Palestinian Ministry of Finance and Planning

LAND ACQUISITION AND LIVELIHOOD FRAMEWORK (LALF)

WEST BANK AND GAZA SOCIAL RECOVERY AND JOB CREATION PROJECT and Additional Financing

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EXECUTIVE SUMMARY:

The World Bank will be supporting the Ministry of Finance and Planning (MoFP) in implementing the Social Recovery and Job Creation Project. The project is implemented by a number of implementing agencies, Ministry of Finance and Planning (MoFP) has the main oversight role, in addition to signing implementation agreements with MDLF and NDC to implement components 1 and 2 respectively, MoLG, MoA, MoNE, MoI, MoTA, GACA, NWC, MoT, PMO and MoL will also be involved in implementation of technical assistance and goods to enhance the agencies' capacities under component 3. The objective of the project is to increase employment opportunities for select groups in target areas; and ii) improve the operational capacity of select government institutions. The project will support the following activities. Component 1: Labor-intensive Infrastructure. The component would provide emergency employment assistance to unemployed Palestinians in the West Bank. It will finance labor-intensive small-scale public infrastructure works through short term employment opportunities for unskilled and skilled workers together with construction supervision. Infrastructure priorities to be identified and agreed between local communities and local governments. Component 2: Support to Women and the Disabled This component will support women and persons with disabilities (PWD) who are not able to participate to labor intensive public works activities under Component 1. It will help beneficiaries to grow and sustain existing businesses, and where possible, also create new ones. Whether it be microbusinesses or those which are more well-established, women and Persons with Disabilities are active in broad range of sectors in the West Bank, such as agriculture (fruit and vegetable supply, eggs, olive oil, cheese making etc), handicrafts (embroidery, woodworking etc), and also beauty products/cosmetics and tailoring. Facing challenges such as cultural constraints and a lack of access to training and financial services, many women and Persons With Disabilities struggle to participate in the formal economy. Component 3: MoFP and PA Capacity Building. The component will aim to enhance the institutional capacity of MoFP, responsible for the strategic oversight of the program, including coordination, conducting impact assessments and evaluating program outcomes. It will also build the capacity of key line ministries involved in project delivery, including, the Ministry of Labor, the Ministry of Agriculture, Ministry of National Economy , Ministry of Industry, Ministry of Tourism and Antiquity, Ministry o4f Transportation, Prime Ministry Office, General Authority for Civil Affairs, and the Ministry of Local Government. Component 4: Contingency Emergency Response Component (CERC).

Under component one, the project will support 136 Municipalities and 235 Village Councils in West Bank.

The Municipal Development and Lending Fund (MDLF) developed a Land Acquisition and Livelihood Framework (LALF) in accordance with the Palestinian Laws and the World Bank's safeguards operational policies. This LALF was revised and updated for the social recovery and job creation project and has been prepared and used for MDP 3 and RLGMSP projects

The Social Recovery and Job Creation Project, here in called the "Project", will be implemented under the World Bank's Environmental and Social Framework (ESF).

Summary of Implementation Experience of the MDP-3 and RLGMSP Land Acquisition and Livelihood Framework (LALF)

Measures to address private land acquisition and livelihood impacts (in accordance with OP.4.12), including the procedures for applying VLD and willing-buyer/willing-seller cases, were included in the MDP-3 LALF. Under MDP-3, LGUs met small-scale private land needs for three sub-projects (Kharas Rehabilitation of internal roads, Development of Shuhada Zayton Mosque Street in Gaza and Development of Internal Roads Western Area Bet Lahia). Three simplified LALAPs have been prepared and implemented through Voluntary Land Donation (VLD) agreements[1]. For each case, MDLF ensured that the safeguards specifications for VLD (e.g. eligibility, consultation and grievance mechanism , documentation etc.) and requirements These cases did not involve any physical resettlement or livelihood impacts.

Most of municipaitieis under MDP-3 implemented sub-projects on public land and avoided selecting sub-projects with negative impacts on private lands/assets. Municpalities signed agreements with citizens who have encroached the Right of Ways for the Road (ROW). Agreements included provisions that affected parties are not coerced and they agree to works proposed in these agreements. Agreements are prepared in Arabic language and are consulted with the affected parties. Examples of agreements signed included moving and replacing overlapped fences within the ROW with corrugated iron walls, rehabilitation of ramps, uprooting trees within the ROW and re-planting them, etc. During public consultation meetings condcuted under MDP-3, representatives of municpalities clarified that LGUs cannot compensate for any private land acquisition due to budget limitation. LGUs reiterated this during the public consultation meetings conducted during the preparation of this project.

The RLMGSP project has been implemented under the ESF and this Land Acquisition and Livelihood Framework (LALF) for the Project has been developed in accordance with ESS5. The LALF aims to ensure that the Project financed development and infrastructure subprojects take into consideration the social and economic circumstances of local beneficiary communities. Moreover, it provides procedures that will ensure social and economic stability and sustainability and payment of fair compensation to individuals whose land and/or livelihoods are affected by the project (PAPs), particularly marginalized groups.

The LALF was developed by reviewing relevant Palestinian laws and regulations, the ESF's Environmental and Social Standards (ESSs), meetings with the Ministry of Local Government (MoLG), meeting and interviews with MDLF staff, meetings with legal and development experts, and a consultation workshop with project stakeholders.

The LALF outlines a set of major principles which include respect for private property and allow expropriating only if it is for the public interest and to ensure the communities' right to development, minimizing negative impacts of implemented subprojects and preventing the demolition of structures (dwellings or for livelihoods) and/or the relocation of residents or users or the space for economic activity. Furthermore, the LALF clearly states that subprojects must not be implemented where legal disputes exist, emphasizes the importance of participatory planning and implementation of projects, and ensures that the compensation to project affected persons is paid in accordance with the legal procedures and the requirements of ESS5.

[1] No Willing Buyer/Willing Seller agreements with affected parties were concluded under MDP-3.

Palestinian laws that are related to land acquisition and the respect of private property ownership were carefully considered during the development of the LALF. These laws include the Palestinian Basic Law, the 1953 Land Acquisition Law, the 1953 Cities Planning Law, the 1963 Cities Planning Law of the Gaza Strip, and the 1966 Cities and Villages Planning Law of the West Bank. The legal framework identifies the authorities that handle the expropriation of properties, land acquisition, legal disputes, negotiating with landowners, and compensation mechanisms. The LALF also includes an analysis of the gap between the Palestinian laws and the Bank's ESF and provides measures to fill the gaps.

The LALF not only provides the procedures that must be followed by LGUs that will implement subprojects, but also outlines the responsibilities of the MDLF, the MoLG, the MoFP, the LGUs themselves, and the Donor .

In terms of roles and responsibilities, the MoFP in close coordination with the MDLF is responsible for updating the LALF, building the capacities of LGUs (including for environmental and social risk management), creating a monitoring and evaluation system, financing the development of Land Acquisition and Livelihood Plans (LALPs), and approving planned subprojects.

On the other hand, the LGUs that will implement the LALF are responsible for developing a LALP that includes a social and economic impact survey, a list of affected individuals and implementation budget. In addition to establish committees that will implement the LALP, handle grievances, and document the payment of compensation.

This framework is an essential reference for subprojects as it clarifies the implementation mechanisms for subprojects where land for public purposes is either voluntarily provided by landowners (using a certain process), or acquired according the Palestinian Law. A detailed description of land acquisition as per the Palestinian Law provisions is provided under Annex 4. Furthermore, the framework provides the procedures that require the implementation of the LALF and the development of LALP. This includes the prevention of individuals from using public properties, affecting individuals' sources of income, expropriating lands for the public interest, and restricting people's access to natural resources.

The LALF outlines community participation methods during the preparation of subprojects and LALPs to ensure proper and documented discussions with the local communities and the affected individuals.

Moreover, the LALF illustrates the plan implementation committee's work and formulation methods, its different stakeholders, and its role in implementing the plan and in providing compensation for damages. Those damages may include the temporary or permanent loss of land, trees, crops, or other sources of income.

A special grievance system for the LALF, that is overseen by the grievance committee, is also provided within the LALF along with defining the institutional arrangements for processing and resolving grievances, the various levels of appeals, the timeframe of grievance resolution at different levels, and methods for handling land acquisition and impact on livelihood related complaints and resolving them.

Finally, the framework requires the development of an efficient and effective monitoring and evaluation system to ensure that compensation is provided to individuals who are affected by the subproject in line with ESS5. This system will serve as a tool to measure the impact of the subproject

on the living standards of PAPs and to evaluate the achievement of different objectives under the project.

A Generic template for a LALP is included in Annex (1)

1. BACKGROUND

The Palestinian Authority (PA) was established in the West Bank and Gaza shortly after the Oslo Accords of 1993. The PA assumed civilian responsibility for most of the Palestinian residents: its security powers were limited, however, to the major urban centers. Israel maintained full control of large tracts of land around settlements and primary movement axes, leaving 61 percent of the West Bank (called Area C) outside the PA's reach. Under the Oslo accords, this arrangement was intended as a temporary measure, to be replaced by a final-status agreement by the year 2000, but it still remains in force. Several peace processes were initiated but none so far have been successful. With a population of around 5.5 million, Palestine is placed amongst the world's relatively poor nations. According to the United Nations Development Program's Human Development Index of 188 nations, Palestine is ranked 113 with a $3,360 gross national income per capita in 2023, the population of the West Bank, East Jerusalem, and Gaza has reached around 5.5 million with a population growth of 2.9%. Of that population, 73.9% reside in city areas, 16.7% in the countryside, and 9.4% in refugee camps.

According to the Palestinian Basic Law, the Palestinian territories follow a Presidential political system and must have a Legislative Council. However, since 2007, the ongoing Israeli occupation and the state of division between the West Bank and Gaza have paralyzed the democratic life of Palestinians and no presidential or parliamentary elections have taken place since.

Following the approval of the State of Palestine's membership as an observer member at the United Nations, there have been Palestinian requests to join multiple UN agencies, and the State of Palestine has ratified 18 international agreements and two protocols.

Around 2.836 million (60.6%) of Palestinians fall into the working age group -which is 15 years old and above- and the remaining (39.4%) of the population fall outside that category. According to data from the Palestinian Central Bureau of Statistics, the unemployment rate in Palestine reached 57%.

2. PROJECT DESCRIPTION

The WEST BANK Social Recovery and Job Creation Project comprises the following components:

- **Component 1: Labor-Intensive Infrastructure:** This component aims to support eligible Local Government Units (LGUs) in the West Bank by financing labor-intensive small-scale public infrastructure works, providing immediate and short-term employment opportunities for unemployed Palestinians. Prioritization will focus on governorates impacted by destruction and high unemployment rates. The selected governorates and beneficiary targeting will be identified by the Ministry of Local Government (MoLG) and the Municipal Development and Lending Fund (MDLF) in consultation with the Ministry of Labor (MoL) and agreed with the local communities and LGUs. Key infrastructure works include (but not limited to); collection and separation of solid waste; cleaning and beautification of roads and public squares; irrigation of green areas; repair and maintenance of roads and retaining walls; rehabilitation and maintenance of LGU public facilities including markets, municipal buildings, cultural centers, libraries, water and sanitation infrastructure, solid waste facilities, cemeteries, parks, gardens, playgrounds, sports facilities, and slaughterhouses; as well as supporting LGUs in work system improvements such as archiving, GIS, project supervision, and public awareness.

- **Component 2: Support to Women and Persons with Disabilities:** This component aims to support women and persons with disabilities (PWDs) who are unable to participate in labor-intensive public works under Component 1. It seeks to empower vulnerable and marginalized groups by supporting the establishment, growth, and sustainability of small businesses and income-generating activities in sectors such as agriculture, food processing, handicrafts, and beauty products. The additional financing has doubled the number of beneficiaries to 200, including persons with disabilities (PWD). The component is implemented by the NGO Development Center (NDC) in partnership with NGOs.

- **Component 3: MoFP and PA Capacity Building:**
  Under the Additional Financing (AF), Component 3 has been expanded to strengthen the institutional capacities of the Ministry of Finance and Planning (MoFP) and the Palestinian Authority (PA) to lead recovery efforts and improve public service delivery. The AF extends support to additional line ministries and public institutions, including the Ministry of Public Works and Housing (MoPWH), Ministry of Industry (MoI), Ministry of Transport (MoT), Ministry of Tourism and Antiquities (MoTA), the National Water Company (NWC), and the General Authority of Civil Affairs (GACA), in addition to the institutions already supported under the Parent Project. The Component supports activities including: Rehabilitation and civil work of existing government facilities, Institutional strengthening and organizational development, Digital transformation and ICT systems, Technical assistance and consultancy services, Human resource development and specialized staffing, Training and capacity-building activities; and Operational and administrative support.
- **Component 4: Contingency Emergency Response Component (CERC):** In the event of a future eligible crisis or emergency, the project will provide an immediate response, as needed. This component would draw from uncommitted funds under the other components of the project. Disbursement under this component will be subject to the declaration of emergency by the PA, the international community, or the United Nations (UN).

MoFP will coordinate project activities, including day-to-day implementation, coordination, supervision, and overall management of project activities. Overall project implementation will be overseen by the MoFP. As the lead agency, MoFP has an important coordination and monitoring role. It will help to resolve any technical or political bottlenecks which may arise across the whole project. For Component 1 the MDLF will have responsibility for the delivery of project activities. Components 2 will utilize an NGO delivery model to be managed by the NGO Development Center (NDC). Component 3 will be implemented by MoFP. MoFP will undertake the necessary procurement and financial management and ESF management, to support both their own capacity building needs and also that of the MoL, MoA, MoLG, PMO, MoPWH, MoI, MoT, MoTA, NWC, GACA, and MoNE

3. RATIONALE FOR THE PREPARATION AND APPLICATION OF THE LAND ACQUISITION AND LIVELIHOOD FRAMEWORK

MOFP in close coordination with theMDLF has updated the RLGMSP LALF, in accordance with the requirements of the project and ESS5, to prepare the Land Acquisition and Livelihood Framework

(LALF) for this project. Under MDP-3, LGUs met small-scale private land needs for three sub-projects (Kharas Rehabilitation of internal roads in the West Bank, the Development of Shuhada Zayton Mosque Street in Gaza and the Development of Internal Roads Western Area Bet Lahia). Three simplified LALAPs had been prepared and implemented through Voluntary Land Donation (VLD) agreements. In such cases, it was ensured that the World Bank specifications for VLD (e.g. for eligibility, consultation and grievance redress, documentation etc.) were met. These cases did not involve any physical resettlement or livelihood impacts. Measures to address land and livelihood impacts (in accordance with OP.4.12), including the procedures for VLD and willing-buyer/willing-seller cases, were included in the MDP-3 LALPF.

Under Component 1 of Social Recovery and Job Creation Project, there may be potential risks associated with some small-scale private land taking for the expansion of ROW, if required, for rehabilitation and maintenance of water networks, and construction and rehabilitation of roads. Similarly, while activities including construction and rehabilitation of public facilities (e.g. schools, clinics, public centers, solid waste facilities etc.) are generally implemented on public land, some private land taking may be needed in cases where public land is not availableFinal determination of land needs will be done during subproject preparation. There is also a potential risk of temporary restriction to land use and consequent negative impacts during construction on small enterprises (e.g. shops, kiosks) particularly in commercial areas and such risks will also be assessed and mitigated, as required, during subproject preparation and impelmentation.

In view of the risks outlined above, an LALF has been prepared for Social Recovery and Job Creation Project. The LALF serves to ensure that the development of infrastructure projects funded by the MDLF will have no negative effect on citizens' social and economic circumstances, particularly those who are directly affected by the implementation of subprojects. Moreover, the LALF aims to reduce any harm that may be incurred by implementing the projects. This LALF will serve as a reference for all of the subprojects that are implemented by the LGUs. It shall guarantee the implementation of the same standards and procedures towards all citizens without any discrimination, violation of property rights, or damage that may result by the projects. Also The LALF serves to ensure that sub projects funded by the NDC under component 2 will have no negative effect on citizens' social and economic circumstances, particularly those who are directly affected by the implementation of subprojects

The framework is to comply with the Palestinian laws, regulations and policies and the World Bank ESF. As such, this framework provides clear procedures that do not contradict the law. The framework itself is herein developed to set out the laws and regulations, policies, principles and procedures, compensation principles, eligibilities and entitlements, institutional arrangements, consultation, grievance mechanisms, schedules and indicative budgets that will be the basis for the preparation of site-specific Land Acquisition and Livelihood Plans (LALPs) in case the subprojects have any impacts on private land or livelihoods.

The applicability of ESS5 has been established during the environmental and social assessment described in ESS1. This LALF applies to permanent or temporary physical and economic displacement resulting from the following types of land acquisition or restrictions on land use undertaken or imposed in connection with project implementation.

a. Land rights or land use rights acquired or restricted through expropriation or other compulsory procedures in accordance with national law;

b. Land rights or land use rights acquired or restricted through negotiated settlements with property owners or those with legal rights to the land, if failure to reach settlement would have resulted in expropriation or other compulsory procedures;
c. Restrictions on land use and access to natural resources that cause a community or groups within a community to lose access to resource usage where they have traditional or customary tenure, or recognizable usage rights. This may include situations where legally designated protected areas, forests, biodiversity areas or buffer zones are established in connection with the project;
d. Relocation of people without formal, traditional, or recognizable usage rights, who are occupying or utilizing land prior to a project specific cut-off date;
e. Displacement of people as a result of project impacts that render their land unusable or inaccessible;
f. Restriction on access to land or use of other resources including communal property and natural resources such as marine and aquatic resources, timber and non-timber forest products, fresh water, medicinal plants, hunting and gathering grounds and grazing and cropping areas;
g. Land rights or claims to land or resources relinquished by individuals or communities without full payment of compensation; and
   Land acquisition or land use restrictions occurring prior to the project, but which were undertaken or initiated in anticipation of, or in preparation for, the project. In line with the LALF, a LALP proportionate to the risks and impacts for small scale sub-projects shall be prepared and implemented. Annex (2) includes a generic template for LALP.

This LALF will form the basis for preparation of site-specific LALPs if required once the subprojects and sites are identified. The LALPs will be prepared and disclosed, prior to commencement of procurement for the sub-project and implemented prior to the start of the subproject activity.

4. OBJECTIVES OF THE LALF AND METHODOLOGY

- Establish the project land acquisition, livelihood and compensation principles and implementation arrangements.
- Describe the legal and institutional framework underlying MDLF approaches for livelihood, compensation and rehabilitation;
- Avoid or minimize associated disruptions whenever implementing a MDLF sub-project.
- Assist project affected persons (PAPs) to improve their livelihoods and standards of living or at least to restore them to pre-displacement levels.
- Describe the consultation procedures and participatory approaches involving PAPs and other key stakeholders.

This framework was developed by updating the MDP-4 LALF in accordance with ESS5 , desk review of relevant literature, and interviews and consultations with key representatives of communities (including key representatives of marginalized groups). PAPs and community representatives identified under MDP-4, council members and staff of LGUs in West Bank, private sector and relevant NGOs were also consulted. Literature reviewed included relevant Palestinian laws and regulation, relevant WB documents and similar regional and international documents. Consultations and meetings were further held with MOLG, MDLF technical staff, NDC, and legal and development specialists.

Scope of the LALF

At this stage, potential lands required for project activities and an estimated number of affected people have not been identified. No large-scale private land acquisition or physical resettlement is anticipated under the project.

However, there may be potential risks (under Components 1: **Labor Intensive Infrastructure**) associated with some small-scale private land taking for the expansion of ROW, for rehabilitation and maintenance of water networks, and rehabilitation of roads. Similarly, while activities including rehabilitation of public facilities (e.g. schools, clinics, public centers, solid waste facilities etc.) are generally implemented on public land, some private land taking may be needed in cases where public land is not available.

5. THE PRINCIPLES OF LALF

The objective for the LALF is to set out the policies, principles, institutional arrangements, schedules and indicative budgets that will address anticipated resettlement needs. These arrangements are also meant to ensure that there is a systematic process (as against an ad-hoc one) for the different stages of the implementation of the project activities that ensures continuous beneficiary participation and involvement of relevant institutions and stakeholders; adherence to ESSs, in particular ESS1, ESS5 and ESS10, and PA's procedures and requirements; and determination of entitlement and payment of compensation for affected persons.

The main goal of the LALF is to identify the Project Affected Persons (PAPs), types of impacts, strategies for compensation/restoration of potential losses for individual and business and to establish the mechanism to compensate losses adequately according to polices of other financing partners, Palestinian legislation and ESS5 requirements.

The principles of the LALF are consistent with principles indicated in ESS5 and that the expression of these principles is the same as ESS5. MDLF, the implementing agency, and LGUs who play a role in the implementation of this LALF commit to these principles and all relevant requirement of ESS5.

- To avoid involuntary resettlement or, when unavoidable, minimize involuntary resettlement by exploring project design alternatives;
- To avoid forced eviction;
- To mitigate unavoidable adverse social and economic impacts from land acquisition or restrictions on land use;
- To conceive and execute resettlement activities as sustainable development programs, providing sufficient investment resources to enable displaced persons to benefit directly from the project, as the nature of the project may warrant;
- To ensure that resettlement activities are planned and implemented with appropriate disclosure of information, meaningful consultation, and the informed participation of those affected; and
- To ensure access of project affected parties to a grievance mechanism.

- To ensure that, in cases where subprojects are implemented based on existing on-ground conditions due to outdated or incomplete master plans[2], affected communities should be consulted to avoid or minimize harm to people, livelihoods, and property. Full consultation must be conducted with landowners and affected persons at the time of site selection, including both women and men. Consultations must be participatory, transparent, and free from any form of coercion, manipulation, or pressure from public, traditional, or community authorities.

The LALF not only establishes a cooperative working method between citizens and their LGUs, but also serves as a tool to reduce any negative social or economic effects on the lives of local communities that might result from component 1 subprojects.

- **The Practices of the LALF:**

If land acquisitions or impact on assets and livelihoods is unavoidable, the LALF will be the basis for the preparation of subproject specific LALPs.

Following is the list of criteria that if met will not require preparation of subproject specific LALPs under the project:

- Implement the subprojects on public lands.
- The land is purchased for subprojects through Willing-buyer/willing-seller agreements that follow the criteria listed in this LALF. (See Annex 3)

However, LALPs will need to be developed, in accordance with this LALF, in the following cases:

- Subprojects that prevent PAPs from continuing to use state land for economic purposes.
- Sub-projects that impact individuals' livelihood or source of income due to land taking or limited access to land.
- Sub-projects that require the acquisition of private land for public interest
- Sub-projects that result in preventing individuals from accessing public herding lands and natural reserves.

6. ELIGIBILITY CRITERIA UNDER THE LALF

Under this framework, the proposed affected persons include:

- Who have formal legal rights to land or assets;
- Who do not have formal legal rights to land or assets, but have a claim to land or assets that is recognized or recognizable under national law; or
- Who have no recognizable legal right or claim to the land or assets they occupy or use.

Where land acquisition or restrictions on land use are unavoidable, theLGU will conduct a census to identify the persons who will be affected by the project, to establish an inventory of land and assets

[2] This applies to cases where existing roads are not included in the current master plan or are located outside the planned areas due to outdated or incomplete master plans.
Similarly, this provision applies to public facilities (e.g., playgrounds and public parks) where the existing master plan is outdated or incomplete, provided that the ownership and legal status of the relevant public facilities or land parcels have been properly verified.

to be affected. In conjunction with the census, the LGU will indicate a cut-off date for eligibility. Information regarding the cut-off date will be well documented and will be disseminated throughout the project area at regular intervals in written and (as appropriate) nonwritten forms and in relevant local languages. This will include posted warnings that persons settling in the project area after the cutoff date may be subject to removal.

7. SOCIO-ECONOMIC BASELINE

The Project will target the LGUs in West Bank and will provide LGUs with a combination of TA and and grants for priority sub-projects that would improve municipal service delivery. West Bank consists of 11 governorates. The total population lives in West Bank and Gaza Strip is 5.5 million (PCBS, 2025) over an area of about 6,000 km2 (West Bank: 5,655 km2, Gaza Strip 365 km2).

7.1. Land Use and Urban Planning

Local Government Units (LGU) masterplan boundaries do not cover the full land area of the LGUs in the West Bank. This is because the majority of proposed municipal and Village Council expansions partially include Area C. Most require coordination and approval from the Israeli Civil Administration, and LGUs wait years for approval to expand. Implementation of regional planning, which could govern the lands outside of LGU masterplans is weak.

In some LGUs, outdated or unapproved master plans may result in roads that are physically established and used by communities but are not formally included within existing master plan boundaries. In such cases, and where subprojects are proposed on these roads, MDLF will rely on existing on-ground conditions, subject to obtaining the required official approvals from the Ministry of Local Government and the relevant LGU. In all such cases, meaningful consultation with affected communities and users will be carried out to ensure that no harm is caused to people, their livelihoods, or their property, and that any potential impacts are identified and addressed in accordance with this LALF and ESS5 requirements.

The Methodology for Subprojects Located on Existing Roads Outside Approved Master Plan Boundaries

Where a subproject is proposed on an existing road that is physically established and in public use but falls outside the boundaries of an approved or updated master plan due to outdated planning documents, MDLF shall apply the following methodology to ensure compliance with the principles of ESS5 and the requirements of this LALF, while protecting the rights, livelihoods, and assets of affected persons.

The methodology shall be implemented in a transparent, participatory, inclusive, and well-documented manner and shall include the following steps:

1. **Verification and Official Approval**

- Confirm that the road is an existing public road currently used by the community.
- Obtain formal confirmation and approval from both the relevant LGU and MoLG that the proposed intervention is acceptable despite the road not being included within the current master plan boundaries and the approval should include a description of the road, including its width, length, boundaries, and location.

2. Stakeholder Consultation and Disclosure

- Identify and Map potentially affected people & Conduct meaningful consultations.
- Present the proposed subproject, its scope, expected benefits, potential impacts, and the applicable land requirements.
- Ensure that consultations are documented and conducted in accordance with the Stakeholder Engagement Plan (SEP) and the consultation requirements of this LALF.

3. Public Notification

- Publicly disclose the proposed subproject using appropriate online and offline communication channels (e.g., municipal boards, public announcements, community meetings, and social media where applicable).

In case there is expansion, the LGU to:

- Identify & map all affected persons, conduct meaningful consultations, and public notification using appropriate online and offline communication channels.
- Provide a reasonable period for community members and potentially affected persons to submit comments, concerns, or objections through established GRM or other officially designated channels.
- Review and address all comments and objections before implementation proceeds.
- Determine whether implementation requires the use of privately owned land or will affect any private assets, structures, businesses, or livelihoods.
- Document the findings through the screening process prescribed in this LALF.

Voluntary Land Donation (Where Applicable)

- Where an affected landowner voluntarily agrees to donate the required portion of land for the public road and the donation fully satisfies the eligibility criteria for Voluntary Land Donation (VLD) under this LALF, the LGU shall prepare a Voluntary Land Donation Agreement.
- The agreement shall be signed by the landowner, witnessed and documented in accordance with the LALF requirements, and formally endorsed by MoLG before any civil works commence**.**

Because Palestinians have, in effect, been prevented from using a large proportion of the West Bank (Area C), they use the remaining available land areas intensively. In Areas A and B, rapid urbanization has led to construction over areas of fertile land. From 1992-2015 the percentage of area under cultivation decreased by 12%. Green spaces remain minimal, due in part to urban expansion.

Approximately 20% of the total area of Palestine is used for agricultural purposes (1.2 million dunums). 90% of agricultural lands is located in the West Bank, while only 10% is located in the Gaza Strip. The total area of agricultural land currently used by Palestinians doesn't exceed half of the Palestinian agricultural land area available for cultivation, while the remaining areas are distributed to lands that can be cultivated but are not used for such purposes, or lands that need rehabilitation,

lands that cannot be rehabilitated (often used for grazing of ruminants), lands used for industrial and urban expansion, as well as areas confiscated by the Israeli authorities for settlement expansion, building the separation wall and the construction of bypass roads.

Public Open Spaces: The rapid urbanization and population growth in West Bank and Gaza Strip have impacted negatively on the availability and quality of public spaces within Palestinian cities. The planning regulations in Palestine have not been successful in facilitating the provision of public spaces in Palestinian cities, because most consideration is given to building design, elevation, heights, setbacks and parking, with little focus on the design and integration of urban public space. Furthermore, no planning policies are currently mainstreamed within the Palestinian spatial-planning systems. A second major challenge to the development of public open spaces in Palestine is land ownerships.

The majority of land parcels in cities are privately owned, making it very difficult to extract land for public space usage. Nevertheless, a few municipal efforts to utilize lands owned by the LGU have succeeded in creating public open spaces in the neighborhoods of their cities, and they have come in the form of small parks and gardens. Although the number of these initiatives is still small, they have succeeded to meet some of the respective communities' basic needs for public spaces.

7.2. Socio-Economic Baseline

Population

The total population lives in West Bank and Gaza Strip is 5.5 million (PCBS, 2025). The Palestinian Central Bureau of Statistics (PCBS 2015) has formulated a single baseline central projection of the Palestinian population within Palestine to 2020 and extended to 2050. Low and high population growth projections were developed for Gaza and West Bank, based on the lowest and highest population growth rates from the Palestinian governorates within each of the regions. The low and high population growth rates are 1.8% and 3.4% respectively in West Bank, and 3.1% and 4.0% in Gaza, and the sum of these two projections give a range of between 10.7 and 16.3 million people living in Palestine in 2050 (equivalent to 2.3% and 3.6% annual growth).

Population is very young in all targeted urban areas. Approximately 60% of population is under 30 years of age in Nablus, Ramallah & Al Bireh and Bethlehem Urban Areas; this percentage reaches approximately 70% for Hebron and Gaza Urban Areas. Children under 15 are approximately 30% of the total population in Nablus, Ramallah & Al Bireh and Bethlehem Urban Areas; this percentage reaches approximately 40% for Hebron and Gaza Urban Areas.

There is an even distribution of male and female population; slightly over 50% for males and slightly under 50% for females. Hebron Urban Area is the only exception, where 51.3% of population is male and 48.7% is female.

Gross Domestic Product (GDP)

According to Knoema data; GDP (current US$) of Palestine decreased from 19,17 million current US$ in 2022 to 17,42 billion current US$ in. Based on recent reports and the military escalation, and taking

into account Infectious diseases outbreak, the economy in Palestine is projected to contract by about 9.2%-11.2% in 2025.

The structure of the Palestinian economy has substantially deteriorated since the 1990s. The manufacturing sector has largely stagnated and its share in GDP has been in decline during the past 10 years, dropping from 16 % in 2010 to around 13 % in 2019. The share of the agriculture sector has also dropped in the recent years contributing 6.9 % to GDP in 2019. In the past two decades, most growth occurred in the various retail and service sectors, which account for more than half of the GDP in Palestine.

The current military escalation that started in October 2023 affected the Palestinian economy harshly.

Employment

In 2018, 35.1% of employed individuals in Palestine worked in the services sector, while 21.7% worked in commerce, hotels and restaurants. In the same year (2018), according to place of work, 60.1% of employed individuals were employed in the West Bank, 26.6% were employed in Gaza Strip while 13.3% were employed in Israel and Israeli settlements.

The unemployment rate in Palestine is very high. It reached 57% in 2025. The increase is due to a strong jump in Gaza where 85 % of those in the labor force were unemployed in 2025. Unemployment amongst Gaza's youth exceeded 85 %. In the West Bank, unemployment has increased to 35%.

Wages

According to ILO, in both West Bank and Gaza, weak bargaining power among labourers, low levels of output and competitiveness in productive sectors, and a large supply of unemployed are key factors that have been exerting downward pressure on wages, and thereby weakening the quality of employment. While nominal average wages in Palestine have increased in recent years (by 48.1 % over the period 2004–2016), growth rates between the West Bank and Gaza exhibit significant disparities.

Daily wages in Gaza grew only by 4.2 %, from 59.2 Israeli shekels (ILS) to 61.7 ILS per day over the period 2004–2016. In comparison, during the same period, the average daily wage in the West Bank grew by 56.9 % (from 81.6 to 128 ILS per day), reflecting the relatively more competitive labour market. Recent growth in wages in the West Bank has been mainly driven by increased employment levels in Israel and the settlements and the significantly higher average wages Palestinian workers receive there. Employment in Israel and the settlements has historically provided higher remuneration for workers than both the private and public sectors within Palestine. In 2016, labourers working in Israel and the settlements received an average of 218 ILS per day, more than 3.5 times the average wage in Gaza and more than 1.7 times the average wage in the West Bank.

With the minimum wage in Palestine set at 1,880 ILS per month, the minimum wage compliance is not an issue. However, a considerable number of workers in the Palestine earn well below the statutory minimum wage. representing 40 % of the total labor force employed in the private sector, are paid less than the statutory minimum.

Poverty

The United Nations estimates that the poverty rate in Palestine could reach 74.3% in 2024, meaning that 4.1 million Palestinians will be living below the poverty line, including 2.61 million people who have already entered this category.

The United Nations Development Program (UNDP) and the United Nations Economic and Social Commission for Western Asia (ESCWA) released a new assessment indicating that the poverty rate in Palestine will rise to 74.3% in 2024. This estimate means that 4.1 million Palestinians will be living below the poverty line, including 2.61 million people who have recently entered this category.

8. POTENTIAL FOR SOCIAL AND ECONOMIC IMPACTS

Impacts:

The implemented subprojects might be accompanied by minor negative social impacts along with substantial positive impacts. The project will be implemented including the Social Recovery and Job Creation Project, fall into the category of public small infrastructure and road rehabilitation, which will assist citizens in enjoying their rights to reach their place of residence or work and will contribute to the development of businesses and income which will eventually increase those citizens' living standards. The development and infrastructure projects will also contribute to improving the livelihood of local communities by constructing and extending roads, installing water and electricity networks, and constructing schools and healthcare facilities.

Nevertheless, negative impacts can also be expected and may range in nature and scale including number of affected populations. Impacts include :

(i) land acquisition and temporary restrictions to land use: while the project will not involve large scale private land acquisition or physical resettlement, there may be potential risks, under Component 1, associated with some small-scale land taking for the expansion of ROW, if required, for rehabilitation and maintenance of water networks, and construction and rehabilitation of roads. Similarly, while activities including and rehabilitation of public facilities (e.g. schools, clinics, public centers, solid waste facilities etc.) are generally implemented on public land, some private land taking may be needed in cases where public land is not available. Final determination of land needs will be done during subproject preparation. Potential risk of temporary restriction to land use and consequent negative impacts during construction on small enterprises (e.g. shops, kiosks) particularly in commercial areas,

(ii) potential demolition of residence,

(iii) loss of livelihood sources and assets,

(iv) lack of socio-economic protection to these communities should they encounter any of these negative impacts, amongst others,

(v) social exclusion: additional risks include capture of project benefits by community elites and potential exclusion from or inequitable provision of project benefits (e.g. improved services, enhanced social accountability measures) and/or lack of meaningful engagement during preparation and implementation with women and marginalized groups (e.g. persons with disabilities, women headed households, youth, the poor, people living in Area C, communities in Access Restricted Areas (ARAs) and relatively rural/remote locations, communities more vulnerable to impacts of climate change etc.).

(vi) potential lack of access to grievance redress due to lack of availability of functional mechanisms that are well-known and understood and easily accessible by communities, including vulnerable groups.

As such the LALF is designed with due consideration to potential negative impacts and avoiding them including a range of measures such as:

- Preventing the demolition of any inhabited residential structure or the relocation of people's place of residence for the purpose of subproject implementation.
- Reducing the number of people affected by any of the projects by rigorously following mitigation measures.
- Compensating those whose businesses or sources of income are affected by any of the projects.
-
- Initiate consultation with the affected people and sign agreements with the owners of overlapping structures that need to be removed including (external walls, fences, rotted up trees, among others)

8. INSTITUTIONAL FRAMEWORK

8.1. LALF's Organization and Implementation Arrangements

8.1.1. Overall Institutional Arrangement

The Social Recovery and Job Creation Project deals with the following stakeholders at different levels of responsibility:

1. The ministry of Planning and Internation cooperation (MoFP) as a main party in the signed agreement
2. The World Bank as donors of the project.
3. MDLF as the implementer of Component 1.
4. LGUs as the implementers of the subprojects of Component 1.
5. NGOs development Center (NDC) as the implementer of Component 2.
6. Prim Ministers' Office (PMO) as implementer of component 3.
7. Ministry of Labor (MOL) as implementer of component 3
8. Ministry of Agriculture (MOA) as implementer of component 3
9. The Ministry of Local Government (MoLG) as implementer of component 3.

8.1.2. Institutional responsibilities of Ministry of Planning and International Cooperation (MoFP):

MoFP is the main party in the signed agreement. It will be responsible for coordination with the related institutions and ministries and provide technical support, monitoring and evaluation for all components.

The MoFP has s social specialist who will follow implementation of the Land acquisition and livelihood framework and provide any technical support if needed to MDLF team.

8.1.3. Institutional responsibilities of Development Partners:

The world Bank will review the LALPs and provide clearance prior implementing it on ground.

8.1.4. Institutional responsibilities of MDLF:

MDLF is responsible for the implementation of component 1, and LALF with close cooperation and coordination with MoFP and the participating/eligible LGUs.

The MDLF has s social specialist who will follow implementation of the Land acquisition and livelihood framework and provide the continuity of the understanding of the Palestinian laws and policies, the World Bank ESF as well as the experience on the ground in monitoring and evaluation.

Social Recovery and Job Creation Project would further develop the capacity of MDLF social specialists, who would be responsible for reviewing, advising and reporting on LALF issues, so they are able to implement the LALF more efficiently and effectively.

MDLF will review the LALPs which will be prepared by the LGUs and submitted to the MDLF for review and no objection.

8.1.5. Institutional Responsibilities of LGUs

In the event that impacts on private land and livelihoods are unavoidable, the LGUs are in charge of:

a) Preparation of the subprojects specific LALPs in accordance to this LALF;
b) Implementation of the LALPs. Accordingly, they are in charge of establishing the LALPs implementation committee and grievance committee;
c) Keep in the records of all the complaints, how they were resolved, time that it took to resolve them and what happened in the case it could not be resolved.; and
d) are also responsible for LALPs implementation budget (budget for land acquisition and compensations).

The MoFP shall play a role in the complaints system related to land acquisitions as described in GM section

8.2. Land Acquisition and Livelihood Plan (LALP) Committees:

According to the Land Acquisition Law (LAL), a committee to estimate price of the expropriated lands and offer compensation must be formed by municipality. Similarly, the following **two** committees emerge from the LALF and the LALP:

- **LALP Implementation Committee:**

This committee will comprise of a member of the municipality or local council, a representative of the Directorate of Local Government, a representative of a local Civil Based Organization (CBO), a representative of the affected locality, a local valuer/ agricultural specialist, and a human rights/ legal specialist from the affected locality. The committee must ensure that women from affected communities are included in the committee.

The role of this committee is to follow up on the implementation of the LALP, hold community discussions, hold plan review sessions, and monitor the LALP activities.

The committee will also estimate the compensation for any damages related to the LALP, and follow up on the delivery of monetary and in-kind compensations to the affected individuals. Moreover, the committee must keep a record of all affected individuals and clearances of their compensations.

- **A Grievances Committee (GC)**

This committee will also be formed in any LGU in which any subproject will require preparation of a LALP in accordance with the LALF. The GC will comprise of a member of the municipality or local council, the engineer of the municipality or local council, a representative of the Directorate of Local Government, a representative of a local Civil Based Organization (CBO), a representative of the residents of the affected locality, and a specialist – preferably legal - from the affected locality. The committee will ensure gender balance in its composition.

The committee will try to resolve the grievances related to LALP preparation and implementation and complaints received by the municipality regarding land acquisition or impact on assets and livelihood will be handled by this community. Affected communities will be informed during the consultation for the LALP preparation on how to file complaints. The committee will receive grievances from individuals that are affected by the project and schedule meetings with them to settle the grievances related to subprojects. The committee must keep a record of all plaintiffs that use the mechanism to address their grievances (this is further elaborated under the Chapter V on Organization).

9. APPLICABLE STANDARDS

9.1. Laws on Property, Compensation, Expropriation

This section explains Palestinian legal framework for land acquisition and expropriation and related procedures. In the subsequent section under the GAP analysis the requirements of ESS5 are described and compared to the Palestinian laws explained in this section (Table 1). For this LALF whenever there is a gap, the requirements of the ESS5 will be applied as presented in this document.

The relevant laws span the Ottoman regime, the British Mandatory period, the Jordanian administration of the West Bank, the Egyptian administration of the Gaza Strip, the Israeli occupation of the OPT and East Jerusalem, and the PA's administration over certain areas in Palestine. The laws and ordinances applicable to the Gaza Strip and West Bank before 1967 were adopted into the PA legal regime as Decision No. 1 of the Elected Palestinian Council on 20 May 1994. The decision provided that "The laws, regulations and orders which were in force prior to 5 June 1967 in the West Bank and Gaza Strip shall remain in force until unified." **A. Existing Palestinian legal and policy framework for land acquisition**

According to Law No.24 of year 1943 modified by Law No. 2 of year 1953 on "Land Expropriation for Public Projects" and its articles (3) and (21), the Government can expropriate up to 25% of any privately-owned land for public interest reasons - without compensating the owners for the value of the land being expropriated. Exceptions are made to owners who prove to be largely damaged by this land expropriation. However, owners are entitled to compensation for all crops and trees, buildings and fixed structures on the expropriated 25% area of the land.

In case an entire plot of land is required, the promoter has to submit an official request to the Secretariat of the council of ministers with land limits, coordinates and lot numbers. A dedicated

evaluation inter-ministerial committee will assess the land value and will submit the evaluation results report to the secretariat of council of ministers for approval. A presidential decree is issued accordingly and the budget for compensation is made available at the Ministry of Finance. No one (owner or user) can financially benefit from the acquired land after the date of the presidential decree (cut out date)

However, in case of pressing time demands to expropriate land to a specific project serving public interest, the Government is entitled to seize the land immediately and then to initiate compensation negotiations with owners/users (Law 2/1953, Article (12)).

B. Existing Palestinian Process to Acquire Land for a Public Purpose

The steps followed under the Palestinian laws to acquire land for a public purpose are the following:

I. The notice of the intention to acquire land must be posted in "Form A" or "Form B" set out in the Schedule (as amended) at convenient places or near the land to be acquired stating the intention is to acquire the land. The notice also needs to be published in the Official Gazette. In addition, any person registered as an owner of the land or having an interest shall be served with the notice."
II. The period of the notice must be at least two months from the publication of the notice in the *Gazette* unless urgently required. If the land is urgently required a statement must be indicating that it is for an urgent public purpose and shall be considered conclusive evidence of that fact.

C. Existing methodology of Asset Valuation and Compensation Packages according to the Palestinian laws

The West Bank Acquisition Law and Gaza Acquisition Law provide the rules for assessment of the compensation for land acquired through powers of eminent domain.

If the parties cannot agree to fair compensation, the land owner or party with an interest in the land can make a claim to the courts to be awarded compensation in accordance with the following rules for estimating compensation:

- No allowance shall be made on account of the acquisition being compulsory;
- The market value of the land is what a willing seller might be expected to receive in the open market, without regard to any improvements or works made or constructed after the date of notice published in the *Gazette*.
- The special suitability or adaptability of the land for any purpose shall not be taken into account if it is a purpose to which it could be applied only in pursuance of powers derived from legislation;

The court must also take into consideration the damage to be sustained by the owner by reason of the severance of the land so acquired from other land belonging to him or her.

The laws provide more detailed provisions for assessment of compensation for all returns and capital rental value for taxation made by or acquiesced by the claimant, as well as compensation for loss of rents and rent to be paid for the lease of land, among other losses.

D. Existing Process to Acquire Land for a Public Purpose under Palestinian laws

Party wishing to acquire land ("the Promoter") shall publish a notice in the Gazette for 15 days declaring its intention to acquire the land. After the 15-day notice period, the acquiring party is required to submit an application to the Cabinet with a map of the land at which point the Promoter must prove financial capability of pursuing the transaction. (Article 3)

Upon receiving the application, the President (or delegated Minister) will decide on the modality of the scheme proposed by the promoter. The modality varies from absolute acquisition of land to restrictions on practicing any right derived from its ownership. (Article 4).

Once the Cabinet's resolution is approved by the President or authorized Minister, the resolution shall be published in the Gazette and the Promoter is required to submit the resolution to the Registrar with the names of the owners of the land. If the land is unregistered, the names of the holders of the land are submitted. (Article 5)

The publishing of the scheme in the Gazette (pursuant to Article 5) makes the scheme a "public utility scheme". (Article 7)

The Land Register then freezes any transactions relating to the subject land when the Promoter provides the Registrar with a copy of the land deed along with a clear sketch (if the land is registered at the Land Registration). (Article 8)

After the notice period, the Promoter is required to enter into negotiations with the landowner or the holders of the land regarding the land rights. (Article 9)

The landowner is required to inform if there are other people making use of the land within 15 days from the date of notification of the acquisition resolution. If this is not done, the landowner is liable to these persons for compensation. The tenants and holders are otherwise liable for compensation from the Promoters who are seeking to acquire the land. (Article 10)

In urgent cases that are in the public interest, the Promoter may submit an urgent application for acquisition of land to the President or authorized Minister. If the President or Minister is convinced of the urgency, the Promoter is not required to abide by the procedures concerning notice, publication and the requirement to negotiate with the landowner(s) (Articles 5, 6, 8 and 9). However, the Promoter must leave a deposit with the Treasury as compensation for the landowner(s) and the Registrar must perform a survey of the land which will be used to determine compensation. (Article 12)

E. Existing Rules for Assessing Compensation for Land

If the Promoter and the landowner do not agree on the compensation amount, either party may refer the dispute to the court, in which case the court will determine the amount of compensation for the land or usufruct right based on the following criteria in Article 15:

a) Rent fees are not to be affected;
b) the price of adjacent lands of the same kind;
c) the price of the land if it is publicly sold on the market;
d) rent fees for leasing the land shall be assessed based on annual fees at the time of publication of the Cabinet's acquisition resolution;
e) damages caused to the values of the land;

f) decrease in value of any remaining part of land must be considered;
g) consideration of any damage incurred as a result of separating the acquired land from any other land belonging to landowner;

Article 16 empowers the court with the jurisdiction to consider all lawsuits, hear all contradictory litigation and any claims made to the subject land.

The Promoter may totally or partially abandon plans to acquire the land by publishing such intent in the Gazette but is obligated to pay the land owners and rights holders' compensation for expenses and damages caused. (Article 19)

The land owner may request the land be restored if the Promoter is not the government has not commenced work on the public scheme within three years and the reasons for not starting are not adequate or reasonable. (Article 20)

F. Existing Methodology of Assets Valuation and Compensation

The valuation methodology of the crops and assets' compensation is vital in order to facilitate the compensation process. Following is a summary of valuation process for various types of impacts:

Table 1: Methodology of Asset Valuation

Type of loss	Valuation mechanism	Entity responsible for valuation
Waqf and private owned lands	The Palestinian Land Authority provides alternative lands taken from the Ministry of Endowment where a land for land swap has occurred. For lands expropriated from private owners, cash compensation will be given to the owners.	Palestinian Land Authority
Crops and trees	Any affected tree(s) or standing crops will be compensated for. The Ministry of Agriculture develops price lists of the affected crops and trees. The lists will be updated and provided to the PLA and Ministry of Finance to be the basis of compensation	Ministry of Agriculture MDLF Ministry of finance

Annex (4) provides further details about the legal framework for land acquisition and expropriation and related procedures

9.2 Comparison and Gaps between the Palestinian laws and the World Bank's ESF – ESS5:

Table 2: Gaps between the Palestinian Legislations and the ESS5 of World Bank

Sl. No.	Gaps		Strategies to bridge the Gap
	ESS5	Palestinian Law	
1	*Replacement Value*: Under ESS5, compensation for lost properties will be	Under Palestinian laws compensation for the acquired property based on full market value of the property.	Compensation under this project is based on full replacement cost. Refer to Annex 5

	calculated based on full replacement cost.		
2	*Monitoring and Evaluation:* The Borrower will establish procedures to monitor and evaluate the implementation of the LALP and will take corrective action as necessary during implementation to achieve the objectives of ESS5 as explained in this LALF. The extent of monitoring activities will be proportionate to the project's risks and impact	Monitoring or evaluation measures are not stipulated in Palestinian regulation. Lack of the necessary legal provision needed to put in place monitoring and evaluation measures can negatively impact the accountability and transparency programs and plans may not be able to benefit from corrective action in cases of mistakes nor receive rewards in cases of good performance	Under Monitoring, MDLF will: (i) give clearance to the LALP prepared by the LGU. (ii) review and clear the implementation report prepared by LGUs and submitted to the MDLF for clearance or no objection. (iii) Monitor the implementation of the LALP through site visits conducted by the MDLF Local Technical Consultant (LTC) Evaluation will be done on an annual basis through an E&S Audit that will be conducted by MDLF. The E&S Audit report will be reviewed and cleared by the World Bank.
3	*Income restoration* Under the ESS5, the affected person will be provided with opportunities to improve or at least restore their means of income earning capacity, production level, and standards of living.	Palestinian law does not have any provisions on livelihood restoration	The value of the investment made on the land, harvest of the crops, compensation of the time required to reinstate the same livelihood. Evaluate any business activity that is related to and/ or conducted on the land and provide compensations in line with this LALF.
4	The Palestinian related laws are narrower than the ESS 5	The compensation in the Palestinian laws goes to registered landowners or tenants, while the ESS 5 also respect the rights of the tenants and other land users. Compensation in Palestinian laws includes expropriation-related damages and does not include relocation costs. Moreover, the laws do not acknowledge the importance of financing the rehabilitation of the affected families to restore their living conditions3. On the other hand, ESS5 covers the costs of relocation and supports the rehabilitation to restore the affected families'	• To conduct a social impact study to determine the number of PAPs and impacts. • To prepare a land acquisition and livelihood plan in accordance with this LALF. • To ensure that affected structures are compensated based on the replacement value. • No one is worse off as result of the project and livelihoods are restored regardless of land tenure status

[3] In practice, due to political situation, the Palestinian government avoids any relocation or physical displacement of people using public land.

		living conditions at least to the level before the project. In the Palestinian laws, properties are merely evaluated according to their market value, while ESS5 compensations include replacement costs and therefore allow the relocated families to return to their previous standard of living. The Palestinian laws do not acknowledge nor compensate any loss of income, while the ESS05 requires the compensation of any source of income that was directly lost due to the implementation of the project. The Palestinian laws created the ComplaintsSystem number 60 in 2009 and the amendment of 2015 that appoints units in ministries to receive grievances. Despite the activation of these units in the MoLG, many local communities are unaware of their existence. In contrast, the ESS 5 requires the creation of procedures that are not costly and easy to access by those who seek the settlement of disputes related to land acquisitions and livelihood. It also indicates the consideration of certain mechanisms to challenge legal decisions of disputes.	• To establish two committees (implementation, grievances). • To document the complaints, compensation through M&E system
5.	Consultation and Disclosure of Information	Palestinian laws are not mentioned anything related to consultation and disclosure of information	Apply ESS5 measures regarding consultation and information disclosure

9.3 Eligibility and Land Acquisition and Livelihood Compensation Entitlement Matrix

Type of loss	*Unit of Entitlement*	*Entitlement*	*Agency responsible*	*Methodology*
ASSETS (LAND and STRUCTURES)				
AGRICULTURAL LAND Permanent loss of and/or permanent access restriction to agricultural land (including uncultivated, grazing, or other lands used for agricultural purposes and subsistence) falling under sub-project area	a. Owner	i. Replacement land with the same productive value in the same area where land was located OR ii. Cash compensation at full replacement cost	LGUs	i. Replacement with land in similar location and the same production value OR ii. Calculate and provide full replacement cost
	b. Formal tenant/authorized user of land	i. Cash compensation equal to market value of gross output or use derived from the land for formal or authorized user of land proportionate to the time needed to reinstate the same output or use		Determine the compensation including the i. market value of the investment made on the land, gross harvest of the crops agricultural outputs/ grazing requirements derived from the land etc. AND ii. the time required to reinstate the same output or use (for example, requisite number of cropping/ grazing seasons, number of months etc.)

Type of loss	*Unit of Entitlement*	*Entitlement*	*Agency responsible*	*Methodology*
	c. Squatter/informal or non-authorized users of land	i. Cash compensation for informal or non-authorized land user		Determine the compensation including the i. market value of the investment made on the land, gross harvest of the crops agricultural outputs/ grazing requirements derived from the land etc. AND ii. the time required to reinstate the same output or use (for example, requisite number of cropping/ grazing seasons, number of months etc.)
NON-AGRICULTURAL LAND Permanent loss of and/or permanent access restriction to urban/industrial land due to sub-project interventions	a. Owner	i. Cash compensation at the full replacement cost	LGUs	i. Full replacement cost of the land
	b. Formal tenant or authorized user of the land	i. Cash compensation for authorized land user		i. The value of the investment made on the land, (buildings/sheds and/or business activity) and compensation for the time required to reinstate the same economic/livelihood activity.
	Squatter or informal/non-authorized users of the land	i. Cash compensation for land user		i. The value of the investment made on the land, (buildings/sheds and/or business activity) and compensation of the time required to reinstate the same economic/livelihood activity.
Land affected temporarily	Individual (owners, authorized or unauthorized users)	i. Restoration of the land OR	LGUs	i. The impacted land will be reinstated to the condition prior

Type of loss	*Unit of Entitlement*	*Entitlement*	*Agency responsible*	*Methodology*
		ii. Cash compensation for restoration of and losses on the land at replacement cost.		to the temporary impact caused by the project OR ii. Compensation calculated at replacement cost for restoration of the land AND iii. Compensation for the losses on the land according to the replacement cost at the time.
Permanent impacts on structures other than dwellings due to the subproject	Owner of affected property	i. Rebuild or rehabilitate the structure OR ii. Cash compensation for losses/damage at replacement cost	LGUs	LGUs will i. rebuild or rehabilitate the structure OR ii. Pay the full cost of rebuilding or repair at replacement cost *If dwellings of households are being affected the sub-project will be rejected*
TREES AND CROPS				
Loss of agricultural crops and trees	Individual (landowner, authorized or non-authorized user of the land)	i. Replating and restoration of the same tree OR ii. Planting a replacement tree of the same maturity and type OR iii. Cash compensation based on the maturity, output, lifespan of the tree (as appropriate) iv. Cash compensation for crop losses	LGUs	LGUs will compensate by: i.re-planting and restoring the same tree OR ii. Planting a replacement tree of the same type and maturity OR iii. Providing cash compensation based on the type, maturity and output value of the tree. If it is a fruit tree the compensation shall include output value at market prices along with maturity

Type of loss	*Unit of Entitlement*	*Entitlement*	*Agency responsible*	*Methodology*
				at the current market price of the tree. For timber trees the compensation should include the age, lifespan and maturity of the tree at current market price. iv. Cash compensation at market value for actual crop loss.
LIVELIHOOD AND INCOME IMPACTS				
Loss of income and livelihood support	Project-affected persons with impact on livelihood/income (e.g. workers/labor in impacted enterprises/businesses, agricultural wage labor etc.)	(i) Temporary or permanent employment during construction and operation of concerned sub-projects OR ii. For land and non-land based livelihood, a maximum of up to 3 months of livelihood support, based on official minimum wage per month, as transition to restoration of income. (ii) Temporary or permanent employment during construction and operation of the project that caused displacement	LGUs	i. Identify persons impacted by loss of income and livelihood during the subproject screening and assessment process AND ii. determine eligibility for loss of income and livelihood compensation and the type of entitlement to be provided
ASSISTANCE FOR VULNERABLE GROUPS				
Vulnerability impact support	Socially marginalized groups who may experience severe impact due to their pre-	i. Temporary or permanent employment in	LGUs	LGUs will i. identify any vulnerable persons

Type of loss	*Unit of Entitlement*	*Entitlement*	*Agency responsible*	*Methodology*
	project socio-economic status such as (not limited to) the poor, female -headed households, elderly, persons with disabilities, informal settlers etc. *To be determined in the screening and E&S assessment process for the sub-project*	construction activities where feasible OR ii. Lump sum one-time livelihood assistance equivalent to one-month minimum wage in local standards.		affected during the subproject screening and assessment process AND ii. determine eligibility for vulnerability support and the entitlement to be provided

10. CAPACITY BUILDING

MDLF has conducted extensive capacity-building initiatives for municipalities, particularly under the MDP4 program. These previous efforts will be considered when developing the capacity-building plan for component 1 under this project to avoid duplication. Also, MDLF's Local Technical Consultants (LTCs) will conduct on-the-job training and deliver Environmental, Social, Health, and Safety (ESHS) orientation sessions for project workers, including consultants and LGU engineers. E&S capacity building topics will include:

Table 3 Proposed Capacity Building Activities

Orientation Workshop	Learning objectives	Duration and Date	Proposed trainees	Proposed cost
Implementation of LALF along project life-cycle (when it is required to use LALF, preparation of plans related to LALF & skills of complaint handling, monitoring and evaluation	• Having a full understanding of the guidelines and common practice of LALF including GM systems, monitoring and evaluation Learn the procedures of assessing the complaint related to the project • Learn the procedures of formulating a	- 4 days for orientation workshops One month after project effectiveness	- MDLF staff - Local Technical Consultants LTC MDLF - Supervision engineers from LGUs in WEST BANK who will be assigned responsibility for E&S implementation including this LALF.	15000 USD-

Orientation Workshop	Learning objectives	Duration and Date	Proposed trainees	Proposed cost
	response to the complainant • Learn the skills to communicate decision to complainant • Learn procedures of tracking the complaint after the implementation of LALPs • Learn the skills of evaluating the GM procedures			

MDLF will implement specific orientation for LGUs that may need to prepare LALPs during the project implementation.

11. ORGANIZATION

11.1 Preparation OF The LALP and Implementation Process:

When land will be acquired and people will be affected during the project, there is need for the preparation of LALP that must be consistent with this LALF. To address the impacts stated under this framework the LALP must include measures to ensure that affected persons are:

- informed about their options and rights pertaining to compensation and maintain their livelihood,
- consulted on, offered choices among, and provided with technically and economically feasible compensation alternatives, and
- Provided prompt and effective compensation at full replacement cost for losses of assets and access, attributable to impacts of land acquisition in the project

Preparing and processing the LALP entails: (i) screening and reviewing project areas, (ii) conducting census and socioeconomic survey, (iii) establishing eligibility criteria, (iv) conducting consultations, (v) preparing the LALP document, (vi) reviewing the document and, (vii) identifying the implementing agency, assessing its capacity for land acquisition and livelihood planning and implementation, and strengthening that capacity if necessary.

The first stage of the preparation of the LALP consists of screening the land to be acquired and impacted by the project. The plan must contain alternative sites identified during the screening process.

The plan will be prepared in Arabic, and a brief report will be prepared in English, and shall contain social impact study summary, action plan, a list of PAPs, and compensation provided.

Subprojects that are expected to require land acquisitions or result in access restrictions, property damage, or affect the livelihood of citizens:

Under Component 1, the project finances different subprojects in 371 (136 municipality and 235 village councils) LGUs, ranging from rehabilitation of the roads to public facilities, etc. Even though the civil works would be confined within the area that is public land and there is an exclusion list that is attached to this LALF, to ensure compliance with ESS5 in case land or livelihoods will be involved the ESS5 was triggered and this LALF was prepared. The LALF sets the principles and procedures to be followed if a given project would involve land or livelihoods and for such subprojects LALPs will be prepared in accordance with the LALF for subprojects as required.

The compensation for the damage resulting from the implementation of subprojects.

The project includes infrastructure projects that include such subprojects as road extension and construction, wall construction, extending public facility buildings, and installing electricity and water networks in cities. The implementation of those subprojects may require land, impact livelihoods and in such cases LALPs will be prepared to ensure full replacement cost for land and restoration of livelihoods for those whose livelihoods affected.

If subprojects cause damage to a fence - wall demolitions, tree uprooting the following measures related to such projects that result in property damage will be implemented:

a. Reconstructing any demolished fence, walls according to master plans prior to project execution, or during project execution in some cases.
b. Replanting any uprooted trees or, if replanting was not possible, plant the same type of tree.
c. When the agricultural land owners or users are affected by the implementation of sub-projects, the compensation shall be provided.
d. When None-Agricultural land, land owners or users are affected by the implementation of sub-projects, the compensation shall be provided (details are provided under compensation methods and entitlement matrix).

A comprehensive list of impact and entitlement is covered under Section VIII, Methods of valuation as well as in the entitlement matrix in Annex (5).

Subprojects screening

Subproject screening intends to identify and address land acquisition and livelihood issues as early as possible. Thus, subprojects screening is used to identify the types and the nature of potential impacts related to the activities proposed and to provide adequate measures to assess and address impacts.

For the project, a sub-project level screening tool has been prepared to help make quick assessment of the types of social impacts vis-à-vis the ESS5 (see Annex 6).

Checklist

The subproject screening checklist form ensures that the process of screening remains simple and concise. Any subproject that has potential land acquisition and livelihood issues will be subjected to a

comprehensive consultation process with potential PAPs. The outcome of this process must be carefully documented by the LGUs.

The outcome of the consultative process for a sub-project (or site) would then, be sent to the MDLF, who is mandated to confirm, to approve, to disapprove, to refer for further consultation, and/or to make a final decision on the proposed sub-project site. Such a thorough and transparent screening allows all stakeholders to build confidence in the process.

Once sub-projects have been approved, the preparation of LALPs for subprojects is based upon socio-economic studies to determine impacts:

- A socio-economic study which will include determination of impacts
- Preparation of Land Acquisition and Livelihood Plans as appropriate.

PREPARATION OF LALP

Any sub-project that shall entail the acquisition of land or may result affecting the livelihood of the people will require the preparation of a LALP. The LALP should assess the number of PAPs, propose alternative locations for the sub-projects, identify the eligibility criteria, include provisions for compensation and assistance, and address the means by which the project monitoring and evaluation will take place to ensure that the PAPs receive their compensation and that their grievances are heard and addressed. The mitigation measures and compensation policies proposed in the LALP shall be disclosed to the PAPs for feedback and comments. More specifically, according to ESS5, the sub-project LALP should follow the below design criteria:

- A description of the sub-project and a discussion of how PAPs will maintain or upgrade their living standards
- Objectives of the LALP
- Identification of potential impacts
- Community participation
- A census survey of valuation of assets
- Relevant findings of the socio-economic study
- Identify vulnerable groups impacted
- Determine the need for a Livelihood Plan
- Prepare the Livelihood Plan, if required
- Legal framework
- Institutional framework
- Eligibility criteria and eligible PAPs
- Valuation and compensation for losses
- Grievance procedures
- Organizational responsibilities and timetable
- Implementation schedule
- Costs and budget
- Monitoring implementation and outcomes
- Evaluation

LALP APPRAISAL, APPROVAL AND DISCLOSURE

In case a subproject will need preparation of the LALP, MDLF will make sure that the LALP is prepared in compliance with the LALF. MDLF will clear and approve the disclosure of the LALPs. The disclosed LALPs will be in Arabic and the disclosure will be done in a culturally appropriate manner so that the LALPs can be easily accessed and understood by stakeholders.

All LALP s will be disclosed in the country on the MDLF & MoFP webpages and on the system of the World Bank and the concerned Development Partners system.
The LALP shall be prepared, as required, following the screening of and community consultations for proposed subprojects. The prepared LALP shall take into consideration the communities concerns and worries raised in the process of putting together the socio-economic survey.

11.2. Proposed Institutional Arrangements for the Preparation and Implementation of the LALP

This section proposes the organizations and agencies primarily responsible for LALP implementation and also the proposed implementation timetable. It describes the capacity of these entities for effective implementation by reference to links to authority, prior experience with resettlement, and number and training of their personnel.

The following scheme provides an overview of the institutional responsibilities for implementation the LALP.

Table 4: Overview -Institutional Responsibilities for Implementing the LALP

Authorities and Agencies	Responsibilities
During planning phase	
MoFP	• Monitor the implementation of LALF for the project • Coordinate with MDLF for any issues related to LALF • Monitor the GM related to LALF issues •
MDLF	• Describing the scope of lands and assets required by the project • Communicating with other governmental entities • Provide support to LGUs for preparation of LALPs • Monitor that LALPs are prepared and implemented in line with the LALF • Apply maximum measures to reduce the involuntary resettlement and livelihood impacts • Propose the best strategies to consult with the community • Prepare the necessary permits and decrees in cooperation with other entities
LGUs (all LGUs and local councils within the area of impact)	• Provide the preliminary inventory information including land borders, list of owner names and required logistics • Facilitate consultation with relevant PAPs and provide documentations of the legal status of these PAPs. • Prepare the LALPs
Ministry of Local Governance	• Coordinate with the Palestinian Land Authority through the project life • Provide urban plan and existing ROWs within their area of responsibility
Palestinian Land Authority	• Provide official land maps & lot numbers and land ownership certificates • Identification all affected persons, advising them of their rights

	• Follow-up all matters of public and PAPs concern with regard to any complaints that may arise during the implementation process. • Direct contacts with affected persons either individually or in groups. • Propose alternative lands to replace the affected lands •
Ministry of Finance	• Provide land ownership proof • Allocate budget for compensation if required by specific sub-projects
Cabinet of Ministries Committee	• Coordinate between the involved ministries • Issue the land expropriation decree • Endorse the final land acquisition profile of the project
Ministry of Agriculture (If applicable)	• Provide price lists of the crops and trees • Propose the compensation of wells • Coordinate with the Ministry of finance regarding the proposed compensation
Ministry of Social Affairs	• Evaluate the impact on livelihoods, life standards of vulnerable and marginalized groups
Ministry of Public Works & Housing	• Assist on valuation of loss of assets and civil structures and infrastructures
During negotiation	
LGUs	• Conduct consultation meetings with the project affected people at the project areas, inform them about the LALP and their right to obtain compensations, and explore their priorities and preferences • Receive relevant grievances, resolve, register them and report to MDLF
	• Disclose grievances channels to the community • Identification all affected persons, advising them of their rights, • Follow-up all matters of PAPs concern with regard to any complaints that may arise during the implementation process. • Direct contacts with affected persons either individually or in groups. • Develop a grievance log
Ministry of Finance	• Legal Examination of the ownership documents
During the LALP implementation phase	
LGUs	• Undertake community liaison (day to day operation) • Collaborate with the other entities • Transfer received complaints to MDLF
Palestinian Land Authority	• Nominate a dedicated evaluation committee • Recommend acceptance of compensation- package to Ministry of Finance or Land Authority • Adjudicate on appeal against land acquisition values to courts
Ministry of Finance	• Certify compensation agreements and transfer funds to PAPs • Adjudicate on appeal against land acquisition values to courts
MDLF	• Monitor the compensation agreement in consistency with the LALP relevancy • Monitoring of LALPs implementation in line with this LALF • Report to the MoFP

MoFP	• Monitor implementation of LALP in close coordination with MDLf • Report to World Bank

12. GRIEVANCE MECHANISM

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

The Palestinian Council Resolution No. 60 in 2009 and the amendment of 2015 mandates the development of a complaint mechanism for LGUs/ MOLG.

The LGUs are to ensure availability of documentation of complaints and responses, timely responses, a log of all complaints received, date received, date responded to, type of response, etc.

The proposed procedure that LGUs will follow through the implementation of the Project is as follows:

Each LGU will establish a Grievances Redress Committee (GRC): the GRC will comprise among others, a member of the municipality or local council, the engineer of the municipality or local council, a representative of the Directorate of Local Government, a representative of a local Civil Based Organization (CBO), a representative of the residents of the affected locality, and a specialist – preferably legal - from the affected locality. The committee will ensure gender balance in its composition.

The GRC will aim to resolve the grievances related to LALP preparation and implementation: all complaints received by the municipality or local council regarding the land acquisition or impact on assets and livelihood will be handled by this GRC. Affected communities will be informed during the consultation for the LALP preparation on how to file complaints. The GRC will receive grievances from individuals that are affected by the project and schedule meetings with them to settle the grievances related to subprojects. The GRC will keep a record of all plaintiffs and the mechanisms used to address their grievances.

In cases where the GRC is unable to resolve the complaint, it will then be transferred to the regional directorate, and if the directorate is unable to resolve the complaint, it will be transferred to the MoLG either through the project coordinator, or the citizens themselves.

At present, the process reads as below. However, during MDP-4 implementation, the grievance process will be improved to include a feature whereby at the rejection of a complaint at a certain level, the concerned authority will inform the complainant and ask if she/he would like to escalate to the next level and if so, escalate the complaint. Also, in case there is no response or feedback provided by the concerned authority to the complainant within 14 days, the complaint will be automatically escalated.

Current Process:

1. Citizen submits their complaint to the GRC.
2. GRC which receive the complaint shall reply to it by either solving the problem of the complaint or informing the complainant that they are reviewing the complaint and they will reply to the complaint on a specific date (the reply shall be less than 14 days).

3. In the event the GRC provides a negative response or is unable to provide feedback, the citizen may then make a complaint to the regional directorate (the reply shall be in less than 7 days).
4. In the event the concerned Directorate provides a negative response or is unable to provide feedback, the citizen may then make a complaint to the Complaints Department at the MoLG, as follows:

   a. Submit a written complaint annexed to it all required documents concerning the complaint if found. Citizen must receive a copy of the receipt. A complaint form for written grievances in Arabic language is attached in annex 9.

   b. The Complaints unit pursues the complaint following the procedures.

   c. Citizen must receive a written response regarding their complaint within one (1) week at minimum – (2) weeks at maximum.

Accepting or Rejecting the Complaint

1. The institute (GRC, Directorate, MoLG) in charge of handling the complaint must inform the complainant about accepting or rejecting the complaint within the timeframe mentioned above.
2. If no agreement is reached, then the complaint is taken to the Courts of Law.
3. In the event the complaint was accepted, the complainant will receive an officially-stamped Review Card with the following data:
   - Complainant's Name or Their Legal Representative
   - Complainant Address
   - Complaint Title
   - Review Date
   - List Annexes Submitted with the Complaint

Means of Communicating to the Complaints Department:

- Directly contacting the MoLG
- Contacting Hotline
- Contacting the website of the MoLG
- Provide a written complaint as stated in the system

According to The Palestinian Council Resolution No. 60 in 2009 and the amendment of 2015, if no agreement is reached, then the complaint is taken to the Courts of Law by the affected party.

The institute (GRC, Directorate, MoLG) must keep a record of all plaintiffs that used the mechanisms to address their grievances.

13. BUDGET AND SOURCES OF FUNDING

MDLF commits itself to develop the forms, plans, and procedures that are related to the LALF and will dedicate budget to cover the following activities:

- Building the capacities of LGUs in terms of the plans and the framework, social impact study, M&E.

- Monitor and evaluate the process of preparation the LALPs in close coordination with MoFP
- Sub-Projects audit.

The LGUs that implement a subproject that has land and livelihood impacts must develop a LALP along with a detailed budget, ensuring that the budget covers that plan.

The budget that is allocated for the preparation of LALP (hiring the consultant) is funded by the following sources:

- The budget of the local council or municipality.
- The budget of the subproject following the approval of MDLF & MoFP.

The budget to implement the LALP shall be provided from the LGUs' budget and shall cover the following aspects:

- The damage of agricultural crops.
- The damage of trees.
- The impact on livelihood and sources of income.
- The construction and demolition of fence walls.
- The damage of properties.
- The compensation of land purchase and/or related damages.
- Any other impact or damages that are mentioned in the plan.

Table 5: Estimated Costs for Preparation and Implementation of LALF

Activity	Cost (USD)
LALP preparation (per unit cost)	2000
Consultation meetings with PAPs and other stakeholders; awareness raising about the project (per unit cost)	500
Overall cost for GM operation and dissemination	9,000
Overall cost for Training and Capacity building	8,000
Overall cost for Monitoring the LALPs implementation process	20,000
Overall cost for the External Audits	13,000

Compensation costs related to LALPs implementation are not included as they can only be defined once the exact number of eligible PAPs and type and valuation of assets are known.

14. SOCIO-ECONOMIC CONDITION

14.1 Approach for Identifying Project Affected Persons (PAPs)

The projects that are funded by MDLF and implemented by LGUs are expected to enhance the services provided to citizens, develop infrastructure, and create new possibilities for the social and economic development of local communities.

However, the implementation of subprojects may result in temporary negative impacts on the livelihood of residents in or near the location of the subproject. Those impacts may include among

other:

- The damage of nearby agricultural crops.
- The uprooting and replacement of nearby trees.
- The necessary demolition and reconstruction of certain fence walls.
- The restriction of access to certain houses or public facilities.
- The interruption of certain markets in cities or towns.
- Impacting livelihoods
- Impacting land

As a result, the LALF is prepared to put in place the principles and procedures to reduce the intensity of the above social and economic impacts by defining methods to approach them before, during, and after the implementation of the subproject and provide mitigation measures to be adapted by the subprojects specific LALPs. To reduce impact, local community and the potentially affected citizens will be involved early on in the planning and implementation stages of the subproject.

The following groups are expected to be affected by the subprojects:

- The owners of stores and commercial structures nearby the subprojects that are implemented in a commercial zone.
- The residents of residential structures nearby infrastructure projects, especially road construction and water or sewage networks' installation.
- The owners and users of agricultural lands.
- The owners and users of lands located nearby subprojects.
- People who will face access restrictions, including persons with disabilities, during the implementation of infrastructure projects.
- People who lose assets and infrastructure to the project.
- People impacted by loss of business, wages and livelihood related to land take.

A subproject that involves any of the above must develop a LALP that includes a study of the subproject's social effects on the lives of citizens. The socioeconomic study will identify those who are negatively affected by the subproject and the level impact through census, interviews large-scale community discussions that include stakeholders and the affected individuals.

Although the exact nature and locations of sub-projects are unknown, the following categories of PAPs will be used in identifying groups of PAPs for the purpose of determining impacts.

Project affected persons (PAPs) are individuals whose assets may be lost, including land, property, other assets, and/or access to natural and/or economic resources as a result of activities related to sub-projects. Project affected households are groups of PAPs in one household and where one or more of its members are directly affected by the sub-project. These include members like the head of household, male, and female members, dependent relatives, tenants, etc..

Vulnerable groups of people: From these households the sub-project will separately identify the vulnerable members, such as those who are too old or too ill; children; women; unemployed youth; etc. Households headed by women or dependent on sons, brothers, and others for support are especially vulnerable. Similarly, households with elderly or seriously ill persons are eligible for additional support.

Following the conduct of the socioeconomic impact study, a workshop must be held to which all of the stakeholders, particularly the affected individuals, should be invited by advertising in public avenues within LGUs and using local media platforms.

During the workshop, the discussion shall include the presentation of the following:

1. The main findings of the socioeconomic impact study.
2. Individuals who are affected by the project.
3. The entitlements of the PAPs under the LALP
4. Establishment of the two committees detailed in an earlier section above.

14.2 Creation of Baseline Information on PAPs

A subproject that developed a LALP must conduct a socioeconomic study to determine the subproject's social and economic impacts. In addition, a census will be done to determine the with the number and type of impacts (lists of those that are affected).

The database of the affected people must include the following description:

- The number of affected household members.
- The socioeconomic status of the household, including its income, livelihoods mean, before the implementation of the subproject.
- The type of losses and access restrictions to land incurred as a result of the subproject.
- The amount of loss of land, livelihood, assets and income.

14.3 Socio-economic Impacts

Identify and assess the social impact, adverse and beneficial, in the project's area of influence in order to avoid, or where avoidance is not possible, minimize, mitigate, or compensate for adverse impacts on PAPs, affected communities.

- Identify the types, nature and scale of sub-projects under the project;
- Propose mitigation and monitoring measures in the form of a sub-project- socioeconomic impact study and applicable standards documentation to address potential impacts;
- Develop procedures to identify and address potential social-issues of the projects;
- Provide a detailed budget for mainstreaming social issues into the project budget.

15. METHODS FOR VALUING ASSETS

15.1 Eligibility Criteria, Valuation and Entitlement for Compensation Under the Project

The LGUs will implement the subprojects on governmental unused and unclaimed land, when possible, in order to minimize the impacts related to private land acquisition.

The LALF seeks to ensure that if a sub-project requires land acquisition, the PAPs who suffer a complete or partial loss of lands, crops, trees and assets or access to them will be clearly defined and recognized as eligible for some kind of assistance regardless of their legal land status. This follows a two-step process, which are proposed to be used in preparation of the LALP:

- The first step is a socioeconomic study to confirm and document that all adversely affected people were correctly enumerated. A cut-off-date is set. The residency should be identified through the census survey, the owners will be entitled for compensation for their loss of properties and/or assistance for livelihood stabilization.

- The second step is defining legality of the PAPs status. Identified PAPs are classified into the following categories in the ESS5

  - Those who have formal legal rights to land or assets;
  - those who do not have formal legal rights to land or assets, but have a claim to land or assets that is recognized or recognizable under national law; or
  - those who have no recognizable legal right or claim to the land or assets they occupy or use.

Each LALP will present the people entitled for compensation, assistance and livelihood restoration, type of loss incurred and eligible compensation. The Entitlement Matrix summarizes the types of losses and the corresponding nature and scope of entitlements, in compliance with National Laws and World Bank ESS5.

15.2. Compensation Methods

Compensation principles will be as follows:

- Compensation shall be paid prior to land take; and
  Compensation will be at full land replacement value.

Forms and Calculation of Compensation

Although the type of compensation may be an individual's choice, compensation in kind (such as land-for-land) is preferred, and this will be applied as per master plan (i.e., compensation will be for any land or asset that is exceeded the planned public land or roads as per master plan).

Compensation refers to both compensation for expropriated assets and restoration of income.

Table 6: Forms of Compensation and Calculation Methods

Types of Compensation	Calculation Method
Cash Payments	Compensation will be calculated and paid in local currency. Rates will be adjusted for inflation
In-Kind Compensation	Compensation may include items such as land, building materials, seedlings, agricultural inputs.

Agricultural damages including land;

- When the agricultural land owners or users are affected by the implementation of sub-projects, the compensation is provided as follows:
- If land affected permanently the land will be replaced with land in similar location and the same productive value or provide full replacement cost
- For those using land (squatters) they will be compensated of the investment they made on the land and assistance to restore their livelihoods.

- If land taken temporarily, the land must be returned to its previous state following closeout the project.
- The losses incurred during the taking of the land on a temporally bases should be compensated for according to the market value at the time.
- In the case of uprooted trees, the same tree must be replanted. If replanting is not possible, compensation shall be paid to the PAP: if it is a fruit tree the compensation shall include output value at market prices along with maturity at current market price of the tree; for timber trees, the age, lifespan and maturity of the tree at current market price. The compensation is based on the size, lifespan, output, maturity of the tree, time to reach that maturity and the loss of income during that time.

None-Agricultural land

- If land affected permanently the land will be replaced with land in similar location. If not possible the market value of land based on the replacement cost will be given.
- Same as squatters in agricultural land. For those using land (squatters) they will be compensated of the investment they made on the land and assistance to restore their livelihoods.
- If land taken temporarily, the land must be returned to its previous state following closeout of the project.
- For the duration of its occupancy for the project the owner should be compensated on a monthly bases based on the market value of the occupancy.
- Any uprooted trees must be replanted or compensated for if replanting was not possible. The compensation is based on the maturity of the tree, how long it takes to reach that maturity and the loss of income during that time.

Loss of land

Compensation at replacement cost for owner, in-kind compensation for land user (squatters and encroachers) for the economic value of land use.

Agricultural Crop

Compensation at replacement cost for restoration. Compensation by full cost where crop is affected. The losses incurred during the season must be compensated for according to the market value at the time.

Impacts on structure other than building/household

Compensation at replacement rates. Reinstate or rehabilitate the structure or to pay the full cost of repair. If building or household will be affected sub-project is rejected.

More details are in entitlement matrix (Annex 5)

15.3 Organizational Procedures for Entitlements Delivery

- **Funding Approval Process**

Funding is processed and effected and channeled through LGUs and supervised through MDLF. Any delivery of entitlements and other financial arrangements must be agreed upon at project appraisal stage.

The funding and compensation processes involve several steps: public participation, notification, documentation, agreement, and compensation.

- **Public participation**

Local communities will initiate the compensation process as part of an ongoing process that starts at the land selection/screening stage and at the time the socio-economic study is being carried out. Public consultation ensures that affected individual/household is consulted fully during the preparation of the LALP and is fully aware of his or her entitlement. Once this is done and land is needed the affected person will be "notified" ahead of time when land is to be acquired. This process seeks involvement and promotes participation of communities from day one.

- **Notification Procedure**

The appropriate LGUs involved in identifying the land will notify the inhabitants. Land or property users will be informed through both written and verbal formal notification delivered in the presence of the implementation committee. In addition, the LGUs and individuals who control land will accompany the survey teams to identify sensitive areas.

A public notice must be announced in the media (Mosque, social media, public boards, etc). The notice must state:

- The Government's proposal to acquire the land
- The public purpose for which the land is needed
- That any person affected may, by written notice, object to the transaction giving reasons for doing so, to the implementation committee with copies to the Municipality within 14 days of the first public announcement or appearance of the notice. Assurances must be made that affected persons have actually received this information and notification.

- **Documentation**

The implementation committee must arrange the meetings with the PAPs and/or their households to discuss the compensation process. For each individual or household affected, the implementation committee completes a compensation dossier containing necessary personal information on the affected party and those that s/he claims as household members, dependents, total landholdings, inventory of assets affected, and information for monitoring their future situation. This information is confirmed and witnessed by the implementation committee. Dossiers will be kept current and will include detailed documentation of all assets surrendered and/or impacted. Each individual will be provided a copy of the dossier at the time of negotiations.

The documentation is necessary because it permits for the situation to be monitored over time. All claims and assets will be documented in writing.

- **Agreement on compensation and preparation of contracts**

All types of compensation are clearly explained to the individual or household. The implementation committee draws up a contract, listing all property or assets impacted, and the types of compensation (cash and/or in-kind) selected.

A person selecting in-kind compensation has an order form, which is signed and witnessed. The compensation contract is read aloud in the presence of the affected party and the respective of implementation committee prior to signing.

- **Compensation payments**

All compensation payments (and/or any handover of property such as land) must be made in the presence of the affected party and the implementation committee.

15.4. Compensation and Project (Civil Works) Schedule:

A comprehensive time table must be drawn up and agreed upon by all parties including the PAPs.

Proper timing and coordination of the civil works will be made to ensure that no PAPs will be negatively affected (economically or physically) due to civil works activity.

PAPs will need to be fully compensated, in accordance with the objectives and principles of the LALF and LALPs, before any project activity can begin.

For activities involving land acquisition or loss, denial or restriction of access to resources, provisions for compensation must be made prior to land entry.

In addition, land and related assets may be expropriated only after compensation has been paid to PAPs.

Details on land acquisition and compensation must be provided in the Implementation Schedule of LALP. The schedule for implementation must be agreed between the project unit and PAPs and include:

- Target dates for start and completion of civil works.
- Timetables for transfers of completed civil works to PAPs.
- Dates of possession of land that PAPs are using (this date must be after transfer date for completed civil works to PAPs and for payments of all compensation).
- The link between LALP activities at overall and subproject levels.

16. CONSULTATION AND STAKEHOLDER PARTICIPATION

16.1 Involving Stakeholders and documenting consultations and participation

A Social Impact is identified as the impact of an activity or a project on the social fabric of a local community and on the quality of lives of households within the community. Accordingly, a social impact might be positive or negative, and might affect a community as a whole, certain households, or individuals.

- Why is it necessary to estimate the social impacts of projects?

The impacts on people are the most commonly considered aspect of certain projects as negative social impact might decrease a project's added value and therefore jeopardize its core importance. The

evaluation of social impacts is considered as a part of the environmental evaluation, as a parallel process, or a completely separate one. Therefore, the evaluation of social impacts is used to analyze the overall impacts of a proposed project on communities and individuals to reduce the negative effects of the project on their livelihood, to reinforce the positive impacts, and to provide a framework for social change.

- Social Risk:

This concept has been developed to identify the social risks that face local communities and individuals upon the implementation of a certain project. In general, the poorest households are exposed to higher risks of marginalization as a result of social, economic, and political circumstances. Being unable to reach the level of decision making, they lack the tools to change the decisions that may be devastating to their lives.

Therefore, it is crucial to provide individuals with protection against social risks that might prevent them from practicing their work and livelihood activities or decrease their living standards. Those protection tools must guarantee individuals' decent lives and work conditions that follow global humanitarian and human rights standards.

- Social Participation:

This type of participation by relevant individuals in decision making takes place, directly or indirectly, by legitimate mediums that represent their interests. For that reason, social participation becomes the participation of individuals, families, organizations, and other stakeholders in decision making. This includes the identification of development needs and priorities that reflect their interests using direct or indirect tools. This guarantees an active role for those who do not occupy leading positions in projects or organizations by affecting the decisions that determine events and their results.

Accordingly, the following steps are necessary to guarantee that the process will be meaningful and inclusive of all groups and genders including vulnerable groups. If certain measures (e.g separate meetings) are required for their participation, these will be provided.

- Setting a clear timeframe for stakeholder engagement activities.
- Defining the participating groups.
- Identifying the tools of discussion and participation.
- Defining the responsibilities and the means of agreement.
- Identifying risks and results in a clear manner.
- Maintaining a transparent process, the results of which are publicly announced.

Moreover, there are four levels of participation:

- Sharing information.
- Participating in decision making.
- Taking initiatives.
- Constructive affiliation in activities.

Social participation can be achieved through numerous tools. However, in certain situations, for example during infectious diseases surges, the social participation tools are limited. The main of which in local communities is strategic planning that includes the targeted priorities in a participatory manner while reasonably managing resources and results. Other tools of participation may include the following:

- Questionnaire-based surveys.
- Direct interviews.
- Focus groups.
- Direct observation.
- Extended workshops.
- Virtual workshops and meetings (online)

With respect to means of consultation, LGUs might choose the tools that are most appropriate for holding social discussions about the social impacts of subprojects, while they must invite all stakeholders by advertising in local public avenues and through media platforms. This form of social discussions aims to:

- Introduce the public and stakeholders to the details of the subproject, the expected hardships, and the subproject's anticipated duration.
- Inform the public and stake holders of the willingness to launch the LALF and initiate the preparation to develop a LALP, including a future study of social impacts.
- Discussing the grievance system related to the LALF.

- Stakeholders:

The LGUs that implement subprojects that use the LALF must formulate a list of stakeholders that includes:

- Civil and community-based organizations (CBOs).
- Individuals and households affected by the subproject.
- Social and civil activists.
- Related governmental bodies in the area.
- Any other influential stakeholders.
- Any other affected and/or interested stakeholder.
- Vulnerable groups.
- ------

Extended workshops, among other tools, could be used to hold community discussions. However, they must remain clear and within the LALP.

Each LGU has to organize two consultation workshops in order to include the public and PAPs in the planning, implementation, monitoring and evaluation of the sub-project. Due to the infectious diseases emergency situation, the consultation tool used during MDP-3 was slightly changed, and under RLGMSP, the consultation tool will be decided by LGUs based on the situation at the area (could be physical and limited or virtual). Should LGUs decide to conduct face to face consultations, LGUs shall adhere to the restrictions put in place by governments on social distancing and reducing crowding as established in WHO-guidance notes (i.e. limited number of concerned people taking into consideration all the required measures of wearing the mask and social distancing (all of affected people should be consulted). LGUs can also use a blend of traditional and digital outreach if required. Stakeholder engagement activities shall be conducted in compliance with the Bank's note on *"Public Consultations and Stakeholder Engagement in WB-supported operations when there are constraints on conducting public meetings"*. The note is attached in Annex 7.

The consultation should present a comprehensive image of the sub-project with all of details including all of structures/properties which will be affected due to the implementation of the sub-project.

In case of the implementation of the LALF, the affected people should be consulted twice as the following:

First Consultation:

Following the MDLF approval of a sub-project that requires the LALF, a consultation must be organized with the sub-project's affected parties (physical or virtual). The consultation should ensure that affected individual/household is consulted fully during the preparation of the LALP and is fully aware of their entitlement.

During the consultation, the discussion shall include the following

- Community discussion about the sub-project.
- The location and design layout of the sub-project.
- The potential social and environment impacts.
- Any infectious diseases related concerns and other safety-related measures with communities.
- The launch of the socioeconomic study, LALP.
- The GM system.

Second Consultation:

Following the conduct of the socioeconomic impact study, a large-scale consultation must be held with the participation of stakeholders, particularly the affected individuals. If there is a infectious diseases public health emergency situation, the consultation meeting shall be conducted in compliance with the Bank's note on *"Public Consultations and Stakeholder Engagement in WB-supported operations when there are constraints on conducting public meetings"*.

During the consultation, the discussion shall include the presentation of the following:

- The main findings of the socioeconomic impact study.
- Individuals who are affected by the project.
- The entitlements of the PAPs under the LALF.
- Establishment of the two committees detailed in an earlier section above.
- Mechanisms for filing grievances in the case of impact on land or livelihoods.

Stakeholders, particularly the affected individuals (inhabitants, land or property users) should be invited by advertising in public avenues within LGUs and using local media platforms.

Each consultation should be documented, including the names of the participants, and attached to the sub-project LALP.

Once the project starts implementation, all LGUs will receive training on the LALF to be ready to undertake consultations with affected people on the LALF and potential follow up Action Plan. However, during implementation of the LALP, stakeholder consultation will be an on-going activity.

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17. MONITORING AND EVALUATION

In order to assess whether the goals of the land acquisition and compensation plan are being met, a monitoring plan will be required. The monitoring plan includes indicators to be monitored, introduces milestones, and provides resources including responsible persons or institutions to carry out the monitoring activities. The arrangements for monitoring land acquisition and compensation activities will be part of the monitoring and reporting process of the project, which will fall under the overall responsibility of the executing agency.

The MDLF, with support from the Social Specialist, will institute an administrative reporting system that:

- Alerts the project authorities on the necessity and procedures for land acquisition for the project activities and the need to incorporate land acquisition, loss of assets and impact on livelihood provisions in design specifications and budgets.
- Provides timely information about asset valuation and negotiation process.
- Maintains records of any grievances that require resolution.
- Documents timely completion of project obligations for all permanent and temporary loses, as well as unanticipated, additional construction damage.
- Updates database with respect to the changes that occur on the ground as land acquisition and compensation activities are being implemented.

LALF requires to be cost effective. MDLF will be responsible for the monitoring and evaluation of component 1. This will take the form of giving the LGUs the mandate to carry out independent monitoring of land acquisition and compensation plans at periodic intervals (e.g., quarterly) during the program life as circumstances require.

The monitoring objective will be to make a final evaluation in order to determine:

- If affected people have been paid in full and before implementation of the subproject
- If the people who were affected by the subproject have been affected in such a way that they are now living a higher standard than before, living at the same standard as before, or they are actually poorer than before.

Monitoring will be an on-going activity during implementation to determine the progress in LALP implementation, and to adjust the timelines accordingly.

MoFP through its PMU social specialist will follow up the implementation of LALF, and review the reports submitted by MDLF. Also the social specialist will participate in some activities (awareness, implementation) during the project life cycle.

Monitoring and Evaluation Indicators

In order to assess whether these goals are met, indicators capable of measuring LALP performance will have to be developed.

A number of objectively verifiable indicators must be used to monitor the impacts of the compensation and land acquisition activities. These indicators will be targeted at quantitatively measuring the physical and socio-economic status of the PAPs, to determine and guide improvement in their social and economic wellbeing.

Table 7: Indicators

Monitoring	Evaluation	Expected Timeframe
Public information dissemination and consultation procedures	Timeliness, quality, and effectiveness of consultation and information disclosure	During preparation of LALP and during the audit stage
Payment of compensation to PAPs in various categories	Conformance to compensation policies described in the LALP	During implementation of LALP and in the audit stage
Completion dates of the LALP activities.	Actual completion of land acquisition activities compared with the LALP time schedule	During implementation and in the audit stage
Number of grievances	Timeliness and quality of decisions made on grievances	During implementation of LALP and in the audit stage
Grievances recognized as legitimate out of all complaints lodged	All legitimate grievances rectified	During implementation
Pre- project production and income (year before land used) versus present production and income of PAPs, off farm-income trainees, and users of improved production or agricultural techniques	Affected individuals and/or households compensated in first year who have maintained their previous standard of living at final evaluation.	During preparation and in the audit stage
Pre- project production versus present production (crop for crop, land for land).	Equal or improved production per household.	During preparation and in the audit stage

Indicators to be used in order to determine the living standards of PAPs are:

- Land being used compared to before
- Level of participation in project activities compared to before
- Health standards compared to before
- Income levels compared to before

In view of the above, the land acquisition and compensation plans have overarching socio-economic goals by which to evaluate its success:

- Affected individuals, households, and communities are able to maintain their pre-project standard of living, and even improve on it.

In order to assess whether this goal has been met, indicators capable of measuring the land acquisition plan performances will have to be developed by MDLF at the start of the evaluation process. The land acquisition and compensation plans will provide measurable parameters to be monitored and provide resources necessary to carry out the monitoring activities. For example, the following parameters and

verifiable indicators could be used to measure the land acquisition and compensation plans performance:

- Questionnaire data will be entered into a database for comparative analysis at all levels of Local Governments.
- Each PAP will have a compensation dossier recording his or her initial situation, and compensation agreed upon and received.
- The Local Governments will maintain a complete database on every individual impacted by the sub-project land use requirements including compensation, land impacts or damages.
- Percentage of individuals selecting cash or a combination of cash and in-kind compensation
- Proposed use of payments
- The number of grievances and time and quality of resolution
- Agricultural productivity of new lands
- Number of PAPs employed by the civil works contractors

The MoFP's PMU monitoring and evaluation specialist will follow the indicators, to measure its effects and partners commitment of implementing the LALF plan in the correct way in close coordination with the PNU's social specialist.

Record Keeping

Financial records will be maintained by MDLF.

The records will permit the verification of the final cost of land acquisition and compensation per individual or household. Each person receiving compensation will have a dossier containing:

- Individual bio-data information,
- Number of people s/he claims as household dependents,
- Amount of land available to the individual or household when the dossier is opened.
- Level of income and of production through an inventory of material assets and improvements in land, and debts.

Table 8: Suggested Timeframe for The Land Acquisition and Livelihood Plan Within the Subprojects

Stage	Step	Required time (weeks)	Accumulated time (weeks)	Notes
1.Development	1.1 Applying for the subproject that launches the LALF	4	4	
	1.2 MDLF approval of the LALP	1	5	
	1.3 Preparing and conducting a community discussion of the project	1	6	In parallel with contracting
	1.4 Contracting a consultant (firm or individual)	2	8	
	1.5 Developing the LALP including the social impact study	8	16	
	1.6 MDLF approval of the plan and the project	2	18	
	1.7 respective DPS ensure compliance of the plan to LALF	2	20	
	1.8 Preparing and conducting a community discussion of the project	1	21	In parallel with plan development
2.Implementation	2.1 Forming the two committees	2	23	
	2.2 Launching the compensation and the grievances systems	1	24	
	2.3 Implementing the compensation plan	2	25	
3.Approval	3.1 Provide MDLF with the grievances and compensation documentation	1	26	
	3.1 MDLF approval of the subproject	1	27	

18. PUBLIC CONSULTATION

MDLF conducted two public consultation meeting during the preparation phase on 9th and 16th of July 2025. The workshop were held in the West Bank via virtual connection. More than two hundred and fifty (250) participants representing municipalities, LGUs, in the West Bank, ministries(MOL, MOLG and MoFP) and public authorities, key representatives of the communities, elected council members from beneficiary LGUs, several NGOs working on women, youth, disabled people representing by Palestinian General Union of People with Disabilities , consultants, Engineer's Association, participated in the consultation. Large and small LGUs, LGUs representing different governorates in the West Bank and LGUs using different GRM systems (i.e electronic, manual) were attending as well.

In the consultation meetings, MDLF discussed the activities of the component 1, explained the LALF that has been prepared to comply with the WB ESF, and the project's GM including special features for potential SEA/SH grievances and anonymous complaints.

During the meeting, LGUs provided feedback and raised several concerns, especially regarding the need to pay compensation to citizens who have encroached the right of way, land acquisition and livelihood impacts and the cost that is incurred in doing so. LGUs highlighted their understanding of the provisions of the LALF based on their experience in implementing the MDP-4. They highlighted that the projects implemented under MDP-4 had low scale impacts and agreements were reached and signed with citizens who encroached the ROW. LGUs confirmed that they will submit projects' proposals to be implemented within the approved Master Plans. Details of the consultation meeting are provided in Annex 8.

19. ANNEXES

Annex 1: A Generic template for a LALP

1. This Annex describes the elements of the plans addressing physical and/or economic displacement described in paragraph 21 of ESS5. For purposes of this Annex, these plans shall be referred to as "LALPs." LALPs include measures to address physical and/or economic displacement, depending on the nature of the impacts expected from a project. Projects may use alternative nomenclature, depending on the scope of the LALPs—for example, where a project involves only economic displacement, the LALP may be called a "livelihood plan" or where restrictions on access to legally designated parks and protected areas are involved, the plan may take the form of a "process framework." This Annex also describes the framework referred to in paragraph 25 of ESS5.

A. LALP

2. The scope of requirements and level of detail of the LALP vary with the magnitude and complexity of resettlement. The plan is based on up-to-date and reliable information about (a) the proposed project and its potential impacts on the displaced persons and other adversely affected groups, (b) appropriate and feasible mitigation measures, and (c) the legal and institutional arrangements required for effective implementation of resettlement measures.

Minimum elements of a LALP

3. *Description of the project*. General description of the project and identification of the project area.

4. *Potential impacts*. Identification of: (a) the project components or activities that give rise to displacement, explaining why the selected land must be acquired for use within the timeframe of the project; (b) the zone of impact of such components or activities; (c) the scope and scale of land acquisition and impacts on structures and other fixed assets; (d) any project-imposed restrictions on use of, or access to, land or natural resources; (e) alternatives considered to avoid or minimize displacement and why those were rejected; and (f) the mechanisms established to minimize displacement, to the extent possible, during project implementation.

5. *Objectives*. The main objectives of the Land Acquisition and Livelihood program.

6. *Census survey and baseline socioeconomic studies*. The findings of a household-level census identifying and enumerating affected persons, and, with the involvement of affected persons, surveying land, structures and other fixed assets to be affected by the project. The census survey also serves other essential functions: (a) identifying characteristics of displaced households, including a description of production systems, labor, 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 displaced population; (b) information on vulnerable groups or persons for whom special provisions may have to be made; (c) identifying public or community infrastructure, property or services that may be affected; (d) providing a basis for the design of, and budgeting for, the land acquisition program; (e) in conjunction with establishment of a cutoff date, providing a basis for excluding ineligible people from compensation and resettlement assistance; and (f) establishing baseline conditions for monitoring and evaluation purposes. As the Bank may deem relevant, additional studies on the following subjects may be required to supplement or inform the census survey: (g) 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; (h) the patterns of social interaction in the affected communities, including social networks and social support systems, and how they will be affected by the project; and (i) social and cultural characteristics of displaced communities, including a description of formal and informal institutions (e.g., community organizations, ritual groups, nongovernmental organizations (NGOs)) that may be relevant to the consultation strategy and to designing and implementing the resettlement activities.

7. *Legal framework*. The findings of an analysis of the legal framework, covering: (a) the scope of the power of compulsory acquisition and imposition of land use restriction and the nature of compensation associated with it, in terms of both the valuation methodology and the timing of payment; (b) the 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 grievance redress mechanisms that may be relevant to the project; (c) laws and regulations relating to the agencies responsible for implementing resettlement activities; and (d) gaps, if any, between local laws and practices covering compulsory acquisition, imposition of land use restrictions and provision of resettlement measures and ESS5, and the mechanisms to bridge such gaps.

8. *Institutional framework*. The findings of an analysis of the institutional framework covering: (a) the identification of agencies responsible for resettlement activities and NGOs/CSOs that may have a role in project implementation, including providing support for displaced persons; (b) an assessment of the institutional capacity of such agencies and NGOs/CSOs; and (c) any steps that are proposed to enhance the institutional capacity of agencies and NGOs/CSOs responsible for resettlement implementation.

9. *Eligibility*. Definition of displaced persons and criteria for determining their eligibility for compensation and other resettlement assistance, including relevant cutoff dates.

10. *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 for land, natural resources and other assets under local law and such supplementary measures as are necessary to achieve replacement cost for them.

11. *Community participation*. Involvement of displaced persons (including host communities, where relevant): (a) a description of the strategy for consultation with, and participation of, displaced persons in the design and implementation of the 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; 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, the landless, and women are adequately represented.

12. *Implementation schedule*. An implementation schedule providing anticipated dates for displacement, and estimated initiation and completion dates for all resettlement plan activities. The schedule should indicate how the resettlement activities are linked to the implementation of the overall project.

13. *Costs and budget*. Tables showing categorized cost estimates for all resettlement activities, including allowances for inflation, population growth, and other contingencies; timetables 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.

14. *Grievance mechanism*. The plan describes affordable and accessible procedures for third-party settlement of disputes arising from displacement or resettlement; such grievance mechanisms should take into account the availability of judicial recourse and community and traditional dispute settlement mechanisms.

15. *Monitoring and evaluation*. Arrangements for monitoring of displacement and resettlement activities by the implementing agency, supplemented by third-party monitors as considered appropriate by the Bank, to ensure complete and objective information; performance monitoring indicators to measure inputs, outputs, and outcomes for resettlement activities; involvement of the displaced persons in the monitoring process; evaluation of results for a reasonable period after all resettlement activities have been completed; using the results of resettlement monitoring to guide subsequent implementation.

16. *Arrangements for adaptive management*. The plan should include provisions for adapting resettlement implementation in response to unanticipated changes in project conditions, or unanticipated obstacles to achieving satisfactory resettlement outcomes.

Annex 2: A Generic Template for LALP

هيئة محلية :

خطة عمل حيازة الأراضي وتحسين حياة الناس (المستوى البسيط)

للمشروع:_____

المراجعات	تاريخ تحضير الخطة	تاريخ تقديم الخطة الى الصندوق	تاريخ تقديم الملاحظات للبلدية
الخطة الاصلية			
المراجعة رقم(*)			
الخطة النهائية			

مقدمة

عندما يكون إطار عمل حيازة الأراضي وتحسين حياة الناس هو الوثيقة الوحيدة التي يجب تقديمها كشرط لتمويل البرنامج، فإن خطة عمل حيازة الأراضي وتحسين حياة الناس المطلوب تقديمها كشرط لتمويل المشاريع الفرعية لا تحتاج إلى تضمين مبادئ إطار العمل، ومعايير الاستحقاق والأهلية، والترتيبات التنظيمية، وترتيبات المتابعة والتقييم، وإطار المشاركة المجتمعية، وآلية الشكاوى المنصوص عليها في إطار عمل حيازة الأراضي وتحسين حياة الناس.

الخطة (المستوى البسيط) يجب أن تشمل معلومات مسح الأساس والمسح الاجتماعي والاقتصادي؛ ومعدل ومعايير التعويضات؛ وسياسة الاستحقاق المتعلقة بأي آثار إضافية تم تحديدها من خلال المسح؛ وصف مواقع تأثير المشروع الفرعي، والتدخلات لتحسين حياة الناس للحفاظ على نفس مستوى المعيشة أو أعلى؛ الجدول الزمني لتنفيذ أنشطة الخطة؛ وموازنة تفصيلية.

يستخدم هذا النموذج في حالة مواجهة الاثار البسيطة كما حدد في التقييم الاجتماعي للمشروع من قبل صندوق تطوير البلديات.

الرجاء الرجوع لاطار عمل حيازة الاراضي وتحسين حياة الناس:

خطة عمل حيازة الأراضي وتحسين حياة الناس (المستوى البسيط) لمشروع *******

وصف المشروع
هذا القسم يوفر وصفاً عن المشروع، الأهداف، والموقع/ المواقع، الموق او المواقع التي تحتاج الى تنفيذ خطة مبسطة مثال: مشروع تأهيل شوارع في هيئة محلية x يهدف إلى تأهيل 5 شوارع فرعية داخل البلدة. هذه الوثيقة تعالج الأثار المتوقعة لشارع x وهو بطول 150 متراً، والممتد ما بين شارع x وشارع x. خارطة تظهر الشارع المقصود.
وصف مراحل وأنشطة المشروع
هذا القسم يصف مراحل المشروع والأنشطة المحددة التي سوف تؤثر على الأرض، حياة الناس، و/او الوضع الاقتصادي.
مسح الأساس والمسح الاجتماعي الاقتصادي
هذا القسم يجب أن يعرض بيانات التعداد التي تم جمعها عن الأشخاص المتضررين من المشروع الفرعي، وعددهم المحدد، وعدد الأراضي المتضررة، وعدد المباني المتضررة، وعدد الأشخاص الذين ستتأثر سبل عيشهم، وأنواع سبل العيش، وطول التأثير إذا كان مؤقتاً، الحالة الاجتماعية والاقتصادية. وينبغي أن يستند ذلك إلى بيانات دقيقة يتم جمعها من الميدان. مثال: سيتأثر 10 أشخاص. 5 خسارة للأرض، مجموع 2 دونم، 3 فقدان الدخل بسبب الاضطرابات لأعمالهم مؤقتاً. وهي تشمل اثنين من الباعة المتجولين ومحل واحد، والمبلغ الإجمالي للخسارة. 2 من واضعي اليد الذين قاموا ببناء بعض المباني، وما إلى ذلك. **الرجاء الرجوع الى الاطار لاجراءات المسح الاجتماعي والاقتصادي**
تأثيرات حيازة الأراضي وتحسين حياة الناس

التأثيرات خلال البناء: حيازة الأرض بشكل دائم (إذا أنطبق)
هذا القسم يصف تأثيرات حيازة الأراضي بشكل دائم، ضمن مساحة تنفيذ المشروع الفرعي، إضافة لأي تأثيرات أخرى.
التأثيرات خلال البناء: حيازة الأرض بشكل مؤقت (إذا أنطبق)
هذا القسم يصف تأثيرات حيازة الأراضي بشكل مؤقت، ضمن مساحة تنفيذ المشروع الفرعي، إضافة لأي تأثيرات أخرى.
خسارة الأصول و/ أو الوصول بشكل مؤقت:
هذا القسم يصف تأثيرات خسارة الأصول أو الوصول بشكل مؤقت، على سبيل المثال تغيير مكان شجرة أو أعمال مؤقتة على شارع تحد من الوصول إلى محل تجاري.
الكلفة والتعويضات
إجراءات احتساب الكلفة للمحاصيل/ الأصول
ينبغي أن يتضمن هذا القسم وصفاً للإجراءات المستخدمة لتقييم قيمة التعويض عن آثار تنفيذ المشروع الفرعي. **ومن المرجح أن يكون ذلك وصفاً للعملية التي تستخدمها لجنة التقييم التابعة للبلدية و** يمكن الرجوع الى خبير زراعي من المنطقة او الى وزارة الزراعة لتحديد طبيعة ونوعية التعويض لكل نوع للاصول: على اللجنة ان تقرر كيفية تحديد الية التقييم حسب الاجراءات المتبعة للجنة التقييم في البلدية

مسح الأشخاص المتأثرين بالمشروع الفرعي، واحتساب التعويض لكل فرد

اسم الشخص	نوع الملكية	المنطقة المتأثرة بالمشروع	نوع التأثير	قيمة التعويض

التكلفة والموازنة

هذا قسم فرعي من القسم أعلاه، حين تختلف الميزانية الإجمالية للتعويض والتكاليف الأخرى ذات الصلة عن مسارها. يمكن اضافة

المحور		تكلفة التعويض (العملة المحلية)	الية التعويض*
الأشخاص المتأثرين بالمشروع	الغير التعويضات للمباني سكنية/ الهياكل	المبلغ	
	التعويضات لخسارة الأراضي	المبلغ	
	خسارة الأرباح	المبلغ	
	المحاصيل		
	أشجار	المبلغ	
	محاصيل	المبلغ	
المستأجرين تجارياً	خسارة الأرباح	المبلغ	
	خسارة المحاصيل (اشجار + محاصيل)	المبلغ	
	بدل الإقامة	المبلغ	
	بدل المواصلات	المبلغ	
المنتفعين وغير المالكين او المستأجرين	المحاصيل		
	أشجار	المبلغ	
	محاصيل	المبلغ	
	خسارة الأرباح	المبلغ	
المباني العامة	التعويض عن ضرر في المباني	المبلغ	
	أشجار	المبلغ	
تكاليف أخرى		المبلغ	

تكلفة خدمات استشارية او مؤسسة أهلية	المبلغ	
تكاليف اللجان	المبلغ	
المجموع		
احتياطي 10%		
المجموع الكلي		

*: توضيح الية التعويض لكل محور ان كان بدفع نقدي، اعادة بناء، نقل شجر، (عدم التعويض)التبرع بقيمة التعويض من قبل المواطن مع ارفاق جميع الوثائق اللازمة والاثباتات باتمام عملية التعويض المادي او المعنوي.
في حال تم الاتفاق بين البلدية والشخص المتأثر بالمشروع على عدم التعويض المادي يتم ارفاق اتفاقية موقعة بين الطرفين على ان تتضمن الاتفاقية نصا بمعرفة الشخص المتأثر بحقوقه وانه لم يتعرض لاية ضغوطات او اكراه على الموافقة

آلية الشكاوى

يوضح هذا القسم آلية الشكاوى الخاصة بالمشروع الفرعي وكيف تم تعميمها على الأفراد المتأثرين بالمشروع

المشاورات المجتمعية

ينبغي أن يتضمن هذا القسم وصفاً لجميع أنشطة المشاورات المجتمعية التي أجريت بما في ذلك الدراسات الاجتماعية، المجموعات البؤرية، والاجتماعات العامة.

وينبغي إدراج الصور والنماذج الموقعة في المرفق.

الإفصاح

يصف هذا القسم كيفية توزيع هذا النموذج وجميع المعلومات المذكورة أعلاه إلى الأشخاص المتأثرين من المشروع الفرعي وأصحاب المصلحة الآخرين ذوي الصلة.

المرفقات

الرجاء ادراج قائمة بالمرفقات حسب ما طلب اعلاه

Annex 3: Willing Seller Willing Buyer

For Land Purchase through willing seller willing buyer approach, land acquisition must occur by mutual agreement in exchange for a notarized purchase contract based on the market price at the date of acquisition. In addition, these questions should be answered and documented:

- If the owner of the land refuses to sell, will the municipality search for another plot of land? Yes/No
- Is the owner free of municipality or social pressure to refuse to sell? Yes/No
- Is the owner made aware of his/her refusal to sell? Yes/No
- Will the owner continue to live in current place of residence (will not relocate)? Yes/No
- Is the land free of any renters, users, squatters or encroachers? Yes/No
- Is the land free of any competing claims of ownership? Yes/No
- Can the owner negotiate for price? Yes/No
- Is the owner made aware that he/she can negotiate for price? Yes/No
- Does the owner have access to a project level grievance mechanism? Yes/No
- Is the owner made aware of such grievance mechanism? Yes/No
- Is there documentation reflecting the understandings above, signed by the owner? Yes/No

Finally, prior to land purchase process, the municipality council shall take an official decision in the municipality intention to purchase certain land, then municipality should obtain MOLG district office approval after checking: (1) allocation in the budget abundance, (2) The MOLG to create committee to evaluate the land market value, the committee shall represent MOLG, MOF, LGU, and the Land Authority. (3) After that, the municipality take decision through in the council official meeting regarding the estimate and proceed with the purchase.

Annex 4: Legal Framework for Land Aquistion and Exporioitation and Related Procedures

Laws on Property, Compensation, Expropriation

A. The right to private property was stated in article 21 of the Palestinian Basic Law as follows:

A.1 The Palestinian Economy is based on the principles of open economy, and the executive authorities are entitled to establish public companies that are organized by certain laws.

A.2 The freedom of economic acts is guaranteed and regulated by the law that defines the rules of supervision over its parameters.

A.3 Private property is protected by the law and is shall not be deprived of, and real estate and capital shall not be taken over except in the public interest, upon payment of just compensation, and according to a legal adjunction.

The above article of the Palestinian Basic Law shows how the law has expressed the necessity of respecting the right to private property and that no one shall be deprived of his properties except in the public interest, upon payment of just compensation, and according to an adjunction. Those terms serve as a tool to reduce the takeover of private properties, setting the protection of private property as the general principle and its expropriation as the exception.

B. Article 931 of The Palestinian Civil Law number 4 of the year 2012 stated that "No one shall be deprived of the ownership and benefits of his private property. The deprivation of private property shall not take place except in the public interest and, in all circumstances, according to the law and in exchange of a just compensation."
C. Article 8 of The Investment Encouraging Law number 1 of the year 1998 stated that "The ownership of enterprises' real estate shall not be deprived of, in whole or in part, except for the public interest, according to the law, and upon just compensation for the real estate on the basis of its market value and for any other losses that may be incurred as a result.

The expropriation of land and property for the public interest

Despite the legal protection of property rights, properties may be expropriated for the purpose of serving the public interest. This has been stated in multiple laws:

A. The Expropriation Law of the year 1953 requires that the expropriation of private lands for the purpose establishing public enterprises must aim to benefit the public interest. Article 1\3 states that "the establishing authority of a public enterprise must advertise in the official gazette for the period of fifteen days, by which it announces the willingness to approach the Cabinet to obtain a decision to expropriate the land described in the advertisement for the sake of public interest."
B. The Telecommunications Law number 3 of the year 1996 gave the Ministry of Telecommunications the authority of expropriating land for the benefit of registered companies in accordance with the valid procedures and regulations. Article 78 states that "wherever the installation of telecommunication poles, towers, and ground or aerial wires must take place on private property, the Ministry of Telecommunication has the right to seek agreements with the owners of the private property. If the Ministry was unable to reach such an agreement, it has the right to expropriate the property in part or in whole to install the telecommunication network for public interest and in accordance with the Expropriation Law."

C. Article 34/1 of The Palestinian Water Law number 3 of the year 2002 states that "the Palestinian National Authority is entitled to request the entry to or the expropriation of lands or real estate to practice its activities.

Moreover, Article 31 states that "the Palestinian National Authority, in coordination with other concerned authorities, may consider an area that contains subterranean water a natural reserve when the quality or the quantity of that water is endangered, the water might be subject to contamination, or when the implementation of its policies requires such an action. However, the authority must provide alternative water resources.

Authorities that are entitled to order Land and Property expropriation

According to article 4 of the Expropriation Law of the year 1953, the Cabinet is the authority entitled to issue expropriation orders following the ascertainment of the financial viability of the project establisher and of that project's contribution to serving the public interest. Accordingly, the cabinet may decide to order one of the following:

1. The complete expropriation of the property.
2. The temporary disposition of the property.
3. The suspension of easement rights or any other rights related to the property.
4. The imposition of restrictions on exercising any rights that result from the ownership of the property.

Moreover, according to the Jordanian Planning Law for the year 1966, the authorities that are entitled to land expropriation are the following:

1. The Minister of Internal Municipal Affairs, who is entitled to ensure the following:
    a. The coordination of land usage around the Kingdom for the benefit of public interest.
    b. The usage of the Kingdom's lands is in accordance to the governmental economic plans.
    c. The planning of cities and villages is in coordination with the government's social development policies.
    d. The supervision of municipal planning committees and ensuring that their decisions are issued in accordance to the law.
    e. The declaration, extension, and revocation of municipal planned zones upon the recommendation of the Higher Organizational Council.
2. The Higher Organizational Council which is entitled by article 6 to the following:
    a. Determining, extending, and amending the cities' planned zones.
    b. Announcing regional zoning and structural plans.
    c. The amendment or the revocation of building permits that were issued according to this law if it was evident that they contradict with the planning and construction regulations and orders.
    d. The amendment or the revocation of building permits that were issued for land development to the extent it deems necessary in the following cases:
    d.1. The permit is related to construction, on the condition that the revocation takes place before the completion of the construction.
    d.2. The permit is related to changing the usage of the land under the condition that this does not affect any ongoing construction.

e. Handling appeals that are submitted against the Regional Committee's decision issued according to this law.
f. Approving the planning projects that are set by the planning department.
g. Assigning a secretary who is responsible for registering and recording the council's decision.

3. The Cities and Villages Central Planning Department, which is entitled by article 7 to the following:
    a. Conducting the natural and social census required to achieve the cities and villages planning goals.
    b. Outlining the regional organizational plans for the Kingdom's districts.
    c. Outlining the organizational structural plans for cities that still lack such plans.
    d. Providing assistance and guidance to cities' planning authorities in changing its organizational and structural plans in accordance with those cities' development needs, in amending these plans, and in conducting the required census.
    e. Providing the planning committees of districts and cities with the needed technical support in terms of supervising planning and construction.
    f. Preparing standardized systems that organize the planning of cities and villages within the Kingdom.
4. The Committee for the Planning of Cities, Villages, and District Constructions, which is entitled by article 8 to the following:
    a. Approving structural organization plans.
    b. Handling any objections filed against the regional structural plans in its district and raising its recommendations to the Higher Organizational Council.
    c. Handling the appeals that are applied against the decisions of cities' local organization committees in its district, and issuing the final decision. However, in case the committees disagreed, the issue is raised to the Higher Organizational Council to issue the final decision.
    d. Issuing orders and notices where the district committee practices the authority of the local committee according to the law.
5. The Cities' Local Planning Committee which is entitled by article 9 of this law to take any necessary arrangements to implement laws, regulations, and any related planned projects. Moreover, it is entitled to the following:
    a. Outlining the detailed organizational and structural plans with in coordination with the planning department.
    b. Approving allocation plans according to the approved organization plans.
    c. Issuing construction permits in accordance with the laws.
    d. Supervising constructions within its district to ensure its accordance with the permitted specifications.
    e. Issuing notices and ensuring its execution.
    f. Organizing the construction and the demolition of structures, extending and organizing roads, and any other issues outlined in this law.
6. The joint planning committees that are entitled by article 2/10 to all of the authorities assigned to the local or district committees.

The Planning Law number 28 of the year 1963 al which still takes effect in Gaza Strip entitled the following authorities to issue expropriation orders:

1. The District Committee for City Planning: according to article 3, each district must form a committee to organize construction in cities. Article 1/4 has further defined the authority of

these committees as "to issue internal regulations on a regular basis regarding the areas of cities' organization within the committees' jurisdiction. Those regulations outline the terms of applying for and issuing local construction permits, the required fees, and the submission of blueprints of the intended structures. Moreover, the regulations must include the procedures of maintaining the required road width, the stability of the newly built or under rehabilitation structures, and ensuring their convenient ventilation and compliance with health standards."

Article 5 of the same law stated additional authorities of district committees regarding the issuance of regulations for their districts related to any of the following:

a. The preparation and implementation of any project by a local committee.
b. The procedures and the deadlines of submitting objections against structural, detailed, or allocation projects.
c. The forms and regulations that must be followed in filing complaints against any damage that might result to properties during the implementation of projects, and in filing requests to collect and how to pay the Improvement Tax that may result from a certain project.
d. Any procedures that are required to ensure the implementation of the regulations that were issued according to this law.
e. Any procedures that are required to avoid the construction of any structure without the required permit or against the terms of the issued permit.
f. The regulation of the rights and duties of the owners, tenants, or operators of neighboring properties which fall within the city's area and the procedure of settling disputes over properties, such as the construction and maintenance of joint or separate walls.
g. Regulating the demolition of dangerous structures.
h. The procedures of delivering orders and notices issues in accordance with this law.

2. The Local Committees of City Planning Zones that are located within municipal boundaries: article 8 of the latter law stated that "these committees act as the construction organization committees in areas that are declared by the high commissioner as a planned city zone whether they fall in whole or in part within municipal boundaries. In such cases, the committees are entitled to practice the authorities originally assigned to the municipal councils, and pay the fees to the municipal treasury and pays the required expenses from that treasury."
3. The Local Committees of City Planning Zones that are located outside municipal boundaries: article 1/7 stated that "when an area that is located in whole or in part outside the municipal boundaries is declared by the high commissioner as a planned city zone, the district committee must assign a local construction and city planning committee for that zone. This committee must include no more than seven members, one of which is assigned as a president of the committee and two of which must not be employed at the Palestinian Authorities."

As to the decision to land and property expropriation, article 1/24 of the Planning Law stated that "following the initiation of a structural or detailed project, the district committee is entitled according to this law and in coordination with the local committee to assign the local committee to initiate the expropriation of lands and properties that are decided upon during the planning of the project."

Who is entitled to expropriation?

The term "establisher" was defined in the Land Acquisition Law of the year 1953 as the entity that

intends to expropriate the land to establish a project for the public interest. Article 2 states that "the establisher may be the local council, any other local authority, companies and associations, the government itself, or the government on behalf of the above-mentioned entities that intend to establish a project for the public interest."

Article 56 of the Planning Law of the year 1966 stated that:

a. When a certain land is intended for expropriation in the city plan, the Higher Organizational (Planning) Council, the District Planning Committees, or the Local Committees are entitled to request the expropriation of that land as per the regulations stated in this law on the basis that expropriation would serve the public interest.
b. Following the declaration of a planning zone, the Higher Organizational Council is entitled to request, prior to or during the planning phase, the expropriation of lands that will serve the public interest.
c. Despite the regulations stated in the Land Acquisition Law or any other laws, any land that falls within the city structural or organizational plan may be expropriated for the return of its market value on the date of declaring the area as a planning zone.
d. Following the approval of the Higher Organizational Council, district or local planning committees are entitled to expropriate lands or real estate for the restructuring of a planning zone or to establish or rehabilitate public housing projects.
e. It is possible to partially expropriate lands that are not suitable in whole or in part for construction. The expropriated lands are annexed to neighboring lands in order to become suitable for implementing planned projects, and are registered under the name of the owner of the neighboring land who must pay the required compensation in a method determined by the responsible planning committee.

The Planning Law has stated that the ownership of the expropriated lands is transferred to the local committee for the purpose of implementing projects that serve the public interest. More specifically, it entitled the local committee to outline a separate planning project for any lands that are located within the city's planned zones, or to approve with or without amendments the implementation of a project suggested by the owners of those lands. However, such projects must be reviewed by the district committee which may decline the project that doesn't satisfy the related regulations.

Properties that are subject to expropriation:

According to article 2 of the Land Acquisition Law of the year 1953, the lands that are subject to expropriation are all types of lands, structures, trees, sea and river waters, beaches, and the right of disposition of the land, the structures, the waters, or any other estate that is located on the land. The term "project" in this law refers to projects that serve the public interest upon the decision of the Cabinet and the approval of the King.

The temporary Planning Law of the year 1966 stated in article 2/2 that the term "land" refers to properties, real estate, or any other immovable properties, which includes structures as defined in clause 12 of the same article. Moreover, chapter 9 of the Planning Law stated that the term "land" includes any disposition of the lands, its benefits, and its easement rights.

The Planning Law of the year 1936 did not include a definition of the expropriated properties. However, it could be understood from its articles that the definition of the expropriated lands is similar to the definition that is mentioned above in the 1966 Planning Law which is applicable in the

West Bank.

Ownership transfer procedures:

According to article 1/4 of the Land Acquisition Law of the year 1953, expropriation decisions must be taken by the Cabinet:

1. As mentioned earlier, upon ensuring the establisher's financial viability and the project's benefit of the public interest, the cabinet is henceforth entitled to one of the following:
    a. The complete expropriation of the property.
    b. The temporary disposition of the property.
    c. The suspension of easement rights or any other rights related to the property.
    d. The imposition of restrictions on exercising any rights that result from the ownership of the property.
2. The Cabinet's decision is then raised to the President for his approval, after which it is advertised in the official gazette. Meanwhile, the establisher must provide the required documents to the Land Registration Officer of the area where the land is located.
3. The Land Registration Officer is responsible for delivering copies of the expropriation order to the land owners and to the expropriators.
4. Publishing the expropriation decision demonstrates that the project is for the public interest. Following the publishing, the Land Registration Officer must mark the registered land that is subject to expropriation and prevent any legal actions related to this land.

Negotiating with the land owner(s):

1. Upon the receipt of the expropriation order, the establisher must negotiate with the land owner and any other right holders the purchase or disposition of the land or the acquisition of any rights that is required for the project.
2. The land owner must notify the establisher of any right holders or tenants of that land within 15 days of initiating the negotiation in order for the establisher to compensate them. Otherwise, the land owner will be responsible for the compensation. To receive compensation, the tenants or right holders must possess a contract that precedes in its date the expropriation order.
3. In cases where the establisher is the government and the land owner is the Awqaf, a minor, an internee, an incompetent, or an absentee, the government must not negotiate with or compensate the owners without the approval of the Shari'a Court. Moreover, if the land is registered as a Waqf, the compensation must be paid to the Awqaf Fund when it is an Islamic Waqf or to the responsible denomination when it is a non-Muslim Waqf.

Immediate expropriation orders:

1. The establisher may apply to the Cabinet for an immediate acquisition order for the public interest. Unless the project is established by the government itself, the establisher must pay the compensation to the compensation fund.
2. When the partial expropriation of a land may result in damage to the remaining part, the establisher must expropriate the remaining part upon the desire of the owner.
3. In cases of a dispute over the ownership of the expropriated land, the owner that is stated in the records of the Land Registration Department is considered the lawful owner. However, when the land is not registered in the Land Registration Department, the appropriator is considered the

land owner and any other claims of ownership and compensation must be raised in court.

In Gaza Strip, the Planning Law of the year 1936 outlined the procedures of ownership transfer. Article 25 stated that "following the initiation of a structural or a detailed project, the local committee is entitled to initiate the expropriation of all or some of the lands or structures designated for the project, in accordance with articles 27 and 28 of this law. The expropriation is implemented in accordance with the laws in effect, as if the High Commissioner agreed that the project is for the public interest.

Furthermore, the Planning Law of the year 1936 regulated in-kind compensation for expropriated land:

1. The local committee is entitled in all cases to agree with the owner of an expropriated land to be compensated by the transfer of ownership of alternative lands that may or may not be located within the area designated for the project. This type of compensation takes place instead of cash compensation and in exchange of all the rights resulting from expropriation.
   When the expropriated lands belong to multiple neighboring owners, the local committee is entitled to agree with the owners to transfer the ownership of alternative lands that may or may not be located within the area designated for the project to each separate owner or to the owners combined instead of cash compensation. Upon this agreement, the local committee is entitled to divide any non-expropriated land -which also may or may not be located within the area designated for the project- among the owners.
2. All of the above agreement must be approved by the district committee.
3. When the land owner refuses in any of the cases mentioned above to accept the alternative land as a compensation for expropriation, the local committee is authorized to refer the case to an arbitration committee which may decide to force the land owner to accept the offered in-kind compensation instead of cash compensation.
   To make such a decision, however, the arbitration committee must be convinced that the owner's refusal of the compensation offer is unreasonable and that the value, type, location, and quality of the offered land is equal to that of the expropriated land.

Annex 5 : E&S Mechanism and Procedures

Phase	Planned Activities	Requirements
1. Subprojects Preparation Phase	- LGUs identify and submit a list of subprojects - The subprojects are selected from the SDIPs for each municipality - The LGUs prepare and submit the application for each subproject	List of identified subprojects selected from the SDIP
2. Subprojects Initial Screening Phase	- MDLF conducts a social screening of the submitted subprojects and prepares the social screening report which clarifies the social requirements and measures to be considered for project approval - The LGUs provide detailed information about the environmental and social impact of the subproject, including the affected people, type of impact (fences, external walls, trees, business), The LGUs conduct FGD with the affected people to present the environmental and social impacts of the project implementation The LGUs prepare and document the FGD report including the feedback from the citizens and photos - The LGUs initiate a consultation with the PAPs, either collectively or individually, and sign agreements with the PAPs, including the compensations if needed - Publish information and disclosure of GM - The municipality has to contact UNMAS for safety review and advice on the overall safety of the subproject site	PAPs detailed information including types of overlapping structures, Signed agreements by the affected people to get their approval on the overlapping structures FGD reports Photos GM mechanism channels are declared UNMAS declaration about the project site safety
3. Subprojects design phase	- The municipality reviews the subprojects design and includes the environmental and social implications - The LGUs prepare the ESMP and attached it with the project documents and bidding	ESMP
4. Implementation Phase	- Follow-up complaints - Conduct field visits to follow up ESMP implementation	Follow up report
5. Operation and Closing Phase	- Conduct follow-up up visits to the subproject	Citizen's satisfaction survey published on the LGUs' websites

	- The municipality should conduct a citizen's satisfaction survey	
6. Capacity building and job training for LGUs	- MDLF with the support of environmental and Social Consultant provide technical assistance and on the job training for the LGUs' staff along the project cycle	ES training materials and guidance developed

ANNEX 6: Social Assessment Sheet

Social assessment (To be completed by Social Specialist)

A) IMPACT IDENTIFICATION

General description of social surrounding and settings (rural area, urban area, population, employment, income level…etc.)

……
……

Note : If the sub-project include removal of inhabited / residential trespassing houses or part of inhabited / residential trespassing shelter, reduce peoples Access to their economic resources, such as land, pasture, water, public services or other resources that are depend on ; the sub-project is rejected. Otherwise, please continue filling the form.

Labor and Working Conditions-– ESS2		
Employment Generation		
Will the Project increase employment opportunities?	Yes	No
Will the Project eliminate job opportunities in the project area?	Yes	No
Will the project increase income and means of sustenance	Yes	No
Will the project diminish income and means of sustenance?	Yes	No
Labor and Working condition		
Will the sub-project will cause exposure of workers to transmitted diseases including infectious diseases	Yes	No
Will the sub-project activities affect workers welfare (rest periods, toilets, fresh water…etc).	Yes	No
Labor Influx		
Will the sub-project generate labor influx and required labor camps?	Yes	No

Community Health and Safety – ESS4		
Local community health and possibility of the Community Exposure to GBV/SEA/SH and Infectious diseases		
Direct impact from dust resulted from movement of heavy machinery and construction works?	Yes	No

Is there a possibility of nuisances to the local community from the excavation and construction work?	Yes	No
Is there a possibility of risks of community exposure to Infectious diseases from the direct contact with the workers who are potentially could be affected?	Yes	No
Does the project area present considerable GBV/SEA/SH risk?	Yes	No
Is the local community have good level of knowledge about the health safety mitigation measures.	Yes	No
Is the local community have acceptance to the sub-project (Negative publicity, misconceptions of neighbors, and lack of acceptance to the project from the side of the local communities. Different concerns from the local community towards the project activities)	Yes	No
Will the sub-project activities cause accidental risk to underground infrastructure (water network, wastewater system, telecommunication)	Yes	No
Transportation and Traffic		
Will the sub-project activities cause disturbance of traffic movement on the main roads due to construction works.	Yes	No
Will the sub-project activities increase the probability of accidents	Yes	No

Land Acquisition and Involuntary Displacement – ESS5		
Will the Project cause encroachment to the right of way?	Yes	No
Will the Project require acquisition of land (public or private, temporarily or repentantly) for its development?	Yes	No
Will the project result in resettlement of individuals or families for its development?	Yes	No
Will the project cause Economic damage on source of livelihood at the project area that cause loss of income of the affected persons (temporarily or permanently loss of crops, fruits, trees …etc.)	Yes	No
- In case there is acquisition of land, provide further details about its area, type, its ownership…etc. …… - In case the sub-project result in is people will be resettled, provide further detail about the affected people (individuals, families, number…etc.) …… - In case there is people will be negatively affected with their income, provide further details ……		

Stakeholder Engagement and Information Disclosure – ESS10		
Have concerned communities needed to be involved/engaged and to what extent?	Yes	No
List the type of stakeholders …… ……		

Specify the means of engagement …… ……
Add specific means to engage vulnerable group (if any) …… ……
Specify the uptake complaining channels in the municipality ……
Specify the methods to disclose the information related to the project ……

A) CATEGORIZATION & CONCLUSION

Conclusion of social screening:

Sub-project is declined ☐

Sub-project is accepted ☐

In cases where there is voluntary land donation, defined as when people or communities agree to voluntarily provide land in exchange for benefits or services related to the project, the below requirements must be met:

1. The act of donation is undertaken without coercion, manipulation, or any form of pressure on the part of public or traditional authorities;
2. The potential donor is aware that refusal or to say no is an option without any consequences, and that right of refusal is specified in the donation document the donor will sign.
3. Land to be donated must be identified by the municipality in coordination with the community for the project that have been selected; the impacts of proposed activities on donated land must be fully explained to the donor;
4. The donor may negotiate compensation (in full or in part) or alternative forms of benefits as a condition for donation
5. Donation of land cannot occur if it requires any household relocation;
6. For community or collective land, donation can only occur with the consent of the individuals owners of the land.
7. Verification must be obtained from each person donating land (either through proper documentation or through confirmation by at least two witnesses);
8. The implementing agency establishes that the land to be donated is free of encumbrances or encroachment and registers the donated land in an official land registry;

9. Voluntary land donation will not be permitted in cases of site-specific infrastructure as community pressure could be too onerous for a person to refuse, thus removing the power of choice.[4]
10. In case that the donated land were not used for it is agreed purpose then the municipality needs to have a written agreement from the land donor that they agree to use the land for the new purpose , otherwise the municipality will return the land to the owner.
11. There should be no coercion, manipulation or pressure from the community or public or traditional authorities for individuals to voluntary donate land.
12. The proportion of land that may be donated cannot exceed the area required to maintain the donor's livelihood or that of his/her household. Documentation for VLD provided below should be sufficient to verify this.
13. The infrastructure must not be site specific
14. The person who donates the land should have access to project level grievance mechanism.
15. The donor should be provided with the information for such grievance mechanism.
16. The donor has benefited from the project.
17.

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[4] In cases of site-specific infrastructure, it is recommended to use land under ownership of municipalities in exceptional cases willing-buyer willing-seller if adequate measures are put in place to avoid coercion.

Annex 7: Technical Note: Public Consultations and Stakeholder Engagement in WB-supported operations when there are constraints on conducting public meetings

With the outbreak and spread of infectious diseases, people have been advised, or may be mandated by national or local law, to exercise social distancing, and specifically to avoid public gatherings to prevent and reduce the risk of the virus transmission. Countries have taken various restrictive measures, some imposing strict restrictions on public gatherings, meetings and people's movement, and others advising against public group events. At the same time, the general public has become increasingly aware and concerned about the risks of transmission, particularly through social interactions at large gatherings.

These restrictions have implications for World Bank-supported operations. In particular, they will affect Bank requirements for public consultation and stakeholder engagement in projects, both under implementation and preparation. WHO has issued technical guidance in dealing with infectious diseases including: (i) **Risk Communication and Community Engagement (RCCE) Action Plan Guidance Preparedness and Response; (ii)** Risk Communication and Community engagement (RCCE) readiness and response; (iii) infectious diseases risk communication package for healthcare facilities; (iv) Getting your workplace ready for infectious diseases; and (v) a guide to preventing and addressing social stigma associated with infectious diseases. All these documents are available on the WHO website through the following link: https://www.who.int/emergencies/diseases/novel-coronavirus-2019/technical-guidance.

This Note offers suggestions to World Bank task teams for advising counterpart agencies on managing public consultation and stakeholder engagement in their projects, with the recognition that the situation is developing rapidly and careful regard needs to be given to national requirements and any updated guidance issued by WHO. It is important that the alternative ways of managing consultation and stakeholder engagement discussed with clients are in accordance with the local applicable laws and policies, especially those related to media and communication. The suggestions set out below are subject to confirmation that they are in accordance with existing laws and regulations applying to the project.

Investment projects under implementation. All projects under implementation are likely to have public consultation and stakeholder engagement activities planned and committed as part of project design. These activities may be described in different project documents, and will involve a variety of stakeholders. Commonly planned avenues of such engagement are public hearings, community meetings, focus group discussions, field surveys and individual interviews. With growing concern about the risk of virus spread, there is an urgent need to adjust the approach and methodology for continuing stakeholder consultation and engagement. Taking into account the importance of confirming compliance with national law requirements, below are some suggestions for task teams' consideration while advising their clients:

Task teams will need to review their project, jointly with the PMUs, and should:

- Identify and review planned activities under the project requiring stakeholder engagement and public consultations.

- Assess the level of proposed direct engagement with stakeholders, including location and size of proposed gatherings, frequency of engagement, categories of stakeholders (international, national, local) etc.

- Assess the level of risks of the virus transmission for these engagements, and how restrictions that are in effect in the country / project area would affect these engagements.

- Identify project activities for which consultation/engagement is critical and cannot be postponed without having significant impact on project timelines. For example, selection of resettlement options by affected people during project implementation. Reflecting the specific activity, consider viable means of achieving the necessary input from stakeholders (see further below).

- Assess the level of ICT penetration among key stakeholder groups, to identify the type of communication channels that can be effectively used in the project context.

Based on the above, task teams should discuss and agree with PMUs the specific channels of communication that should be used while conducting stakeholder consultation and engagement activities. The following are some considerations while selecting channels of communication, in light of the current infectious diseases situation:

- Avoid public gatherings (taking into account national restrictions), including public hearings, workshops and community meetings;

- If smaller meetings are permitted, conduct consultations in small-group sessions, such as focus group meetings If not permitted, make all reasonable efforts to conduct meetings through online channels, including webex, zoom and skype;

- Diversify means of communication and rely more on social media and online channels. Where possible and appropriate, create dedicated online platforms and chatgroups appropriate for the purpose, based on the type and category of stakeholders;

- Employ traditional channels of communications (TV, newspaper, radio, dedicated phone-lines, and mail) when stakeholders to do not have access to online channels or do not use them frequently. Traditional channels can also be highly effective in conveying relevant information to stakeholders, and allow them to provide their feedback and suggestions;

- Where direct engagement with project affected people or beneficiaries is necessary, such as would be the case for Land Acquisition and Livelihood Plans or Indigenous Peoples Plans preparation and implementation, identify channels for direct communication with each affected household via a context specific combination of email messages, mail, online platforms, dedicated phone lines with knowledgeable operators;

- Each of the proposed channels of engagement should clearly specify how feedback and suggestions can be provided by stakeholders;

- An appropriate approach to conducting stakeholder engagement can be developed in most contexts and situations. However, in situations where none of the above means of communication are considered adequate for required consultations with stakeholders, the team should discuss with the PMU whether the project activity can be rescheduled to a later

time, when meaningful stakeholder engagement is possible. Where it is not possible to postpone the activity (such as in the case of ongoing resettlement) or where the postponement is likely to be for more than a few weeks, the task team should consult with the OESRC to obtain advice and guidance.

Investment projects under preparation. Where projects are under preparation and stakeholder engagement is about to commence or is ongoing, such as in the project E&S planning process, stakeholder consultation and engagement activities should not be deferred, but rather designed to be fit for purpose to ensure effective and meaningful consultations to meet project and stakeholder needs. Some suggestions for advising clients on stakeholder engagement in such situations are given below. These suggestions are subject to the coronavirus situation in country, and restrictions put in place by governments. The task team and the PMU should:

- Review the country infectious diseases spread situation in the project area, and the restrictions put in place by the government to contain virus spread;

- Review the draft Stakeholder Engagement Plan (SEP, if it exists) or other agreed stakeholder engagement arrangements, particularly the approach, methods and forms of engagement proposed, and assess the associated potential risks of virus transmission in conducting various engagement activities;

- Be sure that all task team and PIU members articulate and express their understandings on social behavior and good hygiene practices, and that any stakeholder engagement events be preceded with the procedure of articulating such hygienic practices.

- Avoid public gatherings (taking into account national restrictions), including public hearings, workshops and community meetings, and minimize direct interaction between project agencies and beneficiaries / affected people;

- If smaller meetings are permitted, conduct consultations in small-group sessions, such as focus group meetings. If not permitted, make all reasonable efforts to conduct meetings through online channels, including webex, zoom and skype meetings;

- Diversify means of communication and rely more on social media and online channels. Where possible and appropriate, create dedicated online platforms and chatgroups appropriate for the purpose, based on the type and category of stakeholders;

- Employ traditional channels of communications (TV, newspaper, radio, dedicated phone-lines, public announcements and mail) when stakeholders do not have access to online channels or do not use them frequently. Such channels can also be highly effective in conveying relevant information to stakeholders, and allow them to provide their feedback and suggestions;

- Employ online communication tools to design virtual workshops in situations where large meetings and workshops are essential, given the preparatory stage of the project. Webex, Skype, and in low ICT capacity situations, audio meetings, can be effective tools to design virtual workshops. The format of such workshops could include the following steps:

- *Virtual registration of participants*: Participants can register online through a dedicated platform.
- *Distribution of workshop materials to participants, including agenda, project documents, presentations, questionnaires and discussion topics*: These can be distributed online to participants.
- *Review of distributed information materials*: Participants are given a scheduled duration for this, prior to scheduling a discussion on the information provided.
- *Discussion, feedback collection and sharing*:
  - ✓ Participants can be organized and assigned to different topic groups, teams or virtual "tables" provided they agree to this.
  - ✓ Group, team and table discussions can be organized through social media means, such as webex, skype or zoom, or through written feedback in the form of an electronic questionnaire or feedback forms that can be emailed back.
- *Conclusion and summary:* The chair of the workshop will summarize the virtual workshop discussion, formulate conclusions and share electronically with all participants.

- In situations where online interaction is challenging, information can be disseminated through digital platform (where available) like Facebook, Twitter, WhatsApp groups, Project weblinks/ websites, and traditional means of communications (TV, newspaper, radio, phone calls and mails with clear description of mechanisms for providing feedback via mail and / or dedicated telephone lines. All channels of communication need to clearly specify how stakeholders can provide their feedback and suggestions.

- *Engagement with direct stakeholders for household surveys*: There may be planning activities that require direct stakeholder engagement, particularly in the field. One example is resettlement planning where surveys need to be conducted to ascertain socioeconomic status of affected people, take inventory of their affected assets, and facilitate discussions related to relocation and livelihood planning. Such survey activities require active participation of local stakeholders, particularly the potentially adversely affected communities. However, there may be situations involving indigenous communities, or other communities that may not have access to the digital platforms or means of communication, teams should develop specially tailored stakeholder engagement approaches that will be appropriate in the specific setting. The teams should reach out to the regional PMs for ENB and Social Development or to the ESSA for the respective region, in case they need additional support to develop such tailored approaches.

- In situations where it is determined that meaningful consultations that are critical to the conduct of a specific project activity cannot be conducted in spite of all reasonable efforts on the part of the client supported by the Bank, the task team should discuss with the client whether the proposed project activities can be postponed by a few weeks in view of the virus spread risks. This would depend on the infectious diseases situation in the country, and the government policy requirements to contain the virus spread. Where it is not possible to postpone the activity (such as in the case of ongoing resettlement) or where the postponement is likely to be for more than a few weeks, the task team should consult with the OESRC to obtain advice and guidance.

Annex 8: Summary of Consultation Meeting on RLGMSP – Environmental and Social Instruments

Subject of Consultation: Discussion of Guidelines under the Social Recovery and Job Creation Project - Labor-intensive Infrastructure

Day/Date: Wednesday 9th and 16th July, 2025	Time: 10:00 – 13:00	Mode: via Zoom	Participants (+250)

2. Summary of Public Consultation & Main Highlights

MDLF conducted two public consultation meetings on 9th and 16th of July 2025. The workshops were held in the West Bank via virtual connection. More than two hundred fifty participants representing LGUs in West Bank, ministries and public authorities, NGOs, women union, consultants, Engineer's Association had been participated.
Large and small LGUs, LGUs representing different governorates in the West Bank and LGUs using different GM systems (i.e. electronic, manual) were attending as well. In the consultation meeting, MDLF presented the Land Acquisition and Livelihood Framework (LALF) that was prepared based on updating the RLGMSP LALF.

Section (1): Presentation: Land Acquisition and Livelihood Framework (LALF)

- LALF Objectives and Content: MDLF introduced the LALF to the participants and provided them with an overview of its main objectives and principles, the eligibility criteria of implementing it and the ESS 05 which was the reference of updating the LALF.

- Assessment of Social and Economic Impacts: MDLF highlighted the social and economic impacts due to project implementation and detailed that most of MDLF projects are fall into the category of infrastructure and road construction, which will assist citizens in enjoying their rights to reach their place of residence or work and will contribute to the development of businesses and income which will eventually increase those citizens' living standards. In addition, MDLF highlighted the potential negative impact that may affect the residents and their livelihood conditions and indicated that the LALF had been designed with proper mitigation measures to minimize/avoid the impacts of project on the population.

- Legal Framework: MDLF explained the Palestinian legal framework for land acquisition and expropriation and related procedures and highlight that these procedures will be implemented in the project and this in accordance with ESS05

- Land Acquisition and Livelihood Plan (LALP): MDLF indicated that when land will be acquired and people will be affected during the project, there is need for the preparation of LALP that must in accordance and be consistent with LALF. In addition, MDLF presented the process that will be implemented to prepare the LALP and presented the exhaustive list of impacts and entitlement, the identification of project affected parties (PAPs), methods of valuations and the measures that will be implemented in case any impact had been identified.

- Institutional Arrangements of Preparation and Implementation LALPs: MDLF presented the main stakeholders who will prepare and implement the LALP and provided details about the responsibility for each stakeholder. MDLF highlighted that the LALP will be prepared and funded by LGU.

- Grievance Mechanism: MDLF indicated at the time that the LALP is approved and individual compensation contracts are signed, affected individuals and households will have been informed of the process for expressing dissatisfaction and to seek redress. The grievance procedure will be simple, accessible by PAPs and should be administered at the local level. MDLF added that the municipality will form GM committee to solve any complaint that may raise during preparation and implementation of the LALP and indicated that the GM Manuel will be adopted.

- Building the Capacity of Stakeholders in Preparation and Implementation of LALP: MDLF presented the capacity building activities that will be implemented to build the capacity of the stakeholders (mainly the municipalities and the social consultants) in preparation and implementation the LALP in accordance with national laws and the ESS05.

1) A representative of LGU expressed his concerns over implementation of LALP. He indicated that he has a fear of possible impediment towards implementing much needed interventions in areas where residents may not adhere to an already approved masterplans in terms of setback, easement, and other building requirements, and that in turn can slow the pace of development or encourage LGUs to avoid much needed projects in their attempt to avoid financial implications associated with compensation. He urged MDLF to help LGUs implement their masterplans by allowing more proactive practice between the LGU and the citizens within the objectives of serving public interest and respect of all parties' rights and obligations that respect the approved masterplans. MDLF responded that the project will be implemented within master plan considering the land use and road widths as per master plan.

2) A representative of LGU showed his concern and objection to compensate the citizen who encroach the master plan. He stated that compensation in such case will encourage the citizen to encroach the master plan. MDLF responded that in such case the LALF should be applied considering the case and the circumstances.

3) A representative of LGU asked if they will continue using the same approach of compensation like the previous cycle of the project. MDLF responded that the approach presented in LALP will be used

and the municipality will consult affected people and sign agreement showing the scope of work without any kind of coercion.

4) A representative of LGU asked about land acquisition and livelihood plan. MDLF explained that this will be handled based on the case. Municipality has a potential to use private land to implement its project and, in this case, the municipality shall prepare LALP based on the LALF and MDLF will support municipality and will provide specific training to the municipality in this regard.

5) Participants indicated that they are aware about the mechanism and procedures of preparing LALP and this experience had been built along the previous cycles of MDP program. In addition, they added that although they have concerns in term of trigger the LALF, these concerns are not considered significant and this due to the types and small scale of the projects implemented through MDP. In addition, the sub-projects conducted within the master plan and the cases of trigger LALF will not occur extensively and they will attempt to be away of these cases as possible to avoid financial implications associated with compensation.

appendix 1: Photos

2. الحضور

LGU workshop 09/07/2025 Report

General Survey: تسجيل لحضور ورشة عمل عن مشاريع البنية التحتية الصغيرة والخدماتية/كثيفة العمالة - البرنامج الجديد

Country Region: West Bank

LGU Type: Municipality

#	LGU[5]	Governorate	اسم الشخص الاول
1	Dar Salah	Bethlehem	معتصم حسن جميل سجديه
2	Alkum	Hebron	م. جبر محمود جبر رجوب
3	Rafat	Jerusalem	هنا محمد مصطفى صوالحة
4	Deir Abu Deif	Jenin	يوسف خالد اسعد ياسين
5	As Sawahreh Ash Sharqiyya	Jerusalem	محمد عيسى حساسنة
6	Nahhalin	Bethlehem	وفاء ريحي محمد نجاجرة
7	Al Qubayba	Jerusalem	منير حسين حسني حموده
8	Saida	Tulkarm	م. عادل محمد اشقر
9	Beit Our Al Tahta	Ramallah & AlBireh	م.علا سمير عزيز سليمان
10	Zeita	Tulkarm	رجاء عبد الحفيظ الجبالي
11	Zatara	Bethlehem	محمد اسماعيل ذويب

[5] : the personal information (email and mobile number is saved in the file)

12	Yatta	Hebron	م. ايهاب هشام ابو زهرة
13	Yabad	Jenin	م سليمان عطية عطاطرة
14	West Bani Zeid	Ramallah & AlBireh	سائد محمد عبيد
15	Turmosayya	Ramallah & AlBireh	وسام الاشقر
16	Tulkarem	Tulkarm	م. نهاد أبو شيخة مدير وحدة التخطيط التنموي والتعاون
17	Tubas	Tubas	اياد برهان دراغمة
18	Tarqumia	Hebron	حسن وليد حسن ابو رعية
19	Taqua	Bethlehem	محمود خضر اسماعيل دار عيسى
20	Tammun	Tubas	سعد عمر بشارات
21	Taffuh	Hebron	عبادة فايز يوسف طردة
22	Sarra	Nablus	عبد المنعم احمد عبدالله
23	Surif	Hebron	موسى ربيح موسى علقم
24	Sorda	Ramallah & AlBireh	عبير عبدالله البرغوثي
25	Sinjel	Ramallah & AlBireh	فؤاد حسن شريف شبانة
26	Silwad	Ramallah & AlBireh	خالد جمال يعقوب
27	Seier	Hebron	م.غاده نصار
28	Seelet Al Hartheyya	Jenin	اسراء محمود توفيق حواشين
29	Seilat Al-Dahir	Jenin	محمد هشام اسماعيل حنتولى
30	Salfit	Salfit	علاء يوسف محمد ابوشمه
31	Sabastya	Nablus	جهاد سعيد ابو غزال
32	Rawabi	Ramallah & AlBireh	رولا الساحلي
33	Ramallah	Ramallah & AlBireh	عيسى قسيس
34	Qatanna	Jerusalem	ناجي الفقيه
35	Qusra	Nablus	احمد محمد مصطفى
36	Qarawat Bani Hassan	Salfit	أيوب يحيى ريان
37	Qalqilia	Qalqiliya	م. عصام خالد عرباس
38	Qaffin	Tulkarm	محمد محمود البيقاوي
39	qabatia	Jenin	مهند ابراهيم شواهنة
40	Qabalan	Nablus	فتحي انور منى
41	Noba	Hebron	رانيا ابوعياش
42	Nelin	Ramallah & AlBireh	نضال عبد الجواد خواجه
43	Nablus	Nablus	د. امال هدهد
44	Marj Bin Amer	Jenin	رامي رواجبه
45	Meithalun	Jenin	حمدان عمر حمدان ابو سمحة
46	Kofor Aqab	Jerusalem	فراس شحاده
47	Kufor Tholoth	Qalqiliya	ايوب عوده
48	Kufor Raie	Jenin	ياسر محمد نور ياسر ابو شوارب
49	Kufor Dan	Jenin	صالح امين صالح عابد
50	Kufor Al Deek	Salfit	اسماعيل ديك

51	Khalet AL Maia	Hebron	علي شتات
52	Kober	Ramallah & AlBireh	أحمد رجب
53	Kharas	Hebron	احمد موسى احمد حلاحله
54	Kefel Hares	Salfit	وائل محمد رضوان صالح
55	Kafr Al Labad	Tulkarm	ضياء أحمد سليمان برهوش
56	Jericho	Jericho & Al Aghwar	ايهاب فايز يوسف نجوم
57	Jabaa	Jenin	مالك سلاطنة
58	Idna	Hebron	م. طلعت عواد
59	Howwara	Nablus	عدي عودة
60	Hizma	Jerusalem	م. أمجد البرغوثي
61	Hebron	Hebron	صهيب محمدكايد امام
62	Hindaza Baridaa	Bethlehem	رزان طالب موسى العبيات
63	Halhul	Hebron	الين عبد المحسن ابوريان
64	Hableh	Qalqiliya	سونيا قطناني
65	Deir Istia	Salfit	عسكر عامر حرب
66	Deir Debwan	Ramallah & AlBireh	سامر عليان
67	Deir Ballut	Salfit	سعيد روحي محمد سعيد شقور
68	Deir Al Ghosoun	Tulkarm	علاء عدنان رشاد عمر
69	Bruqin	Salfit	م. سليم عبد اللطيف سلامة
70	Borqin	Jenin	ايمن عيد ابراهيم شلاميش
71	Birzeit	Ramallah & AlBireh	رشا شريف
72	Bir Nabala	Jerusalem	عبير خضر موسى
73	Bethlehem	Bethlehem	مهندس زياد السايح
74	Beta	Nablus	جارح عزت حسن
75	Beitunia	Ramallah & AlBireh	عطاف الديك
76	Beit Kahil	Hebron	محمد فؤاد محمود عطاونه
77	Beit Hanina	Jerusalem	دينا حسين موسى فقيه
78	Beit Ummar	Hebron	خلدا ابو عياش
79	Beit Ula	Hebron	علا محمد لافي غنيمات
80	Beit Sureik	Jerusalem	عدي خالد يوسف ابو خديجة
81	Beit Sahur	Bethlehem	اسامة عيسى ابو سعدة
82	Beit Liqia	Ramallah & AlBireh	م. سامح يوسف مرشد جمهور
83	Beit Leed	Tulkarm	رائد حافظ عبد القادر حنني
84	Beit Jala	Bethlehem	أميرة مطر
85	Beit Foreek	Nablus	يحيى محمد سعيد قط
86	Beit Fajjar	Bethlehem	نبيلة حسن حماد طقاطقة
87	Biet Iksa	Jerusalem	مراد الكسواني
88	Beit Awwa	Hebron	مريم عمر السويطي
89	Beit Anan	Jerusalem	وسام مصطفى محمد معالي
90	Bedu	Jerusalem	م اسلام علي ابوعيد
91	Bidya	Salfit	عمرو عبد الكريم عثمان بولاد

92	Bateer	Bethlehem	لارا سمارة
93	Bartaa	Jenin	عميد امجد هرشة
94	Baqa Al Sharqeyya	Tulkarm	م. احمد محمد شرشير
95	Bani Neim	Hebron	م عمر حميدات
96	Balaa	Tulkarm	علاء الدين بوربني
97	Azzun	Qalqiliya	نجوى ماجد خليل سليم
98	Az Zababedah	Jenin	حسين محمد حسين البزور
99	Atteel	Tulkarm	عاصم ابوزايده
100	Atara	Ramallah & AlBireh	غصون مجاهد الريماوي
101	AL-Shyoukh	Hebron	رائد محمد عيسى مشني
102	Aseera Ash Shamaliyya	Nablus	عماد احمد جرارعة
103	Arraba	Jenin	د.م اسماعيل جرادات
104	Aqraba	Nablus	عثمان ديريه
105	Aqqaba	Tubas	سلام راسم ياسين ياسين
106	Anata	Jerusalem	م.حمزة حميدة
107	Anabta	Tulkarm	مراد مناضل عبدالحليم
108	Al Zaeem	Jerusalem	عبد الحفيظ عالية
109	Allar	Tulkarm	ثائر عدنان مصطفى قشوع
110	Al Zawyeh	Salfit	أسامة درويش داود ابراهيم
111	Al Yamun	Jenin	فاضل عبداللطيف محمد حمران
112	Al Ubeidiyya	Bethlehem	م. ورود حساسنة
113	Al-Taybeh	Ramallah & AlBireh	م أسماء صالح
114	Al Ramadeen	Hebron	أكرم حسين التلاحمة
115	Al Ram	Jerusalem	م.مجد قرعان
116	Al Oja	Jericho & Al Aghwar	محمد فؤاد احمد عالية
117	Al Neweemeh	Jericho & Al Aghwar	مشرف عدنان عبد الله ابو زبيدة
118	Al Mazraa Qabliya	Ramallah & AlBireh	م.رائدة عطاالله
119	Al Mazraa Ash Sharqeyya	Ramallah & AlBireh	محمد باسم زين
120	Al Karmel	Hebron	علاء موسى اسماعيل دبابسة
121	Al Kafriyyat	Tulkarm	م. ريم خليل محاجنة
122	Al Jadera	Jerusalem	سونيا فرح طالب فقيه
123	Al Eizariyya	Jerusalem	م.اماني ابوزياد
124	Al Bireh	Ramallah & AlBireh	نضال رستم صابر
125	Ajja	Jenin	مؤمن كمال فوزي قاسم سليمان
126	Ad Doha	Bethlehem	ابراهيم محمد الدبس
127	Ad Daheriyya	Hebron	م لينا صبيح
128	Abwein	Ramallah & AlBireh	فداء خياط
129	Abu Dees	Jerusalem	صفوت دعنا
130	Al Khader	Bethlehem	جهاد عبدالكريم طويل
131	AL Samue	Hebron	عيسى محمود الرواشدة

132	Al Jeeb	Jerusalem	ناصر خليل شاهين
133	Jenin	Jenin	محمد محمود حسين عليات
134	Jammaein	Nablus	م.عزالدين الجيوسي
135	Dura	Hebron	محمود موسى محمود الزيدات
136	Janata	Bethlehem	مسعدة عرفات جبران
137	Jayyus	Qalqiliya	محمود جبر احمد سليم
138	Deir Samit	Hebron	فراس زياد حسن شراونة
139	Ministry of Planning		محمد أبو بكر
140	Ministry of Planning		فيروز شحرور
141	Ministry of Planning		حنين بلقيس
142	Ministry of Local Governorate		رولا طويل
143	Ministry of Labor		رامي مهداوي
144	Ministry of Labor		علاءغريب
145	Ministry of Labor		معاذ أبو بكر
146	MDLF		لينا لهلبت
147	MDLF		نانسي المصري
148	MDLF		خازم القواسمي

3.دعوة لحضور ورشة عمل

التاريخ:2025/7/9

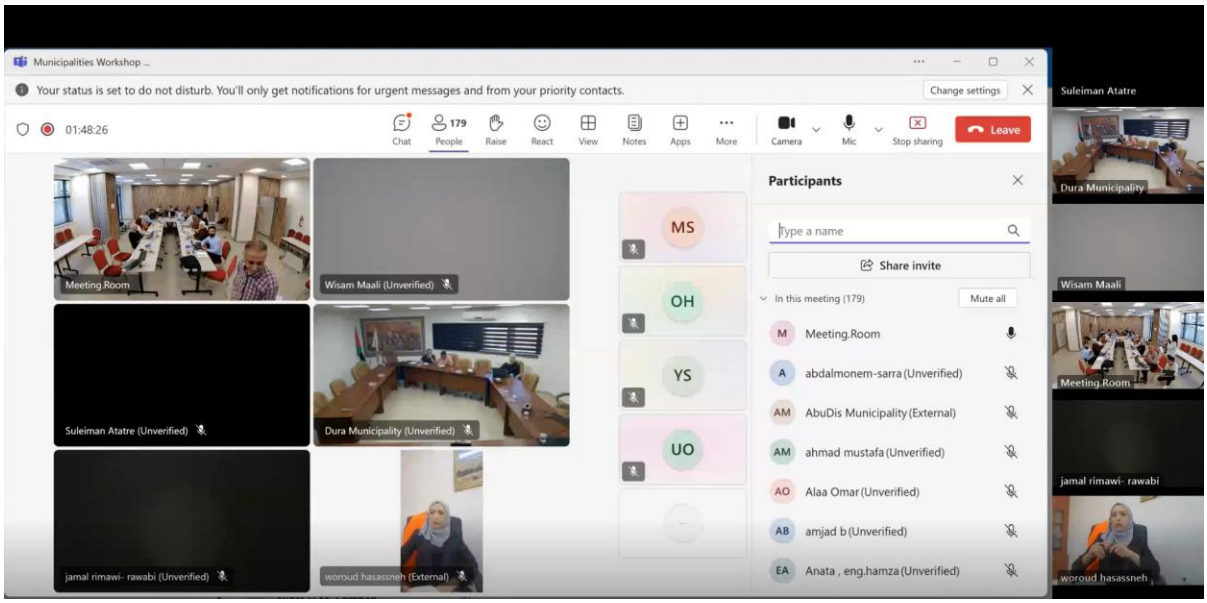
وزيرة التخطيط والتعاون الدولي
تحية طيبة وبعد،

الموضوع :دعوة لحضور ورشة عمل / تحديث الإطار البيئي والاجتماعي لمشروع التعافي الاجتماعي وخلق فرص العمل

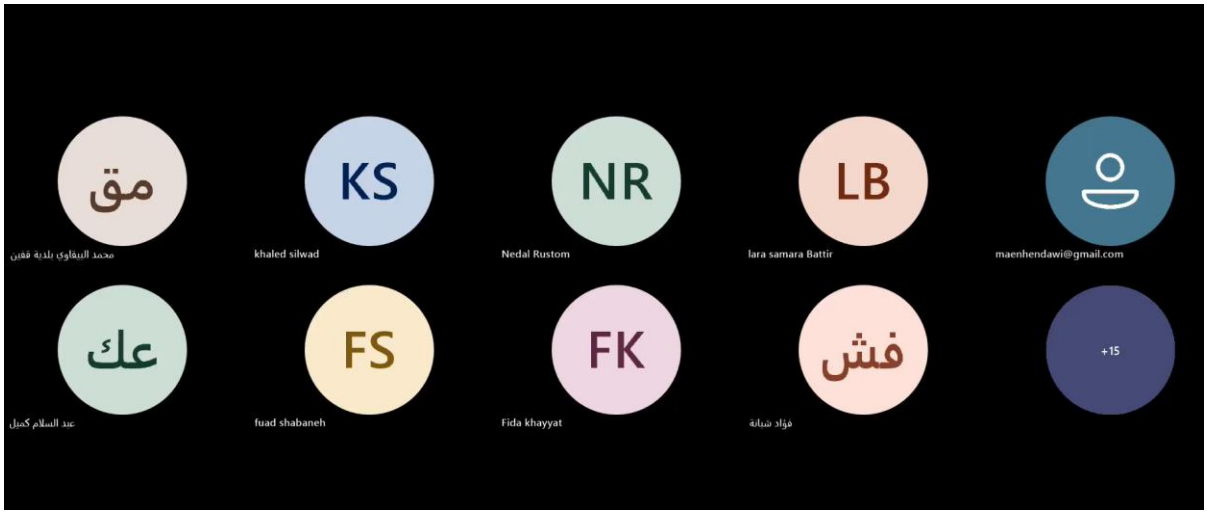
يُهديكم صندوق تطوير وإقراض الهيئات المحلية أطيب التحيات، وبالإشارة إلى الموضوع أعلاه، فإن الصندوق بصدد تنفيذ المكون الأول مشاريع البنية التحتية كثيفه العماله، والذي يتطلب تحديث الملفات الخاصة بالإطار البيئي والاجتماعي، والإطار الخاص بنزع الملكية، بالإضافة إلى إعداد الإجراءات الخاصة بإدارة الشكاوى ذات العلاقة.

وعليه، يتشرف الصندوق بدعوتكم لحضور ورشة العمل والتي ستعقد يوم 2025/7/9 من الساعة العاشرة صباحاً وحتى الواحدة بعد الظهر، لمناقشة المسودات الأولية لسماع آرائكم وملاحظاتكم.
نرجو من حضرتكم ترشيح من ترونه مناسباً لحضور الورشة وتزويده بالرابط المرسل أدناه عبر البريد الإلكتروني والذي يتيح المشاركة لمن يتعذر عليه الحضور:
الرابط الإلكتروني:
https://us06web.zoom.us/j/83411346511?pwd=ROV1Z2KQKN0NIkvenfYvMUfbHQi8TQ09

4. عينة من الصور


Municipalities Workshop ...
Your status is set to do not disturb. You'll only get notifications for urgent messages and from your priority contacts.
Change settings
01:48:26
Chat
People
179
Raise
React
View
Notes
Apps
More
Camera
Mic
Stop sharing
Leave
Meeting Room
Wisam Maali (Unverified)
Suleiman Atatre (Unverified)
Dura Municipality (Unverified)
jamal rimawi- rawabi (Unverified)
woroud hasassneh (External)
Participants
Type a name
Share invite
In this meeting (179)
Mute all
Meeting.Room
abdalmonem-sarra (Unverified)
AbuDis Municipality (External)
ahmad mustafa (Unverified)
Alaa Omar (Unverified)
amjad b (Unverified)
Anata , eng.hamza (Unverified)
MS
OH
YS
UO
Suleiman Atatre
Dura Municipality
Wisam Maali
Meeting.Room
jamal rimawi- rawabi
woroud hasassneh

2:26:47


مق
محمد البيقاوي بلدية قفين
KS
khaled silwad
NR
Nedal Rustom
LB
lara samara Battir
maenhendawi@gmail.com
عك
عبد السلام كميل
FS
fuad shabaneh
FK
Fida khayyat
فش
فؤاد شبانة
+15

خطة الإدارة البيئية والإجتماعية وخطة الالتزام البيئى والاجتماعى
تحديد الأدوات والخطط البيئية والاجتماعية والصحية التي يجب اعدادها وذلك للحد او التقليص من الاثار البيئية والاجتماعية الناتجة عن أنشطة المشروع. (ESMP, E&S Checklist, Work Plan, Traffic Plan)
خطط الادارة البيئية والاجتماعية لبرنامج ستكون خطط قطاعية: (طرق، مرافق عامة، مياه، كهراء وطاقة)
خطة الادارة البيئة والاجتماعية مرفق رئيسي من وثائق العطاء ومذكورة ضمن الشروط الخاصة
خطة الالتزام البيئي والاجتماعي: تحدد التدابير والاجراءات الازمة للمشروع لتحقيق الامتثال للمعايير وتشكل جزءا من الاتفاقية القانونية.

الفرز البيئى والاجتماعى الأولى

- الفرز البيئي والاجتماعي الأولي - تقديم طلب التمويل :
  - مراجعة ما يلي ليتناسب مع الاطار البيئي والاجتماعي:
    - ✓ مؤشرات ملائمة المشروع،
    - ✓ التقييم البيئي والصحي
    - ✓ التقييم الاجتماعي
  - عدم قبول أي مشروع يؤثر بشكل سلبي على:
    - ✓ الموارد الثقافية والتراثية والتاريخية
    - ✓ الممرات المائية الدولية
    - ✓ يسبب نقل غير طوعي لأماكن سكن المواطنين
  - عدم قبول أي مشروع يقع ضمن الفئة (عالي) للتقييم البيئي والاجتماعي:
    - ✓ محطات توليد الكهرباء، مشاريع التعدين، محطات التنقية والخطوط الرئيسية لنقل المجاري، مصانع الاسمنت، مكبات النفايات الصلبة، مكبات النفايات الخطرة، تصنيع ونقل واستخدام المواد الخطرة او السامة وغيرها، المنشآت الصناعية الكبيرة والمدن الصناعية

خطة اشراك أصحاب المصلحة (SEP)

ما هي SEP ؟

خطة إشراك أصحاب المصلحة هي وثيقة أساسية تضمن مشاركة المجتمع المحلي والفئات المستهدفة في جميع مراحل المشروع، بدءًا من اختيار المشاريع وحتى التنفيذ والمتابعة.

أهمية SEP:

- ضمان الشفافية في تحديد الأولويات
- توسيع المشاركة المجتمعية
- دمج الفئات المهمشة مثل النساء وذوي الإعاقة
- تقليل النزاعات أو الاعتراضات على المشروع
- بناء ثقة المواطنين في عمل البلدية

التزامات البلدية ضمن SEP:

- الإعلان عن المشروع بوضوح
- إجراء اجتماعات تشاورية مع المجتمع المحلي
- استقبال الملاحظات والشكاوى ومتابعتها
- توثيق جلسات التشاور والحوار
- إشراك أصحاب المصلحة طوال دوره المشروع وليس فقط عند بدايته

Annex 9: **Complaint Form**

نموذج تقديم شكوى

الهيئة المحلية:	**مشروع:**
التاريخ:	**رقم الشكوى:**

طلب تقديم شكوى

القسم الأول: حول المشتكي/ة

اسم مقدم/ة الشكوى:
هوية رقم:

القسم الثاني: حول الشكوى

موضوع الشكوى:

وقائع الشكوى:

الجهة المقدم بحقها الشكوى:

.....

هل الشكوى منظورة أمام القضاء:	أ. نعم	ب. لا
هل تقدمت بشكوى في ذات الموضوع لجهة أخرى	أ. نعم الجهة:..... هل تلقيت رد:	ب. لا

	تاريخ الرد:	

القسم الثالث: مرفقات الشكوى (وثائق ومستندات)

أقر وأصرح انا مقدم/ة الشكوى **.....** بأن المعلومات والبيانات والمرفقات الواردة أعلاه هي معلومات وبيانات ومرفقات صحيحة وحقيقية والتزم واتعهد بتحمل كامل المسؤولية القانونية فيما لو تبين خلاف ذلك في أي وقت من الأوقات أو إذا تبين أن الشكوى المقدمة من قبلي كيدية.

وعليه أوقع

توقيع و/أو بصمة مقدم/ة الشكوى: ..... تاريخ تقديم الشكوى: / /

القسم الرابع: (خاص لاستخدام مسؤول الشكاوى)

التوصية حول الشكوى:

في حال رفض الشكوى، مبررات رفض الشكوى:

.....

.....

.....

التاريخ: مسئول مراجعة الشكوي: .....

التوقيع: