

Resettlement Planning Document

Resettlement Framework
Draft for Consultation

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INO: West Jakarta Water Supply Development Project

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The resettlement framework is a document of the borrower. The views expressed herein do not necessarily represent those of ADB's Board of Directors, Management, or staff, and may be preliminary in nature.

PT PAM LYONNAISE JAYA
LAND ACQUISITION AND RESETTLEMENT FRAMEWORK

A. Objectives

1. This Resettlement Framework (RF) defines the policies, procedures, roles and responsibilities of PT PAM Lyonnaise Jaya (PALYJA) for screening and management of involuntary resettlement. The Resettlement Framework has been prepared by PALYJA as part of its commitment to complying with the Asian Development Bank's (ADB) safeguard policies, in particular ADB's Policy on Involuntary Resettlement (1995).

B. Existing Scope of Involuntary Resettlement in PALYJA Operations

2. PALYJA is subsidiary company of Suez Environment (Suez) of France and is one of the largest water service providers in Indonesia. PALYJA entered into a 25-year Cooperation Agreement with the Government commencing on February 1, 1998. The scope of services under the Cooperation Agreement includes the design, construction, refurbishment and operation of the water supply system, technical and quality control, human resources and training, financing of new works and billing and collection. Most of the activities undertaken by PALYJA involve upgrading or operation of long-established facilities. These activities will not have involuntary resettlement impacts.

1. Temporary Disturbance and Mitigation Measures

3. There are instances where temporary disturbances are caused by the construction of distribution pipelines, for which PALYJA has established separate procedures, including: (i) minimize community disruption; (ii) assessment of relevant utility impact; (iii) construction cleaning; (iv) drainage control and sediment control onsite; (v) traffic maintenance; and (vi) noise control.

4. For consultation, disclosure and grievances, PALYJA manages its territory through 3 service units, called UPPs. Each UPP (South, West, Central) has one dedicated team, UPP-Public Relation team, to do community meeting / socialization of PALYJA projects. About two weeks before the project starts, UPP Public Relation team together with contractor will contact head of RT&RW, the administrative unit at the lowest level in the city, to conduct socialization regarding new projects or network rehabilitation or tariff adjustment.

5. During socialization, PALYJA opens the event by presenting much information about the project such as when project starts and ends, objective of the project, where the projects take place, and the responsible parties to do the projects, including the names of the contractor and related units in PALYJA. For any kind of complaints during the work is being undertaken, community may contact either the contractor or related units in PALYJA. As most of the population within the community will benefit from the new water pipelines by becoming customers, they may contact PALYJA Call Center after they have connected to the pipelines. PALYJA Call Center provides 24-hour services and will record all complaints then dispatch them to related units through online system. After complaint being resolved, related unit will provide feedback to Call Center.

2. Design and Right of Way Agreements

6. In the rare instances where the pipeline has to go through private or commercial land, PALYJA, the process would include: (i) preparation of a draft design of the pipeline to be

discussed with the landowner; (ii) under the circumstance where the land owner permits PALYJA to pass through their land, PALYJA prepares cost estimates for the compensation fee based on the agreement with the land owner. Land owner will negotiate on the fee structure until both parties are satisfied with the result. Commercial land usually has its own regulation for the land rental, and PALYJA will follow that regulation as long as it is reasonable and does not conflict with PALYJA's own regulation. Upon reaching an agreement, PALYJA will prepare contract for the duration of the concession; and (iii) under the circumstance where the land owner will not permit PALYJA to pass through their land, PALYJA would seek alternative routes based on considerations for general site condition and hydraulic aspects.

7. PALYJA will not, to the best of its ability, be involved directly in land acquisition or resettlement in its future operations. However, this resettlement framework will set out the procedures, roles and responsibilities for ensuring that ADB's involuntary resettlement safeguard requirements are fully complied with by PALYJA in the unlikely event that involuntary resettlement or land acquisition takes place.

C. Definitions

8. For the purpose of this framework, the following definitions will apply:

Involuntary resettlement - refers to social and economic impacts that are permanent or temporary and are (i) caused by acquisition of land and other fixed assets, (ii) by change in the use of land, or (iii) restrictions imposed on land as a result of PALYJA-funded investment.

Affected person - includes any people, households, firms, or private institutions who, on account of changes that result from the project will have their (i) standard of living adversely affected; (ii) right, title, or interest in any house, land (including residential, commercial, agricultural, forest, and/or grazing land), water resources, or any other moveable or fixed assets acquired, possessed, restricted, or otherwise adversely affected, in full or in part, permanently or temporarily; and/or (iii) business, occupation, place of work or residence, or habitat adversely affected, with or without displacement.

D. Policy Framework

9. PALYJA shall ensure that any involuntary resettlement activities are conducted in accordance with the following:

- ADB's Policy on Involuntary Resettlement (1995)
- Applicable national and provincial laws and regulations governing land acquisition, compensation and resettlement, and consultation and disclosure of resettlement information.

10. Objectives for managing involuntary resettlement impacts are:

- (i) to avoid involuntary resettlement wherever feasible;
- (ii) to minimize resettlement where population displacement is unavoidable; and
- (iii) to ensure that affected persons receive assistance so that they will be at least as well off as they would have been in the absence of the project.

11. Resettlement Plans will pay particular attention to addressing the needs of the poorest affected people and vulnerable groups that may be at high risk of impoverishment.

12. Presidential Decree (KEPPRES) No. 55/19932 on Land Acquisition specifies grievance procedures for landowners; defines "public interest" for development purposes; separates private projects which should use regular land purchase arrangements; places increased emphasis on community consultation and reaching agreement with people affected regarding the form and the amount of compensation; and which presents options for compensation including substitute land, resettlement and cash. The Regulation of the State Minister of Agrarian Affairs and National Land Agency No. 1 of 1994 specifies that each Provincial Governor addresses establishment of a Land Acquisition Committee or LAC3 (Panitia Pengadaan Tanah) in each kabupaten (regency/district) and kota (municipality) to be chaired by the Bupati or Walikota, and compensation is also given to persons using land without any titles (Art 20). The LAC includes representatives of the Level II Land Office, Tax Office, Public Works Agency, Agriculture Agency, the heads of the sub-district and villages where land acquisition will take place, and two additional members. Compensation is provided at the same replacement rates to all affected persons including holders of hak adapt or ulayat (customary rights), and also to long-term squatters on government land.

E. Screening for Involuntary Resettlement Impacts

13. For any planned investment activities, PALYJA's senior officer¹ responsible for social and resettlement performance will determine and seek consent from ADB whether any activities to be undertaken have (i) historically involved land acquisition or involuntary resettlement; or, (ii) or may in future involve involuntary resettlement.

1. Activities with No Involuntary Resettlement Impact

14. Where no involuntary resettlement impacts are indicated, no further action with regard to this resettlement framework will be required.

2. Activities with Historical Involuntary Resettlement Impacts

15. In case of land acquisition or involuntary resettlement² prior to PALYJA's involvement, PALYJA's senior officer responsible for social and resettlement performance will cause to have prepared a resettlement due diligence report. The resettlement due diligence report should provide (i) a brief history of site land acquisition and resettlement, and parties responsible for implementation; (ii) details of affected land, population and assets; (iii) assessment of outcomes with respect to restoration of standards of living and livelihood; (iv) information on any outstanding resettlement grievances or related areas of reputational risk; and, (v) recommend whether a resettlement plan is required to define actions to achieve compliance with ADB's resettlement requirements.

3. Activities with Planned Involuntary Resettlement

16. In the event that any activities may involve involuntary resettlement, PALYJA's senior officer responsible for social and resettlement performance will:

- Assess the magnitude of resettlement, and in consultation with ADB, determine whether a short or full resettlement plan is required.

¹ Please refer to paragraph 19 for a full description of the officer

² For the purposes of this RF, historical impacts for which resettlement due diligence will be required, will be limited to projects for which land acquisition or relocation of people (whichever occurred most recently) has occurred less than 3 years ago.

- Review relevant ADB policies and guidelines.
- Ensure that resettlement information is disclosed to APs in accordance with ADB's safeguard requirements
- Once a draft resettlement plan has been completed, submit it to ADB for review and approval
- Oversight any revisions required by ADB in order to finalize the resettlement plan
- Verify local disclosure of the final resettlement plan
- Submit the final resettlement plan for website disclosure and ADB Board approval
- Confirm ADB Board approval before proceeding with investment
- Monitor implementation of the resettlement plan
- Prepare and circulate monitoring reports as required under the approved resettlement plan

4. Resettlement Plans

17. In cases where necessary, PALYJA will prepare a short or full resettlement plan, depending on the magnitude and complexity of resettlement. A full resettlement plan will be required where resettlement is 'significant'. Involuntary Resettlement is 'significant' when 200 or more people will experience major impacts, which are defined as: (i) being physically displaced from housing; or, (ii) losing 10 percent or more of their productive assets (income generating). The terms of reference for drafting the resettlement plan is attached as Annex II.

18. An Entitlement Matrix summarizing the compensation and entitlement policy is shown in Annex III.

F. Disclosure, Consultation, and Grievance Redress

19. Each resettlement plan will be prepared and implemented in close consultation with those affected, and involve surveys and community meetings. Plans in the Bahasa language will be made available to the public through postings in public places for reasonable periods of at least four months prior to actual land acquisition. ADB will review and approve the resettlement plans, as they are prepared, and once finalized will disclose them on its website. Complaints and grievance procedures acceptable to ADB will be established in each resettlement plan.

G. Reporting, Monitoring, and Evaluation

20. PALYJA will nominate an experienced senior officer to be responsible for social and resettlement performance. The senior officer will be placed in the Operations Department under direct reporting to the President. He/She will be responsible for social and resettlement performance, specifically in (i) screening of projects for involuntary resettlement impacts; (ii) familiarize with ADB's involuntary resettlement procedures and requirements; (iii) resettlement monitoring; and, (iv) reporting.

21. PALYJA will submit an annual report of performance monitoring against safeguard policies, and upon and after project completion.

Annex I: Comparison of ADB and Indonesian Regulations

No	Category	ADB's Policy	Perpres 36/2005	Keppres 55/1993
1	Compensated item	<p>Loss of fixed or moveable assets Loss of livelihood Loss of income</p> <p>Loss of income opportunity/ business Loss of access to resources</p>	<p>Rights to the land (Art. 12) Structures (Art. 12) Plants (Art.12) Other objects connected to the land (Art.12)</p>	<p>Rights to the land (Art. 12) Structures (Art. 12) Plants (Art.12) Other objects connected to the land (Art.12)</p>
2	Forms of compensation	<p>Compensation for lost assets /access Compensation for loss livelihood Compensation for loss income Assistance for relocation</p> <p>Assistance for social and economic rehabilitation</p>	<p>Cash; and or (Art.13)</p> <p>Replacement land; and or (Art.13) Resettlement (Art.13) Compensation through provision of securities/share as regulated by the law if the owners do not want compensation forms as stated above (Art.13) Development of social facilities or other forms useful for the communities for compensation of communal lands (Art. 14)</p>	<p>Cash (Art.13)</p> <p>Replacement land (Art.13) Resettlement (Art.13) Combination of the options above (Art. 13)</p> <p>Other (compensation) forms agreed by the concern parties (Art. 13)</p> <p>Development of social facilities for compensation of communal lands (Art. 14)</p>
3	Entitled person for compensation and rehabilitation	<p>Any people, household, firms or private institutions who on account of changes that results form the project will have their</p> <p>(1) standard of living adversely affected, (2) right, title or interest in any house land (including residential, commercial, agricultural, forest and/or grazing land) water resources, or any moveable or fixed asset acquired possessed, restricted or otherwise adversely affected in full or in part, permanently or temporarily; and/or (3) business occupation, place of work or residence, or habitat adversely affected with or without displacement</p>	<p>Holder of the land rights or his/her legal/valid heirs (Art. 16) The "nadzir" for "wakaf" land³ (Art.16)</p>	<p>Holder of the land rights or his/her legal/valid heirs (Art. 17) The "nadzir" for "wakaf" land⁴ (Art.17)</p>

³ "wakaf" land is a land donated for religious or community use.

⁴ "wakaf" land is a land donated for religious or community use.

No	Category	ADB's Policy	Perpres 36/2005	Keppres 55/1993
		The absence of a formal legal title to land is not a bar to ADB Policy entitlements		
4	Information Disclosure and Consultation Process	The affected people should be fully informed and closely consulted on resettlement and compensation options	Release of land rights...through compensation based on consultation (Art. 1 verse 6) The forms and value of the compensation are settled in the consultation meeting (Art. 8)	The forms and value of the compensation are settled in the consultation meeting (Art. 16)
5	Institution	The Government and project's institutions	Land Provision Committee established to support land provision for public interest's development activity (Art. 1, verse 9) Independent Land Price Evaluation Team (Art. 15, verse 2)	Land Provision Committee (Art. 6)
5	Bases for settling the compensation value	...to achieve at least the same level of well-being with the project as without it. All compensation is based on a principle of replacement cost	Consultation is a process for...to reach agreement on compensation value and forms related to the land provision activity that based on free will and equality between landowner and land inquirer. (Art 1, verse 10) Compensation means replacement of the lost either for physical or non physical due to land, plants or structures acquisition related to the land which could provide better social and economic live than before the land acquisition (Art. 1, verse 11) For land, the "real" land price, refers to the latest NJOP ⁵ based on the decision made by the Price Evaluation Team assigned by the Land Provision Committee (Art. 15) For structures, selling value of the structures determined by local government institution responsible in structures development (Art.15) For plants, estimation value determined by local government institution responsible on agricultural sector (Art.15)	For land, the "real" land price, refers to the latest NJOP ⁶ (Art. 15) For structures, selling value of the structures determined by local government institution responsible in structures development (Art.15) For plants, estimation value determined by local government institution responsible on agricultural sector (Art.15)
6	Measure for	Grievance mechanism should be	Land owners could appeal to the governor if	Land acquisition committee will decide the

⁵ Nilai Jual Wajib Pajak means tax able value of property

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No	Category	ADB's Policy	Perpres 36/2005	Keppres 55/1993
	unsettling compensation agreement	clearly defined	<p>he/she cannot accept the decision with reasons provided (Art 17)</p> <p>Governor could makes decision to change or affirm the decision made by the land acquisition committee (Art.17)</p> <p>If the Governor decision still cannot be accepted by the owners and the location of the development activity cannot be changed Governor will propose to use the Indonesian law no. 20/1961 on the revocation of land rights and other objects above it. (Art 17)</p>	<p>value and forms of the compensation that takes consideration to the opinions, aspiration and suggestions given in the consultation meetings (Art 19)</p> <p>Land owners could appeal to the governor if he/she cannot accept the decision with reasons provided (Art 20)</p> <p>Governor could makes decision to change or affirm the decision made by the land acquisition committee (Art.20)</p> <p>If the Governor decision still cannot be accepted by the owners and the location of the development activity cannot be changed Governor will propose to use the Indonesian law no. 20/1961 on the revocation of land rights and other objects above it. (Art 21)</p>
7	Scope of activities	Public sector project loans, program loans, sector loans, sector development program loans, financial intermediation loans, private sector loans or equity investments and guarantees for funding of specific project or subprojects, and all of project components regardless of the sources of financing.	Public roads, toll roads, drainage, railways (sub-and above terrain or basements), drinking water pipes), sewage water and sanitation, dams, irrigation system and building facilities, public hospitals and community health centers, ports and airports and bus terminals, religious place, education facilities and schools, Public market place, cemeteries, natural disasters safety facilities, Post and Telecommunication, Sport facilities, Radio, television stations and its supporting facilities, government offices, foreign representative offices, United Nation, or other international agencies under auspices of United Nations, Indonesian military facilities, prisons, inexpensive apartment houses, garbage dump, natural and cultural conservation areas, park areas, social institutions, power plants, transmission and distribution. (Art. 5)	Public roads, drainage, dams, irrigation system and building facilities, public hospitals and community health centers, ports and airports and bus terminals, religious place, education facilities and schools, Public market place, cemeteries, natural disasters safety facilities, Post and Telecommunication, Sport facilities, Radio, television and its supporting facilities, government offices, Indonesian military facilities (Art.5)
8	Small scale land acquisition	No differentiation with large land acquisition and resettlement	Land provision for development of public interest facilities that covers less that 1 Hectare could be done directly by the concerned government institution with the owners of the lands through direct purchase or exchange or other measure agreed by both parties. (Art 20)	Land provision for development of public interest facilities that covers less that 1 Hectare could be done directly by the concerned government institution with the owners of the lands through direct purchase or exchange or other measure agreed by both parties. (Art 23)

Annex II: Draft TOR for Elaboration of Land Acquisition and Resettlement Plan

The scope and level of detail of the resettlement plan vary with magnitude and complexity of resettlement. The plan is based on up-to-date and reliable information about (a) the proposed project and its impacts on affected groups, and (b) the legal issues involved in resettlement. The resettlement plan covers elements, as relevant. When any element is not relevant to project circumstances, it should be noted in the resettlement plan.

Description of the project: General description of the project and identification of project area.

Potential Impacts: Identification of (a) the project component or activities that give rise to resettlement, (b) the zone of impact of such activities, (c) the alternatives considered to avoid resettlement; and (d) the mechanisms established to minimize resettlement, to the extent possible, during project implementation.

Objectives: The main objectives of the resettlement program.

Socio-economic studies: The findings of socio-economic studies to be conducted in the early stages of project preparation and with the involvement of potentially affected people, including;

(a) Results of a census survey covering;

(i) Current occupants of the affected area to establish a basis for design of the resettlement program and to exclude subsequent inflows of people from eligibility for compensation and resettlement assistance.

(ii) Standard characteristics of affected households, including a description of production systems, labour, and household organization; and baseline information on livelihoods (including, as relevant, production levels and income derived from both formal and informal economic activities) and standards of living (including health status) of the APs

(iii) The magnitude of the expected loss, total or partial, of assets, and the extent of physical or economic displacement

(iv) Information on vulnerable groups or persons, for whom special provisions may have to be made; and

(v) Provisions to update information on AP's livelihoods and standards of living at regular intervals so that the latest information is available at the time of their displacement.

(b) Other studies describing the following;

(i) land tenure and transfer systems, including an inventory of common property natural resources from which people derive their livelihoods and sustenance, non-title-based usufruct systems (including fishing, grazing, or use of forest areas) governed by local recognized land allocation mechanisms, and any issues raised by different tenure systems in the project area.

(ii) The patterns of social interaction in the affected communities, including social support systems, and how they will be affected by the project

(iii) Public infrastructure and social services that will be affected; and

(iv) Social and cultural characteristics of affected communities, including a description of formal and informal institutions (e.g. community organizations, ritual groups, non governmental organizations), that may be relevant to the consultation strategy and to designing and implementing the resettlement activities.

Legal Framework: The findings of an analysis of the legal framework, covering,

(a) Scope of the power of eminent domain and the nature of compensation associated with it, in terms of both the valuation methodology and the timing of payment,

(b) Applicable legal and administrative procedures, including a description of the remedies available to displaced persons in the judicial process and the normal timeframe for such

procedures, and any available alternative dispute resolution mechanisms that may be relevant to resettlement under the sub project,

- (c) Relevant law (including customary and traditional law) governing land tenure, valuation of assets and losses, compensation, and natural resource usage rights, customary personal law related to displacement, and environmental laws and social welfare legislation,
- (d) Laws and regulations relating to the agencies responsible for implementing resettlement activities,
- (e) Gaps, if any, between local laws covering eminent domain and resettlement and the ADB's resettlement policy, and the mechanisms to bridge such gaps, and,
- (f) Any legal steps necessary to ensure the effective implementation of resettlement activities under the project, including, as appropriate, a process for recognizing claims to legal rights to land, including claims that derive from customary and traditional usage .

Institutional Framework: The findings of any analysis of the institutional framework covering;

- (a) Identification of agencies responsible for resettlement activities and NGOs that may have a role in project implementation;
- (b) Assessment of the institutional capacity of such agencies and NGOs; and
- (c) Steps that are proposed to enhance the institutional capacity of agencies and NGOs responsible for resettlement implementation.

Eligibility : Definition of APs and criteria for determining their eligibility for compensation and other resettlement assistance, including relevant cut-off dates.

Valuation of and compensation for losses: The methodology to be used in valuing losses to determine their replacement cost; and a description of the proposed types and levels of compensation under local law and such supplementary measures as are necessary to achieve replacement cost for lost assets.

Resettlement Measures: A description of the packages of compensation and other resettlement measures that will assist each category of eligible displaced persons to achieve the objectives of ADB's resettlement policy. In addition to being technically and economically feasible, the resettlement packages should be compatible with the cultural preferences of the displaced persons, and prepared in consultation with them.

Site selection, site preparation, and relocation: Alternative relocation sites considered and explanation of those selected, covering,

- (a) institutional and technical arrangements for identifying and preparing relocation sites, whether rural or urban, for which a combination of productive potential, locational advantages, and other factors is at least comparable to the advantages of the old sites, with an estimate of the time needed to acquire and transfer land and ancillary resources,
- (b) any measures necessary to prevent land speculation or influx of eligible persons at the selected sites,
- (c) procedure for physical relocation under the project, including timetables for site preparation and transfer; and
- (d) legal arrangements for regularizing tenure and transferring titles to resettlers.

Housing, infrastructure, and social services: Plans to provide (or to finance resettler's provision of) housing, infrastructure (e.g. water supply, feeder roads), and social services to host populations; any necessary site development, engineering, and architectural designs for these facilities.

Environmental protection and management. A description of the boundaries of the relocation area; and an assessment of the environmental impacts of the proposed resettlement and measures to mitigate and manage these impacts (coordinated as appropriate with the environmental assessment of the main investment requiring the resettlement).

Community Participation: a description of the strategy for consultation with and participation of resettlers and host communities, including

- (a) a description of the strategy for consultation with and participation of APs and hosts in the design and implementation of resettlement activities,
- (b) a summary of the views expressed and how these views were taken into account in preparing the resettlement plan,
- (c) a review of the resettlement alternatives presented and the choices made by displaced persons regarding options available to them, including choices related to forms of compensation and resettlement assistance, to relocating as individual families or as parts of pre-existing communities or kinship groups, to sustaining existing patterns of group organization, and to retaining access to cultural property (e.g. places of worship, pilgrimage centres, cemeteries); and
- (d) institutionalized arrangements by which displaced people can communicate their concerns to project authorities throughout planning and implementation, and measures to ensure that such vulnerable groups as indigenous people, ethnic minorities, landless, and women are adequately represented.

Integration with host populations: Measures to mitigate the impact of resettlement on any host communities, including,

- (a) consultations with host communities and local governments,
- (b) arrangements for prompt tendering of any payment due the hosts for land or other assets provided to APs,
- (c) arrangements for addressing any conflict that may arise between APs and host communities, and
- (d) any measures necessary to augment services (e.g. education, water, health, and production services) in host communities to make them at least comparable to services available to the APs.

Grievance procedures: Accessible procedures for third-party settlement of disputes arising from resettlement, such grievance mechanisms should take into account the availability of judicial recourse and community and traditional dispute settlement mechanisms.

Organizational responsibilities: The organizational framework for implementing resettlement, including identification of agencies responsible for delivery or resettlement measures and provision of services; arrangements to ensure appropriate coordination between agencies and jurisdictions involved in implementation; and any measures (including technical assistance) needed to strengthen the implementing agencies capacity to design and carry out resettlement activities; provisions for the transfer to local authorities or APs themselves of responsibility for managing facilities and services provided under the project and for transferring other such responsibilities from the resettlement implementing agencies, when appropriate.

Implementation Schedule: An implementation schedule covering all resettlement activities from preparation through implementation, including target dates for the achievement of expected benefits to resettlers and hosts and terminating the various forms of assistance. The schedule should indicate how the resettlement activities are linked to the implementation of the overall project.

Costs and budget: Tables showing itemized cost estimates for all resettlement activities, including allowances for inflation, population growth, and other contingencies; timetable for expenditures; sources of funds; and arrangements for timely flow of funds, and funding for resettlement, if any, in areas outside the jurisdiction of the implementing agencies.

Monitoring and evaluation: Arrangements for monitoring of resettlement activities by the implementing agency, supplemented by independent monitors as considered appropriate by ADB, to ensure complete and objective information; performance monitoring indicators to measure inputs, outputs, and outcomes for resettlement activities; involvement of the APs in the monitoring process; evaluation of the impact of resettlement for a reasonable period after all resettlement and related development activities have been completed; using the results of resettlement monitoring to guide subsequent implementation.

Annex III - Entitlement Matrix

Affected asset	Type of Loss	Entitlement	Expected Results
Customary Land	Permanent loss	<ul style="list-style-type: none"> • Cash compensation based on the market value of the affected land and provision of all legal and other expenses associated with it; • If the remaining portion of the affected land is not viable for continuous use: Cash compensation for the entire piece of land, assistance to find a similar lands and all transaction costs associated with the transfer; 	Livelihood restoration
		Assistance to find a similar piece of land and provision of the transaction costs.	Livelihood restoration
	Temporary loss	Lease agreement. After the use, the land will be restored to its original condition or improved quality and returned to the aiga.	Livelihood restoration
Commercial Land	Permanent loss	Assistance to find a similar piece of land and provision of the transaction costs.	Livelihood restoration
	Temporary loss	A negotiate lease. After the use, he land will be restored to its original condition or improved quality and returned to the landowner.	Livelihood restoration
Access to common property	Permanent loss	An alternative access and an easement fee. All impacts associated with this alternative access will be addressed accordingly.	Pay respect to customs
	Temporary loss	Alternative access (bypasses etc.) or if this is found to be impossible an easement fee & the access will be restored up to a condition, which is equal or better then before the project;	Livelihood restoration
Structures (residential or commercial)	Partial or total removal of structure	<ul style="list-style-type: none"> • Cash compensation amounting to the full replacement cost, • Relocation assistance in cash and in kind, • Moving allowance equal to two month income (as determined in the DMS). • All materials salvaged from demolished structures remain the property of owner of the structure. 	Livelihood restoration
		Assistance to find a similar structure of equal or higher quality at a similar price.	Livelihood restoration