

Summary of LARP covering the
Northern coastal highway
Section Nahr el Kalb – Tabarja
of the Lebanese Highways II project

LEGEND

- TEMPORARY ROAD PROJECT IN RAILWAY R.O.W.
- AT HIGHWAY WIDENING PROJECT.
- EASTERN RELIEF ROADS.
- EXISTING ROADS.

 Gicome
TEMPORARY ROAD
IN RAILWAY R.O.W.
February 2016
Scale:
1:5000

EXECUTIVE SUMMARY

Background

European Investment Bank (EIB) is providing financing for two transport projects in Lebanon: Lebanese Highways I and II, with the Council for Development and Reconstruction (CDR) as the implementing agency.

The Lebanese Highways II Project concerns the A1 highway, which is a vital artery of the Lebanese Transport Network. It is a North-South highway, extending from Beirut to the Lebanese Border with Syria. It was constructed in 1960. The EIB-financed project starts at Nahr el-Kalb in Dbaye and ends at Tabarja highway exit. This 10.3km section is the main entrance from the North and Mount Lebanon to Beirut. This rehabilitation and widening project would increase the capacity of the main corridor connecting Tripoli–Beirut thus connecting the population with the urban areas and infrastructure of Beirut.

In terms of land acquisition, CDR is required to develop and implement a Land Acquisition and Resettlement Plan (LARP) for each section supported under the project, acceptable to the European Investment Bank as a condition for disbursement. This LARP covers the **Northern coastal highway - Section Nahr el Kalb – Tabarja** of the Lebanese Highways II project.

Compensation eligibility and entitlement

The LARP tasks under the Project will be implemented according to a compensation eligibility and entitlements framework in line with both the legislation of Lebanon and the relevant EIB’s policies. The Entitlement Matrix (EM) is presented in Table 1.

Table 1: Entitlement Matrix

Type of Loss	Application	Eligibility	Compensation Entitlements
1. Land Loss	APs losing their owned property or a part of it regardless the impact amount	Owners/ shareholders	<i>PAPs shall be compensated as estimated by the EC based on the assessed price of market value.</i> Compensation to be determined by the Expropriation Commissions on case by case basis based on the value of the lost asset, using as a basis the full range of awards open under the law. Case specific awards: Any loss or prejudice directly caused by expropriation, e.g. costs of (i) restoration of fences, walls, enclosures etc., (ii) compensation or outright purchase of land no longer adequate for original purpose or too small to be viable, on owner’s request; (iii) any prejudice to

Type of Loss	Application	Eligibility	Compensation Entitlements
			business; (iv) loss of specific function or legal right (e.g. reduced building permission for vacant lots, loss of parking)
2. Loss of residential buildings, structures	Owner	Owner	In case of expropriation of the overall building/structure: Full monetary compensation for affected property In case of buildings or structures partially affected: PAPs shall be compensated as estimated by the EC based on the assessed price of market value for land loss. Partial impacts will entail the compensation of the affected portion of the building plus repairs, in case if the further usage and maintenance of the non-affected portion of the building is technically possible.
	Renter	Rent tenant	Compensation for loss of secure tenancy as estimated by the EC
3. Loss of Business property with active business		Owner/entrepreneur	compensation for business enterprise and transition costs sufficient to enable reestablishment in similar situation and location in case the business is being affected
		Rent tenant	compensation for loss of business enterprise
4. Tree and Harvest Loss	Trees affected and expected harvest		Compensation at market value as estimated by the EC

Eligibility

PAPs entitled to compensation and/or rehabilitation under the Project are:

- i. Land owners, PAPs having property rights including the leaseholders, all APs deprived of the right to use the land or deprived of the opportunity to use it or those who de facto possess and use the land regardless of the rights registered on the land.
- ii. PAPs owning buildings/structures, possessing property right including lessees, the constructors, de facto possessors and users of buildings/structures.
- iii. The owners, PAPs having property rights of trees, yield, cultured plants or other property and improvements including, leaseholders and de facto possessors and users.
- iv. All PAPs losing business (entrepreneurship), income and salary.

A cut-off date of Eligibility to compensation has been set as the first day of the census **August 20, 2015**.

Public Consultation and Grievance Procedures

The consultations will be organized in places accessible to the APs, mainly the Municipalities. Presentations will be made on the project background, compensation eligibility and entitlements, valuation principles, grievance redress mechanism and monitoring issues.

During the meetings, APs will be informed about land acquisition procedures for public purposes. They will also be informed about their rights, responsibilities and the documents they will be dealing with during the land acquisition process and the appeals process.

Complaints and grievances

A Grievance Redress Mechanism at the project level will be made available to allow an aggrieved AP to appeal against any disagreeable decision, practice or activity arising from compensation of land or other assets. The fundamental objective is to ensure that PAPs are fairly compensated and to resolve any resettlement-related grievance locally, in consultation with the aggrieved party, to facilitate smooth implementation of the LARP.

A Grievance Redress Mechanism (GRM) will be established at CDR prior to the start of LARP implementation relying on the assignment of a Grievance Focal Person (GFP). The Project Manager (the Grievance Focal Person) coordinates with the PAPs to help mitigate any arising field issue before going to the Appeals Committee. If the mitigations actions are not sufficient and satisfactory to the PAPs, the PAPs can therefore proceed to the Appeals Committee.

Monitoring and evaluation

LARP implementation will routinely be monitored internally by CDR, with outcomes reported to EIB in the Quarterly Progress Reports (QPR). An External expert will carry out independent audit and EIB will continue monitoring missions. In general, the monitoring systems is designed to (i) track delivery of the planned resettlement activities to the APs (e.g., compensation paid, houses purchased, etc.) and (ii) whether or not the planned activities are producing the desired outcomes.



START OF PROJECT
STA. 0+000

KESRWAN
INTERCHANGE

KASLIK
INTERSECTION

JOUNIEH
INTERCHANGE

CHNANIIR
INTERCHANGE

ADMA
INTERCHANGE

END OF PROJECT
STA. 10+299.287

OVERPASS
O.P. 0.1

PEDESTRIAN
OVERPASS PO.1

ZOUK MOSBEH
UNDERPASSING ROADS

EXISTING KESRWAN
INTERCHANGE OVERPASSES

UNDERPASS
U.P. 0.1

PEDESTRIAN
OVERPASS PO.2

PEDESTRIAN
OVERPASS PO.1A

PEDESTRIAN
OVERPASS PO.3

UNDERPASS
U.P. 1.1

UNDERPASS
U.P. 1.2

PEDESTRIAN
OVERPASS PO.4

PEDESTRIAN
OVERPASS PO.5

UNDERPASS
U.P. 2.1

PEDESTRIAN
OVERPASS PO.6

ZOUK MIKAEL - HARET SAKHR
ROAD

OVERPASS
O.P. 3.1

OVERPASS
O.P. 2B-0.1

OVERPASS
O.P. 3.2

OVERPASS
O.P. 4.1

PEDESTRIAN
OVERPASS PO.7

OVERPASS
O.P. 4.2

PEDESTRIAN
OVERPASS PO.8

UNDERPASS
U.P. 5.1

PEDESTRIAN
OVERPASS PO.9

UNDERPASS
U.P. 6.1

SAHEL ALMA - GHAZIR
ROAD

PEDESTRIAN
OVERPASS PO.11

UNDERPASS
U.P. 8.1

KFARYASSINE ROAD

OVERPASS
O.P. 7.1

ADMA - GHAZIR
LINK ROAD

OVERPASS
O.P. AG-0.1