

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"



ABBREVIATED RESETTLEMENT ACTION PLAN
Building Resilient Bridges Program P174595
Subproject: "REHABILITATION/RECONSTRUCTION OF VIROI BRIDGE"



Prepared By
Albanian Road Authority (ARA)
PIT (E&S experts)

JANUARY 2025

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: “Rehabilitation/ Reconstruction of Viroi Bridge”

Contents

Abbreviations	3
Definition of Resettlement-Related Terminology	4
Executive Summary	7
1 LEGISLATIVE FRAMEWORK	12
1.1 Albanian legislative framework. Legal requirements regarding land acquisition	12
1.2 World Bank’s Standards on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement (ESS 5)	16
1.3 Gaps between Albanian Laws and World Bank ESS5.....	18
2 Identification of Impacts and Proposed Mitigations	31
2.1 Purposes and principles of the Abbreviated Resettlement Action Plan	31
2.2 Census survey and PAP identification	31
2.3 Land acquisition impacts	33
2.4 Permanently affected Objects	33
2.5 Impacts on Trees and Crops.....	33
2.6 Impacts on business activities.....	33
3 Eligibility to Compensation	33
3.1 General Principles	33
3.2 Methodology	34
3.3 Land based Compensation.....	34
3.4 Cash Compensation.....	35
3.5 Risks of Impoverishment	35
3.6 Eligibility to compensation.....	35
3.7 Entitlement Matrix.....	36
3.8 Compensation Rates	36
4 INSTITUTIONAL RESPONSIBILITIES	40
5 PUBLIC CONSULTATIONS AND FEEDBACK	42
5.1 Communication with PAPs.....	42
6 IMPLEMENTATION SCHEDULE	43
7 BUDGET AND FUNDING ARRANGEMENTS	46
8 GRIEVANCE REDRESS MECHANISMS	47
8.1 ADDRESS THE GRIEVANCES	48
9. MONITORING AND EVALUATION	48
10. LIST OF ANNEXES:	49

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: “Rehabilitation/ Reconstruction of Viroi Bridge”

Abbreviations

ARA	Albanian Road Authority
BRB	Building Resilient Bridges
BMS	Bridge Management Systems
CERC	Contingent Emergency Response Component
CoM	Council of Ministers
DCM	Decision of the Council of Ministers
ESIA	Environmental and Social Impact Assessment
ESMP	Environmental and Social Management Plan
ESMF	Environmental and Social Management Framework
ESF	Environmental and Social Framework
ESS5	Environmental and Social standard 5 “On land acquisition, restriction on land use and involuntary resettlement”
GoA	Government of Albania
GRM	Grievance Redress Mechanism
IPRO	Immovable Properties Registration Office
LGC	Local Grievance Committee
LGU	Local Government Unit
MoIE	Ministry of Infrastructure and Energy
MoFE	Ministry of Finance and Economy
MPA	Multiphase Programmatic Approach
NRN	National Road Network
OMP	Operational Management Plan
PAP	Project Affected Persons
PIT	Project Implementation Team
RAP	Resettlement Action Plan
ARAP	Abbreviated Resettlement Action Plan
RPF	Resettlement Policy Framework
SA	Social Assessment
SAC	(former)Immovable Properties Registration Office / State Agency of Cadaster
SLA	Service Level Agreement
SAE	State Agency for Expropriation
WB	World Bank

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: “Rehabilitation/ Reconstruction of Viroi Bridge”

Definition of Resettlement-Related Terminology

Project in Brief	Definitions
<i>Application file</i>	Set of documents prepared to support the request for expropriation submitted to the SAE
<i>Case file</i>	Set of documents that the Expropriation Commission, established within the SAE finalizes in support of proposal for expropriation to the Council of Ministers
<i>Census</i>	A field survey to identify people who are genuine owners/ occupants of the land to be acquired under the project and thus will be eligible for compensation and/ or rehabilitation support as provided in this aRAP.
<i>Compensation</i>	Compensation is the payment in kind, cash or other assistances given in exchange for the acquisition of land including fixed assets, as well as other impacts resulting from project activities.
<i>Cut-off date</i>	Date of completion of the census and assets inventory of persons affected by the project. Persons occupying the project area after the cutoff date are not eligible for compensation and/or resettlement assistance. Similarly, fixed assets (such as built structures, crops, fruit trees, and woodlots) established after the date of completion of the assets inventory, or an alternative mutually agreed on date, will not be compensated.
<i>Expropriation Commission</i>	Special commission for application of the expropriation procedure in case of the sub activities.
<i>Expropriation Law</i>	Law No.8561/22/12/1999 ‘On Expropriation and Taking on Temporary Use of Private Property for Public Interest’ amended The expropriation Law No. 8561 date 22.12.1999, is amended by Law 11 date 12.02.2020. DCM 395 date 13.05.2020 “For the Organization and Operation way of Governmental Agency of Expropriation”
<i>Full replacement cost</i>	Method of valuation of assets that helps determine the amount sufficient to replace lost assets and cover transaction costs. Depreciation of structures and assets should not be taken into account. For agricultural land it is the pre-project or pre-displacement, whichever is higher, market value of land of equal productive potential or use located in the vicinity of the affected land, plus the costs of preparing the land to levels similar to those of the affected land, plus the cost of any registration and transfer taxes
<i>Land</i>	It refers to agricultural and/or non-agricultural land and any structures thereon whether temporary or permanent and which may be required for the project.
<i>Land acquisition</i>	It means the repossession of or alienation of land, buildings or other assets thereon for purposes of the Project.

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: “Rehabilitation/ Reconstruction of Viroi Bridge”

<i>Local Grievances Committee</i>	Local committee composed of three representatives: PAPs, Project; neutral expert to handle all grievances procedures in the affected areas and address PAPs concerns.
<i>Local Government Unit</i>	The LGUs include Municipalities and Administrative Units as per the new territorial division in force since June 2015.
<i>Project</i>	Building Resilient Bridges Program (BRB)
<i>Project Affected Person (s) (PAPs)</i>	PAPs are persons affected by land use or acquisition needs of the RAP in the framework of the project. These persons(s) are affected because they may lose, be denied, or be restricted access to economic assets; lose shelter, income sources, or means of livelihood. These persons are affected whether or not they must move to another location.
<i>Region</i>	The Project has a national coverage starting from the North to the South of Albania, depending on the Bridges locations proposed to be part of the rehabilitation and upgrade under the project financing. The subproject of which the aRAP in hand is prepared, is part of the Municipality of Gjirokastra.
<i>Replacement cost</i>	<p>It means replacement of assets with an amount sufficient to cover full cost of lost assets and related transaction costs. The cost is to be based on Market rate (commercial rate) according to Albanian law for sale of land or property. In terms of land, this may be categorized as follows: (a) “Replacement cost for agriculture land” means the pre-project market value of land of equal productive potential or use located in the vicinity of the affected land, plus the costs of: (b) preparing the land to levels similar to those of the affected land; and (c) any registration and transfer taxes.</p> <p>For other residential land and structures, it is the market price of materials used for rebuilding replacement house/works with the same or better area and technical standards of the affected house/structure, plus labor fees and registration and tax if applied. During the identification process for replacement cost, assets and materials are not depreciated as well as other benefit values from the project. When the domestic law cannot guarantee the standards for compensation at replacement price, it is necessary to include additional measures to meet the requirements on standards and replacement price. When this price calculation method is applied, depreciation of houses/structures and assets are not applied.</p>
<i>Resettlement Action Plan (RAP), Abbreviated Resettlement Action Plan (ARAP) or “Resettlement Plan”</i>	It is a resettlement instrument (document) prepared when projects locations are identified. In such cases, land acquisition leads to physical displacement of persons, and/or loss of shelter, and/or loss of livelihoods and/or loss, denial or restriction of access to economic resources. RAP is prepared by the party (Potential Developer) impacting on the people and their livelihoods. RAP contains specific and legal binding requirements to

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

	<p>resettle and compensate the affected party before implementation of the project activities. RAP is a site-specific report for the current known impacts and is prepared in conformity with the provisions of the RPF with the views of the PAPs.</p>
<p><i>The Resettlement Policy Framework (RPF)</i></p>	<p>It is an instrument to be used throughout the implementation of project activities as guidance tool. The RPF sets out the resettlement and compensation policy, organizational arrangements and design criteria to be applied to meet the needs of the people who may be affected by the project.</p>
<p><i>Resettlement Action Plan (ARAP) or "Resettlement Plan"</i></p>	<p>the party (Potential Developer) impacting on the people and their livelihoods. RAP contains specific and legal binding requirements to resettle and compensate the affected party before implementation of the project activities. RAP is a site-specific report for the current known impacts and is prepared in conformity with the provisions of this RPF with the views of the PAPs.</p>
<p><i>The Resettlement Policy Framework (RPF)</i></p>	<p>It is an instrument to be used throughout the implementation of project activities as guidance tool. The RPF sets out the resettlement and compensation policy, organizational arrangements and design criteria to be applied to meet the needs of the people who may be affected by the project.</p>

Executive Summary

Introduction

The Government of Albania (GoA) through the Ministry of Finance and Economy (MoFE) and Ministry of Infrastructure and Energy (MoIE), has received Funding for the “Building Resilient Bridges” (BRB) Program, from the World Bank (the Bank). The program is designed to enhance the overall performance of bridges in the Albanian NRN, while providing support to ARA to increase its capacity in managing road and bridge infrastructure through a robust RAMS and BMS. Bridges are identified as key-infrastructure, particularly vulnerable to climate events, and neglected due to the higher investments required for their improvement. In this context, the program will finance the rehabilitation, upgrade, or reconstruction of priority bridges and structures of the NRN, to enhance their operational performance, safety and resilience to climate and geological hazards events exacerbated by climate change. In addition, to ensure sustainability of the investments, the program will finance technical assistance and capacity building activities to improve the capacity of ARA at managing the bridge and culvert assets while reducing the gender employment gap in the road construction sector. The program will have two phases (phase 1 up to 15 bridges and phase 2 up to 16 bridges) to be implemented at the overall period of the program of 8 years, and each phase will have a maximum length of 4 and 5 years, respectively.

The rehabilitation/reconstruction of the two first-year bridges Beshiri and Viroi will be financed under phase 1 and will serve as a pilot. Knowledge and lessons learned from all related activities to the implementation of the two first-year bridges, will be incorporated into the rehabilitation/reconstruction of other bridges. This will allow the implementing agency, Albanian Road Authority (ARA), to learn by doing.

The aRAP document for the Rehabilitation/ Reconstruction of Viroi Bridge subproject was prepared in May 2024 and is being updated to include the newly identified project-affected people (PAP). The aRAP was prepared in accordance with the project’s compensation and resettlement policy framework (RPF) and is informed by socio-economic surveys, inventory of losses and public consultation conducted to date. The aRAP also presents the criteria, eligibility for compensation of land and assets affected by the subproject, implementation arrangement, implementation plan, estimated cost, monitoring and assessment, community participation in consultations and grievance redress mechanism.

1. Policy framework and entitlement matrix. A RPF was prepared for the project, based on the current laws and regulations of the GoA as well as Environmental and Social standard 5 “On land acquisition, restriction on land use and involuntary resettlement”, ESS5 of the World Bank ESF. This document will serve as a guideline for the implementation of resettlement in the subproject area. The general objective of the RPF and the aRAP is to ensure that all PAPs receive fair compensation for their affected assets at replacement cost and market value. Support will be provided to severely affected households, relocated households, households losing income sources and vulnerable households so they can restore their income level or living standard to at least pre-project level.

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: “Rehabilitation/ Reconstruction of Viroi Bridge”

2. Impacts and Scope of Land Acquisition. Field observations and data collected through the aRAP census survey reveal that the parties affected by land acquisition for the construction of the Viroi bridge include both public and private owners. The construction of the new bridge under the Subproject “Viroi Bridge and Culvert” affects 9 private land parcels, of which 3 are classified as “vineyards” and 6 as “pastures”. Rehabilitation assistance or moving allowances are not required, as no houses or other structures are affected. Compensation is limited to cash payments for lost land or trees. A series of focus group meetings and key informant interviews have been conducted and continue to take place with stakeholders in all project sites, including residential areas where the road will be constructed, to explain the project’s social and economic impacts. The socio-economic assessment conducted for the purposes of this project indicates that the economic status of the PAPs will not be worse off after the project than before the project as a result of land acquisition. The impact on P1-3 is negligible in terms of land size, while the impact on P4-9 affects land that was neither used by the PAPs nor held any market value, as the area is prone to flooding.

3. Mitigation measures for impacts caused by land acquisition and compensation. To minimize land acquisition impacts, the environmental and social experts have conducted consultations with the benefited communities and affected people during the preparation of the investment design to ensure that the subproject would have the least possible impact on land acquisition in the project area. However, some impact could not be avoided.

4. Implementation arrangement. Resettlement, compensation cost, and support works are managed and monitored internally by the ARA and Project Implementation Team (PIT). During the implementation process, close coordination should be maintained between the implementing agencies, such as ARA, PIT and communal staffs, local social organization and people affected by the subproject.

5. Consultation and community participation. Representative of the affected people participated in public consultations to gain information and impacts of the subproject. Responses from the public consultations were taken into consideration and incorporated in this aRAP.

6. Grievance redress. During the implementation process, any concerns or complaints raised by the affected people will be addressed in accordance with the procedures outlined in the aRAP. Complaints will be resolved directly by the local authority and project staffs in a fair and transparent manner with the participation of an external monitoring agency. Those who file complaints will not be subject to any administrative fees.

7. Monitoring and evaluation. Two monitoring and evaluation tasks will be conducted during the subproject implementation. Staff from ARA and PIT will observe and monitor the implementation of RAP, as well as carry out internal monitoring activities.

8. Cost estimate. The total valuation is 7,197,500 lek, covering compensation for land and tree cultivation.

Description of the sub-project and the summary of the impacts

The existing road segment associated with the Viroi bridge is approximately ~400m long. It is part of the national road axis Gjirokastër-Tepelena SH4, a segment that connects Albania with Greece (International Network). This road segment has two main problems from a functional point of view. In current conditions, the traffic on this segment is uncomfortable and unsafe.

First, the existing road segment which is located above the body of the Viroi Lake Dam, on both sides of it is connected by Gjirokastra and Tepelena, it is connected with roads that have different sections and its change is not realized with a reconciling length, this turns this segment into a point of danger. Secondly, another problem which causes the road to be blocked in rainy season is the lack of discharge capacity of the lake waters as well as the stream on the north side of Lake Viroi. During heavy rainfall, the lake’s water level rises above the road level, making traffic difficult or blocking it.

Although the road has asphalt layers in good condition, it does not meet the criteria for its designated road category and function. The lack of shoulders on both sides can affect driver concentration, significantly reducing safety.

The project area, according to the administrative division, is located in the county of Gjirokastra. The existing 400m road segment runs along the shores of Viroi Lake, an artificial lake. The road follows the crown of the dam that created the lake and one of the greatest problems this section presents is the elevation of the dam crown. Due to extreme climate variations across all region and major fluctuations in rainfall and snowfall in the area, a 350 m segment of the road is subject to annual flooding. One of the causes of flooding, aside from the elevation of the dam, is the inadequate discharge capacity of the existing culvert and bridge.

This bridge and road section are critical to the national network as they connect to the Kakavija border crossing point, the main road corridor to Greece. A significant volume of goods is traded through Kakavija, passing through this road section. In past years, heavy rain and snowfall have caused traffic blockages lasting several hours, leading to significant delays in the transport of goods and passengers, resulting in additional charges and financial costs. Considering that this is one of the busiest segments in the national network, with approximately 5000 vehicles per day, any disruption has a considerable impact on road users and freight transport.



Figure 1: Lake Viroi water level over the road segment and the bridge

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"



Figure 2: Overview of the bridge and the damage to the bed.

As a result of this situation, the existing bridge, which serves as a discharge point, has caused erosion of the riverbed both upstream and downstream, endangering the stability of the bridge. The existing structure is a slab bridge constructed with prefabricated elements.

The existing road segment features two consecutive turns with opposite directions of return, with a radius of 120 m from Tepelena and 180m from Gjirokastra. Altimetrically the road has a small longitudinal slope, $ig_j = 1 \div 2\%$. The road cross section is narrow with a width of 2x3m (6m in total), lacking pedestrian pathways and parapet walls on both sides.

Based on the description and analysis of the existing condition of this road segment, this project involves building a new road segment, category "C2" (Secondary interurban), "parallel" to the existing axis by the river Drinos (east side) and construction of two new bridges with enough space to ensure adequate discharge capacity for the creek near Viroi and the lake itself throughout the year. One bridge will replace the existing structure, while the other will be built along the new alignment. The project will also direct the discharge flow of the lake, and improve the bed conditions at the entrance and exit of the bridges.



Figure 3: Location of the existing and the new bridge and culvert

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: “Rehabilitation/ Reconstruction of Viroi Bridge”

The objectives of the works according to the ARA’s FS and Designs are:

- to enhance traffic safety by diverting non-motorized traffic, pedestrians and cyclists to the existing road section;
- to create better conditions for people to visit the lake;
- to address flooding issues that lead to road blockages;
- to improve the landscape of the area.
- to increase the safety and comfort of traffic;
- to create conditions for entry and exit of cars in the lake area; and
- to explore use of the existing axis in function of the park of Viroi Lake, creating the possibility of creating a promenade, ring road around the lake;



Figure 4: Overview of the Existing Road and Bridge



Figure 5: Orography of the Existing Area and New Axis Position

Prior to conducting consultations with the PAPs, ARA/PIT and its social expert were trained and familiarized with the World Bank Environmental and Social framework ESF and specifically on ESS5 “On land acquisition, restriction on land use and involuntary resettlement” to enhance their performance on such aspects.

1 LEGISLATIVE FRAMEWORK

1.1 Albanian legislative framework. Legal requirements regarding land acquisition

On Article 41/4 of the Albanian Constitution¹ it is provided: “The expropriations or limitations of a property right that are equivalent to expropriation are permitted only against fair compensation” Furthermore, on the European Convention on Human Rights, it’s provided in the Art. 1 “Right to property” of the Protocol²: “Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided by the law and by the general principles of international law...”

In this spirit, it is in power Law no. 8561, dated 22. 12. 1999 updated on 2020, “On Expropriations and Temporary Takings of the Private Property for Public Interest”³ amended. The mentioned law provides the entire procedure how an expropriation procedure begins, for which reason, from which subject and the right of the owners to contest the evaluation of the property made unilaterally from the state institutions.

Anyway, an international agreement ratified by law has priority on application in front of a common law. (Art. 122-point 2 of the Albanian Constitution ⁴). Furthermore, if a law creates a collision with an international agreement ratified by law, it will be applied the international agreement. This principle provides a guarantee that the international loan agreement signed between the Albanian Government and World Bank, has priority on application in front of the common law, especially in front of the mentioned law “On expropriation....”.

At this moment, the law that is in force for the regulation of expropriation in Albania is the Law no.8561 date 22.12.1999 “On Expropriations and Temporary Takings of the Private Property for Public Interest”, which has been recently amended by the Law 11/2020 date 12.02.2020 “For some changes and additions to the law no.8561...”.

This amendment is published on the Albanian Official Journal on 10th of March 2020 and has entered into force on date 25 of March 2020 (15 days after the law has been published).

The basic changes that have been approved on the law “On expropriation” through the amendment -the law no. 11/2020 date 12.02.2020, are described as follows:

First, for the very first time it recognizes the right to define and calculate the compensation of the properties under private ownership, expropriated for public interest, based on the stipulations of

¹Albanian Constitution, Article 41/4, <https://kjp.al/wp-content/uploads/2020/02/Kushtetuta-2017.pdf>

² European Convention on Human Rights, Article 1 “Right to property”, http://www.echr.coe.int/Documents/Convention_ENG.pdf

³ Law No. 8561, dated 22. 12. 1999 “On Expropriations and Temporary Takings of the Private Property for Public Interest”, <https://ashsh.gov.al/wp-content/uploads/2021/06/liqj-Nr.8561-perditesuar-2020.docx>

⁴Albanian Constitution, Article 116, <https://kjp.al/wp-content/uploads/2020/02/Kushtetuta-2017.pdf>

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: “Rehabilitation/ Reconstruction of Viroi Bridge”

the international agreement rectified by law for the realization of projects. Specifically, provisions in this RPF will govern compensation of private properties affected under the Project, as part of the international agreement between the Republic of Albania and the World Bank on the Project.

Second, a new agency is being established that is called State Agency for Expropriations and referring to the article 11, point 5 of the Law 8561, dated 22.12.1999, amended by law no.11/2020, dated 12.02.2020, it is an institution under the dependency of the minister responsible for the urban development, and has the main responsibilities as follows:

- a. Plan and administer the requests for expropriation from the respective institutions;
- b. calculate the value of the compensation for each property affected by the expropriation;
- c. supervise the progress of the expropriation procedures;
- d. create a data base for all the expropriation procedures and the payment of each expropriation cost;
- e. is entitled to enter in negotiations with the subjects that will be expropriated, regarding the value of the expropriation compensation and the time limit for the liquidation of this value, precise rules for the manner of handling the negotiations with the expropriated subjects are defined by the Council of Ministers, based on the proposal of the minister responsible for the urban development.

In the context of this project, preparation of an expropriation plan, including calculation of compensation, as well as supervision of the expropriation process and negotiations with people affected by expropriation, has been carried out by ARA/PIT, in line with this RPF (See Section 3.3 below).

The Council of Ministers by Decision no.395, dated 13.05.2020 has defined the manner of organization and functioning of the State Agency for Expropriation.

Another change is that the request for expropriation shall be submitted to the State Agency for Expropriations, and not to the competent ministry as was foreseen before the approval of the amendment - Law no.11/2020, dated 22.12.1999. Meanwhile, the proposal in the Council of Ministers for the approval of the request for expropriation is done by the minister responsible for the urban development, which regarding the actual structure of the Government, refers to the minister of the infrastructure and energy.

A short resume of the principles provided by law no. 8561, dated 22.12.1999 “On expropriation...”, amended by Law no. 11, dated 12.02.2020 is provided below:

- f. The project aims public interest Article 8, point ç, Law No. 8561, dated 22.12.1999, “On Expropriation and Temporary Takings of the Private Property for Public Interest)”⁵, This provision establishes that expropriation may be carried out for the implementation of national or local projects and investments aimed at protecting the environment, promoting public health, preserving culture, enhancing public education, and supporting activities that serve the public interest;

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: “Rehabilitation/ Reconstruction of Viroi Bridge”

- g. The beneficiary subject in the expropriation process will be the relevant Municipality of each city (Art. 9 of the Law “On Expropriation...”) ⁵
- h. The Municipality needs to submit the request with a list of necessary documents to the State Agency for Expropriations (SAE);
- i. The State Agency for Expropriations (SEA) has to follow the legal procedure on publishing the request for expropriation, collecting the complaints of the affected owners, and preparing the draft of the sub legal act for the Council of Ministers;
- j. The procedure will be considered complete when the owners through a statement approve the transaction of the property in favor of the GoA;
- k. The proposal in the Council of Ministers for the approval of the request for expropriation is done by the minister responsible for the urban development.
- l. The expropriation decision for owners who do not consent to the expropriation will be approved by the Council of Ministers and will take effect immediately upon approval. It will also be published in the Official Journal.;
- m. The owners affected have the right of complaint to the Court for the compensation and if they don’t follow this procedure, the decision of the Council of Ministers will be an executive title.

Two other legal considerations are to be emphasized:

1. ***The devaluation of property***⁶

During the land acquisition for public interest, some properties may not need to be fully acquired from the owner. However, if the owner can no longer use the property as before, they have the right to compensation for its devaluation. This instrument is not applied so often in practice, but it is provided by law 8561, and as per article 18 is stated “Compensation is given for the value of the depreciation of the property in cases when the expropriation for public interest is accompanied by the depreciation of the part of the property that has not been expropriated or of the property located near the one that is expropriated. The cases, ways and calculations of the amount of compensation are determined by the instruction of the Council of Ministers.”

2. ***The provisional taken on possession of the property***⁷

During the land acquisition, certain properties may need to be temporarily possessed, such as for the expansion of a village road to accommodate large vehicles during project implementation. In such cases, the required portion of private land will be temporarily acquired and returned to the original owners after the project, with compensation in the form of rent. The request on a temporary possession of a property needs to be addressed to the State Agency for Expropriations,

⁵ Law no. 8561, dated 22. 12. 1999 “On Expropriations and Temporary Takings of the Private Property for Public Interest”, Article 9, <https://ashsh.gov.al/wp-content/uploads/2021/06/ligj-Nr.8561-perditesuar-2020.docx>

⁶ Law no. 8561, dated 22. 12. 1999 “On Expropriations and Temporary Takings of the Private Property for Public Interest”, Article 18 , <https://ashsh.gov.al/wp-content/uploads/2021/06/ligj-Nr.8561-perditesuar-2020.docx>

⁷ Law no. 8561, dated 22. 12. 1999 “On Expropriations and Temporary Takings of the Private Property for Public Interest”, Article 27-37, <https://ashsh.gov.al/wp-content/uploads/2021/06/ligj-Nr.8561-perditesuar-2020.docx>

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

describing the property, the reason, the term and the compensation for the owner. The owner has the right to raise a complaint to the court against such decision.

The Council of Ministers Decision No. 138 dated 23. 03. 2000⁸ provides the legal criteria for the evaluation of properties affected by expropriation.

- a. **Land:** The estimation of expropriated of urban lands, lands within the yellow line town and administrative unit properties shall be determined according to the prices approved by Council of Ministers Decision deriving from Law No. 133 date 2015 "On the treatment of property and finalization of the process of compensation of property".
- b. **Residential properties:** Value of expropriation compensation for residential properties shall be based on the average sales price according to the records of the State Agency of Cadaster.
- c. **Industrial and Agricultural properties:** The value of expropriation compensation for industrial and agricultural properties shall be based on the average sales price according to the records of the Ministry of Infrastructure and Energy / State Agency for Expropriations. Depreciation of property must be subtracted from the price.
- d. **Agricultural land, forested areas, etc.:** The estimated value of compensation for agricultural lands, forested areas, pastures and grasslands shall be determined based on the prices approved by Council of Ministers Decision complementary to the Law No. 133/2015 On the treatment of property and finalization of the process of compensation of property". In cases where there are no prices approved for certain regions, the evaluation for agricultural lands, forested areas, pastures and grasslands is determined based on the average sales price available at the State Cadastre Agency.
- e. **Fruit trees:** For fruit trees, the estimated value is calculated considering costs of investment and expenses. This value is calculated per unit (number of fruit trees) or unit per land surface (m² of vineyard, nursery etc.). The investment present in the land, the total expenses and different amortization factors are foreseen by special Ministry of Agriculture directives.⁹
- f. **Crops:** For crops, the estimated value is calculated based on the expected yield and market unit price.¹⁰
- g. **Illegal constructions:** For investments made by property owners who are not registered at the former IPRO State Agency of Cadastre (without a title), the entity which initiates the expropriation has the right to complete the procedure if: the owners of the property have either (i) started an administrative process at the former Agency for Legalization and Integration of Informal Properties (ALUIZNI) according to Law No. 9482, dated 3.4.2006 "On legalization, urbanization and integration of informal properties (updated)"¹¹; in case the illegal building (or additional works on the existing building) have been previously declared and have been qualified later for legalization permit from former ALUIZNI, based on the

⁸ Council of Ministers Decision No. 138 dated 23. 3. 2000, <https://tirana.al/uploads/publications/vkm/VKMNR.138DT.23.03.doc>

⁹ Council of Ministers Decision No. 138 dated 23. 3. 2000, <https://tirana.al/uploads/publications/vkm/VKMNR.138DT.23.03.doc>

¹⁰ Council of Ministers Decision No. 138 dated 23. 3. 2000, <https://tirana.al/uploads/publications/vkm/VKMNR.138DT.23.03.doc>

¹¹ For more, please refer to the Full Version of the Law: https://infrastruktura.gov.al/wp-content/uploads/2017/10/ligji_9482_i_azhornuar.docx

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

criteria set in the Council of Ministers Decision No.438, dated 28.6.2006 "On the criteria, procedures and required documentation that determine legalization of informal properties"¹²; or (ii) are in the process of taking a legalization permit, etc.

1.2 World Bank's Standards on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement (ESS 5)

The World Bank's ESS5 on land acquisition, restriction on land use and involuntary resettlement recognizes that project-related land acquisition and restrictions on land use can have adverse impacts on communities and persons. Project-related land acquisition or restrictions on land use may cause physical displacement (relocation, loss of residential land or loss of shelter), economic displacement (loss of land, assets or access to assets, leading to loss of income sources or other means of livelihood), or both. The term "involuntary resettlement" refers to these impacts. Resettlement is considered involuntary when affected persons or communities do not have the right to refuse land acquisition or restrictions on land use that result in displacement.

The World Bank standards also require the application of the local laws for the valuation and compensation of losses as far as they fit the principles of the WB (Achieving the replacement cost for lost assets). For all losses of assets attributable directly to the project, the ESS5 requires that full compensation at replacement value needs to be provided.

The World Bank recognizes that involuntary resettlement may cause severe long-term hardship, impoverishment, and environmental damage unless appropriate measures are carefully planned and carried out. The Bank's ESS5: Land Acquisition, Restriction on Land and Involuntary Resettlement includes safeguards to address and mitigate the economic, social, and environmental risks arising from involuntary resettlement. The objectives of the WB's ESS5 are the following:

- a. To avoid involuntary resettlement or, when unavoidable, minimize involuntary resettlement by exploring project design alternatives.
- b. To avoid forced eviction.
- c. To mitigate unavoidable adverse social and economic impacts from land acquisition or restrictions on land use by: (a) providing timely compensation for loss of assets at replacement cost; and (b) assisting displaced persons in their efforts to improve, or at least restore, their livelihoods and living standards, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.
- d. To improve living conditions of poor or vulnerable persons who are physically displaced, through provision of adequate housing, access to services and facilities, and security of tenure.⁴
- e. 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.
- f. To ensure that resettlement activities are planned and implemented with appropriate disclosure of information, meaningful consultation, and the informed participation of those affected.

¹² For more, please refer to: <https://www.qbz.gov.al/eli/vendim/2006/06/28/438/bf49c44c-0b9f-4cf1-8f5c-53423797579a;q=438%2028.06.2006>

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: “Rehabilitation/ Reconstruction of Viroi Bridge”

The following resettlement principles will be adopted for this project:

- Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a census and socio-economic survey of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks. Measures to avoid and minimize involuntary resettlement impacts include the following:
 - Explore alternative alignments which are less impacting.
 - Ensure the appropriate technology is used to reduce land requirements.
 - Modify the designs, cross sections, and geometrics of components to ease out and ensure involuntary resettlement is avoided or minimized.
 - Prepare a Resettlement Action Plan (RAP) elaborating on the entitlements of displaced persons, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
 - Carry out meaningful consultations with displaced persons and concerned government organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the 3 Replacement cost” is defined as a method of valuation yielding compensation sufficient to replace assets, plus necessary transaction costs associated with asset replacement. Where functioning markets exist, replacement cost is the market value as established through independent and competent real estate valuation, plus transaction costs. Where functioning markets do not exist, replacement cost may be determined through alternative means, such as calculation of output value for land or productive assets, or the undepreciated value of replacement material and labor for construction of structures or other fixed assets, plus transaction costs. In all instances where physical displacement results in loss of shelter, replacement cost must at least be sufficient to enable purchase or construction of housing that meets acceptable minimum community standards of quality and safety. The valuation method for determining replacement cost should be documented and included in relevant resettlement planning documents. Transaction costs include administrative charges, registration or title fees, reasonable moving expenses, and any similar costs imposed on affected persons. To ensure compensation at replacement cost, planned compensation rates may require updating in project areas where inflation is high or the period of time between calculation of compensation rates and delivery of compensation is extensive.
- Pay compensation and provide all resettlement entitlements before physical or economic displacement and before commencement of civil works in that stretch of the road-project. Implement the resettlement plan under close supervision throughout project implementation.
- Establish a grievance redress mechanism to receive and facilitate resolution of the concerns of displaced persons.
- Monitor and assess resettlement outcomes, their impacts on the standard of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: “Rehabilitation/ Reconstruction of Viroi Bridge”

1.3 Gaps between Albanian Laws and World Bank ESS5

As extensively described in the following table, the gap analysis between Albanian framework on land easement and acquisition and WB standards, are mainly related to the following aspects:

- Compensation value during expropriation is not defined according to a specific study on compensation values that considers the replacement cost at market value;
- Consultation and disclosure process is not defined and there are no specific requirements in the Albanian legislation;
- Planning process;
- No requirement for any participatory planning process as per Albanian legislation;
- Informal or unregistered ownership and usufruct rights, legislation does not recognize the rights of informal possessors, owners/users therefore not eligible for resettlement and livelihood restoration support.
- Grievance management and resolution are applicable only during the two-week public notice of the expropriated file.

Based on the recently updated article 8, point 2 of the Law No. 11/2020, dated 12.02.2020, which has amended the Law No. 8561 date 22.12.1999 “On expropriation ...”, provisions of the RPF and this aRAP, which forms part of the international agreement between the Republic of Albania and the World Bank, will apply where gaps exist.

Table 1. Gap Analysis between Albanian Framework on Easement and Acquisition and WB Standards (ESS5).

Topic / Issue	WB International Standards	Albanian Law Provisions	Gaps	Measures for bridging the gaps
Involuntary resettlement Physical economic displacement	“Involuntary resettlement” as per the ESS5 refers to resettlement, physical displacement (loss of shelter) and economic displacement (loss of livelihood). The ESS5 covers both:	Albanian legislation, including the Expropriation Law, does not recognize “involuntary resettlement”. Issues related to land acquisition in the public interest are regulated by Expropriation Law. The law regulates the right of the state to expropriate properties of natural	The key gap is that Albanian legislation does not recognize resettlement or loss of livelihoods associated to land acquisition. The law recognizes affected persons who have formal legal rights only. Restrictions that result in people experiencing loss	Conducting, site specific RAP/ARAP which shall include measures and design adequate support and assistance commensurate to the impact, as a way to bridge the gap. PAPs informal owners of buildings shall receive cash compensation. PAP is entitled to cash

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

	<p>1. Land acquisition, which includes: (a) resettlement of PAPs (b) purchases of property; (c) purchases of property rights (i.e., easements; rights of way)</p> <p>2. Imposition of restrictions that result in people experiencing loss of access to physical assets or natural resources.</p>	<p>or juridical persons in the public interest versus compensation. In addition, compensation is to be provided for the devaluation of properties which are not the object of expropriation. The law regulates temporary occupation of land (e.g., for construction works, setting up construction sites, etc.), for up to 2 years, against compensation.</p>	<p>of access to physical assets or natural resources are not addressed explicitly by Albanian legislation.</p>	<p>compensation at replacement cost for construction of similar quality construction with additional moving and transitional allowances</p>
<p>Planning process</p>	<p>Standards requires to prepare a Resettlement Action Plan (or Livelihood Restoration Framework if no physical displacement is anticipated). The RAP includes a census and detailed socioeconomic baseline.</p>	<p>The application for expropriation in the public interest should include a detailed list of properties to be expropriated, based on the ACA register. However, it does not deal with socioeconomic issues. Affected owners are to be notified of the application for expropriation</p>	<p>No requirement for any participatory planning process as per Albanian legislation. Albanian legislation does not set out any requirements for the preparation of resettlement or livelihood restoration plans. In addition, there are no requirements in</p>	<p>RAPs, Census Survey and Socioeconomic impact assessments shall be prepared in addition to national requirements</p>

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

	<p>Affected persons are to be informed and consulted during the planning process. Special provisions have to be made in respect of consultation with vulnerable groups.</p>		<p>respect of consultation with persons affected or for special attention to vulnerable groups.</p>	
Public consultations	<p>Meaningful consultations with affected persons and communities, local authorities, and, as appropriate, non-governmental organizations need to be carried out</p>	<p>The PAPs are contacted in the very process of expropriation, but there is no public discussion.</p>	<p>Consultation and disclosure process is not defined and there are no specific requirements in the Albanian legislation; National legislation does not require public consultation with affected persons and communities.</p>	<p>The Project promoter shall consult publicly on this and every other individual resettlement instrument</p>
Cut-off date	<p>in the absence of national government procedures, the date of completion of the census and assets</p>	<p>It is understood that the date of the Council of Ministers decision on expropriation is the cutoff date.</p>	<p>No gap</p>	<p>The Project promoter shall consult publicly on this topic and explain its importance.</p>

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

	<p>inventory represents the cutoff date for eligibility. Individuals who move into the project affected area after the cut-off date are not eligible for compensation and other types of assistance. Information regarding the cut-off date should be well-documented and disseminated throughout the project area.</p>			
--	---	--	--	--

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

<p>Negotiated settlements</p>	<p>Negotiated settlements are encouraged to help avoid expropriation and eliminate the need to use governmental authority to remove people forcibly.</p>	<p>Negotiated settlements are encouraged by the Expropriation Law. Art. 6 of the Expropriation Law provides that when the owner agrees to transfer his/her property to the state, under conditions (compensation) offered by the competent ministry, expropriation is considered completed. The owner has to inform the competent ministry within 15 days from being notified (publication) whether accepts the offer (art.16). If an agreement is not reached, after a decision on expropriation is passed by the Council of Ministers, the affected owner has the right to appeal to the court regarding the amount of compensation (art.24)</p>	<p>No gap</p>	
-------------------------------	--	--	---------------	--

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

<p>Compensation Value and Timing</p>	<p>Compensation for lost assets to be provided at replacement cost, usually calculated as the market value of the assets plus transaction costs related to restoring such assets (registration and transfer taxes). Depreciation of structures and assets should not be taken into account. Compensation (alternative housing and/or cash compensation) has to be provided prior to relocation.</p>	<p>Per Expropriation Law, compensation value to be based on assessment of affected properties by the Expropriation Committee and confirmed by COM Decision. This provision explicitly states that depreciation of structures and assets is to be taken into account. If agreement on not defined compensation is reached, transfer of property and payment of compensation to take place within 15 days from notification by affected owner that he/she accepts the offer (art.16). If not, compensation is provided based on a decision on expropriation of the Council of Ministers, within a period of three months, or after the court decision (art.23).</p>	<p>Compensation value during expropriation is not defined according to a specific study on compensation values that takes into account the replacement cost at market value; Albanian legislation does not take account of transaction cost, and provides that depreciation is to be taken into account, which does not meet the Standards "Replacement value" requirement</p>	<p>The Project promoter shall calculate the transaction cost in the total budget</p>
--------------------------------------	---	---	--	--

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

<p>Provision of adequate housing / shelter with security of tenure</p>	<p>Adequate housing is measured by quality, safety, affordability, habitability, cultural appropriateness, accessibility and location characteristics, including access to infrastructure and services. Security of tenure means that resettled persons are protected from forced evictions, to the greatest extent possible. New resettlement sites built for displaced persons should offer improved living conditions with security of tenure.</p>	<p>Law on Social Programmes for the Housing of Inhabitants of Urban Zones sets out the criteria for housing requirements (minimum living areas in sqm/person)</p>	<p>The Expropriation Law does not foresee compensation in kind and therefore there are no provisions of adequate housing with security of tenure. The Expropriation Law does not include any provisions about resettlement requirements.</p>	<p>Physical displacement is not anticipated, and this requirement is therefore unlikely to apply. However, for each individual RAP, referring to the specific project, this shall be taken in consideration if there will be foreseen physical displacement.</p>
--	---	---	--	--

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

Vulnerable groups	Specific assistance for vulnerable groups.	According to law no. 9355, dated 10.03.2005 "On social assistance and services", vulnerable persons are entitled to various forms of social welfare payments or a range of community-based services.	Specific assistance for vulnerable groups is not part of the expropriation process in Albania. However, legal tools exist outside of the expropriation process to provide assistance.	The Project promoter shall provide legal and resettlement assistance
Eligibility for compensation / resettlement and entitlements in case of physical displacement	ESS5 distinguishes three main categories of affected people: 1- those who have formal legal rights to affected assets are eligible to full compensation at replacement cost for land and structures as applicable; 2- those who have no formal rights to affected assets at the time of the census, but who have a claim to land that is recognized or	The Expropriation Law addresses people in Category 1. The Cadaster Law addresses people in Category 2. The law no. 9232, dated 13.05.2004 "On social programs for the housing of inhabitants of urban areas" establishes a legal framework for the development of social housing programs in Albanian municipalities, which may apply to people in Category 3. The law defines the administrative regulations and procedures that will ensure the planning, management and distribution of social housing to vulnerable people, in line with their	Informal or unregistered ownership and usufruct rights - legislation does not recognize the rights of informal possessors, owners/users therefore not eligible for resettlement and livelihood restoration support.	Specific measures to be devised in RAPs

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

	<p>recognizable under national laws, are eligible to similar compensation as those in Category 1; 3- those who have no recognizable legal right or claim to the land they occupy are not necessarily eligible to compensation for land but should receive: (i) compensation for structures that they own and occupy and for any other improvements to land at full replacement cost; and (ii) in case of physical displacement, a choice of options for adequate housing with</p>	<p>income and the level of state support.</p>		
--	---	---	--	--

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

	<p>security of tenure and resettlement assistance.</p>			
<p>Grievance mechanism</p>	<p>A grievance mechanism should be set up as early as possible in the process, to receive and address in a timely fashion specific concerns about compensation and relocation that are raised by displaced persons and/or members of host communities, including a recourse mechanism</p>	<p>Expropriation Law provides for the right of the affected persons to bring actions before the courts for seeking higher compensation from that defined in the decision on expropriation enacted by the Council of Ministers, but affected people cannot challenge the expropriation process per se. Claims do not cause suspension of the expropriation process, though they may result in a higher compensation to be paid if so, decided by the competent court.</p>	<p>Grievance management and resolution is applicable only during the two-week public notice of the expropriated file. While there is no requirement in</p>	<p>The Project promoter shall set up a grievance mechanism for two tiers, including internal one and external, before PAPs resort to Justice, the last resort of the grievance mechanism.</p>

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

	<p>designed to resolve disputes in an impartial manner. The grievance mechanism, process, or procedure should address concerns promptly and effectively, using an understandable and transparent process that is culturally appropriate and readily accessible to all segments of the affected communities, at no cost and without retribution.</p>		<p>Albanian law to establish an extra-judicial grievance mechanism, this does not contradict the process outlined in Albanian law as long as affected people can keep on enjoying their constitutional right to address any claim to the competent court as they see fit.</p>	
<p>Additional assistance to PAPs</p>	<p>It is necessary to provide assistance either during construction. Particular attention is to be paid to the needs of poor and vulnerable individuals</p>	<p>No particular legal provision</p>	<p>It is necessary to provide assistance either during construction. Particular attention to vulnerable individuals and groups</p>	<p>Support during construction. Support after expropriation</p>

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

	<p>and groups. Either for the expropriated PAPs the client should support technically the PAPs in order to take the compensation.</p>			
Information disclosure and public information	<p>The client should summarize the information contained in the Resettlement Action Plan or Livelihood Restoration Framework for public disclosure to ensure that affected people understand the compensation procedures and know what to expect at the various stages of the project (for example, when an offer will be</p>	<p>The Expropriation Law obliges the Ministry to notify persons affected directly (either by registered mail or other means of notification having confirmation that notice is received by the addressee; in case the addressee resides abroad, the notification will be made through publication in the administrative unit/municipality where the land subject to expropriation is located) and to publish during an entire week the application for</p>	<p>Apart from notifications to affected people, there is no requirement in Albanian law to consult and to disclose documentation publicly. However, such consultation and disclosure are not prohibited and can be accommodated as a specific measure.</p>	<p>Such consultation and disclosure are not prohibited and can/should be accommodated as a specific measure.</p>

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

	<p>made to them, how long they will have to respond, grievance procedures, legal procedures to be followed if negotiations fail). Consultations will continue during the implementation, monitoring and evaluation of compensation payment and resettlement</p>	<p>expropriation in the Official Journal as well as in national and local newspapers. Within fifteen days after the last date of the publication, the persons subject to expropriation should inform the ministry on their claims related to the properties affected by the expropriation.</p>		
--	---	--	--	--

2 Identification of Impacts and Proposed Mitigations

2.1 Purposes and principles of the Abbreviated Resettlement Action Plan

The RAP was prepared in line with the World Bank ESF standards, concretely ESS5 on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement, as well as the applicable Laws and Regulations of GoA. In this aRAP, the followings are identified: the number of projects affected person (PAP) by the project construction and its adverse impacts, mitigation measures for these impacts, compensation and other supports for the people affected by the project. Physical or economic displacement is unlikely; however, if unanticipated impacts on people arise during project implementation, the same resettlement policy framework will be applied. .

In general, where relocation or loss of shelter occurs, the policy requires for measures to assist the displaced persons to be implemented in accordance with the resettlement and compensation plan of action. However, in this case there will be neither impacts such as loss of shelter nor impacts on livelihoods on affected persons.

The aRAP was prepared to comply with the following:

- ESS5 on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement of World Bank;
- Project Resettlement Policy Framework (RPF);
- Taking in consideration Policies of the Government of Albania on resettlement and land acquisition;
-

The RAP involves:

- Minimize adverse social impacts;
- Surveying's of impacts;
- Inventory of losses and the socio-economic conditions of the affected people in the project area.

2.2 Census survey and PAP identification

A census survey was conducted in both directly and indirectly affected communities to collect data on living standards, access to services, income sources, economic activity, demographic data, social structures, emigration rate, market orientation, etc. This information supported was used to define the value of land loss, risk of impoverishment, and compensation rates.

Identified PAPs are:

- PAP1 is affected by the project 41 m² out of 1000 m² land owned.
- PAP2 is affected by the project 42 m² out of 1000 m² land owned.
- PAP3 is affected by the project 5 m² out of 1000 m² land owned.

The abovementioned affected persons are classified as persons who have formal legal rights to land or assets. The impact of the project on the three affected lands has no effect on the PAPs monthly income or livelihood as compensation requirements are minimal. Specifically, the PAPs are engaged in different professions that provide monthly incomes.

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

Related to the newly identified PAPs, they were invited in a timely way to participate in survey, to observe the measurement of the affected area and to discuss any related impacts on access or use of remaining property.

According to the measurements carried out based on the survey plan and relying on the property legal documentation they possess, it appears that the PAPs are affected as outlined below:

- PAP4 is affected by the project 839m² out of 1999 m² land owned.
- PAP5 is affected by the project 1123 m² out of 1999 m² land owned.
- PAP6 is affected by the project 1276 m² out of 1999 m² land owned.
- PAP7 is affected by the project 953 m² out of 1999 m² land owned.
- PAP8 is affected by the project 712 m² out of 1666 m² land owned.
- PAP8 is affected by the project 205 m² out of 333 m² in joint land ownership (5 co-owners).
- PAPs9 is affected by the project 2416 m² out of 3000 m² in joint land ownership.

The above calculations are based on the surveying plan prepared for the PAPs by a private licensed surveyor. This document is yet to be accredited by the National Cadastral Agency or other relevant authorities in Albania.

At the request of affected persons, it may be necessary to acquire the entire land parcels if partial acquisition would render the remainder economically unviable and unusable following the project implementation. Changes in shape and location, particularly where the remaining land is situated between the newly constructed and existing roads, may make future use impractical. Partial acquisition could also result in parcels becoming unsafe or inaccessible for human use or occupancy. (see annex 3)

With construction efforts carefully managed, any inconveniences such as noise, dust, or restricted access are kept to a minimum, ensuring that the parcel owners can continue their activities with relative ease. Moreover, the project's execution considers the surrounding community's welfare, reflecting a balanced approach to infrastructure enhancement.

Furthermore, property values in the area may remain stable or even increase as a result of the improved infrastructure, offering potential long-term benefits to the affected parcel owners. Overall, impact on these individuals underscores the success of the project in mitigating adverse effects while fostering community development and progress.

Table 2. PAP's identification and social-economic survey

No.	Name Surname	Age	Work	Address
PAP 1		65 Years	Agronomist	Gjirokastër
PAP 2		53 Years	Economist	Gjirokastër
PAP 3		66 years	Pensioner	Gjirokastër

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: “Rehabilitation/ Reconstruction of Viroi Bridge”

PAP 4		74 Years	Pensioner	Gjirokastër
PAP 5		76 Years	Pensioner	Greece
PAP 6		69 Years	Pensioner	Gjirokastër
PAP 7		63 Years	Pensioner	Gjirokastër
PAP 8		65 Years	Businessman	Gjirokastër
PAP 9		-	-	Sarandë, Greece, Italy

2.3 Land acquisition impacts

The overall land affected by the project is 13,083 m².

2.4 Permanently affected Objects

The census-survey found that the “construction of the Viroi bridge” will not affect any immovable property, such as: houses or structures.

2.5 Impacts on Trees and Crops

During the census survey, the presence of trees was identified. Below is presented a table which contains the inventory of trees. These impacts are assessed as insignificant since the cultivation of the trees was for family consumption and did not generate any income. They do not cause adverse impacts on incomes, as agriculture activities is not a livelihood activity for any of the families, according on the census survey and consultations.

Table 3. Identification of Trees

Trees	Fruit Tree:		
	Name of the tree	Parcel of PAP1	Parcel of PAP2
	Fig Tree	-	1
	Pear Tree	1	-
	Persimmon Tree	1	-
	Quince	1	1
	Cherry Tree	1	1
	Plum Tree	1	1
	Total	5	4

2.6 Impacts on business activities

These subproject does not have impact on business activities.

3 Eligibility to Compensation

3.1 General Principles

The key project principles for compensation, assistance and resettlement include:

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

- Acquisition of land and other assets will be minimized as much as possible. In case land acquisition is unavoidable, compensation and assistances will be provided for affected people satisfactorily.
- Compensation will be determined based on an independent valuation of land in a timely manner and in consultation. All fees and transfer tax on land will be exempted or included in the compensation package for the land and trees.
- The affected people have selected in-cash compensation and will be compensated at full replacement cost.
- Affected people will be provided with full assistance

3.2 Methodology

The methodology used by ARA/PIT environmental and social team included a participatory approach of qualitative data, where meetings were organized and key informants were interviewed.

The methodology used for the preparation of the aRAP is described below:

- ✓ Consultation with the affected people on the Project area was done as part of the participatory approach.
- ✓ A field survey carried out to identify and determine the number of Project Affected Persons (PAPs) which fulfill the criteria for eligibility for compensation.
- ✓ Census surveys of all the direct and indirect affected people. A comprehensive questionnaire for data collection was developed, whereby it captured the following information: household bio-data, livelihoods, and infrastructure inventories including land, properties, and social services infrastructure
- ✓ Cadastral and Orthographic maps that identified features as population settlement, infrastructure, and land use pattern.
- ✓ Analysis of survey and studies to establish compensation parameters, to design appropriate income restoration.

Potential expropriation data is based on the digitized cadastral map of the city and the material made available by State Agency Cadastre of Gjirokaster. For land acquisition under this ARAP, it is yet to be defined what percentage of PAPs require assistance regarding necessary documentation. However, this fact does not exclude them from receiving full resettlement cost of land acquisition.

In the absence of the owners' names, this preliminary ARAP only presents the property list as well as the respective areas.

3.3 Land based Compensation

Land-based compensation option is not provided according to the Albanian legislation in force. Based on the ARAP findings and Albanian legislation criteria, PAPs were consulted and gave their agreement on cash compensation.

3.4 Cash Compensation

The cash compensation option is provided by principle of replacement costs.

- Compensation rates are calculated, based on real sales assessment through consultation with real estate agents and asking prices for the properties being offered for sale as well as in consultation with affected populations to ensure that rates are fair and adequate;
- Compensation for land and trees are sufficient to enable affected people to replace to levels similar to or better than those of the affected land.

In the event that compensation payments cannot be made because the PAP must take certain actions to (a) resolve an encumbrance, such as a claim, lien, charge or other liability attached to the land concerned, or (b) furnish appropriate evidence such as proof of identity or ownership of the land, or (c) be present, or alternatively provide appropriate power of attorney, for the purposes of accepting payment and signing the deed of acquittance, the Government will provide instruction to the relevant authorities that such payment shall be promptly made to the PAP upon the PAP's resolution of such issue(s).

3.5 Risks of Impoverishment

To ensure the affected persons are not in any way rendered poor by the proposed project, all categories of affected people, including property owners, their HH members with special regards to vulnerable groups: women and people with disabilities were identified. All types of loss associated with each category above were factored in, resulting that only loss of physical applies for this ARAP. There is no evidence of vulnerable groups affected due to project implementation. However, in case of need special assistance to facilitate communication of vulnerable people with the commission for expropriation is provided, in order to facilitate their procedures of land acquisition. (see Annex 1: "Evaluation of the Expropriations").

3.6 Eligibility to compensation

In line with the ESS5 of the World Bank ESF, following groups of people are eligible for compensations and/ or other types of mitigation measures, if they are found to occupy or use the land on cut-off date (which is the date of the commencement of the Census 18/04/2024):

- a) Those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country) (N/A);
- b) Those who do not have formal legal rights to land at the time the census begins but have a claim to such land or assets-provided that such claims are recognized under the laws of the country or become recognized through a process identified in the resettlement plan (N/A);

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: “Rehabilitation/ Reconstruction of Viroi Bridge”

Affected persons classified under paragraph (a) and (b) shall be provided compensation, rehabilitation assistance for the land.

3.7 Entitlement Matrix

Entitlements

Lack of title/ permits:

PAP1 and PAP2 are landowners affected by the loss of trees.

Loss of Income: (N/A)

There are no affected PAPs who will suffer loss of income by the expropriation.

Loss of Structures:

There are no affected PAPs as no houses and/or other structures are affected

Loss of State Properties:

In the case of loss of state property, according to the Albanian legislation, no expropriation will take place. It will be transferred without payment to the Public Utility through a Decision of the Council of Ministers. There is no use of the state-owned parcel by the private persons. The legal situation is regulated by several legal acts including the law no. 10 119, on 23.04.2009 “On Territorial Planning”.

Table 4: Entitlement Matrix

Types of Impact	Eligible people	The right of compensation
Loss of land	Owner of the land	Compensation in cash (as agreed with PAPs), at replacement cost (includes transaction costs)
Loss of trees	Owner of the lost tree	Compensation in cash based on the type, age and production value of affected trees.

3.8 Compensation Rates

The evaluation method for estimating the compensation considered all the available sources of information in order to propose a market / replacement value. The main assumptions considered within the methodology framework include the current regulatory framework for land expropriation and its recent amendments, financial analysis, and potential transactions, including sales and leasing, related to the affected footprint.

Compensation Rates for PAP1, PAP2, PAP3.

Adequate compensation rates have been drawn by ARA/PIT based on the prevailing market rates

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

and official data from the State Agency Cadaster local office, of the affected facilities in the aRAP document, and asking price of the comparable assets, data obtained by the real estate agency.

The land owned by the PAP1, PAP2 and PAP3 is classified as "Vineyard", according to the General Local Plan of Gjirokastër, the area is classified as Natural Environment Zone (MN). The territorial system in this zone is designated as an Urban System (UB), with the predominant use being for social and recreational activities. Other permitted uses include residential development.

Following discussions and correspondence with real estate agencies, the price for land of the "Vineyard" type, located within the urban system territory, has been determined to range between 5,500 and 6,000 lek per square meter.

Considering the property's location within a designated tourist zone, offering a wide range of potential uses, including development opportunities (such as construction), as well as its proximity to urban areas and favorable access to water, the land affected by the project will be subject to expropriation at a rate of 6000 lek per square meter.

This compensation rate has been determined through a comprehensive evaluation process, relying on the direct comparison method. The price reflects the supply-demand dynamics for the year 2024 and takes into account the land's intended use. The estimation incorporates real sales data, gathered through consultations with real estate agents, and includes feedback from affected populations to ensure the compensation rates are both fair and adequate. (See Annex 2).

The assessment of the fruit trees was conducted by licensed agronomists from the Extension Agency Office in Lushnjë, as well as from the Directorate of Agriculture in the Municipality of Gjirokastër. This evaluation was based on the age of the trees and their production potential. In accordance with these criteria, the price at which the expropriation of these trees will take place has been determined. (refer to annex 2).

A consensus must be reached with those who will be affected so that a fair and equitable compensation made for land, houses and trees etc., that are disturbed and paid according to the prevailing markets rates of the local areas.

· Compensation Rates for PAP4, PAP5, PAP6, PAP7, PAP8, PAP9.

The land owned by the PAP4, PAP5, PAP6, PAP7, PAP8 and PAPs 9 is classified as "pasture", and according to the General Urban Plan of Gjirokastër Municipality, the area is designated as (ML) water body zone, specifically falling within the ML.1 zone, part of the Drino River area. This area is part of the territorial systems: the water system and the agricultural system. The zoning used is Natural Zone 4, where construction is prohibited, and only existing cultivation activities are permitted, as long as vegetation is preserved. No interventions are proposed for this area.

The valuation of assets has been conducted based on the Direct Comparison Method, which contains a detailed analysis of the market data for the real estate assets that will serve as

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

comparison objects. Based on information provided by real estate agencies, there has been no direct handling of properties in the Viroi Lake area. However, for "pasture" type properties located in ML zones, water body zones, and close to urban centers in other regions of Albania, prices typically range from 500 to 1000 lek per square meter. Additionally, a real estate agency reported handling similar properties in cities near Gjirokastra, where the average sale price is approximately 600 lek per square meter.

Under Decision of Council of Ministers VKM No. 89, dated 03.02.2016, "For the approval of the land valuation map in the Republic of Albania", no reference price available for the "pasture" land on the cadastral zone where the property is located. In such cases, a reference price is typically calculated based on the Decision of Council of Ministers (VKM) 138 date, 23.03.2000, "For the technical criteria for the assessment and calculation of the compensation for private property that is devalued, and the rights of third parties for public interest", average price of transactions over the last three months.

The ARA\PIT corresponded with the State Cadastre Agency, Gjirokastër Regional Directorate, through letter number 8859 prot., dated 20.11.2024, to obtain a reference price for pastureland in the area where the properties of PAP4, PAP5, PAP6, PAP7, PAP8 and PAPs 9 are located. Based on information provided from the Cadastre Agency of Gjirokastër, no transactions were recorded in this zone during that period and no relevant information from the Property Registration Office, as there have been no sales in this area in the past three months. The Cadastre Agency has provided the reference price for pastureland in the surrounding area range from 167 to 198 lek per square meter.

Furthermore, these lands are often flooded due to the Drino River overtopping its banks, as well as during the winter months when uncontrolled waters from the 'Mema' spring periodically exceed the basin of Viroi Lake. Information provided confirms that the Viroi area is prone to flooding during each winter season. This phenomenon is accompanied by extreme weather conditions, including the rising of the lake's water level above the road level. Another significant factor contributing to these floods is the malfunctioning of the lake's drainage system, which is designed for emergency situations. As a result, severe flooding occurs, causing significant damage to infrastructure and blocking access to properties of affected people identified as PAP4, PAP5, PAP6, PAP7, PAP8, PAPs9.

Based on the factors outlined, the valuation of the expropriated land for 2024 was conducted using the direct comparison method. The reference price provided by the Cadaster Agency for pastureland in the surrounding area ranges from 167 to 198 lek per square meter, while information from real estate agencies indicates that market prices typically range from 500 to 1000 lek per square meter, depending on factors such as land productivity, availability of service infrastructure (e.g., irrigation and access roads), and the potential for future land use reclassification that could allow for development. After considering these price benchmarks, the land price for the expropriated area was estimated at 500 lek per square meter. This price reflects the supply-demand dynamics of the local market, the land's intended use, and key influencing factors such as

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

construction restrictions and flood risk. These considerations were crucial, as construction limitations can impact the land's development potential, and areas with a higher risk of flooding tend to be less desirable for development, thereby reducing their overall value.

Table 5: Inventory of land and assets to be affected

No.	Name	Property No.	Total Surface (m ²)	Area affected by the project (m ²)	Compensation (Lek)	Land which remains unused (m ²)	Compensation (Lek)	Estimated compensation cost (Lek)
PAP1			1000	41	246,000	-	-	246,000
PAP2			1000	42	252,000	-	-	252,000
PAP3			1000	5	30,000	-	-	30,000
PAP4			833	290	145,000	543	271,500	416,500
			833	425	212,500	408	204,000	416,500
			333	124	62,000	209	104,500	166,500
PAP7			833	355	177,500	478	239,000	416,500
			833	397	198,500	436	218,000	416,500
			333	201	100,500	132	66,000	166,500
PAP8			1666	712	356,000	954	477,000	833,000
			333	205	102,500	128	64,000	166,500
PAP5			833	436	218,000	397	198,500	416,500
			833	484	242,000	349	174,500	416,500
			333	203	101,500	130	65,000	166,500
PAP6			833	531	265,500	302	151,000	416,500
			833	540	270,000	293	146,500	416,500
			333	191	95,500	142	71,000	166,500
PAP9			3000	2416	1,208,000	584 m2	292,000	1,500,000

Table 6. Summarized information of the overall compensation value to be obtained for each of the PAPs is presented in the table below. (attached annex 4).

PAP	Family representative	Overall Compensation Amount	Type of Loss estimated for compensation
PAP1		246,000 lek + 106,000 lek	Land + Fruit Trees
PAP2		252,000 + 66,000 lek	Land + Fruit Trees

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: “Rehabilitation/ Reconstruction of Viroi Bridge”

PAP3		30,000 lek	Land
PAP4		999,500 lek	Land
PAP5		999,500 lek	Land
PAP6		999,500 lek	Land
PAP7		999,500 lek	Land
PAP8		999,500 lek	Land
PAP9		1,500,000 lek	Land

4 INSTITUTIONAL RESPONSIBILITIES

The MoIE and PIT/ARA as the implementing agency, have ultimate responsibility for the follow up of implementation of all project components along with other institutions. Due the presence of GAPS between Albanian Legislation and World Bank ESS5 “On land acquisition, restriction on land use and involuntary resettlement”, the aRAP has been prepared from an experienced social expert contracted from PIT unit to make sure that the procedures, evaluation and expropriation/displacement costs will be adequately applied as per the WB standards (ESS5) requirements.

The following agencies and institution are responsible for the coordination and delivery of each activity in the land entitlement policy:

- Immovable Property Registration Office for the Project area, under the authority of the Central Registration Office, which are responsible for identifying and verifying property boundaries and ownership.
- Land Administration and Protection Offices (formerly Cadaster Offices) under the Region, which will clarify land allotment certificates for agricultural land that has not been formally registered and transferred to the Immovable Property Registration Offices.
- ARA will be responsible for the coordination of the implementing procedures and execution of the compensation.

An evaluation and expropriation commission for Project land acquisition was established by ARA/PIT. The expropriation commission prepared the Case file for the submission to the MIE.

The implementation of expropriation activities will be linked to the implementation of the subproject, to ensure, that loss of assets and/or and displacement does not occur before the necessary mitigation measures and resources are in place. In particular, land and related assets will be taken only after compensation has been paid.

The implementation process follows the below stages:

1. The beneficiary subject in the expropriation process will be ARA (Art. 9 of the Law “On Expropriation...”)
2. ARA needs to submit the request with a list of necessary documents to the “State Agency for Expropriation”, which is the MoIE’s Agency;
3. By the time the State Agency for Expropriation (SAE) (under the Ministry of Energy and Infrastr

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

ucture) accepts the request of the entity (ARA). The SAE signs an agreement, which defines the rights and mutual obligations.

4. Within 10 days after the conclusion of an agreement with the entity applying for expropriation (ARA) the SAE, following the legal procedure starts the notification procedure directly to each owner of the private property to be expropriated and publish the Request for Expropriation for public interest. Notice of the request for expropriation is done in the Official Journal and in a newspaper with a nationwide distribution, as well as in a local newspaper for a period of one week.
5. A predislosure to all affected landowners could follow in case not all PAPs are identified, so that nonresidents or emigrants who are not contacted directly could be notified on their land acquisition, compensation method and amount, and procedures. However, the final ARAP confirms that all PAPs are identified and are current residents in the expropriation area.
6. If for any reason any of identified PAPs is not residing any longer in the expropriation zone after the cut-off date, but has moved to another area, municipality, region, or abroad, a notification procedure follows for ensuring that these PAPs are notified and compensated as per the ARAP entitlements. It is recommended that an official letter sent by ARA to the affected parties should be drafted, stating how the SAE will treat such cases by use of an escrow account to provide them with specific information on receiving their entitlements. However, the Albanian legal provisions make reference only to Article 6, point 2, of Law "On expropriation...", according to which the SAE relies only on the publication of the expropriated land owners list and for those PAPs who even after the publication of the list are still not identified, the SAE continues the expropriation procedures and deposits in a bank account the respective compensation amount for each expropriated land owner on his/her name.
7. PAPs affected by the expropriation have the right to complain to the Expropriation Commission of the SAE within 15 days from the end of the term of the public notice.
8. Collecting the complaints of the affected owners and preparing the draft sub legal act for the Council of Ministers.
9. The Commission receives complaints that are based on supporting documents.
10. The procedure will be considered complete, when the owners through a statement approve the transaction of the property in favor of the State.
11. Within this period PAPs can inform the SAE on their acceptance of the expropriation conditions. By this confirmation the landowner passes its property to state ownership and receives through his bank account the compensation corresponding value.
12. For other PAPs, who do not agree with the expropriation and compensation amount, the Expropriation Commission at SAE prepares a draft Decision for Expropriation and submits it for approval to the Council of Ministers.
13. This Decision of SAE is finally submitted to the Council of Ministers, who approves it, and the Decision enters into force immediately. Also, it will be published in the Official Journal.
14. The affected owners have the right of complaint to the Court within 30 days from the notification of the Decision in the official journal. If they don't follow this procedure, the decision of the Council of Ministers will be an executive title.
15. The compensation amount is at the disposal of the expropriated PAPs by the day when the

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: “Rehabilitation/ Reconstruction of Viroi Bridge”

Decision enters into force, but not later than 3 months from the deadline that the decision has established. Although the Article 19, of Law “On Expropriation...” foresees that ‘the total expropriation value results from the final evaluation of expropriated objects’ and does not make reference to any potential additions of compensation value, which could result from the eventual Court decision in favor of landowners, this ARAP recommends that a reserve fund is to be provided. The reserve fund, of at least 10% addition to the total, is to be provided to ensure that additional funds are available to respond to any grievances, which could result a higher compensation amount for land expropriation upon a potential Court Decision in favor of a PAP.

5 PUBLIC CONSULTATIONS AND FEEDBACK

Based on the design provided by the design consultancy, site investigations and public consultation were conducted, during which the need for expropriation of land and trees required for the sub project, was identified.

Communication with PAPs

A series of public consultation were held with PAPs from the project site where the subproject will be implemented. Both social and economic impacts from the project were explained to the PAPs. In addition, the social specialist of PIT explained and discussed with PAPs about the overall compensation rates and evaluation methodology used and mitigation measures.

Furthermore, based on the grievance, several public consultations were conducted with the PAPs to address their claims.



Figure 5. Verifying the design on site and creating contacts with local community
Records of consultations with affected people.

A public consultation was held on 18 April, 2024, with PAPs from the project site where the subproject will be implemented. Both, social and economic impacts from the project were explained to PAPs. In addition, the social specialist explained and discussed with PAPs about the overall compensation rates and evaluation methodology used and mitigation measures.

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: “Rehabilitation/ Reconstruction of Viroi Bridge”

On October 29, 2024, a public consultation was held to address grievances raised by individuals claiming that their properties are affected by the project. The consultation was attended by the affected parties, as well as representatives from the project implementation team, including the social specialist and the environmental specialist. The claimants possess the necessary documentation to prove ownership of the immovable properties where the project will be implemented, through a legal document which confirms that they are inherited owners. However, since the final registration in the State Cadastre Agency has not been completed, there is a lack of full and up-to-date information required for the zoning update.

On 18 December, 2024, as in cases where the PAP believes that the land remaining to him/her is no longer viable (if the PAP is deemed to suffer injurious affection), he/she will be paid for the full plot of land, at a price that will reflect the market value of the land and any injurious affection, a public consultation was held to negotiate the compensation price and address matters regarding whether the expropriation of their land would be partial or complete. The consultation was attended by the affected parties, the PAP4, PAP5, PAP6, PAP7, PAP8 and PAPs 9, as well as representatives from the project implementation team, including the social specialist and the environmental specialist.

6 IMPLEMENTATION SCHEDULE

The implementation schedule for major activities has been prepared. The schedule includes a timeframe from disclosure of the ARAP to the monitoring and evaluation of project implementation.

Implementation schedule with a timetable for the delivery of entitlements:

No.	Planned Activity	Performed by	Proposed date
1	Consultation with the affected people was done as part of the participatory approach. PIT send a request at Gjirokastra Municipality for a public consultation with the affected owners. The public consultation with the affected owners was carried out.	PIT /ARA	15.04.2024 18.04.2024
2	The ARAP is prepared by PIT based on the Census data for each owner, documents submitted after the assessment and identification in the field were carried out, data from the Local Office for Registration of Properties, ALUIZNI, AMTP, etc., property evaluation reports based on market prices.	PIT/ARA	19.04.2024

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

3	A combined site visit with the World Bank Social Expert and PIT took place as a preliminary assessment of the site condition.	PIT / WB Social Expert	23.04.2024
4	PIT submits the ARAP to the World Bank for clearance	PIT	29.04.2024
5	World Bank Approval	WB	24.05.2024
6	PIT agreement with PAPs about expropriation price was established.	PIT / PAPs	May 2024
7	Disclosure of aRAP	PIT	May 2024
8	Upon receiving clearance, PIT in collaboration with ARAs expropriation sector submits the expropriation file to the line Ministry. (MIE)	PIT / ARA	27.05.2024 11.06.2024
9	Ministry of Infrastructure and Energy sets up the commission and prepares the Decision of Council of Ministers for expropriation. This Decision of MIE, after approval of the Line Ministry (Ministry of Justice, Cadastre, Ministry of Economy and Ministry of Agriculture), is submitted to the Council of Ministers, who approves it and makes available the necessary funds.	MIE/CM	3-6 months
10	Grievances has been raised, with claims that their properties are being impacted by the project.	Claimers	25.10.2024
11	Public consultation was held to address grievances raised	PIT/ARA	29.10.2024
12	The Updated aRAP is prepared by PIT based on the Census Survey for each affected people.	PIT/ARA	October 2024
13	Completion of the topographic survey and written agreements that specifies each co-owner's share and their rights in terms of usage and decision-making. The newly PAPs apply for the registration of their property in the Cadastre.	PAP4, PAP5, PAP6, PAP7, PAP8 and PAP9 has completed the topographic survey.	30.10.2024

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

14	The initial draft version was prepared and submitted to the Bank.	PIT/ARA	03.12.2024
15	Initiation of the registration process from the State Agency Cadastre. The Digital Cadaster Center updating the cadastral map for the area where the land of the PAPs is located.	State Agency Cadastre Digital Cadaster Center	The process to update the ownership documents for PAP4, PAP5, PAP6, PAP7, PAP8, and PAP9 has begun. The estimated timeframe for issuing the updated ownership documents is approximately one month. The estimated timeframe for updating the cadastral map and issuing the ownership certificates is 3 to 6 months.
16	World Bank Approve the RAP	WB	16.12.2024
17	An agreement with PAPs about compensation cost and land acquisition was not reached.	PIT / PAPs	December 2024
18	In a continued and final effort, a decision was made to include the whole project affected area while keeping the same compensation and updating the Arap accordingly. PIT submits the aRAP to the World Bank for clearance.	PIT /ARA	January 2025 February 2025
19	Draft letter to be prepared by ARA concerning Compensation Offer to be sent to the affected people upon World Bank clearance	PIT/ARA WB	February 2025

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: “Rehabilitation/ Reconstruction of Viroi Bridge”

20	World Bank Approval for the updated Arap and Compensation Offer Letter	WB	February 2025
	Public consultation, followed by aRAP Disclosure. Formal notification of the Compensation Offer Letter and Commencement of Works	PIT/ARA PAPs Local Stakeholders	March 2025
18	The approved final version of the revised PIT/ARA transmitted to MIE/ State Expropriation Agency.	PIT/ARA	TBC
23	Approval of The Council of Ministers Decision	GoA	Estimated between 3 to 4 months.

The expropriation budget outlined in the aRAP has been approved by the Ministry of Infrastructure and Energy and allocated specifically for this purpose. Once the land has been formally registered in your name with the State Cadaster Agency, the payment process will be finalized.

The ARAP will be disclosed by ARA, which will make hard and soft copies available to stakeholders and distribute it through the official website.

7 BUDGET AND FUNDING ARRANGEMENTS

The overall cost for compensation under this subproject is 7,197,500 lek (refer to Annex 4).

The implementation cost of this ARAP will be covered by the Government of Albania. The financial responsibility for the expropriation procedures, including the compensation to be paid, resettlement costs, etc., lies with the MoEI.

The overall responsibility for resettlement and expropriation for the Project is under the Council of Ministers (CoM). The Council of Ministers is responsible for issuing the expropriation decision and authorizing the funds required. The land acquisition transfer must be fully completed, and payment made, before any Works can be executed on the expropriated property.

The Expropriation Law provides for appeals process against the proposed award for compensation. In addition, the Urban Planning and Construction Police laws allow for administrative appeals against a decision for demolitions of illegal construction. Further appeals can be made to the district courts. The Office of the Ombudsman in Tirana receives complaints from citizens against government actions that affect their rights. The project staff will also play a role in resolving grievances.

The grievance mechanism was clearly explained and reassured to all present Project Affected People (PAPs) to ensure that any concerns regarding compensation could be effectively addressed.

8 GRIEVANCE REDRESS MECHANISMS

Grievances are a common phenomenon in involuntary resettlement which, if not amicably and timely resolved, invariably gives rise to local resistance, political tension and unnecessary delays in executing the project. A grievance redress mechanism for the project is suggested for addressing potential legitimate concerns of PAPs who may consider themselves deprived of appropriate treatment under the project with the compensation or construction phase impacts on their property. The mechanism is set up by the ARA/PIT and will be maintained throughout BRB project implementation, including:

- (i) a recording and reporting system, including grievances filed both verbally and in writing,
- (ii) staff with responsibility at various levels of governments, and
- (iii) time frame to address the filed grievances

The functioning of the grievance redress mechanism must be regularly monitored and evaluated by the ARA during project implementation.

For the purposes of the ARAP, an Informal Grievance Mechanism has been set up help to avoid the need to proceed to formal official authorities. This mechanism is set up by ARA and includes a neutral person from the affected area (local government or district official, the PAP and the Environmental and Social expert from the Project (BRB). Should the need arise, a local NGO could also be brought in to assist people with any grievances, fixing problems during implementation, etc. before the need to go to authorities. Essentially the grievance mechanism is an easy access, no cost mechanism, which involves people from the community, the project, and the relevant authorities to manage and fix problems before they run for official channels of redress, which might take time and have a cost. The NGO would help organize this through setting up a PAP-Project-Authorities committee to handle problems during implementation. A Project Budget is specified for any needed NGO informal grievance resolution services.

The creation of this committee is considered to facilitate considerably any issues that arise with the PAPs and reduce their administrative costs considering that the affected areas are away from Tirana and all proceedings of their complaints are held in Tirana.

This committee must be composed of three members:

- (1) one representative from the Project PIT' representative
- (2) one representative from the PAPs;
- (3) one independent individual recognized as a neutral party. One independent expert, proposed by the ARA and Municipality

The latter will chair the committee and will assist with determination of redress for grievances that cannot be resolved by the resettlement expert. The resettlement planner will maintain a record of grievances received and the result of attempts to resolve the grievances and include this

information in the monitoring and evaluation report.

Grievance mechanism was reassured and clarified to all present PAPs in order to address any mitigation measure.

The Expropriation Law provides for appeals process against the proposed award for compensation. In addition, the Urban Planning and Construction Police laws allow for administrative appeals against a decision for demolitions of illegal construction. Further appeals can be made to the district courts. The Office of the Ombudsman in Tirana receives complaints from citizens against government actions that affect their rights. The project staff will also play a role in resolving grievances.

8.1 ADDRESS THE GRIEVANCES

In response to the grievances raised by local residents whose properties are affected by the project, the claimants have submitted the necessary legal documentation confirming their ownership, including proof of inheritance. However, due to the absence of final registration status in the Cadastre, there is a lack of comprehensive and up-to-date information, which is crucial for the zoning update.

To resolve this, all affected property owners are required to register their land in the Cadastre. This will enable the development of an accurate land re-survey plan, ensuring measurements to assess the impact on each land.

9. MONITORING AND EVALUATION

ARA/PIT will coordinate all monitoring activities to ensure that activities in the implementation schedule and principles of the aRAP are implemented.

The following major outcomes are reached:

- Affected people are informed and consulted about their options and rights, and provided with technically and economically feasible resettlement and income restoration alternatives;
- Affected people following the monitoring procedures upon project implementation have to be effectively compensated at full replacement cost for losses of assets attributable directly to the project.
- In case of relocation, affected people are provided with development assistance in order to address relevant factors and sustain their capacity to restore and maintain livelihoods.

Considering the situation post evaluation of CENSUS and aRAP, the internal monitoring and supervision must consider:

- To verify that the valuation of assets lost or damaged, and the provision of compensation, resettlement and other rehabilitation entitlements, has been carried out in accordance with the resettlement policies;

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

- To oversee that the aRAP is implemented as designed and approved;
- To verify that funds for implementation of the ARAP are provided by the Project authorities in a timely manner and in amounts sufficient for their purposes, and that such funds are used in accordance with the provisions of the RAP.

The main internal indicators to be monitored regularly are:

- I. The entitlements are in accordance with the approved standard and that the assessment of compensation is carried out in accordance with agreed procedures.
- II. Payment of compensation to the PAPs in the various categories is made in accordance with the level of compensation described in the aRAP.
- III. Public information and public consultation and grievance procedures are followed as described in the aRAP.
- IV. Relocation and payment of subsistence and shifting allowances are made in a timely manner.
- V. Restoration of affected public facilities and infrastructure are completed prior to construction.

10. LIST OF ANNEXES:

Annex 1. Evaluation of the Expropriations

PAP 1 Questionary:

Questions from Social Expert:

The Owner of Land:

Name Surname:

Gender: **M**

Education: **Higher**

Do they know any person who is the owner of the land? **No**

Where do they work if they do? **Agronomist and owns an Agricultural Pharmacy**

Do they use the land to generate monetary income? **No**

Do they have the legal papers for the land? **Yes**

Their Data:

Address:

Nr.Cel:

PAP 2 Questionary:

Questions from Social Expert:

The Owner of Land:

Name Surname:

Gender: **M**

Education: **Higher**

Do they know any person who is the owner of the land? **No**

Where do they work if they do? **Economist**

Do they use the land to generate monetary income? **No**

Do they have the legal papers for the land? **Yes**

Their Data:

Address:

Nr.Cel:

PAP 3 Questionary

Questions from Social Expert:

The Owner of Land:

Name Surname:

Gender: **M**

Education: **Secondary**

Do they know any person who is the owner of the land? **No**

Where do they work if they do? **Pensioner**

Do they use the land to generate monetary income? **No**

Do they have the legal papers for the land? **Yes**

Their Data:

Address:

Nr.Cel:

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

PAP 4 Questionary:

Questions from Social Expert:

The Owner of Land:

Name Surname:

Gender: **F**

Education: **Secondary**

Where do they work if they do? **Pensioner**

Do they use the land to generate monetary income? **No**

Do they have the legal papers for the land? **Yes**

Their Data:

Address:

Nr.Cel:

PAP 5 Questionary:

Questions from Social Expert:

The Owner of Land:

Name Surname:

Gender: **F**

Education: **Secondary**

Where do they work if they do? **Pensioner**

Do they use the land to generate monetary income? **No**

Do they have the legal papers for the land? **Yes**

Their Data:

Address

Nr.Cel:

PAP 6 Questionary:

Questions from Social Expert:

The Owner of Land:

Name Surname:

Gender: F

Education: **Secondary**

Where do they work if they do? **Pensioner**

Do they use the land to generate monetary income? **No**

Do they have the legal papers for the land? **Yes**

Their Data:

Address:

Nr.Cel:

PAP 7 Questionary:

Questions from Social Expert:

The Owner of Land:

Name Surname:

Gender: F

Education: **Secondary**

Where do they work if they do? **Pensioner**

Do they use the land to generate monetary income? **No**

Do they have the legal papers for the land? **Yes**

Their Data:

Address: Nr.Cel:

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

PAP 8 Questionary:

Questions from Social Expert:

The Owner of Land:

Name Surname:

Gender: M

Education: **Higher**

Where do they work if they do? **Businessman/hotelier**

Do they use the land to generate monetary income? **No**

Do they have the legal papers for the land? **Yes**

Their Data:
Address:
Nr.Cel:

PAP 9 Questionary:

Questions from Social Expert:

The Owner of Land:

Name Surname:

Gender: F

Education: Secondary

Where do they work if they do? **Housewife**

Do they use the land to generate monetary income? **No**

Do they have the legal papers for the land? **Yes**

Their Data:
Address:
Cel:

ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

The Owner of Land:

Name Surname:

Gender: F

Education: **Secondary**

Where do they work if they do? **Pensioner**

Do they use the land to generate monetary income? **No**

Do they have the legal papers for the land? **yes**

Their Data:

Address:

Cel:

Following the information gathered during several census survey other Co-owners of PAPs9 Family reside abroad and were not present during the public consultations. However, they have been duly informed about the project's implementation.

Annex 2. Supporting Documents regarding Compensation rate for PAP1, PAP2, PAP3.



ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"



NJËSITË MN.4.1-4.2 Zonë e Liqenit Viroi - Zonë turizmi	
Zona: Zona e mjedisit natyror (MN)	
Sistemet e territorit: Sistemi Urban (UB)	
Zonimi i përdorimit miks të tokës: Turizmi - Rekreacioni (T)	
Përdorimi mbizotërues: Aktivitete sociale dhe rekreative (AR)	
Përdorimet e tjera të lejuara: Banimi (A)	
PARAMETRA TE PËRGJITHSHËM (të njësisë)	
Nënkatëgoritë/aktivitetet/funksioni i lejuar të tokës	Lejohet vetëm mirëmbajtja dhe zgjerimi i banesave ekzistuese (A.1)
Përdorimet e ndaluara të tokës	Ndalohen të gjitha përdorimet që nuk janë në përputhje me ato më sipër.
Lloji i ndërhyrjes në territor (sipas përcaktimeve të rregullores së planifikimit)	Nuk propozohen ndërhyrje.
Parametrat e zhvillimit të përgjithshëm	-
Gjelbërimi/banorë	-
Parkimi/banorë	12 m ² / përdorues
Nr. Banorësh	-
Nr. përdoruesish	400 përdoruesish/ditë
Shërbimet	rekreative-turizëm
RREGULLORE PLANIFIKIMIT (të parcelës)	
Madhësia e parcelës	min S=8000 m ²
[1]	0,30
Ksht	40%
Numri i kateve	3 kate + çati deri në 1,20m.
Lartësia e strukturave	10,00m. + çati deri në 1,20m.
Kufiri i rrugës (Dr)	-
Kufiri i parcelës (Dp)	25,00 m
Distanca nga ndërtesa të tjera	50,00 m
Tipologjia e ndërtimit	Komplekse ndërtimore, banesa individuale
Vija e kuqe/ndërtimit	-
Fasada e parcelës	25,00 m
Kshp	-
Numri minimal i vendparkimeve publike në përputhje me rregulloren e planifikimit	-
Kshr	-
Kushte për infrastrukturën	-
Kushte të tjera, sipas rastit, të përcaktuara në rregulloren e planifikimit dhe legjislacionit të posaçëm sektorial.	Hartimi i PDV-së mund të vazhdojë vetëm pas përfundimit të procesit të legalizimit nga ALUIZNI.

The value for fruit trees

Values for fruit trees is obtained for 10-year-old trees with placement supplies.

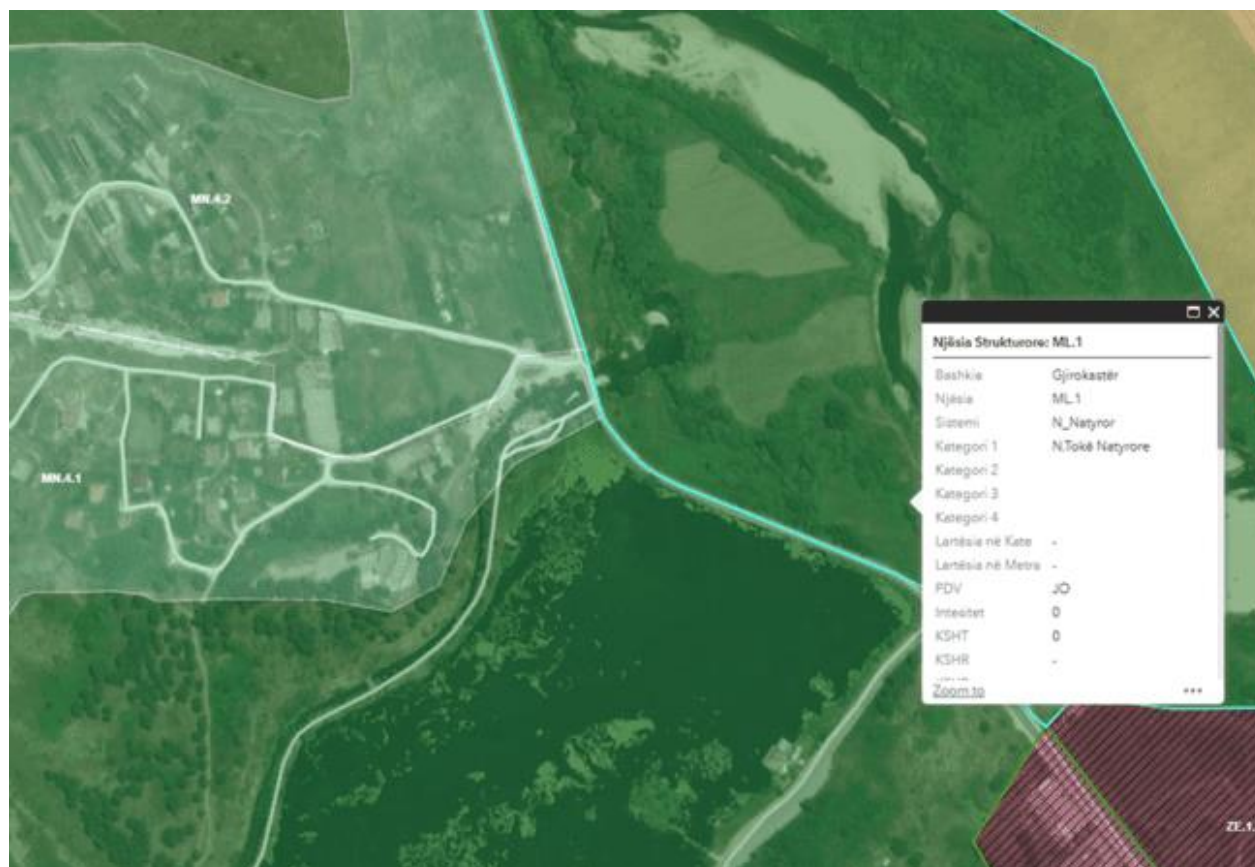
ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

Nr	Fruit trees	Per-tree cost	PAP1	Price (ALL)
1	Quince	18,000	1	18,000
2	Cherry tree	18,000	1	18,000
3	Pear Tree	20,000	1	20,000
4	Persimmon Tree	40,000	1	40,000
5	Plum tree	10,000	1	10,000
6	Total		5	106,000

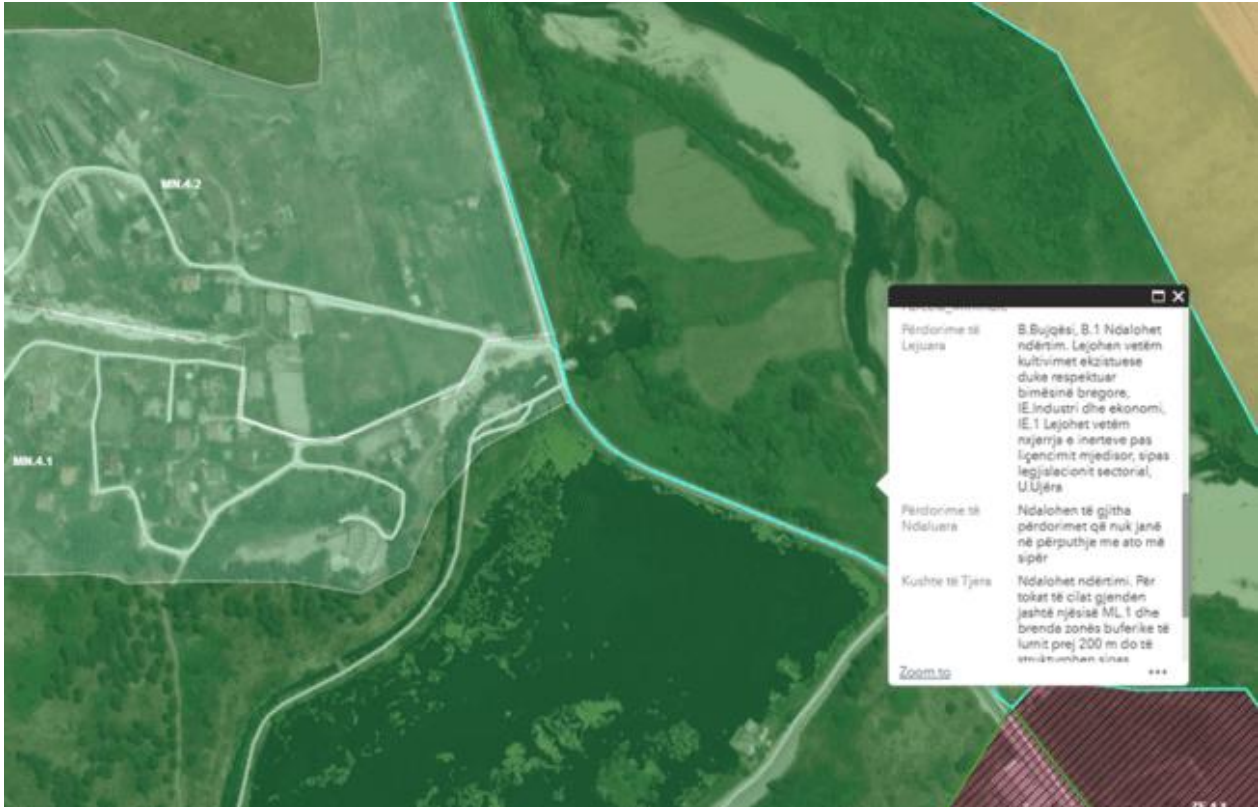
Value for fruit trees is obtained for 10-year-old trees with placement supplies

Nr	Fruit trees	Per-tree cost	PAP2	Price (ALL)
1	Cherry Tree	18,000	1	18,000
2	Fig Tree	20,000	1	20,000
3	Quince	18,000	1	18,000
4	Plum Tree	10,000	1	10,000
5	Total		4	66,000

Supporting Documents regarding Compensation rate for for PAP4, PAP5, PAP6, PAP7, PAP8, PAP9



ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"



ABBREVIATED RESETTLEMENT ACTION PLAN
Project: Building Resilient Bridges (BRB) P174595,
Subproject: "Rehabilitation/ Reconstruction of Viroi Bridge"

NJËSI ML.1 Zonë e Lumit Drino	
Zona: Zonë e trupave ujore (ML)	
Sistemet e territorit: Sistemi Ujor (U) – Bujqësor (B)	
Zonimi i përdorimit miks të tokës: Zona natyrore 4 (NE.4)	
Përdorimi mbizotërues: Toka natyrore (N)	
Përdorimet e tjera të lejuara: Bujqësi (B), Industri dhe ekonomi (IE), Ujëra (U)	
PARAMETRA TE PËRGJITHSHËM (të njësisë)	
Nënkategoritë/aktivitetet/funksioni i lejuar të tokës	Ndalohet ndërtimi. Lejohen vetëm kultivimet ekzistuese duke respektuar bimësinë bregore (B.1). Lejohet vetëm nxjerrja e inerteve pas licencimit mjedisor (IE.1), sipas legjislacionit sektorial.
Përdorimet e ndaluara të tokës	Ndalohen të gjitha përdorimet që nuk janë në përputhje me ato më sipër.
Lloji i ndërhyrjes në territor (sipas përcaktimeve të rregullores së planifikimit)	Nuk propozohen ndërhyrje.
Parametrat e zhvillimit të përgjithshëm	-
RREGULLORE PLANIFIKIMIT (të parcelës)	
Madhësia e parcelës	-
[i]	-
Ksht	-
Numri i kateve	-
Lartësia e strukturave	-
Kufiri i rrugës (Dr)	-
Kufiri i parcelës (Dp)	-
Distanca nga ndërtesa të tjera	-
Tipologjia e ndërtimit	-
Vija e kuqe/ndërtimit	-
Fasada e parcelës	-
Kshp	-
Numri minimal i vendparkimeve publike në përputhje me rregulloren e planifikimit	-
Kshr	-
Kushte për infrastrukturën	-
	Ndalohet ndërtimi.
Kushte të tjera, sipas rastit, të përcaktuara në rregulloren e planifikimit dhe legjislacionit të posaçëm sektorial.	Për tokat të cilat gjenden jashtë njësisë ML.1 dhe brenda zonës buferike të lumit prej 200m do të skrukturohen sipas përcaktimeve të Ligjit nr. 111/2012 "Për menaxhimin e integruar të burimeve ujore".

Information from the General Local Plan of the Municipality of Gjirokastrë defines the land categories for lands of PAP4, PAP5, PAP6, PAP7, PAP8, and PAPs9.