if those conditions are of great importance for the subsistence of the previous owner, and in particular if his/her subsistence has been endangered due to the expropriation of a larger part or the entire land or business premises in which the previous owner legally performed a business activity, as well as in the case where due to the expropriation members of an agricultural household have to move from the territory where they had lived.

Completion of the land acquisition process

The land acquisition process was officially completed (for phase 1 entirely, and for phase 2 partially) through the transfer of ownership rights by registration of ownership rights and other proprietary rights over acquired property in the Land Registry Office as property in public domain in favor of PC Roads FBiH.

7. Key Findings, Conclusions and Recommendations

The main elements of the land acquisition process conducted by PC Roads for both phases in comparison with the requirements of OP 4.12 are presented in the table below.

Table 2: Key Findings Regarding the Land Acquisition Process

Issue	Land acquisition activities undertaken by PC Roads	World Bank OP 4.12 Requirements	Comment
Census and socioeconomic survey and Resettlement Action Plan (RAP)	<p>Expropriation Studies were prepared as the baseline census, and no socio-economic survey was conducted, as there is no legal explicit requirement for preparing socio-economic studies or resettlement plans.</p> <p>The Expropriation Studies contained data on affected owners or users, data on property and estimates of the value of property.</p>	<p>Census and Socio-economic Survey to be made for RAP development needs at early stages of project preparation and with involvement of potentially displaced persons. The study should include information on (i) current occupants in the affected area, (ii) characteristics of displaced households and their standards of living and livelihoods, (iii) magnitude of expected losses and extent of displacement, and (iv) information on vulnerable groups or persons.</p>	<p>No significant gaps identified in the process. The Expropriation Studies prepared by PC Roads FBiH in line with the requirements set out in the Law on Expropriation are broadly compliant with the Census requirements of OP 4.12. In addition, the socio-economic characteristics of the affected population were evaluated informally during the process of consultations with such population by the representatives of PC Roads and the Municipality of Neum.</p>
Cut-off Date for Eligibility	<p>The cut-off date for both sections was the date of submission of the proposal for expropriation by PC Roads FBiH to the Municipality of Neum.</p>	<p>Normally, the cut-off date is the date the census begins. The cutoff date could also be the date the project area was delineated, prior to the census, provided that there has been an effective public dissemination of information on the area delineated, and systematic and continuous dissemination subsequent to the delineation to prevent further population influx. Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance.</p>	<p>No gaps identified in the process. The cut-off date was determined in line with the Law on Expropriation of FBiH, and the cut-off date was properly communicated to all PAPs.</p>

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Issue	Land acquisition activities undertaken by PC Roads	World Bank OP 4.12 Requirements	Comment
Disclosure of information and consultations with PAPs	<p>All PAPs were individually visited by the representatives of PC Roads of BiH, the Municipality and the court experts for valuation of property.</p> <p>Affected owners and users were additionally informed during the following stages of the process: 1) after the Decisions on Expropriation became effective, the Municipality organized hearings with affected owners/users for purposes of determining the compensation amounts; 2) after the submission of the proposal for expropriation by PC Roads, the Municipality informed the owners/users of such proposal; 3) the owners/users were properly informed of their right to request expropriation of the entire plot in cases where the only the part of the plot was initially planned to be expropriated.</p> <p>PAPs were also informed about the planned construction of the road and the initiation of the expropriation process through hearings with affected owners, local media and informative posters posted in the Municipality of Neum and its suburbs.</p>	Displaced persons should be meaningfully consulted and should be encouraged to participate in planning and implementing resettlement.	No gaps identified in the process. The disclosure and consultation activities undertaken by PC Roads FBIH and the Municipality are broadly compliant with the requirements of OP 4.12.
Eligibility for Compensation (Categorization)	<p>No informal PAPs without any recognizable legal right or claim to the land they use were affected.</p> <p>Cases involving informal users (i.e. cases in which there is a discrepancy between the land registry records and the actual ownership situation – for e.g. the land registry has not been updated following the decease of a registered owner or due to other reasons) were identified and resolved adequately by the Municipality in compliance with the Law on Expropriation, which stipulates that municipalities are required to sort out title issues prior to proceeding with further steps. Informal users thus gained the status of formal owners (the</p>	<p>According to WB OP 4.12, there are 3 categories of persons in terms of compensation eligibility:</p> <p>a) Those who have formal rights to land</p> <p>b) Those who do not have formal rights to land at the time the census begins but have a claim to such land and assets, provided that such claims are recognized under the laws of Bosnia and Herzegovina or become recognized through a process identified in the RAP,</p>	No gaps identified in the process. No informal users as defined by category (c) of OP 4.12 (i.e. those with no recognizable legal right or claim to the land they are occupy) were affected by the Project.

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Issue	Land acquisition activities undertaken by PC Roads	World Bank OP 4.12 Requirements	Comment
	<p>only category provided compensation according to the Law on Expropriation is the formal owner of the property).</p>	<p>c) Those who have no recognizable legal right or claim to the land they are occupying,</p>	
Types and Levels of Compensation	<p>Compensation was in all cases paid prior to formal transfer of ownership of expropriated property.</p> <p>PC Roads FBiH offered replacement land to affected people in line with the requirement of the Law on Expropriation (compensation for lost assets is effected in kind or in cash if the expropriation beneficiary is unable to identify such a replacement property or if such is the choice of the affected owner); however, all affected people preferred cash compensation.</p> <p>Compensation arrangements were based on valuations of official court valuers, and included auxiliary structures as well as any crops/trees/improvements on land. Compensation was based on "fair compensation" for Phase 1 (in accordance with the former Law on Expropriation) and "market value" of property.</p>	<p>Displaced persons should be provided prompt and effective compensation at full replacement cost for assets losses attributable directly to the project. Furthermore, the policy offers cash compensation as an alternative, or residential housing alternatives.</p>	<p>No significant gaps identified in the process. Even though compensation paid was not defined as "compensation at full replacement cost" as required by OP 4.12, the methodology utilized by official court experts for valuation of land was the so-called "method of valuation of yield", which calculates compensation for land at a higher level than at the market value (this method was used due to the fact that the Project area is a rural area with no significant property transactions that could provide a basis for property demand and supply calculations). Hence, it may be concluded that the compensation offered to affected owners was higher than what would be obtainable in the Project area. Therefore, the compensation offered by PC Roads of BiH may be considered as replacement cost.</p>

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Issue	Land acquisition activities undertaken by PC Roads	World Bank OP 4.12 Requirements	Comment
Timing of Compensation	Compensation was provided prior to taking possession of the assets.	Compensation should be provided prior to the beginning of construction works and prior to taking possession of the assets.	No gaps identified in the process.
Livelihood restoration mechanism	<p>Even though the Law on Expropriation does not include specific provisions with regard to livelihood restoration, it allows some flexibility in devising specific compensation measures “where such conditions are of great importance for the subsistence of the previous owner, and in particular if his/her subsistence has been endangered due to the expropriation of a larger part or the entire land or business premises in which the previous owner legally performed a business activity, as well as in the case where due to the expropriation members of an agricultural household have to move from the territory where they had lived”. This has provided a suitable legal framework for addressing livelihood restoration based on a case-by-case assessment of personal circumstances.</p> <p>The necessity of providing livelihood restoration measures (in terms of compensation for loss of income) has been identified by PC Roads of FBiH in several cases involving losses of olive trees, and negotiations regarding compensation arrangements are still ongoing (relevant for Phase 2).</p>	Affected people must be assisted in their efforts to improve their livelihoods and standards of living, or at least to restore these to pre-project levels.	No gaps identified in the process

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Issue	Land acquisition activities undertaken by PC Roads	World Bank OP 4.12 Requirements	Comment
Additional Assistance to PAP	Since no relocation was required by the Project, no assistance to PAPs for relocation was provided.	It is necessary to provide assistance during relocation, including all types of additional help with particular attention to be paid to poor and vulnerable individuals and groups.	No gaps identified in the process
Assistance to vulnerable persons/ households	PC Roads of FBiH as the expropriation beneficiary undertook activities to assist vulnerable people such as individual visits to elderly or physically disabled persons in their homes during the expropriation procedure.	Particular attention and consideration must be paid to the needs of vulnerable groups among those displaced.	No significant gaps identified in the process. Even though no formal process for identifying and assisting vulnerable groups was in place (as the Law on Expropriation does not stipulate any such measures), vulnerable groups were de facto identified and provided with assistance during the expropriation process.
Grievance Redress	<p>Affected owners were informed of their right to appeal at many stages of the process, as defined by the Law on Expropriation, including administrative and judicial appeals against the decision on public interest, the decision on expropriation and regarding compensation.</p> <p>In addition, PC Roads of FBiH visited all PAPs and provided them with contact information of the officials tasked with expropriation activities within PC Roads of FBiH and the Municipality for purposes of submitting enquiries and grievances. Any grievances could also be submitted through the online contact form on the website of PC Roads of FBiH.</p>	Appropriate and accessible grievance mechanisms are established for displaced persons and host communities.	No significant gaps identified in the process. Even though no formal project-specific grievance mechanism was established as required by OP 4.12, affected owners were timely informed of their legal rights to appeal at various stages of the process. In addition, an informal grievance mechanism was utilized throughout the entire process.

It should also be noted that the representatives of the Municipality of Neum have not reported any major issues with regard to the land acquisition completed.

In addition, media reports analyzed by the Consultant have not indicated any controversial issues.

The process has been conducted entirely in line with the Law on Expropriation of FBiH. In general, the provisions of the Law and the good practice of the PC Roads FBiH and the Municipality of Neum throughout the land acquisition process are broadly compatible with WB requirements.

The analysis conducted indicates that the land acquisition activities have been carried out adequately by the competent authorities, and no serious or major gaps in terms of OP 4.12 have been identified. It may, therefore, be concluded that no action is currently required to be undertaken by PC Roads FBiH with regards to the land acquisition process conducted for the two road sections covered by this RRA.

The good practice implemented by PC Roads FBiH is an indicator of an efficient implementation of the land acquisition process, even though it is necessary to formalize the described informal practices, , including the following key points:

- the grievance redress mechanism utilized by PC Roads FBiH in practice is not based purely on the requirements of the Law on Expropriation of FBiH (which does not stipulate a Project-specific grievance mechanism) but on a more proactive approach to communicate with PAPs, as evidenced by the efforts of the representatives of PC Roads FBiH and the Municipality of Neum to additionally approach the PAPs and inform them of the contact details of the officials tasked with expropriation activities for the purpose of submitting grievances or comments. Thus, an informal grievance mechanism was utilized throughout the entire process. It is also worth noting that the results of the Socio-economic Survey conducted for the purpose of this RRA showed that 57% of respondents were “completely satisfied” with information received during the expropriation process, 36% were “somewhat satisfied”, and only 7% reported to be “unsatisfied”.
- assistance to vulnerable groups provided by PC Roads FBiH in practice is not based purely on the requirements of the Law on Expropriation of FBiH (which does not foresee any special measures relating to vulnerable groups), as evidenced by the efforts of the representatives of PC Roads FBiH to identify and provide additional assistance to vulnerable groups including visiting elderly or physically disabled persons in their homes during the land acquisition process.
- even though a socio-economic survey as required by OP 4.12 was not conducted by PC Roads FBiH (as such survey are not required by the Law on Expropriation of FBiH), the socio-economic characteristics of the affected population were evaluated informally during the process of consultations with the PAPs by the representatives of PC Roads and the Municipality of Neum.

The adoption of the Resettlement Policy Framework and Resettlement Action Plans by PC Roads FBiH for the FBiH Road Sector Modernization Project, developed in compliance with WB requirements, as well as other resettlement instruments in compliance with other IFI requirements (such as the EBRD) is another indicator of the readiness of PC Roads FBiH to implement good international practice (GIP).

Since the mission of PC Roads FBiH is to “ensure sufficient resources for optimal development, maintenance and management of a safe and reliable road network that will support the socio-economic development of the country, with full consideration of environmental issues”, **it is recommended that PC Roads FBiH develops and adopts an official internal procedure on land acquisition processes aligned with GIP for the purpose of formalizing its practices, to be applicable to all projects leading to social impacts (including land acquisition) implemented by this PC.**

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Annex 1 – Interview Log

Interview Log						
No.	Name of individual or group	Position	Institution	Date and time of interview	Place of interview	Contact info
1.	Muhidin Ćuprija	Head of the Sector of Property and Road Cadaster, Property and Legal Affairs and Expropriation	PC Roads FBiH	Nov 17, 2015 at 12:00	Sarajevo, PC Roads FBiH Headquarters	Phone +387 61 205 655 e-mail: mcuprija@jpcfbih.ba
				Nov 19, 2015 at 09:30		
				Nov 19, 2015 at 09:30	Sarajevo, ENOVA office	
				Nov 23, 2015 at 14:15	Sarajevo, PC Roads FBiH Headquarters	
				Nov 30, 2015 at 16:00	Sarajevo, PC Roads FBiH Headquarters	
				Dec 12, 2015 at 13:00	Sarajevo, ENOVA office	
2.	Ivana Božić Krezić	Environmental Specialist, Project Management Department	PC Roads FBiH	Nov 17, 2015 at 12:00	Sarajevo, PC Roads FBiH Headquarters	Phone +387 33 563 453 e-mail: ivana.bozic.krezic@jpcfbih.ba
				Nov 19, 2015 at 15:00	Sarajevo, ENOVA office	
				Dec 10, 2015 at 15:00	Sarajevo, PC Roads FBiH Headquarters	
3.	Dragana Petrović	Expert for Property and Legal Affairs, Department of Property and Legal Affairs and Expropriation	PC Roads FBiH	Nov 17, 2015 at 12:00	Sarajevo, PC Roads FBiH Headquarters	Phone: +387 33 563 - 475 e-mail: dragana.petrovic@jpcfbih.ba
				Nov 19, 2015 at 15:00	Sarajevo, ENOVA office	
				Nov 23, 2015 at 14:15	Sarajevo, PC Roads FBiH Headquarters	
				Dec 10, 2015 at 15:00	Sarajevo, PC Roads FBiH Headquarters	
				Nov 30, 2015 at 16:00	Sarajevo, PC Roads FBiH Headquarters	
4.	Nihad Omanović	Legal Expert, Department of Property and Legal Affairs and Expropriation	PC Roads FBiH	Nov 17, 2015 at 13:00	Sarajevo, PC Roads FBiH Headquarters	e-mail: nomanovic@jpcfbih.ba
				Nov 23, 2015 at 14:15	Sarajevo, PC Roads FBiH Headquarters	
				Nov 23, 2015 at 14:15	Sarajevo, PC Roads FBiH Headquarters	
5.	Amra Smailagić	Head of Sector for International Projects	PC Roads FBiH	Nov 17, 2015 at 13:00	Sarajevo, PC Roads FBiH Headquarters	Phone: + 387 33 250 378 e-mail: asmailagic@jpcfbih.ba
				Nov 19, 2015 at 09:30	Sarajevo, ENOVA office	
6.	Aida Landžo - Handžić	Head of Department of Property and Legal Affairs and	PC Roads FBiH	Nov 17, 2015 at 13:00	Sarajevo, PC Roads FBiH Headquarters	e-mail: laida@jpcfbih.ba
				Nov 23, 2015 at 14:15	Sarajevo, PC Roads FBiH Headquarters	

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		Expropriation		Nov 23, 2015 at 14:15	Sarajevo, PC Roads FBiH Headquarters	
7.	Selma Ljubijankić	Social Expert, Sector for International Projects	PC Roads FBiH	Nov 19, 2015 at 15:00	Sarajevo, ENOVA office	e-mail: selma.ljubijankic@jpcfbih.ba
				Dec 10, 2015 at 15:00	Sarajevo, PC Roads FBiH Headquarters	
				Nov 23, 2015 at 14:15	Sarajevo, PC Roads FBiH Headquarters	
8.	Ružica Krešić	Department of Property Affairs and Real Estate Cadaster	Municipality of Neum	Dec 2, 2015 at 12:00	Municipality of Neum	e-mail: kresic.ruzica@gmail.com

Annex 2 – Questionnaire Used for Primary Data Collection

Questionnaire number: _____
 Group 1 or 2: _____
 Date: _____
 Respondent's name and surname: _____
 Telephone number: _____
 Plot number and location: _____
 Size of the expropriated plot (m²): _____

Question	Answer
1. Are you satisfied with the amount of cash compensation you received? Were you given the opportunity to negotiate about the compensation or it was offered to you as a fixed amount without the possibility of negotiation? Did you use the received compensation to purchase another land plot? If yes, what is the size of the new plot in m ² and where is it located?	
2. Has the expropriated plot been used by anyone else other than the owner?	
3. Have you used the expropriated land plot for agricultural purposes? <i>If NO, go to the next question.</i> <i>If YES:</i> <ul style="list-style-type: none"> - What has been grown on the plot? - Have you used the land plot for your own purposes and/or as a source of income (sale of crops, etc.)? - Have you received any compensation for crops and trees? - Did you continue the agricultural activities elsewhere? (if not, what is the main reason for that?) 	
4. Have you had any additional losses due to the expropriation? If yes, have you received any compensation for such losses?	
5. How many members does your household have?	
6. Are there any members of the household of expropriated plot user belonging to vulnerable groups (people with disabilities, elderly, chronically ill, etc.)?	
7. Are you satisfied with the information you were provided with during the process of expropriation? <i>If the chosen answer is 1 – go to the next question.</i> <i>If the chosen answer is 2 or 3 – why are you not satisfied and what do you think could have been done differently?</i>	1-completely satisfied 2-fairly satisfied 3-not at all satisfied
8. What is your primary source of income? (e.g., employment, pension, etc.)	
9. Has the expropriation affected the income of your household and how?	1-no 2-yes, positively 3-yes, negatively

Annex 3 – Summary of Census/Inventory Database

Note: Full data is provided in separate Excel tables.

Phase 1

No.	Cadastral Municipality	Land plot no.	Total area of plot (m2)	Type of land	Other assets lost (auxiliary structure)	Type of impact	Value of compensation (BAM)	Amount paid (BAM)
1.	Gradac II	139/2	381.00	meadow	stone walls and retaining walls	complete expropriation	BAM 8,386.35	8,386.35
2.	Gradac II	241/2	100.00	pasture	stone walls and retaining walls	complete expropriation	BAM 1,320.15	1,320.15
3.	Gradac II		100.00	pasture	stone walls and retaining walls	complete expropriation	BAM 660.07	660.07
4.	Gradac II		100.00	pasture	stone walls and retaining walls	complete expropriation	BAM 660.07	660.07
5.	Gradac II	121/2	928.00	forest	stone walls and retaining walls	complete expropriation	BAM 9,366.40	9,366.40
6.	Gradac II	5/20	328.00	forest	x	complete expropriation	BAM 2,175.75	2,175.75
7.	Gradac II		328.00	forest	x	complete expropriation	BAM 2,175.75	2,175.75
8.	Gradac II	149/2	114.00	forest	stone walls and retaining walls	complete expropriation	BAM 3,560.91	3,560.91
9.	Gradac II	238/2	1577.00	forest	stone walls and retaining walls	complete expropriation	BAM 19,288.65	19,288.65
10.	Gradac II		1577.00	forest	stone walls and retaining walls	complete expropriation	-	
11.	Gradac II		1577.00	forest	stone walls and retaining walls	complete expropriation		
12.	Gradac II	150/2	657.00	meadow	stone walls and retaining walls	complete expropriation	BAM 8,054.01	8,054.01
13.	Gradac II	1119/2	808.00	pasture	stone walls and retaining walls	complete expropriation	BAM 3,518.39	3,518.39
14.	Gradac II		808.00	pasture	stone walls and retaining walls	complete expropriation	BAM 12,054.84	12,054.84
15.	Gradac II		808.00	pasture	stone walls and retaining walls	complete expropriation		
16.	Gradac II		808.00	pasture	stone walls and retaining walls	complete expropriation		
17.	Gradac II	155/2	641.00	forest	stone walls and retaining walls	complete expropriation	BAM 5,525.20	5,525.20
18.	Gradac II	42/2	1682.00	forest	stone walls and retaining walls	complete expropriation	BAM 17,753.80	17,753.80
19.	Gradac II	1115/2	4406.00	forest	stone walls and retaining walls	complete expropriation	BAM 22,030.86	22,030.86
20.	Gradac II		4406.00	forest	stone walls and retaining walls	complete expropriation	BAM 10,839.42	10,839.42
21.	Gradac II	3/2	1842.00	forest	stone walls	complete expropriation	BAM 12,024.80	12,024.80
22.	Gradac II		1842.00	forest	stone walls	complete expropriation	BAM 6,012.40	6,012.40
23.	Gradac II		1842.00	forest	stone walls	complete expropriation	BAM 2,004.20	2,004.20
24.	Gradac II		1842.00	forest	stone walls	complete expropriation	BAM 2,004.20	2,004.20
25.	Gradac II		1842.00	forest	stone walls	complete expropriation	BAM 2,004.20	2,004.20
26.	Gradac II	1/2	1850.00	forest	stone walls, retaining walls and limestone	complete expropriation	BAM 18,551.32	18,551.32
27.	Gradac II		1850.00	forest	stone walls, retaining walls and limestone	complete expropriation	BAM 5,691.87	5,691.87
28.	Gradac II		1850.00	forest	stone walls, retaining walls and limestone	complete expropriation	BAM 2,836.33	2,836.33
29.	Gradac II	10/2	1443.00	forest	stone walls	complete expropriation	BAM 11,883.90	11,883.90
30.	Gradac II	1101/2	30.00	pasture	stone walls	complete expropriation	BAM 1,244.91	1,244.91

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Phase 2

No.	Cadastral Municipality	Land plot no.	Total area of plot (m2)	Type of land	Other assets lost (auxiliary structure)	Type of impact	Value of compensation (BAM)	Amount paid (BAM)
1	Gradac I	1175/11	507	farm land	stone walls and retaining walls	complete expropriation	3,675.53	3,675.53
			507	farm land	stone walls and retaining walls	complete expropriation	3,675.53	3,675.53
2	Gradac I	3/309	3824	pasture	stone walls and retaining walls	complete expropriation	9,161.83	9,161.83
			3824	pasture	stone walls and retaining walls	complete expropriation	9,161.83	9,161.83
			3824	pasture	stone walls and retaining walls	complete expropriation	9,161.83	9,161.83
			3824	pasture	stone walls and retaining walls	complete expropriation	13,628.75	13,628.75
			3824	pasture	stone walls and retaining walls	complete expropriation	3,345.93	3,345.93
			3824	pasture	stone walls and retaining walls	complete expropriation		
			3824	pasture	stone walls and retaining walls	complete expropriation		
			3824	pasture	stone walls and retaining walls	complete expropriation		
			3824	pasture	stone walls and retaining walls	complete expropriation		
			3824	pasture	stone walls and retaining walls	complete expropriation		
			3824	pasture	stone walls and retaining walls	complete expropriation		
			3824	pasture	stone walls and retaining walls	complete expropriation		
			3824	pasture	stone walls and retaining walls	complete expropriation		
			3824	pasture	stone walls and retaining walls	complete expropriation		
3	Gradac I	3/304	3550	pasture	x	complete expropriation	27,611.10	27,611.10
			3550	pasture	x	complete expropriation	2,208.88	2,208.88
			3550	pasture	x	complete expropriation	2,208.88	2,208.88
			3550	pasture	x	complete expropriation	2,208.88	2,208.88
			3550	pasture	x	complete expropriation	2,208.88	2,208.88
			3550	pasture	x	complete expropriation	2,208.88	2,208.88
			3550	pasture	x	complete expropriation	2,761.10	2,761.10
			3550	pasture	x	complete expropriation	2,761.10	2,761.10
			3550	pasture	x	complete expropriation	2,761.10	2,761.10
			3550	pasture	x	complete expropriation	2,762.10	2,762.10
4	Čarići	538/56	291	pasture	x	complete expropriation	2,481.87	2,481.87
			291	pasture	x	complete expropriation	2,481.87	2,481.87
			291	pasture	x	complete expropriation	2,481.87	2,481.87
5	Čarići	538/57	420	forest	x	complete expropriation	4,228.96	4,228.96
6	Gradac I	1/71	2976	pasture	x	complete expropriation	2,487.98	2,487.98

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			2976	pasture	x	complete expropriation	1,243.99	1,243.99
			2976	pasture	x	complete expropriation	1,243.99	1,243.99
			2976	pasture	x	complete expropriation	1,242.60	1,242.60
			2976	pasture	x	complete expropriation	2,578.70	2,578.70
			2976	pasture	x	complete expropriation	178.17	178.17
			2976	pasture	x	complete expropriation	178.17	178.17
			2976	pasture	x	complete expropriation	178.17	178.17
			2976	pasture	x	complete expropriation	1,638.80	1,638.80
			2976	pasture	x	complete expropriation	1,638.80	1,638.80
			2976	pasture	x	complete expropriation	1,638.80	1,638.80
			2976	pasture	x	complete expropriation	1,237.99	1,237.99
			2976	pasture	x	complete expropriation	1,237.99	1,237.99
			2976	pasture	x	complete expropriation	596.67 or 641.32	596.67 or 641.32
			2976	pasture	x	complete expropriation	1,237.99	1,237.99
			2976	pasture	x	complete expropriation	596.67	596.67
			2976	pasture	x	complete expropriation	4,914.70	4,914.70
			2976	pasture	x	complete expropriation	1,237.99	1,237.99
			2976	pasture	x	complete expropriation	1,237.99	1,237.99
			2976	pasture	x	complete expropriation	1,237.99	1,237.99
			2976	pasture	x	complete expropriation	1,237.99	1,237.99
			2976	pasture	x	complete expropriation	1,237.99	1,237.99
			2976	pasture	x	complete expropriation	247.17	247.17
			2976	pasture	x	complete expropriation	247.17	247.17
			2976	pasture	x	complete expropriation	247.17	247.17
			2976	pasture	x	complete expropriation	247.17	247.17
			2976	pasture	x	complete expropriation	247.17	247.17
			2976	pasture	x	complete expropriation	1,237.99	1,237.99
			2976	pasture	x	complete expropriation	1,237.99	1,237.99
			2976	pasture	x	complete expropriation	1,237.99	1,237.99
			2976	pasture	x	complete expropriation	1,237.99	1,237.99
			2976	pasture	x	complete expropriation	1,237.99	1,237.99
			2976	pasture	x	complete expropriation	1,736.00	1,736.00
			2976	pasture	x	complete expropriation	86.8	86.8
			2976	pasture	x	complete expropriation	86.8	86.8
			2976	pasture	x	complete expropriation	86.8	86.8
			2976	pasture	x	complete expropriation	86.8	86.8
7	Gradac I	1/61	2084	forest	x	complete expropriation	561.79	561.79

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2084	forest	x	complete expropriation	312.1	312.1
2084	forest	x	complete expropriation	312.1	312.1
2084	forest	x	complete expropriation	312.1	312.1
2084	forest	x	complete expropriation	998.74	998.74
2084	forest	x	complete expropriation	998.74	998.74
2084	forest	x	complete expropriation	998.74	998.74
2084	forest	x	complete expropriation	998.74	998.74
2084	forest	x	complete expropriation	499.37	499.37
2084	forest	x	complete expropriation	124.84	124.84
2084	forest	x	complete expropriation	124.84	124.84
2084	forest	x	complete expropriation	332.92	332.92
2084	forest	x	complete expropriation	332.92	332.92
2084	forest	x	complete expropriation	55.49	55.49
2084	forest	x	complete expropriation	55.49	55.49
2084	forest	x	complete expropriation	55.49	55.49
2084	forest	x	complete expropriation	55.49	55.49
2084	forest	x	complete expropriation	55.49	55.49
2084	forest	x	complete expropriation	13.87	13.87
2084	forest	x	complete expropriation	13.87	13.87
2084	forest	x	complete expropriation	13.87	13.87
2084	forest	x	complete expropriation	13.87	13.87
2084	forest	x	complete expropriation	499.37	
2084	forest	x	complete expropriation	99.87	99.87
2084	forest	x	complete expropriation	99.87	99.87
2084	forest	x	complete expropriation	99.87	99.87
2084	forest	x	complete expropriation	99.87	99.87
2084	forest	x	complete expropriation	99.87	99.87
2084	forest	x	complete expropriation	99.87	99.87
2084	forest	x	complete expropriation		
2084	forest	x	complete expropriation		
2084	forest	x	complete expropriation		
2084	forest	x	complete expropriation	1,498.12	1,498.12
2084	forest	x	complete expropriation	318.89	318.89
2084	forest	x	complete expropriation	318.89	318.89
2084	forest	x	complete expropriation	318.89	318.89
2084	forest	x	complete expropriation	318.89	318.89
2084	forest	x	complete expropriation	318.89	318.89

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			2084	forest	x	complete expropriation	13.38	13.38
			2084	forest	x	complete expropriation	13.38	13.38
			2084	forest	x	complete expropriation	13.38	13.38
			2084	forest	x	complete expropriation	13.38	13.38
			2084	forest	x	complete expropriation	17.83	17.83
			2084	forest	x	complete expropriation	17.83	17.83
			2084	forest	x	complete expropriation	17.83	17.83
			2084	forest	x	complete expropriation	17.83	17.83
			2084	forest	x	complete expropriation	53.5	53.5
			2084	forest	x	complete expropriation		
			2084	forest	x	complete expropriation	249.69	249.69
			2084	forest	x	complete expropriation	249.69	249.69
			2084	forest	x	complete expropriation	249.69	249.69
			2084	forest	x	complete expropriation	249.69	249.69
			2084	forest	x	complete expropriation	249.69	249.69
			2084	forest	x	complete expropriation	249.69	249.69
			2084	forest	x	complete expropriation	749.06	749.06
			2084	forest	x	complete expropriation	749.06	749.06
			2084	forest	x	complete expropriation	110.97	110.97
			2084	forest	x	complete expropriation	110.97	110.97
			2084	forest	x	complete expropriation	110.97	110.97
			2084	forest	x	complete expropriation	110.97	
			2084	forest	x	complete expropriation	110.97	
			2084	forest	x	complete expropriation	110.97	
			2084	forest	x	complete expropriation	110.97	110.97
			2084	forest	x	complete expropriation	110.97	110.97
			2084	forest	x	complete expropriation	62.42	62.42
			2084	forest	x	complete expropriation	62.42	62.42
			2084	forest	x	complete expropriation	62.42	62.42
			2084	forest	x	complete expropriation	62.42	62.42
			2084	forest	x	complete expropriation	499.37	499.37
			2084	forest	x	complete expropriation	249.69	
8	Gradac I	3/287	2861	forest	stone walls and retaining walls	complete expropriation	12,819.85	12,819.85
			2861	forest	stone walls and retaining walls	complete expropriation	12,819.85	12,819.85
9	Gradac I	987/8	953	farm land	stone walls and retaining walls	complete expropriation		
			953	farm land	stone walls and retaining walls	complete expropriation		

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			953	farm land	stone walls and retaining walls	complete expropriation		
			953	farm land	stone walls and retaining walls	complete expropriation		
			953	farm land	stone walls and retaining walls	complete expropriation		
			953	farm land	stone walls and retaining walls	complete expropriation		
			953	farm land	stone walls and retaining walls	complete expropriation		
			953	farm land	stone walls and retaining walls	complete expropriation		
			953	farm land	stone walls and retaining walls	complete expropriation		
			953	farm land	stone walls and retaining walls	complete expropriation		
			953	farm land	stone walls and retaining walls	complete expropriation	681.01	681.01
			953	farm land	stone walls and retaining walls	complete expropriation	681.01	681.01
			953	farm land	stone walls and retaining walls	complete expropriation	681.01	681.01
			953	farm land	stone walls and retaining walls	complete expropriation	681.01	681.01
			953	farm land	stone walls and retaining walls	complete expropriation	681.01	681.01
			953	farm land	stone walls and retaining walls	complete expropriation		
			598	pasture	x	complete expropriation	287.11	287.11
			598	pasture	x	complete expropriation	287.11	287.11
			598	pasture	x	complete expropriation	287.11	287.11
			598	pasture	x	complete expropriation	287.11	287.11
			598	pasture	x	complete expropriation	287.11	287.11
			598	pasture	x	complete expropriation	1,435.56	1,435.56
			598	pasture	x	complete expropriation	1,435.56	1,435.56
			598	pasture	x	complete expropriation		
			598	pasture	x	complete expropriation		
			598	pasture	x	complete expropriation	2,233.05	2,233.05
			598	pasture	x	complete expropriation	319.01	319.01
			598	pasture	x	complete expropriation	319.01	319.01
			598	pasture	x	complete expropriation	143.56	143.56
			598	pasture	x	complete expropriation	143.56	143.56
			598	pasture	x	complete expropriation	143.56	143.56
			598	pasture	x	complete expropriation	143.56	143.56
			598	pasture	x	complete expropriation	143.56	143.56
			598	pasture	x	complete expropriation	143.56	143.56
			598	pasture	x	complete expropriation	28.71	28.71
			598	pasture	x	complete expropriation	28.71	28.71
			598	pasture	x	complete expropriation	28.71	28.71
			598	pasture	x	complete expropriation	28.71	28.71
			598	pasture	x	complete expropriation	28.71	28.71
			598	pasture	x	complete expropriation	28.71	28.71
			598	pasture	x	complete expropriation	143.56	143.56
10	Gradac I	994/3						

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			598	pasture	x	complete expropriation	143.56	143.56
			598	pasture	x	complete expropriation	143.56	143.56
			598	pasture	x	complete expropriation	143.56	143.56
			598	pasture	x	complete expropriation	478.51	478.51
			598	pasture	x	complete expropriation	478.51	478.51
			598	pasture	x	complete expropriation	478.51	478.51
11	Gradac I	3/283	18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	stone wall	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		

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		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	stone wall	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		
		18392	underbrush	x	complete expropriation		

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			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
			18392	underbrush	x	complete expropriation		
12	Gradac I	3/308	3457	pasture	stone walls and retaining walls	complete expropriation	17,219.16	17,219.16
			3457	pasture	stone walls and retaining walls	complete expropriation	17,219.16	17,219.16
			3457	pasture	stone walls and retaining walls	complete expropriation	17,219.16	17,219.16
13	Gradac I	1177/8	274.00	meadow		complete expropriation	2,123.66	
			274.00	meadow		complete expropriation	849.46	
			274.00	meadow		complete expropriation	849.46	
			274.00	meadow		complete expropriation	849.46	
			274.00	meadow		complete expropriation	849.46	
			274.00	meadow		complete expropriation	849.46	
14	Gradac I	1177/10	558.00	meadow	stone walls and retaining walls	complete expropriation	2,942.80	2,942.80
			558.00	meadow	stone walls and retaining walls	complete expropriation	2,942.80	2,942.80
			558.00	meadow	stone walls and retaining walls	complete expropriation	2,942.80	2,942.80
15	Gradac I	1025/2	156.00	crop		complete expropriation	989.33	
			156.00	crop		complete expropriation	618.12	
			156.00	crop		complete expropriation	206.1	
			156.00	crop		complete expropriation	206.1	
			156.00	crop		complete expropriation	206.1	
16	Gradac I	2/31	814.00	underbrush	stone walls and retaining walls	complete expropriation	6,332.74	6,332.74
			814.00	underbrush	stone walls and retaining walls	complete expropriation	1,583.18	1,583.18
17	Gradac I	3/303	1902.00	underbrush	stone walls and retaining walls	complete expropriation	2,309.21	2,309.21
			1902.00	underbrush	stone walls and retaining walls	complete expropriation	2,309.21	2,309.21
			1902.00	underbrush	stone walls and retaining walls	complete expropriation	2,309.21	2,309.21
			1902.00	underbrush	stone walls and retaining walls	complete expropriation	2,309.21	2,309.21
			1902.00	underbrush	stone walls and retaining walls	complete expropriation	4,618.44	4,618.44
			1902.00	underbrush	stone walls and retaining walls	complete expropriation	4,618.44	4,618.44
18	Gradac I	2/38	2745.00	forest	stone walls and retaining walls	complete expropriation	11,945.25	11,945.25
			2745.00	forest	stone walls and retaining walls	complete expropriation	1,990.87	1,990.87
			2745.00	forest	stone walls and retaining walls	complete expropriation	1,990.87	1,990.87
			2745.00	forest	stone walls and retaining walls	complete expropriation	1,990.87	1,990.87
			2745.00	forest	stone walls and retaining walls	complete expropriation	1,990.87	1,990.87
			2745.00	forest	stone walls and retaining walls	complete expropriation	497.72	497.72
			2745.00	forest	stone walls and retaining walls	complete expropriation	497.72	497.72
			2745.00	forest	stone walls and retaining walls	complete expropriation	422.71	422.71

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			2745.00	forest	stone walls and retaining walls	complete expropriation	422.71	422.71
			2745.00	forest	stone walls and retaining walls	complete expropriation	422.71	422.71
			2745.00	forest	stone walls and retaining walls	complete expropriation	422.71	422.71
			2745.00	forest	stone walls and retaining walls	complete expropriation	422.71	422.71
			2745.00	forest	stone walls and retaining walls	complete expropriation	17.77	17.77
			2745.00	forest	stone walls and retaining walls	complete expropriation	17.77	17.77
			2745.00	forest	stone walls and retaining walls	complete expropriation	17.77	17.77
			2745.00	forest	stone walls and retaining walls	complete expropriation	17.77	17.77
			2745.00	forest	stone walls and retaining walls	complete expropriation	71.1	71.1
			2745.00	forest	stone walls and retaining walls	complete expropriation	23.7	23.7
			2745.00	forest	stone walls and retaining walls	complete expropriation	23.7	23.7
			2745.00	forest	stone walls and retaining walls	complete expropriation	23.7	23.7
			2745.00	forest	stone walls and retaining walls	complete expropriation	71.1	71.1
			2745.00	forest	stone walls and retaining walls	complete expropriation	582.82	582.82
19	Gradac I	1041/4	940.00	farmland	stone walls and retaining walls	complete expropriation	3,305.46	3,305.46
			940.00	farmland	stone walls and retaining walls	complete expropriation	3,305.46	3,305.46
			940.00	farmland	stone walls and retaining walls	complete expropriation	3,305.46	3,305.46
			940.00	farmland	stone walls and retaining walls	complete expropriation	3,305.46	3,305.46
			940.00	farmland	stone walls and retaining walls	complete expropriation	3,305.46	3,305.46
20	Gradac I	1024/9	777.00	farmland		complete expropriation	3,718.66	
			777.00	farmland		complete expropriation	3,718.66	
			777.00	farmland		complete expropriation	3,718.66	
21	Gradac I	1173/8	621	farmland		complete expropriation	2,166.75	
			621	farmland		complete expropriation	2,166.75	
			621	farmland		complete expropriation	2,166.75	
			621	farmland		complete expropriation	2,166.75	
			621	farmland		complete expropriation	1,781.40	
			621	farmland		complete expropriation	1,781.40	
			621	farmland		complete expropriation	1,781.40	
			621	farmland		complete expropriation	1,781.40	
22	Gradac I	990/2	1030	meadow	stone walls and retaining walls	complete expropriation	5,146.39	5,146.39
			1030	meadow	stone walls and retaining walls	complete expropriation	5,146.39	5,146.39
			1030	meadow	stone walls and retaining walls	complete expropriation	5,146.39	5,146.39
23	Gradac I	1/58	132	pasture	stone walls and retaining walls	complete expropriation	404	
			132	pasture	stone walls and retaining walls	complete expropriation	404	
			132	pasture	stone walls and retaining walls	complete expropriation	404	

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			132	pasture	stone walls and retaining walls	complete expropriation	404	
			132	pasture	stone walls and retaining walls	complete expropriation	404	
			132	pasture	stone walls and retaining walls	complete expropriation	404	
24	Gradac I	1/57	715	pasture	stone walls and retaining walls	complete expropriation	13,657.60	13,657.60
25	Gradac I	993/2	1465	forest	stone walls and retaining walls	complete expropriation	6,836.73	
			1465	forest	stone walls and retaining walls	complete expropriation	840.68	
			1465	forest	stone walls and retaining walls	complete expropriation	840.68	
			1465	forest	stone walls and retaining walls	complete expropriation	840.68	
			1465	forest	stone walls and retaining walls	complete expropriation	699.89	
			1465	forest	stone walls and retaining walls	complete expropriation	699.89	
			1465	forest	stone walls and retaining walls	complete expropriation	699.89	
26	Gradac I	1/63	2068	forest	x	complete expropriation	8,919.65	8,919.65
			2068	forest	x	complete expropriation	4,495.82	4,495.82
			2068	forest	x	complete expropriation	637.11	637.11
			2068	forest	x	complete expropriation	637.11	637.11
			2068	forest	x	complete expropriation	637.11	637.11
			2068	forest	x	complete expropriation	637.11	637.11
			2068	forest	x	complete expropriation	637.11	637.11
			2068	forest	x	complete expropriation	637.11	637.11
27	Gradac I	1175/10	237	meadow	x	complete expropriation	5,170.20	5,170.20
28	Gradac I	1180/11	594	forest	x	complete expropriation	6,391.00	6,391.00
29	Gradac I	991/4	121	farmland	stone walls and retaining walls	complete expropriation	1,356.81	1,356.81
			121	farmland	stone walls and retaining walls	complete expropriation	1,356.81	1,356.81
30	Gradac I	989/2	802	forest	stone walls and retaining walls	complete expropriation	13,042.00	13,042.00
31	Gradac I	3/300	3170	pasture	x	complete expropriation	24,655.55	24,655.55
			3170	pasture	x	complete expropriation	2,465.55	2,465.55
			3170	pasture	x	complete expropriation	2,465.55	2,465.55
			3170	pasture	x	complete expropriation	2,465.55	2,465.55
			3170	pasture	x	complete expropriation	2,465.55	2,465.55
			3170	pasture	x	complete expropriation	1,972.44	1,972.44
			3170	pasture	x	complete expropriation	1,972.44	1,972.44
			3170	pasture	x	complete expropriation	1,972.44	1,972.44
			3170	pasture	x	complete expropriation	1,972.44	1,972.44
32	Gradac I	3/299	3023	underbrush	stone walls and retaining walls	complete expropriation	5,225.93	5,225.93

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			3023	underbrush	stone walls and retaining walls	complete expropriation		5,225.93	5,225.93
			3023	underbrush	stone walls and retaining walls	complete expropriation		1,040.04	1,040.04
			3023	underbrush	stone walls and retaining walls	complete expropriation		1,048.61	1,048.61
			3023	underbrush	stone walls and retaining walls	complete expropriation		1,048.61	1,048.61
			3023	underbrush	stone walls and retaining walls	complete expropriation		1,048.61	1,048.61
			3023	underbrush	stone walls and retaining walls	complete expropriation		1,040.04	1,040.04
			3023	underbrush	stone walls and retaining walls	complete expropriation		3,195.34	3,195.34
			3023	underbrush	stone walls and retaining walls	complete expropriation		802.89	802.89
			3023	underbrush	stone walls and retaining walls	complete expropriation		802.89	802.89
			3023	underbrush	stone walls and retaining walls	complete expropriation		802.89	802.89
			3023	underbrush	stone walls and retaining walls	complete expropriation		794.98	794.98
			3023	underbrush	stone walls and retaining walls	complete expropriation		640.69	640.69
			3023	underbrush	stone walls and retaining walls	complete expropriation		640.69	640.69
			3023	underbrush	stone walls and retaining walls	complete expropriation		640.69	640.69
			3023	underbrush	stone walls and retaining walls	complete expropriation		640.69	640.69
			3023	underbrush	stone walls and retaining walls	complete expropriation		640.69	640.69
33	Gradac I	2/35	3713	forest		complete expropriation		15,303.10	15,303.10
			3713	forest		complete expropriation		1,093.08	1,093.08
			3713	forest		complete expropriation		1,093.08	1,093.08
			3713	forest		complete expropriation		1,093.08	1,093.08
			3713	forest		complete expropriation		1,093.08	1,093.08
			3713	forest		complete expropriation		1,093.08	1,093.08
			3713	forest		complete expropriation		1,093.08	1,093.08
			3713	forest		complete expropriation		7,651.55	7,651.55
34	Gradac I	2/27	1357	forest	stone walls retaining walls	complete expropriation			
			1357	forest	stone walls retaining walls	complete expropriation			
			1357	forest	stone walls retaining walls	complete expropriation			
			1357	forest	stone walls retaining walls	complete expropriation			
			1357	forest	stone walls retaining walls	complete expropriation			
			1357	forest	stone walls retaining walls	complete expropriation			
			1357	forest	stone walls retaining walls	complete expropriation			
			1357	forest	stone walls retaining walls	complete expropriation			
			1357	forest	stone walls retaining walls	complete expropriation			
			1357	forest	stone walls retaining walls	complete expropriation		2,616.60	2,616.60
			1357	forest	stone walls retaining walls	complete expropriation		272.66	272.66

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			1357	forest	stone walls retaining walls	complete expropriation	272.66	272.66			
			1357	forest	stone walls retaining walls	complete expropriation	272.66	272.66			
			1357	forest	stone walls retaining walls	complete expropriation					
35	Gradac I	540/4	2607	forest	stone walls and retaining walls	complete expropriation	5,096.72	5,096.72			
			2607	forest	stone walls and retaining walls	complete expropriation	5,096.72	5,096.72			
			2607	forest	stone walls and retaining walls	complete expropriation	5,096.72	5,096.72			
			2607	forest	stone walls and retaining walls	complete expropriation	5,096.72	5,096.72			
			2607	forest	stone walls and retaining walls	complete expropriation	5,096.72	5,096.72			
36	Gradac I	2/23	2407	forest	stone walls and retaining walls	complete expropriation	3,808.60	3,808.60			
			2407	forest	stone walls and retaining walls	complete expropriation	3,808.60	3,808.60			
			2407	forest	stone walls and retaining walls	complete expropriation	3,808.60	3,808.60			
			2407	forest	stone walls and retaining walls	complete expropriation					
			2407	forest	stone walls and retaining walls	complete expropriation					
			2407	forest	stone walls and retaining walls	complete expropriation					
			2407	forest	stone walls and retaining walls	complete expropriation					
			2407	forest	stone walls and retaining walls	complete expropriation					
			2407	forest	stone walls and retaining walls	complete expropriation					
			2407	forest	stone walls and retaining walls	complete expropriation					
			2407	forest	stone walls and retaining walls	complete expropriation					
			2407	forest	stone walls and retaining walls	complete expropriation					
			2407	forest	stone walls and retaining walls	complete expropriation					
			2407	forest	stone walls and retaining walls	complete expropriation					
			2407	forest	stone walls and retaining walls	complete expropriation					
			2407	forest	stone walls and retaining walls	complete expropriation					
			37	Gradac I	1/67	205	pasture	stone walls and retaining walls	complete expropriation	2,575.83	
						205	pasture	stone walls and retaining walls	complete expropriation	2,575.83	
205	pasture	stone walls and retaining walls				complete expropriation	343.44				
205	pasture	stone walls and retaining walls				complete expropriation	343.44				
205	pasture	stone walls and retaining walls				complete expropriation	343.44				
38	Gradac I	540/6	2206	forest		complete expropriation	20,064.30	20,064.30			
			2206	forest		complete expropriation	1,114.68	1,114.68			
			2206	forest		complete expropriation	1,114.68	1,114.68			
			2206	forest		complete expropriation	1,114.68	1,114.68			

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39	Gradac I	1/68	1373	forest	stone walls and retaining walls	complete expropriation	1,286.10	1,286.10
			1373	forest	stone walls and retaining walls	complete expropriation	1,286.10	1,286.10
			1373	forest	stone walls and retaining walls	complete expropriation	1,286.10	1,286.10
			1373	forest	stone walls and retaining walls	complete expropriation	1,286.10	1,286.10
			1373	forest	stone walls and retaining walls	complete expropriation	1,286.10	1,286.10
			1373	forest	stone walls and retaining walls	complete expropriation	2,251.97	2,251.97
			1373	forest	stone walls and retaining walls	complete expropriation	2,251.97	2,251.97
			1373	forest	stone walls and retaining walls	complete expropriation	300.23	300.23
			1373	forest	stone walls and retaining walls	complete expropriation	300.23	300.23
			1373	forest	stone walls and retaining walls	complete expropriation	300.23	300.23
40	Gradac I	2/33	2976	forest	stone walls and retaining walls	complete expropriation	739.01	739.01
			2976	forest	stone walls and retaining walls	complete expropriation	369.5	369.5
			2976	forest	stone walls and retaining walls	complete expropriation		
			2976	forest	stone walls and retaining walls	complete expropriation		
			2976	forest	stone walls and retaining walls	complete expropriation		
			2976	forest	stone walls and retaining walls	complete expropriation		
			2976	forest	stone walls and retaining walls	complete expropriation	52.88	52.88
			2976	forest	stone walls and retaining walls	complete expropriation		
			2976	forest	stone walls and retaining walls	complete expropriation		
			2976	forest	stone walls and retaining walls	complete expropriation	14,996.04	14,996.04
			2976	forest	stone walls and retaining walls	complete expropriation	3,741.97	3,741.97
			2976	forest	stone walls and retaining walls	complete expropriation	1,199.43	1,199.43
			2976	forest	stone walls and retaining walls	complete expropriation	1,199.43	1,199.43
			2976	forest	stone walls and retaining walls	complete expropriation	1,199.43	1,199.43
			2976	forest	stone walls and retaining walls	complete expropriation	1,199.43	1,199.43
			2976	forest	stone walls and retaining walls	complete expropriation	1,199.43	1,199.43
41	Gradac I	1024/12	1125	farmland	stone walls and retaining walls	complete expropriation	9,177.65	9,177.65
			1125	farmland	stone walls and retaining walls	complete expropriation	1,147.21	1,147.21
			1125	farmland	stone walls and retaining walls	complete expropriation	1,147.21	1,147.21
			1125	farmland	stone walls and retaining walls	complete expropriation	1,147.21	1,147.21
			1125	farmland	stone walls and retaining walls	complete expropriation	1,147.21	1,147.21
			1125	farmland	stone walls and retaining walls	complete expropriation	1,529.61	1,529.61
			1125	farmland	stone walls and retaining walls	complete expropriation	1,529.61	1,529.61
			1125	farmland	stone walls and retaining walls	complete expropriation	1,529.61	1,529.61
42	Gradac I	994/4	365	pasture	stone walls and retaining walls	complete expropriation	159.95	159.95
			365	pasture	stone walls and retaining walls	complete expropriation	159.95	159.95

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			365	pasture	stone walls and retaining walls	complete expropriation	159.95	159.95
			365	pasture	stone walls and retaining walls	complete expropriation	159.95	159.95
			365	pasture	stone walls and retaining walls	complete expropriation	159.95	159.95
			365	pasture	stone walls and retaining walls	complete expropriation	799.76	799.76
			365	pasture	stone walls and retaining walls	complete expropriation	799.76	799.76
			365	pasture	stone walls and retaining walls	complete expropriation		
			365	pasture	stone walls and retaining walls	complete expropriation		
			365	pasture	stone walls and retaining walls	complete expropriation	1,244.05	1,244.05
			365	pasture	stone walls and retaining walls	complete expropriation	177.72	177.72
			365	pasture	stone walls and retaining walls	complete expropriation	177.72	177.72
			365	pasture	stone walls and retaining walls	complete expropriation	79.97	79.97
			365	pasture	stone walls and retaining walls	complete expropriation	79.97	79.97
			365	pasture	stone walls and retaining walls	complete expropriation	79.97	79.97
			365	pasture	stone walls and retaining walls	complete expropriation	79.97	79.97
			365	pasture	stone walls and retaining walls	complete expropriation	79.97	79.97
			365	pasture	stone walls and retaining walls	complete expropriation	79.97	79.97
			365	pasture	stone walls and retaining walls	complete expropriation	16.07	16.07
			365	pasture	stone walls and retaining walls	complete expropriation	16.07	16.07
			365	pasture	stone walls and retaining walls	complete expropriation	16.07	16.07
			365	pasture	stone walls and retaining walls	complete expropriation	16.07	16.07
			365	pasture	stone walls and retaining walls	complete expropriation	16.07	16.07
			365	pasture	stone walls and retaining walls	complete expropriation	79.97	79.97
			365	pasture	stone walls and retaining walls	complete expropriation	79.97	79.97
			365	pasture	stone walls and retaining walls	complete expropriation	79.97	79.97
			365	pasture	stone walls and retaining walls	complete expropriation	79.97	79.97
			365	pasture	stone walls and retaining walls	complete expropriation	79.97	79.97
			365	pasture	stone walls and retaining walls	complete expropriation	266.58	266.58
			365	pasture	stone walls and retaining walls	complete expropriation	266.58	266.58
			365	pasture	stone walls and retaining walls	complete expropriation	266.58	266.58
43	Gradac I	1174/5	4	farmland	x	complete expropriation	612.15	612.15
44	Gradac I	1029/2	1669	forest	stone walls and retaining walls	complete expropriation	5,552.89	5,552.89
			1669	forest	stone walls and retaining walls	complete expropriation	5,552.89	5,552.89
			1669	forest	stone walls and retaining walls	complete expropriation	5,552.89	5,552.89
45	Gradac I	1/65	3457	forest	stone walls and retaining walls	complete expropriation	6,435.96	6,435.96
			3457	forest	stone walls and retaining walls	complete expropriation	6,435.96	6,435.96
			3457	forest	stone walls and retaining walls	complete expropriation	6,435.96	6,435.96
			3457	forest	stone walls and retaining walls	complete expropriation	6,435.96	6,435.96
			3457	forest	stone walls and retaining walls	complete expropriation	6,435.96	6,435.96
46	Gradac I	1/59	2585	pasture	x	complete expropriation		

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			2585	pasture	x	complete expropriation		
			2585	pasture	x	complete expropriation		
			2585	pasture	x	complete expropriation		
			2585	pasture	x	complete expropriation		
			2585	pasture	x	complete expropriation		
			2585	pasture	x	complete expropriation		
			2585	pasture	x	complete expropriation		
			2585	pasture	x	complete expropriation		
			2585	pasture	x	complete expropriation		
			2585	pasture	x	complete expropriation		
			2585	pasture	x	complete expropriation		
			2585	pasture	x	complete expropriation		
			2585	pasture	x	complete expropriation		
			2585	pasture	x	complete expropriation		
			2585	pasture	x	complete expropriation		
			2585	pasture	x	complete expropriation		
			2585	pasture	x	complete expropriation		
			2585	pasture	x	complete expropriation		
			2585	pasture	x	complete expropriation		
47	Gradac I	1/53	2090	forest	stone walls and retaining walls	complete expropriation	3,217.17	3,217.17
			2090	forest	stone walls and retaining walls	complete expropriation	3,217.17	3,217.17
			2090	forest	stone walls and retaining walls	complete expropriation	3,217.17	3,217.17
			2090	forest	stone walls and retaining walls	complete expropriation	3,217.17	3,217.17
			2090	forest	stone walls and retaining walls	complete expropriation	3,217.17	3,217.17
			2090	forest	stone walls and retaining walls	complete expropriation	3,217.17	3,217.17
			2090	forest	stone walls and retaining walls	complete expropriation	3,029.96	3,029.96
			2090	forest	stone walls and retaining walls	complete expropriation	3,029.96	3,029.96
			2090	forest	stone walls and retaining walls	complete expropriation	3,029.96	3,029.96
48	Gradac I	991/3	172	farmland	stone walls and retaining walls	complete expropriation	1,551.20	1,551.20
			172	farmland	stone walls and retaining walls	complete expropriation	1,551.20	1,551.20
49	Gradac I	2/25	3185	forest	stone walls and retaining walls	complete expropriation	646.1	3,903.91
			3185	forest	stone walls and retaining walls	complete expropriation	489.21	489.21
			3185	forest	stone walls and retaining walls	complete expropriation	489.21	489.21
			3185	forest	stone walls and retaining walls	complete expropriation	489.21	489.21
			3185	forest	stone walls and retaining walls	complete expropriation	489.21	489.21

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			3185	forest	stone walls and retaining walls	complete expropriation	646.1	646.1
			3185	forest	stone walls and retaining walls	complete expropriation	646.1	646.1
			3185	forest	stone walls and retaining walls	complete expropriation	646.1	646.1
			3185	forest	stone walls and retaining walls	complete expropriation	10,434.94	10,434.94
			3185	forest	stone walls and retaining walls	complete expropriation	2,603.68	2,603.68
			3185	forest	stone walls and retaining walls	complete expropriation	1,446.34	1,446.34
			3185	forest	stone walls and retaining walls	complete expropriation	1,436.77	1,436.77
			3185	forest	stone walls and retaining walls	complete expropriation	1,436.77	1,436.77
			3185	forest	stone walls and retaining walls	complete expropriation	1,436.77	1,436.77
			3185	forest	stone walls and retaining walls	complete expropriation	1,436.77	1,436.77
			3185	forest	stone walls and retaining walls	complete expropriation	1,436.77	1,436.77
			3185	forest	stone walls and retaining walls	complete expropriation	1,436.77	1,436.77
50	Gradac I	1042/2	996	forest	stone walls and retaining walls	complete expropriation	5,066.78	5,066.78
			996	forest	stone walls and retaining walls	complete expropriation	5,066.78	5,066.78
			996	forest	stone walls and retaining walls	complete expropriation	256.07	256.07
			996	forest	stone walls and retaining walls	complete expropriation	256.07	256.07
			996	forest	stone walls and retaining walls	complete expropriation	256.07	256.07
			996	forest	stone walls and retaining walls	complete expropriation	256.07	256.07
51	Gradac I	3/295	589	forest	stone walls and retaining walls	complete expropriation	2,858.85	2,858.85
			589	forest	stone walls and retaining walls	complete expropriation	1,429.40	1,429.40
			589	forest	stone walls and retaining walls	complete expropriation	1,429.40	1,429.40
52	Gradac I	1041/6	50	farmland	x	complete expropriation	200	200
			50	farmland	x	complete expropriation	200	200
			50	farmland	x	complete expropriation	200	200
			50	farmland	x	complete expropriation	200	200
53	Gradac I	1173/7	495	plantations	stone walls and retaining walls	complete expropriation	10,787.10	10,787.10
54	Gradac I	3/212	410	pasture	stone walls and retaining walls	complete expropriation	6,702.15	6,702.15
			410	pasture	stone walls and retaining walls	complete expropriation	6,702.15	6,702.15
55	Gradac I	3/288	1283	forest	stone walls and retaining walls	complete expropriation	5,533.83	
			1283	forest	stone walls and retaining walls	complete expropriation	5,533.83	
56	Gradac I	1176/4	712	farmland	stone walls and retaining walls	complete expropriation	5,863.66	
			712	farmland	stone walls and retaining walls	complete expropriation	5,863.66	
			712	farmland	stone walls and retaining walls	complete expropriation	5,863.66	
57	Gradac I	2/39	4090	forest	stone walls and retaining walls	complete expropriation	442.23	442.23
			4090	forest	stone walls and retaining walls	complete expropriation	442.23	442.23
			4090	forest	stone walls and retaining walls	complete expropriation	442.23	442.23
			4090	forest	stone walls and retaining walls	complete expropriation	442.23	442.23

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4090	forest	stone walls and retaining walls	complete expropriation	442.23	442.23
4090	forest	stone walls and retaining walls	complete expropriation	442.23	442.23
4090	forest	stone walls and retaining walls	complete expropriation	442.23	442.23
4090	forest	stone walls and retaining walls	complete expropriation	3,095.62	3,095.62
4090	forest	stone walls and retaining walls	complete expropriation		
4090	forest	stone walls and retaining walls	complete expropriation		
4090	forest	stone walls and retaining walls	complete expropriation		
4090	forest	stone walls and retaining walls	complete expropriation		
4090	forest	stone walls and retaining walls	complete expropriation	309.61	309.61
4090	forest	stone walls and retaining walls	complete expropriation	309.61	309.61
4090	forest	stone walls and retaining walls	complete expropriation	309.61	309.61
4090	forest	stone walls and retaining walls	complete expropriation	309.61	309.61
4090	forest	stone walls and retaining walls	complete expropriation	309.61	309.61
4090	forest	stone walls and retaining walls	complete expropriation	1,547.81	1,547.81
4090	forest	stone walls and retaining walls	complete expropriation	1,547.81	1,547.81
4090	forest	stone walls and retaining walls	complete expropriation	773.9	773.9
4090	forest	stone walls and retaining walls	complete expropriation	773.9	773.9
4090	forest	stone walls and retaining walls	complete expropriation	2,407.68	2,407.68
4090	forest	stone walls and retaining walls	complete expropriation	343.95	343.95
4090	forest	stone walls and retaining walls	complete expropriation	343.95	343.95
4090	forest	stone walls and retaining walls	complete expropriation	636.18	636.18
4090	forest	stone walls and retaining walls	complete expropriation	636.18	636.18
4090	forest	stone walls and retaining walls	complete expropriation	66.33	66.33
4090	forest	stone walls and retaining walls	complete expropriation	66.33	66.33
4090	forest	stone walls and retaining walls	complete expropriation	66.33	66.33
4090	forest	stone walls and retaining walls	complete expropriation	66.33	66.33
4090	forest	stone walls and retaining walls	complete expropriation	66.33	66.33
4090	forest	stone walls and retaining walls	complete expropriation	13.26	13.26
4090	forest	stone walls and retaining walls	complete expropriation	13.26	13.26
4090	forest	stone walls and retaining walls	complete expropriation	13.26	13.26
4090	forest	stone walls and retaining walls	complete expropriation	13.26	13.26
4090	forest	stone walls and retaining walls	complete expropriation	13.26	13.26
4090	forest	stone walls and retaining walls	complete expropriation	66.33	66.33
4090	forest	stone walls and retaining walls	complete expropriation	66.33	66.33
4090	forest	stone walls and retaining walls	complete expropriation	66.33	66.33
4090	forest	stone walls and retaining walls	complete expropriation	66.33	66.33
4090	forest	stone walls and retaining walls	complete expropriation	221.11	221.11

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			4090	forest	stone walls and retaining walls	complete expropriation	221.11	221.11
			4090	forest	stone walls and retaining walls	complete expropriation	221.11	221.11
			4090	forest	stone walls and retaining walls	complete expropriation	6,191.27	6,191.27
			4090	forest	stone walls and retaining walls	complete expropriation	1,547.81	1,547.81
			4090	forest	stone walls and retaining walls	complete expropriation	1,547.81	1,547.81
			4090	forest	stone walls and retaining walls	complete expropriation	4,127.34	4,127.34
			4090	forest	stone walls and retaining walls	complete expropriation	1,031.87	1,031.87
			4090	forest	stone walls and retaining walls	complete expropriation	1,031.87	1,031.87
58	Gradac I	1180/10	592	forest	stone walls and retaining walls	complete expropriation	1,194.92	1,194.92
			592	forest	stone walls and retaining walls	complete expropriation	1,194.92	1,194.92
			592	forest	stone walls and retaining walls	complete expropriation	1,194.92	1,194.92
			592	forest	stone walls and retaining walls	complete expropriation	567.43	567.43
			592	forest	stone walls and retaining walls	complete expropriation	298.73	298.73
			592	forest	stone walls and retaining walls	complete expropriation	298.73	298.73
			592	forest	stone walls and retaining walls	complete expropriation	567.43	567.43
			592	forest	stone walls and retaining walls	complete expropriation	567.43	567.43
59	Gradac I	1041/5	838	farmland	stone walls and retaining walls	complete expropriation	2,862.97	2,862.97
			838	farmland	stone walls and retaining walls	complete expropriation	2,862.97	2,862.97
			838	farmland	stone walls and retaining walls	complete expropriation	2,862.97	2,862.97
			838	farmland	stone walls and retaining walls	complete expropriation	1,399.06	1,399.06
			838	farmland	stone walls and retaining walls	complete expropriation	1,399.06	1,399.06
			838	farmland	stone walls and retaining walls	complete expropriation	1,399.06	1,399.06
			838	farmland	stone walls and retaining walls	complete expropriation	1,399.06	1,399.06
			838	farmland	stone walls and retaining walls	complete expropriation	1,399.06	1,399.06
60	Gradac I	3/284	3445	underbrush	stone walls and retaining walls	complete expropriation	9,147.75	9,147.75
			3445	underbrush	stone walls and retaining walls	complete expropriation	392.03	392.03
			3445	underbrush	stone walls and retaining walls	complete expropriation	58.07	58.07
			3445	underbrush	stone walls and retaining walls	complete expropriation	58.07	58.07
			3445	underbrush	stone walls and retaining walls	complete expropriation	381.15	381.15
			3445	underbrush	stone walls and retaining walls	complete expropriation	381.15	381.15
			3445	underbrush	stone walls and retaining walls	complete expropriation	762.31	762.31
			3445	underbrush	stone walls and retaining walls	complete expropriation	254.09	254.09
			3445	underbrush	stone walls and retaining walls	complete expropriation	254.09	254.09
			3445	underbrush	stone walls and retaining walls	complete expropriation	254.09	254.09
			3445	underbrush	stone walls and retaining walls	complete expropriation	254.09	254.09
			3445	underbrush	stone walls and retaining walls	complete expropriation	254.09	254.09
			3445	underbrush	stone walls and retaining walls	complete expropriation	254.09	254.09

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			3445	underbrush	stone walls and retaining walls	complete expropriation	169.39	169.39
			3445	underbrush	stone walls and retaining walls	complete expropriation	112.92	112.92
			3445	underbrush	stone walls and retaining walls	complete expropriation	37.64	37.64
			3445	underbrush	stone walls and retaining walls	complete expropriation	37.64	37.64
			3445	underbrush	stone walls and retaining walls	complete expropriation	37.64	37.64
			3445	underbrush	stone walls and retaining walls	complete expropriation	37.64	37.64
			3445	underbrush	stone walls and retaining walls	complete expropriation	37.64	37.64
61	Gradac I	3/291	1651	forest	stone walls and retaining walls	complete expropriation	2,054.84	2,054.84
			1651	forest	stone walls and retaining walls	complete expropriation	2,054.84	2,054.84
			1651	forest	stone walls and retaining walls	complete expropriation	2,054.84	2,054.84
			1651	forest	stone walls and retaining walls	complete expropriation	2,547.14	2,547.14
			1651	forest	stone walls and retaining walls	complete expropriation	2,547.14	2,547.14
			1651	forest	stone walls and retaining walls	complete expropriation	5,099.28	5,099.28
62	Gradac I	1/55	839	forest	x	complete expropriation	11,683.08	11,683.08
			839	forest	x	complete expropriation	18.88	18.88
			839	forest	x	complete expropriation	18.88	18.88
			839	forest	x	complete expropriation	18.88	18.88
			839	forest	x	complete expropriation	18.88	18.88
			839	forest	x	complete expropriation	0.8	0.8
			839	forest	x	complete expropriation	0.8	0.8
			839	forest	x	complete expropriation	0.8	0.8
			839	forest	x	complete expropriation	0.8	0.8
			839	forest	x	complete expropriation	3.2	3.2
			839	forest	x	complete expropriation	1.91	1.91
			839	forest	x	complete expropriation	1.91	1.91
			839	forest	x	complete expropriation	1.04	1.04
			839	forest	x	complete expropriation	3.2	3.2
			839	forest	x	complete expropriation	26.08	26.08
			839	forest	x	complete expropriation		
			839	forest	x	complete expropriation	26.4	26.4
			839	forest	x	complete expropriation		
			839	forest	x	complete expropriation	26.4	26.4
			839	forest	x	complete expropriation	26.4	26.4
			839	forest	x	complete expropriation	26.4	26.4
			839	forest	x	complete expropriation	106.56	106.56
			839	forest	x	complete expropriation	26.72	26.72
			839	forest	x	complete expropriation		

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839	forest	x	complete expropriation		
839	forest	x	complete expropriation	133.28	133.28
839	forest	x	complete expropriation	133.28	133.28
839	forest	x	complete expropriation	133.28	133.28
839	forest	x	complete expropriation	88.8	88.8
839	forest	x	complete expropriation	22.24	22.24
839	forest	x	complete expropriation	22.24	22.24
839	forest	x	complete expropriation		
839	forest	x	complete expropriation		
839	forest	x	complete expropriation		
839	forest	x	complete expropriation	122.7	122.7
839	forest	x	complete expropriation	33.28	33.28
839	forest	x	complete expropriation	61.27	61.27
839	forest	x	complete expropriation	48.9	48.9
839	forest	x	complete expropriation		
839	forest	x	complete expropriation	48.9	48.9
839	forest	x	complete expropriation		
839	forest	x	complete expropriation		
839	forest	x	complete expropriation	133.28	133.28
839	forest	x	complete expropriation	22.88	22.88
839	forest	x	complete expropriation	3.76	3.76
839	forest	x	complete expropriation	3.76	3.76
839	forest	x	complete expropriation	3.76	3.76
839	forest	x	complete expropriation	3.76	3.76
839	forest	x	complete expropriation	19.04	19.04
839	forest	x	complete expropriation	19.04	19.04
839	forest	x	complete expropriation		
839	forest	x	complete expropriation		
839	forest	x	complete expropriation		
839	forest	x	complete expropriation		
839	forest	x	complete expropriation		
839	forest	x	complete expropriation	44.4	44.4
839	forest	x	complete expropriation	44.4	44.4
839	forest	x	complete expropriation	44.4	44.4

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Annex 4 – Summary of Socio-economic Survey Data

Note: Full data is provided in separate Excel tables.

No.	Questionnaire reference no.	Nationality	Plot no.	Compensation paid or pending	Area of affected plot (m2)	Type of compensation	Satisfied with compensation?	Possibility of negotiating?	Affected land used for farming or pasture for cattle?
1	1	Croatian	1173/7, 3/291, 1175/103/282, 3/283, 3/284, 1180/11, 1175/10	paid	cca. 170 m2	monetary	no	yes	yes
2	2	Croatian	3/300, 3/299	paid	cca. 1.700 m2	monetary	yes	no/market price	no
3	3	Croatian	3/282, 3/283	paid	cca. 80 m2	monetary	no	no/market price	no
4	4	Croatian	1042/2, 3/303	paid	cca. 1.000 m2	monetary	yes	no/market price	no
5	5	Croatian	1/71, 1/61	paid	46,5 m2 and 11 m2	monetary	no	no/market price	yes
6	6	Croatian	1/71, 538/56, 990/2	paid	1.000m2 and 270 m2	monetary	yes	no/market price	yes
7	7	Croatian	987/8, 1/55	paid	42,87 m2	monetary	yes	no/market price	yes
8	8	Croatian	1/58, 1/53, 1/61	paid	28,94 m2	monetary	somewhat	no/market price	yes
9	9	Croatian	3/299, 1041/4, 3/304, 3/300, 1173/8	pending	140,8 m2 and 62,1 m2	currently negotiating	no	Negotiation in progress	yes
10	10	Croatian	3/282, 3/283, 3/291	paid	174,16 and cca. 360 m2	monetary	yes	no/market price	no
11	11	Croatian	3/284, 3/288, 3/287	paid	cca. 1.430,50 m2	monetary	somewhat	no/market price	yes
12	12	Croatian	1/58, 1/61	paid	cca. 400 m2	monetary	no	no	no
13	13	Croatian	3/283, 3/282, 3/280, 3/275	paid	cca. 320 m2	monetary	yes	no/market price	no
14	14	Croatian	989/2	paid	2 x 700 m2	monetary	yes	no/market price	yes

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15	15	Croatian	2/35, 1/63, 2/33, 2/39	paid	52 m2	monetary	somewhat	no/market price	yes
16	16	Croatian	1024/12, 2/25	paid	cca. 550 m2	monetary	somewhat	no/market price	yes
17	17	Croatian	1/61, 1/55	paid	cca. 180 m2	monetary	yes	no/market price	yes
18	18	Croatian	1041/6, 3/299, 3/300, 1173/8, 3/304	paid	cca. 170 m2	monetary	yes	no	no
19	19	Croatian	540/6, 1/68	paid	cca. 155 m2	monetary	yes	no/market price	yes
20	20	Croatian	994/4, 994/3, 2/39, 1/71	paid	cca. 30 m2	monetary	yes	no/market price	yes
21	21	Croatian	1/61, 2/38, 2/27, 1/55	paid	57,18 m2 and others	monetary	somewhat	no/market price	no
22	22	Croatian	1029/2, 3/309, 2/23	paid	cca. 750 m2	monetary	yes	no/market price	no
23	23	Croatian	540/4, 1/68, 1/65, 1/71	paid	cca. 74 m2	monetary	somewhat	no/market price	yes
24	24	Croatian	1/67	paid	cca. 50 m2	monetary	yes	no/market price	no
25	25	Croatian	1/38	paid	cca. 100 m2	monetary	no	no/market price	yes
26	26	Croatian	3/283,	paid	cca. 200 m2	monetary	yes	no/market price	no
27	27	Croatian	994/3, 994/4, 2/39	paid	cca 50 m2 (three plots)	monetary	yes	no/market price	no
28	28	Croatian	1025/2, 2, 23, 3/309	paid	566,33 m2, 37,9 m2, 14,44 m2	monetary	somewhat	no/market price	no

Annex 5 – Detailed Description of the Key Provisions of the Law on Expropriation of FBiH

Public Interest and Purpose of Expropriation

Property can only be expropriated upon the establishment of public interest for construction of facilities or carrying out other works on the property. Real property may be expropriated if this is required for construction of traffic infrastructure, economic, utility, health, educational and cultural facilities, defense facilities, administrative and other facilities in the public interest, when it is assessed that using the real property for which expropriation is proposed will produce a greater benefit than would be produced if the real property is continued to be used in the previous manner.

Expropriation may be carried out for the needs of FBiH, cantons, cities, municipalities, public enterprises and public institutions, unless otherwise provided by the Law.

Exceptionally, expropriation may establish usufruct for the benefit of citizens for the purpose of installing water and sewage pipelines, electric and telephone cables, gas pipelines, and other cases provided for under the Law.

Public interest may be established by issuing a Decree or by a dedicated law. Public interest will be deemed as established by a physical plan or urban design adopted for a certain area.

The Decree on Establishing Public Interest, upon the proposal of the expropriation beneficiary submitted along with the Expropriation Study, is issued by: the Government of FBiH when construction or works are being carried out on the territory of two or more cantons (based upon the prior opinion of cantonal governments), the government of cantons when construction or works are to be carried out on the territory of two or more municipalities (upon the prior opinion of municipal councils), or the municipality when construction or works are being carried out on the territory of the municipality.

Expropriation Procedure

The expropriation procedure comprises the following steps:

1. Preparation for expropriation: The expropriation beneficiary may request, for the purpose of preparing an investment study, or submitting a proposal for the establishment of public interest or submitting a proposal for expropriation, to be allowed to perform the necessary preparations on designated property, in accordance with the procedure set out in the Law. The proposal is submitted to the Municipal Administration for Ownership Affairs ("Municipal Administration").
2. The relevant authority issues the Decree on Establishing Public Interest.
3. The expropriation beneficiary is required to publish a public announcement to invite the property owners and try to reach a prior amicable sale-purchase agreement with the affected owner.
4. The expropriation beneficiary submits a proposal for expropriation to the Municipal Administration, along with the required documentation set out in Article 24 of the Law. If deemed necessary, the proposal may contain a request for temporary occupation of other land needed for the construction of the facility or carrying out works in public interest. This request may also be submitted as a separate proposal.
5. The Municipal Administration is obliged to notify the owner of the property, without delay, of the submitted proposal for expropriation. The expropriation beneficiary and the owner of property may also conclude an amicable sale-purchase agreement after the submission of the proposal for expropriation, i.e. up to the validity of the Decision on Expropriation issued by the Municipal Administration.

6. The expropriation notice is entered into the land register and other registers upon the request of the expropriation beneficiary.
7. The Municipal Administration is obliged to hear the owner of the property in regard to the expropriation facts.
8. The Municipal Administration issues a Decision on Expropriation, after completing the proceedings on an urgent basis. Appeal against this Decision may be submitted to the Federal Administration for Geodesy and Legal Property Affairs (mentioned as the "Federal Administration" in the Law). In the event that the land registry entry does not correspond to the actual ownership situation (often the case), the municipal department should sort out the title issues prior to proceeding with further steps.
9. When the Decision on Expropriation becomes enforceable, the Municipal Administration is obliged to convene and hold a hearing to determine the compensation for the expropriated real property through an agreement and without delay.
10. If no agreement on compensation is reached within 2 months of the validity of the Decision on Expropriation (or less if the Municipal Administration decides as such), the Municipal Administration submits the valid Decision together with other relevant documents to the competent Court, at the territory of which the expropriated real property is located, for the purpose of determining the compensation. The competent court ex officio decides in non-contentious proceedings on the amount of compensation for the expropriated real property.
11. Taking possession over the affected property is possible only upon a valid Decision on Expropriation and once the compensation is paid or possession of other real property is granted. The exceptions are urgent cases or avoiding considerable damage, in which case the Government of FBiH may issue a Decree to allow the expropriation beneficiary to take possession of the property prior to validity of the Decision on Expropriation or the payment of compensation, under the condition that the owner refused to conclude an amicable sale-purchase agreement. If the expropriation proposal is later rejected in the further procedure, the expropriation beneficiary is obliged to compensate for damage caused to the owner by gaining the possession of the real property.
12. Formal transfer of legal title in the land register is carried out on the basis of a valid Decision and proof of payment of compensation or proof that the previous owner has acquired ownership over other corresponding real property.

Full ("Complete") and Partial ("Incomplete") Expropriation

Full expropriation allows the expropriation beneficiary to obtain legal title over the expropriated property, while the rights of the previous owner over the real property as well as other rights cease to exist.

Partial expropriation provides the beneficiary with usufruct rights on the land and structures, as well as the lease of land for a definite period of time - at the end of the lease, usufruct rights over land are returned to the previous owner. Partial expropriation is subject to the possibility that the land can be fully restored and the lease not being more than five years.

However, owners that are affected by a partial loss of their properties are entitled to request complete expropriation and the corresponding compensation, in case partial expropriation would deteriorate the economic situation of the real property owner or make the remaining part of the real property useless or difficult to use. Such landowners must be informed about this entitlement by the official managing the expropriation process.

Cancellation of Decision on Expropriation and Withdrawal of Proposal for Expropriation

The expropriation beneficiary may, before the Decision on Expropriation becomes valid, withdraw the proposal for expropriation fully or partly, but a partial withdrawal will not be allowed if the owner of the property files a

complaint that his/her rights have been violated. A request for cancellation of the Decision on Expropriation may be filed by the previous owner after the expiry of 3 years from the date of validity of the Decision if the expropriation beneficiary has not executed substantial works. The request for cancellation of the Decision on Expropriation and withdrawal of proposal for expropriation is decided upon by the Municipal Administration.

Compensation

Article 31 of the Law provides that compensation arrangements must be settled prior to formal transfer of ownership of the expropriated property. Compensation costs are borne by the expropriation beneficiary. A general principle of the Law is that compensation should be provided at market value (Article 12). The market value is calculated based on the price in the territory in which the real property is to be expropriated, which may be achieved for a specific real property on the market, and which depends on the ratio of offer and demand at the time of its determination.

Compensation for land is based on the type of land (agricultural land, forests, orchards, etc.) and the related benefits that the owner would obtain if there were no expropriation.

Article 45 provides that expropriation of illegally constructed structures entails no compensation, and that the persons who raised such structures may have to remove them within a timeframe agreed upon with the municipal department in charge, or otherwise this may be organized by the municipality, with the original constructor to be charged for the costs incurred.

The personal and family circumstances of the owners whose real property is pending expropriation, as well as circumstances which may have adverse economic effects, should be taken into account when determining the compensation extent²³ (Article 47). This Article addresses livelihood restoration beyond the sheer compensation of the lost asset by providing flexibility based on a case-by-case assessment of personal circumstances. Businesses and their specific livelihood restoration requirements are explicitly addressed by Article 47.

²³ Article 47: "Personal and other family conditions of the previous owner of the expropriated real property shall be taken into consideration as a corrective for an increase in the amount of determined compensation if those conditions are of great importance for the subsistence of the previous owner, and in particular if his/her subsistence has been endangered due to the expropriation of a larger part or the entire land or business premises in which the previous owner legally performed a business activity, as well as in the case where due to the expropriation members of an agricultural household have to move from the territory where they had lived."

Annex 6 – Example of Official Property Valuation

1. BACKGROUND

The procedure of land compensation for the construction of the main road M 17.3 Neum – Stolac, section Kiševo – Bročanac is due as per the proposal from PC Roads FBiH, and I was appointed as the expert of the construction industry pursuant to the decision of the Municipality of Neum, no. UPI – 07 – 33 – 393/12 dated 11 October 2012, with the aim of valuating construction works on the real property in subject: cadastral plot 3/281 of the Cadastral Municipality of Gradac, owned by /name deleted/ with the area of 2,013 sq. m.

I have visited the site accompanied by the representatives of PC Roads FBiH from Sarajevo and the owner of the plot, made photo evidence, measuring and the records. The hand-made stone walls at the plot are to be fully compensated. Borders between plots are made of hand-made walls, stone had to be sought, dug out of ground and fit into the free-standing wall in order to achieve such age. Walls were built to prevent domestic animals from entering the plot. The walls were 1.2m high and 0.4m wide. Construction of the walls was not an easy job whatsoever and it sought a lot of skill, labor and patience. Considering the state at the site I noticed that some parts of the walls have deteriorated and collapsed and reviewing the attached documents herewith is submit the evidence as follows:

2. PLOT DESCRIPTION; CADASTRAL PLOT 3/281 K.O. SP – GRADAC

Valuation of the real property is being made at the site marked cadastral plot 3/281, Cadastral Municipality SP – Gradac, with an area of 2,013 sq. m, recorded in the Land Book no. 2184, Cadastral Municipality SP – Gradac. The owner of the plot is /name deleted/ in the ownership of 172.

The structures located at the plot are as follows:

Stone drywall stretched alongside the plot with the variable height alongside its length and the average height is: 0.4 x 1m dimension, 136m long.

3. VALUATION OF CONSTRUCTION WORKS

Stone drywall:

Price of the wall per cub m is 70 KM

$54.4 \times 70 = 3,808 \text{ KM} \times \frac{1}{2} \text{ part} = 1,904 \text{ KM}$

Pursuant to the decision of the Service for legal property matters and the cadaster of real property, no. UP/I-07-33-393/12 dated 11 December 2012, I was appointed as the agricultural expert for valuation of the market value of the compensated plots and vegetation on it for the requirements of constructing the main road M 17.3 Neum – Stolac, section Kiševo – Bročanac, sub-section 3+021.062 km (P1) to 6+822.755 km (P142 to the tunnel Oštrovac).

On the day of 7 December 2012 in the company of the plot owner, survey expert and the authorized attorney of PC Roads FBiH Sarajevo, and after the identification I made the investigation at the site, at the plots subject to the compensation, and established the facts as follows:

Cadastral plot no. 3/281 in the area of 2,013 sq. m, in underbrush nature, recorded in the land book 2184, Cadastral Municipality Gradac, with the property and real ownership of /name deleted/ from Neum with $\frac{1}{2}$ part.

EXPERT FINDINGS, OPINION AND VALUATION OF THE MARKET VALUE OF THE REAL PROPERTY

Real property (plots) located at the planned alignment of the main road M 17.3 Neum – Stolac at the section Kiševo – Bročanac are inappropriate for cultivation, grazing or timbering. It is overgrown by a forest and forest vegetation with prevailing wood like and bush like species typical for this area such as: oak tree, spruce tree, black ash tree, bramble tree and other forest species. Within forest species at the smaller area there are sinkholes and poor pastures.

Pedological Features of the Ground

At the area of the cadaster municipality the pedological cover is rather diverse. There are various grounds. Very shallow skeletal and skeletoidal yellow-brown ground with local appearance of rendzina. Such grounds are partly bare, with racks, very shallow and poor, mostly steep, inaccessible and impassable.

PROPOSAL

For establishing the compensation for the expropriated land

The plot in subject is a forest ground (underbrush) and pursuant to the Section 51 of the Law on Expropriation, compensation to the expropriated land under the forest it establish the value of the compensation to be determined for the closest pasture of the same position.

Value of the land pursuant to the Sections 49, 53 and 54 of the Law on Expropriation (Government Gazette SR BiH no. 12/87 and 38/89) and the Section 46 and 51 of the Law on Expropriation (Government gazette of FBiH no. 70/07) in the expert procedure it takes the elements as follows:

- Utilization of the land
- Size and shape of the plot
- Special properties of the location related to the road communications
- Legislation, open market
- Social/Economy elements
- Saturation, offer-demand
- Legality

Market value of the real property is such that is being achieved between interested and unforced buyer and seller, when both have all necessary information on the real property. The estimator approaches to establishing the value by combining available methods and his report on the estimated value gives on the basis of his experience and skill in the way to properly interpret the facts that impact the value of the real property and to interpret the results of the methodological approaches. Proper weighing of the obtained results establishes the market value of the real property.

Today the used methodologies for estimating the value are as follows:

2.1 Cost method, the method of establishing the real value or the static method;

2.2 Comparative method or the method of comparing the values;

2.3 Capitalization of profit, i.e. the method of valuation the profit or the dynamic method

Establishing the value of the land in the cadaster municipality Neum will use the method of ***Capitalization of profit, i.e. the method of valuation the profit or the dynamic method*** with the brief review of other most common methods used for establishing the value of the real property.

2.1 Cost Method

The cost method is based on calculating the construction costs. The idea is that a buyer will never pay the real property more than the costs of constructing the same property at the same location.

There should distinct the calculation of value of replacement and reproductive real property. The difference is that the reproductive costs are the ones for constructing the equal structure in materials and technology, whilst the replacement costs are for constructing the compliant structure of the equal usability as per today standards of construction.

Calculation of the total value of the real property deducts depreciation from the construction costs but adds value of the land that belongs to the real property, utility fees and other costs.

This method is suitable for the cases where no information available on prices achieved at purchase of similar real property or for the real property with difficult valuation of income.

2.2 Comparative Method or the Method of Comparing the Values

This is the method that is very suitable for the states with the organized market of real property and where there is the reliable database on conducted purchases. The method comprises comparing the real property to be estimated to the real property that was sold at the same area in near history.

The estimator should establish the real purchase price of the real property that was in transactions to compare their prices and features for establishing the value of the real property.

2.3 Method of Capitalization of Profit

Annually achieved or possible profit from the real property gives the annual gross income, when a portion of costs is deducted in terms of depreciation, taxes, maintenance and the risk of lack of rent the rest represents the annual net income. Such net income in terms of cash-flow calculation that is being increased for appropriate index of capitalization gives the amount of income.

Ratio of annual income and value of the investment is expressed in percentage and calls the profit. Capitalization of profit is calculation of all anticipated incomes minus possible risks. If the real achieved income could not be established due to lack of information, then it starts from the income that could be achieved by proper management but from the costs resulted from such management also. This could use the income from the **comparable real property** or the generally accepted statistic data. Rate of the capitalization is very important for calculating the value of a real property. Rule of calculating the rent says that lower the interest rate means higher multiplication, i.e. value of the structure. Decreasing remaining period decreases impact of the interest rate.

One of the criteria for selecting the capitalization rate is the risk that exposes the income of the real property. Family houses and real properties are subject to lower risk than commercial or industrial facilities.

To calculate the value of the land in this way it is necessary to calculate the net income for each culture out of its production (i.e. the potential income) reduced for the production costs such as material resources and labor. From the income from three cultures selected it calculates the average income that could be achieved from that land. Such obtained value presents the capitalized annual rent, i.e. financial resources that could be saved with normal interest rates giving the appropriate amount. Real value of the land from such value could be calculated as per the formula of the interest rate:

$$g = (100 \times i) : p$$

where:

g – potential value of the land;

i – amount obtained as achieved profit from the land, and

p – normal bank's interest rate to time deposits

Since we do not possess the real achieved profit due to lack of information and they could not be established, we start from the profit that *could* be achieved by proper management but from the costs resulted from such management also. This could use the income from the comparable real property or generally accepted statistical data.

Calculation of profit will be used with the presumption of proper management at the certain plot with growing wheat, potato and vegetable. Production of wheat that gives the crop of 0.4 kg/m² of grain and 0.25 kg/m² of straw, multiplied with the price of the grain of 0.3 KM/kg and 0.1 KM/kg of straw, gives the amount of 1.5 KM/m² with the deducted costs of production of 50% giving the amount of 0.75 KM/m² of net income from that land.

Production of potato could achieve the income of 3 kg/m² with the price of 0.5 KM/kg gives the amount of 1.5 KM/m² with the deducted costs of production of 50% giving the amount of 0.75 KM/m² of net income from that land.

Production of vegetable could achieve the income of 5 kg/m², under the price of 0.9 KM/kg gives the amount of 4.5 KM/m² with the deducted costs of production of 65% giving 1.57 KM/m² of net income from that land.

Average income from such three cultures (0.075+0.75+1.57):3 is 0.799 KM/m² and this amount presents the capitalized annual rent that should be put into the formula of the interest rate calculation and the real value of the land under this criteria is

$$g = (100 \times i) : p = (100 \times 0.799) : 5.64 = 14 \text{ KM/m}^2$$

Crops from the individual cultures have been calculated using the reference of Jakov Pehar, PhD "Gardening", Smiljka Vukašinović, PhD "Production of vegetables" and the Handbook for Agricultural Expertise by Jure Beljo PhD, as well as the internet information.

A. Value of the agriculture land	14 KM
B. Value of the forest land	8 KM
C. Value of other lands	8 KM

CONCLUSION AND OPINION

Due to change of the bank's interest rate to the time deposits it comes to change of price of land, so based on aforementioned I suggest to apply the land price of 14 KM/m² for agricultural and some 57% reduced for the rest of lands with the morphology and the production abilities are poorer (forest land, chervil, ponds, infertile lands, etc.) that amounts to 8 KM/m².

Price of the forest land is being increased for the wood mass.

The cadastral plot no. 3/281, of the area 2,013 m² x 8 KM/m² 16,104.00 KM

Since the plot in subject is an underbrush in nature (degradation form of forest) without a clear difference between the layer of trees and the layer of bush. There is dominated bush with scarce trees. Within the stands there prevails white hornbeam, spruce and sporadically oak and other hardwoods in the 5th class. There is no information on wood mass for this area and there is no forest industry basis for either private or state forests of the municipality Neum. Due to the situation and inaccessibility through the underbrush, no detailed measure was carried out at the area proposed for the land compensation, in terms of each individual tree, but the quantity of wood mass of whole trees was established using the method of three random selected samples (measuring plot) of the area 100 m² each. The samples have been numbered and the number of trees identified as the basis for establishing an average number of trees shown in the table below:

1. Estimate of the value and Quantity of the Wood Mass

Pursuant to the sections 52, paragraphs 1 and 2 of the law on Expropriation (Gov. Gazz. No. 70/07) the compensation fees established is:

- For the wood mass (caught wood mass), and
- For the value of the lost growth (other younger and older trees) due to premature cutting (estimate of the quantity and value of the wood mass of the stands part from the time of expropriation until the time of full maturity with the calculated value per measure of the Paragraph 1 of Section 52 of the Law.

Stock of the wood mass KD at the plot in subject is 51,311 m³ (net DM 43,101 m³)

2. Estimate of the Quantity and Value of Loss of Growth

Using income/profit tables for low – offspring forests I estimated that the average annual growth (immature trees) is 2 m³ of big tree per hectare that is for 2,013 m² amounts 0.402 m³, and the total loss for future 40 years when trees will achieve "maturity" is 16,104 m³ of the wood mass KD, (net 13,527 m³)

B. VALUE OF THE WOOD MASS (Total net of the wood mass 1 + 2)

Net stock of the wood mass at the plot in subject = 43,101 m³

+ Lost growth (in 40 years) = 13,527 m³

Total wood mass 56,628 m³ x 60 KM/m³ 3,397.70 KM

3. Estimate of the quantity and value of seedlings from the natural nursery that could be used for reproducing the forest with the market value

As per the reference of N. Prolić, PhD dated 1965-70 and the comprehensive measuring in Herzegovina and Neum hinterland of the same author it is estimated that there is the average of 800 individuals of young wood like plants that generally provide the reproduction.

Analyzing the data and the stands I estimate that within the stands at the area of each 13 m² in average could be found 1 health offspring from the nursery with the market value.

C. VALUE OF THE HEALTH SEEDLINGS

Therefore the estimate of the value of the health seedlings from the natural nursery at the plot amounts:

P = 2,013 m² : 13 pcs/m² = 154.86 pcs of seedlings x 3 KM = 464.58 KM

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D. VALUE OF THE WOOD MASS OF THE SEPARATED DAMAGED TREES

On the plot in subject there is on elm tree of the chest diameter of 75 cm that stem is damaged, i.e. with the fracture at the stem and two oak trees with the stem partly damaged (partly rotten) and could be used as firewood.

Two oak trees of the chest diameter of 80cm give net of the firewood mass $4.401\text{m}^3 \times 2 = 8.8 \text{ m}^3 \times 60 \text{ KM} = 528.19$

Elm tree of the chest diameter of 75 cm give the firewood mass of $3.26 \text{ m}^3 \times 60 \text{ KM} = 195.60$

Total 723.79 KM

SUMMARY

A. Value of the forest land	16,104.00
B. Value of the wood mass	3,397.70
C. Value of the health seedlings	464.58
D. Value of the separated trees	723.79
E. TOTAL (A+B+C+D)	20,690.07

Above named person will be paid in $\frac{1}{2}$ of the total amount that is 10,345.03 KM