

Submitted to : National Authority for Tunnels
 Prepared by:



EcoConServ Environmental Solutions
 12 El-Saleh Ayoub St., Zamalek,
 Cairo, Egypt 11211
 Tel: + 20 2 27359078 – 2736 4818
 Fax: + 20 2 2736 5397
 E-mail: genena@ecoconserv.com

Resettlement Action Plan Metro Line -Phase Three Line Three

Final Report

April 2015



The technical assistance operation is financed under the Support to FEMIP. This fund utilizes non-repayable aid granted by the European Commission in Support of EIB investment activities in the eastern and southern Mediterranean countries, assisting promoters during different stages of the project cycle.

The authors take full responsibility for the contents of this report. The opinions do not necessarily reflect the view of the European Union or European Investment Bank

CONTENTS

LIST OF TABLES, FIGURES AND PHOTOS	III
APPENDICES.....	V
LIST OF ACRONYMS AND ABBREVIATIONS	VII
GLOSSARY.....	IX
EXECUTIVE SUMMARY – NON-TECHNICAL SUMMARY.....	I
1 INTRODUCTION	1
1.1 Project background.....	1
1.2 RAP Guiding Principles, Objective and Methodology.....	2
1.2.1. RAP Objectives.....	2
1.2.2. Resettlement Action Plan Methodology	4
1.2.3. Sample Size.....	9
1.2.4. Consultation Methodology.....	12
1.2.5. Study Strengths and Limitations.....	14
1.2.6. Avoidance mechanism adopted by the National Authority for Tunnels	16
2 NATURE AND MAGNITUDE OF THE PROJECT IMPACTS.....	17
2.1 Adverse project impact.....	17
2.1.1 Negative physical impacts:	17
2.1.2 Economic displacement	19
2.2 The jurisdiction and administrative territories.....	19
2.3 Lands needed by the project.....	20
2.4 Overview of project impacts.....	20
2.4.1. Physical displacement	20
2.4.2. Economic displacement	25
2.4.3. Project Affected Categories.....	27
2.4.4. Socioeconomic baseline of the PAPs.....	32
2.4.5. Vulnerable groups	59
3 POLICIES, REGULATIONS AND GUIDELINES.....	62
3.1 Applicable National Legal Framework	62
3.2 EIB, WB policies and AFD standards	63
3.2.1 The EIB Statement of Social Principles and Standards (2009)	63
3.2.2 The EIB Handbook (2010)	64
3.2.3 World Bank principles and standards.....	71

3.2.4	AFD Policy on Involuntary Resettlement	72
3.3	Practical legal procedures	73
3.4	Gaps between the Egyptian legislation and the lenders standards	75
3.5	Organizational arrangements	88
3.6	Eligibility criteria and entitlement matrix.....	90
3.7	Valuation and compensation	98
3.8	Livelihood Restoration plan for economic displacement.....	108
4	STAKEHOLDER AND PAPS ENGAGEMENT	111
4.1.	Consultation Activities	111
4.1.1.	Introduction.....	111
4.1.2.	Consultation activities.....	111
4.1.3.	Consultations Feedback.....	113
4.1.4.	Public consultations raised concerns and questions	113
4.2.	Community Grievance Redress Mechanism	116
4.2.1.	Grievance mechanism’s objectives	116
4.2.2.	Institutional Responsibility of the Grievances.....	118
4.2.3.	Information sharing about the mechanism.....	118
4.2.4.	Grievances procedures	118
4.2.5.	Grievances channels	119
4.2.6.	Response to grievances and redress activities.....	120
4.2.7.	Monitoring of grievances and redress activities.....	120
4.2.8.	Capacity building.....	121
5	MONITORING AND EVALUATION.....	122
5.1.	General monitoring by NAT	122
5.2.	Internal monitoring.....	124
5.3.	External monitoring and evaluation.....	126
6	DISCLOSURE OF THE RAP	130
6.1.	Disclosure during Preparation Phase	130
6.2.	Disclosure during Implementation Phase.....	130
7	RAP TIME PLAN AND BUDGET.....	131
7.1.	Time Plan	131
7.2.	Budget.....	138
	References.....	142

LIST OF TABLES, FIGURES AND PHOTOS

Table 1: Summary of Project Affected Persons by groups and type of impact.....	II
Table 2: Estimated Lands needed for the project	III
Table 1-1: Sample surveyed	9
Table 2-1: The affected lands in Giza and Cairo Governorates	20
Table 2-2: The affected Structures in Giza and Cairo Governorates	23
Table 2-3: The affected Shops in Giza and Cairo Governorates.....	25
Table 2-4: Project Affected Categories per Each Governorate.....	28
Table 2-5: Summary of the Project Affected Persons within Residential Units	33
Table 2-6: Summary of the owners, tenants and shops.....	41
Table 2-7: Distribution of affected shops sample by Area	42
Table 2-8: Distribution of affected shops sample by shopkeeper main occupation	43
Table 2-9: Distribution of affected shops sample by access to basic services by Area	46
Table 2-10: Summary of the affected workers	48
Table 2-11: Baseline information about El Badr Mosque.....	54
Table 2-12: Distribution of Employed People in the Mosque.....	55
Table 3-1: Comparison of Egyptian regulations with the EIB and WB requirements and measures for bridging the gaps	76
Table 3-2: Institutional arrangement of the project	88
Table 3-3: Entitlement matrix.....	92
Table 3-4: Valuation of Assets	98
Table 3-5: Compensation and resettlement assistance costs	102
Table 4-1: Sample of the concerns and comments raised by the PAPs related the project.....	114
Table 5-1: Internal Monitoring Scheme	122
Table 5-2: Examples of the proposed indicators needed for monitoring activities	127
Table 7-1: Metro Line 3 Phase 3 Time Plan	132
Table 7-2: RAP implementation Time Plan Developed by NAT	133
Table 7-3: Summary of the budget in Egyptian Pound.....	138
Figure 1-1: Data Scheme of the Resettlement Action Plan (RAP) for Cairo Metro Line Phase Three	5
Figure 1-2: The consultation schemes with the PAP along the life of the project.....	14
Figure 2-1: Distribution of affected shops sample by age categories of the shopkeeper and area	42
Figure 2-2: Distribution of affected shops sample by educational status of the shopkeeper and area.....	43
Figure 2-3: Distribution of affected shops sample by breadwinner and by Area	45
Figure 2-4: Distribution of affected shops sample by having a family member with health problem and the area	45
Map 1-1: Cairo Metro Line 3 Phase 3 – proposed route.	2
Box 5-1: Proposed data needed for monitoring activities.....	126
Box 7-1: Translation of the budget developed by Giza Governorate	139
Box 7-2: Translation of the budget developed by Cairo Governorate	140
Photo 2-2: Entrance of one hut.....	35
Photo 2-3: Upgrading of a walls	36

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Photo 2-4: Upgrading of the floor	36
Photo 2-5: Wooden roofs	36
Photo 2-6: Traditional toilet facility	36
Photo 2-7: The building in El Matar St.....	37
Photo 2-8: Entrance of an apartment.....	37
Photo 2-9: One of the apartment's living room	38
Photo 2-10: Dining room	38
Photo 2-11: One of the apartments living room	38
Photo 2-12: Kitchen	38
Photo 2-13: Constructed buildings	40
Photo 2-14: Two floors building	40
Photo 2-15: Bolak Abu el Ela	43
Photo 2-16: El Bohy market traders	43
Photo 2-17: Tutoring class	56
Photo 2-18: Day care in El Badr Mosque.....	56
Photo 2-19: Health clinic	57
Photo 2-20: List of services provided by El Badr Charity NGO	57
Photo 2-21: Cinema Corsal	57

APPENDICES

- I. **List of Project Affected People**
 - 1- Annex I-1 Bolak Abu El Ela shop tenants
 - 2- Annex I-2 Bolak Abu El Ela shop owners
 - 3- Annex I-3 Workers census
 - 4- Annex I-4 Huts households
 - 5- Annex I-5 El Badr laborers and poor families
 - 6- Annex I-6 Agriculture lands affected land owners
 - 7- Annex I-7 Owners of Crops
 - 8- Annex I-8 Houses within the agriculture lands
 - 9- Annex I-9 Building residents in Imbaba
 - 10- Annex I-10 El Bohy market tenants in Imbaba
- II. **Summary of Public Consultations applied under the RAP**
 - 1- Consultation in El Bohy mosque
 - 2- Consultation with El Badr Mosque BoD
 - 3- Consultation in Bolak El Dakrour
 - 4- Consultation in Bolak Abu El Ela
 - 5- Consultation with Dar El Tefl School
 - 6- Consultation with the residents of Building number (9) El Matar St.
- III. **List of consultation participants**
 - 1- Lists of participants in the Public Consultation in El Bohy
 - 2- Lists of participants in the Consultation in Bolak Abu El Ela
 - 3- Lists of participants in the Consultation in Bolak El Dakrour
- IV. **RAP questionnaires and guidelines**
 - 1- Potential Affected people (houses)
 - 2- Potential Affected people (shops)
 - 3- Potential Affected people (vendors)
 - 4- FGD for poor who receive aid from mosque
 - 5- In-depth with the compensation committee in NAT
 - 6- Site engineers
 - 7- Governorate in-depth
 - 8- District in-depth
 - 9- Mosque guideline
 - 10- Political parties and community based movements
 - 11- NGOs and institutes guideline
 - 12- Social Fund for Development guideline
 - 13- Ministry of Social Insurance
- V. **Legal framework**
- VI. **Decree of expropriation for Public Benefit**
- VII. **Grievances received by the Study team**
- VIII. **Maps developed by Systra**
- IX. **Time plan**

- X. Letter sent to Dar El Tarbeia School in Zamalek.
- XI. Allocated area and budget for Building No. nine El Matar Street
- XII. Capacity building related to resettlement plan

LIST OF ACRONYMS AND ABBREVIATIONS

AFD	French Development Agency
CBOs	Community Based Organizations
EC	European Commission
EEAA	Egyptian Environmental Affairs Agency
EIB	European Investment Bank
ESA	The Egyptian General Authority for Land Survey
ESIA	Environmental and Social Impact Assessment
ESMP	Environmental and Social Management Plan
FGDs	Focus Group Discussion
GCR	Greater Cairo Region
IDA	International Development Association
IFIs	International Financing Institutes
MoT	Ministry of Transport
NAT	National Authority of Tunnels
NGOs	Non-Governmental Organizations
PAPs	Project Affected Persons
RAP	Resettlement Action Plan
RfP	Request for Proposal
RoW	Right-of-way
RPF	Resettlement Policy Framework
SESIA	Supplementary Environmental and Social Impact Assessment
SLA	Sustainable Livelihoods Approach
SPSS	statistical package for the social sciences
SSI	Semi-Structured Interviews
ToRs	Terms of reference

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

UK DfID	UK Department for International Development
WB	World Bank

GLOSSARY

Terminology	Explanation
Census	Household and business survey that covers all Project Affected Persons irrespective of entitlement or ownership. It provides a complete inventory of all project affected persons and their assets. It can be used to minimize fraudulent claims made by people who move into the area affected by the project in the hope of being compensated and/or resettled
Compensation	Refers primarily to the cost of payment for expropriated land (including trees and crops that cannot be harvested), housing, structures, and other fixed assets, including assets acquired for temporary project use. It includes the costs incurred to help directly acquire substitute properties as well as the cost of acquiring resettlement sites.
Cut-off Date	The date of the census which is set to determine the affected population and their eligibility.
Entitlements	A range of measures comprising compensation, income restoration, transfer assistance, income substitution, and relocation which are due to affected persons, depending on the nature of their losses, to restore their economic and social base.
Environmental and Social Impact Assessment (ESIA):	The process of identifying, predicting, evaluating a project's positive and negative environmental and social impacts on the biophysical and human environment as well as identifying ways of avoiding, minimizing, mitigating and compensating, including offsetting in the case of the environment and remedying in the case of social impacts, by applying the mitigation hierarchy. This process includes consultation with direct and indirect stakeholders and the elaboration of an environmental and social management plan detailing the implementation of the mitigation measures.
Full replacement	The value determined to be fair compensation for: (i) land, based on its productive potential; (ii) houses and structures, based on the current market price of building materials and labor

Terminology	Explanation
cost	without depreciation or deductions for salvaged building material, and (iii) residential land, crops, trees, and other commodities, based on their market value. Such cost needs to further account for any removal costs, utility connection costs, taxation costs imposed on new housing/re-established businesses, including any administrative charges, title fees, or other legal transaction costs, etc.
Grievance and Redress Mechanism	<p>Represents the system adopted by the promoter that enables all stakeholders, in particular impacted individuals and communities, to provide feedback, voice their concerns and, thereby access information and, where relevant, seek recourse and remedy.</p> <p>Such mechanism must be effective, by way of being verifiably legitimate; accessible; predictable; equitable; transparent; compatible with human rights; based on engagement and dialogue; and, a source of learning for all stakeholders involved, including the promoter. The scope of such a mechanism concerns the entire operation, yet it is not intended to serve employer-workforce relations, as a separate grievance structure is exclusively dedicated to this purpose.</p>
Involuntary Resettlement (IR):	Physical displacement (i.e. physical relocation of residence or loss of shelter), and/or economic displacement (i.e. loss of assets or access to assets that leads to loss of income sources or means of livelihood) as a result of project-related land acquisition or restriction of access to natural resources.
Monitoring	The process of repeated observations and measurements of environmental and social quality parameters to assess and enable changes over a period of time
Project Affected Persons (PAPs)	<p>Refers to all persons impacted by the involuntary resettlement, including: all members of a household (women, men, girls, boys; several generations in the case of extended households).</p> <p>PAPs might be the households, firms, private institutions ethnic minority group; tenants of lands; land owners and sharecroppers; informal settlers regardless to their legality; holders of customary land-rights; informal business-operators and their employees/assistants .who, on account of changes that result from the project will have their (i) standard of living adversely affected, (ii) right, title, or interest in any house, land (including residential, commercial,</p>

Terminology	Explanation
	<p>agricultural, forest, and/or grazing land), water resources, or any other moveable or fixed assets acquired, possessed, restricted, or otherwise adversely affected, in full or in part, permanently or temporarily; and/or (iii) business, occupation, place of work or residence, or habitat adversely affected, with or without displacement.</p> <p>Eligible PAPs may be in any of the following situations: (i) have formal legal rights to the land/structure they occupy; (ii) do not have formal legal rights to land, but have a claim to land that is under the national laws (e.g. ancestral, traditional lands); (iii) are dependent on the impacted land for their livelihood by way of customary access to natural resources; (iv) have no legal right or claim to the land or structure they occupy; and/or (v) economically displaced persons who face loss of assets or access to assets.</p>
Public consultation:	<p>Where communities are, or are likely to be, affected by adverse impacts from a project, the promoter will undertake a process of meaningful consultation in a manner that provides the affected parties with opportunities to identify and express their views on project risks, impacts, and mitigation measures, and engage in a collaborative process with the project in responding to, and addressing considerations raised.</p>
Resettlement Action Plan (RAP)	<p>The document, in which the promoter of a project or other responsible competent authority describes the impacts of the involuntary resettlement, specifies the procedures that will be followed to identify, evaluate and compensate the impacts and defines the actions to be undertaken during all phases of the resettlement.</p>
Stakeholders	<p>Those who have an interest in project development and who will be involved in the consultative process, and includes any individual or group affected by, or that believes it is affected by the project; and any individual or group that can play a significant role in shaping or affecting the project, either positively or negatively, including the host community/population.</p>
Vulnerable Groups	<p>Population groups which might suffer disproportionately from adverse resettlement impacts, such as, the old, the young, the handicapped, the poor, isolated groups and single parents.</p>

EXECUTIVE SUMMARY – NON-TECHNICAL SUMMARY

I. Introduction

The European Investment Bank (EIB) and French Development Agency (AFD) are co-financing the construction of Phase 3 of the Greater Cairo Metro Line 3. The Executive Agency and owner of the construction project is the National Authority for Tunnels (NAT). After handing over the work, assets will be transferred to the Egyptian Company for Metro Management and Operation (ECM).

Metro Line 3 was identified as a priority investment in the Transportation Study of Greater Cairo Region (1999) and the Transport Master Plan (2002). The total Metro Line 3 includes four phases, phases 1 and 2 are currently under construction and construction in phase 4 will start in 2013. Regarding Line 3 Phase 3, the project is divided into 3 sub-phases:

- Sub phase 3A from Attaba to Kit-Kat Square
- Sub-phase 3B from Kit-Kat Square to Rod El Farrag
- Sub-phase 3C from Kit-Kat Square to Cairo University

The EIB has contracted EcoConServ to provide a Resettlement Action Plan in order to have a clear idea on how the project will affect people and the ways to mitigate the negative effects. Furthermore, EcoConServ will ensure that the project documentation and preparation activities are prepared in accordance with EIB standards and requirements.

II. Socioeconomic adverse impacts

The total affected persons number is 1382. They are grouped into tenants, owners, workers and beneficiaries of services. It is essential to mention that some of the PAPs will be impacted by multiple effects. For example, the tenants of shops will lose their income in addition to being physically relocated. According to (table1), the owners of land, houses, and shops who will be permanently affected are (427 persons), while the tenants are (200 persons). The number of workers who will be permanently affected is estimated to be (81 persons). Residents of the houses will be affected, so the members of households were also included in the inventory (478 persons). Those who will be affected temporarily are (35 shop tenants) and (161 workers). It is crucial to note that the economically displaced persons are mainly the shop tenants and the workers.

The project will result in various adverse impacts that can be summarized as follow:

Physical impacts

- 1- Negative impacts due to the lands expropriation activities and the demolishing of assets, dwellings and public facilities.

Economic displacement

- 2- Affecting the source of income during the construction phase that might continue for 4-5 years is the main concern of the traders raised during the RAP census
- 3- People who live in poverty and vulnerable groups are defined as marginalized groups. They have no voice. They might face depression due to losing their income and assets during the land acquisition process
- 4- Markets and traders will lose their sole source of income. That might be reflected on their living conditions. Some of the PAPs were willing to pass their property to their children. In that case, their siblings might be severely affected
- 5- Community resources (mosques- clubs) will be affected during the construction. As well, those who benefit from the services provided by the mosques will be affected, particularly the poor who receive financial aid from the mosque

Table 1: Summary of Project Affected Persons by Groups and Type of Impact

	Owners	Tenants	Workers	HH members	Poor Beneficiaries
First: Physically displaced PAPS *					
A. Permanent impact					
Cairo Governorate	9	4	26		
Giza Governorate	418	196	55	478	
Total Permanently Affected Groups	427	200	81	478	
B. Temporary impact					
Cairo Governorate		35	95		
Giza Governorate			66		
Total Temporarily Affected Groups	0	35	161		
Second: Economically displaced PAPS					
A. Permanent impact					
Cairo Governorate	0	2	26		
Giza Governorate	72	165	55		
Total Permanently Affected Groups	72	167	81		
B. Temporary impact					
Cairo Governorate		37	95		
Giza Governorate			66		199
Total Temporarily Affected Groups	0	37	161		199

* Indicates the PAPs who will lose their unit (residential or commercial)

All lands needed for the project are located in the Giza and Cairo Governorates. The following table summarizes the lands required for the project. The National Authority for tunnels exerted efforts in order to avoid or minimize the impact severity on private lands, assets and livelihood of the potential PAPs.

Table 2: Estimated Land needed for the project

Place	Permanent lands acquisition	Transfer of ownership (State Property)	Total land needed
Cairo	8060 m ²	3428 m ²	11988 m ²
Giza	120048 m ²	15568 m ²	135616 m ²
Total	128608 m ²	18996 m ²	147604 m ²

III. Policy, legal and institutional framework

The applicable framework discusses the government of Egypt's relevant legislation; EIB guidance notes 1, 2, and 5: and the World Bank policies and AFD standards.

1. Government of Egypt Relevant Legislation

- Law no.10 of year 1990 on the expropriation of real estate for public interest.
- Law 577/54, which was later amended by law 252/60 and law 13/62, lays down the provisions pertaining to the expropriation of real estate property for public benefit and improvement.
- Law no. 27 of 1956, which stipulates the provisions for expropriation of districts for re-planning, upgrading, and improvement, and the amended and comprehensive complete the sentence
- Property rights within the Egyptian constitution 2014 that was endorsed after a referendum held in January
- Land tenure and related laws to land and structures expropriation
- Administrative authority's decision making responsibilities
- Legal and administrative procedures for transfer of ownership and compensation

2. EIB and AFD Relevant standards

The EIB and AFD pay attention to the socioeconomic impacts, particularly those related to land acquisition. Both lenders believe that the project affected persons should have their livelihoods improved or at minimum restored and/or adequately compensated for any losses incurred in full replacement cost. As such, where physical or economic displacement is unavoidable, the EIB Bank requires the promoter to develop an

acceptable Resettlement Action Plan. The plan should incorporate and follow the right to due process and to meaningful and culturally appropriate consultation and participation, including that of host communities.

A. EIB Guidance Notes

The EIB's 2010 three main Guidance Notes should be fully adopted and implemented by the promoter (company). They can be summarized as follow:

- ***EIB Social Assessment Guidance Note 1: Involuntary Resettlement***

This Guidance Note is consistent with, and supports, the universal respect for human rights and freedoms. It specifically supports the right to property, to adequate housing and the continuous improvement of living conditions.

Experience with resettlement emphasizes on the importance of the need of proper management. Alternatively, involuntary resettlement may lead to long-term suffering and impoverishment of the affected people and communities. It may also lead to negative socio-economic impacts in the new host communities. Resettlement is often a very complex process involving a variety of stakeholders, including project-affected people, host communities, promoters, and governmental agencies. It is thus crucial that the promoter identifies and consults with all persons and communities involved in resettlement, including the host communities who will receive those who are resettled. All relevant stakeholders must be given the opportunity for informed participation in resettlement planning with the goal that mitigation of the adverse project impacts is appropriate and the potential benefits of resettlement are sustainable. Consultation will continue during the implementation, monitoring and evaluation of the resettlement.

The project team should screen the project as early as possible for any land acquisition, involuntary resettlement of people, and likely restrictions on access resulting from the proposed investment. A resettlement Action Plan should be prepared and will adhere to the requirements of the EIB Guidance Note 1. The main objectives of the RAP are: 1) Identify the nature and magnitude of likely displacement and establish with the promoter the baseline data and a cut-off date where needed; 2) Assess willingness of population to move/consultation processes developed. 3) Assess the Promoter's commitment and capacity to deal fairly with the issues. 4) Determine types and cost of any technical assistance that may be required. 5) Explore with the promoter alternative designs that might minimize displacement. 6) Address the feasibility and appropriateness of proposed measures for restoring, and preferably improving, livelihoods. 7) Address arrangements for internal and/or independent monitoring and evaluation.

- ***Guidance Note 2: Rights and Interests of Vulnerable Groups***

Minority protection and participation are inherent in the European Union's principles. The evolution of human rights protection has strengthened anti-discrimination legislation

particularly with respect to women and to employment. Similar protection remains to be developed for ethno-cultural diversity. Protection of minorities and indigenous peoples is limited to dealings with external partners.

EIB investments contribute to the EU's mission of poverty reduction and sustainable development. In countries outside the EU, the Bank places greater emphasis, where appropriate, on ensuring that investments support and respect the rights of ethnic, linguistic and religious minorities living in the project's sphere of influence. This is particularly relevant in situations where the aim and/or the ability of public institutions to ensure minority rights are weak.

The objectives of Guidance Note 2 are: 1) identifying and outlining the EU policies on social inclusion and non-discrimination and to support indigenous peoples and minorities; 2) outlining the EIB's position with respect to support of these policies in projects outside the EU and, 3) providing guidance to Bank staff on dealing with these issues in project preparation.

- **Guidance Note 5: Public consultation and participation in project preparation**

It is the responsibility of the Bank to ensure that the Promoter gives appropriate attention to the public consultation process during the earliest stages of project preparation. Ensuring early involvement means that expectations can be more easily managed and potential conflicts can be identified and addressed. The Bank recognizes the importance of understanding the various non-financial risks associated with investment decisions. These include the risks that arise from potential adverse environmental and social impacts. They also include reputational risks associated with investments in weak and conflict prone regions, risks associated with investments in controversial sectors, as well as risks associated with a lack of transparency and accountability.

B. AFD legislations and standards The AFD adopts policies that are similar to the EIB standards and guidance notes. The main documents relevant to AFD policy on resettlement are as follows:

- ***Social and Environmental Responsibility Policy.***

AFD's environmental and social responsibility translates into operations that must meet its sustainable development objectives: 1) poverty reduction, 2) basic human needs fulfillment, 3) develop solidarity among populations and geographical areas, and other related environmental issues. Additionally, supporting economic development and its operations will support environmentally responsible production and consumption modes, and improve public and private practices as well as local governance.

AFD is comprised of a diverse work force; it promotes nondiscriminatory behavior and respect for human rights among its employees, its aid beneficiaries and its suppliers. The AFD also

works to reduce inequity in the communities, in which it operates, and takes into consideration environmental, social and governance factors in both selecting projects for funding and their implementation methods. These practices align with the AFD's commitment to environmental and social stewardship, to prudent risk management, and to serving the best interests of aid beneficiaries.

C. World Bank Operational Policies

- ***OP 4.12 – Involuntary Resettlement***

World Bank's experience indicates that involuntary resettlement under development projects, if unmitigated; often give rise to severe economic, social, and environmental risks. Production systems are dismantled; people face impoverishment when their productive assets or income sources are lost; people are relocated to environments where their productive skills may be less applicable and the competition for resources greater; community institutions and social networks are weakened; kin groups are dispersed; and cultural identity, traditional authority, and the potential for mutual help are diminished or lost. This policy includes safeguards to address and mitigate these impoverishment risks.

3. Gap analysis

The following bullet points summarize the areas of divergence between the lender's social safeguards and the regulation in the country.

- The evidence suggests all previous Egyptian practices of valuation of assets have been substantially below the market full replacement value. This implementation problem emanated mainly from: (i) lack of valuation experience in ESA and (ii) absence of real market rate due to taxes and fees charged on properties. NAT tried to verify the prices and the values through meeting with the PAPs and visiting the affected areas.
- While the right of squatters is not addressed in Egyptian law, the Bank's policy requires squatters be provided with resettlement assistance when their residences are affected by projects financed by the Bank, but no compensation for the land the squatters are occupying is provided. Egyptian legislation has not recognized the rights of squatters. A huge community of squatters was identified in the agriculture lands. Their right of proper compensation was guarantee by NAT.
- According to Egyptian law, PAPs who are physically displaced are to be provided with replacement residential housing. However, they do not have the right to object to the location of the resettlement but only to the suitability of the housing in terms of area, design or relevant occupying issues. With regards to the Metro Project, the PAPs were actively participating in the decision making of the alternative unit selection i.e. the dwelling of El Matar Street in Imbaba District.
- The Egyptian law makes no provision to resettlement assistance to project-affected people whereas EIB insists on offering support for a transition period. The bank standards further require that the cost of this assistance should be included in the overall Resettlement Action Plan (RAP). NAT staff expressed their willingness to provide resettlement assistance i.e. the moving of residential house belongings and assistance to be provided to the mosque.

- Egyptian regulations do not specify income disturbance allowances where the PAPs incurred losses of business income. On other hand, the EIB requires in addition to total business income loss compensation, a disturbance allowance of 10%. The lack of disturbance allowance provision is not in line with the EIB standards. NAT's practices reflect no disturbance allowance. However, they managed to apply a mechanism of income disturbance mitigation.
- Egyptian regulations have not addressed how vulnerable groups affected by expropriation of property should be treated. In contradiction to that fact, the World Bank OP 4.12, paragraph 8 states the need to give special attention to the rights of vulnerable groups. It warrants that it is the responsibility of government, and the Bank underwritten project, to ensure that vulnerable people are not excluded from redress measures within the overall resettlement actions. It further demands that Bank-financed and other development projects pay particular attention to vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, indigenous peoples and ethnic minorities. NAT, in compliance with the EIB standards adopted, paid attention to the vulnerable PAPs by providing them with better housing conditions.
- Egyptian law stipulates that PAPs be provided with timely and relevant information. This legal provision is in line with EIB standards and WB OP 4.12, which specifies that project-affected persons and their communities be (i) provided with timely and relevant information, (ii) consulted on resettlement options, and (iii) offered opportunities to participate in planning, implementing and monitoring resettlement. NAT, in compliance with the EIB standards, adopted an active stakeholder engagement plan.
- Egyptian law allows the creation of "Specialized Committees" to address grievances originating from misunderstandings of project policy. The law allows one month to object to the decision of resettlement, four months to seek redress to the compensation value and three months in case of dispute between several individuals or parties on a single property. NAT adopted a robust grievance mechanism as proposed by the ESIA and the RAP consultants.

4. Institutional arrangements

The institutional arrangement needed for a thorough and efficient implementation of the Plan is summarized as follows:

- 1- The National Authority for Tunnels is the promoter company responsible for the implementation of the RAP.
- 2- A Committee is formed among the following authorities in order to evaluate the affected assets and confirm compensation values. They will also be responsible for awarding the compensation to the PAPs
 - a. The governorates of Cairo and Giza (Directorate of Housing and Infrastructure- Department of Physical Planning- Department of Amlak in Cairo Governorate- Department of Housing Surveys (*Bebos El Eskan*), Department of Land Surveying in Giza Governorate
 - b. The Egyptian General Authority for Land Survey (ESA) in Giza Governorate
 - c. The District Authorities
 - d. Agriculture Directorate

IV. Eligibility criteria

People affected by the project and complying with the following two criteria will be entitled for compensation.

- A. The first criterion for eligibility will be the cut-off date which varies according to the census completion within each governorate:
- 23rd of July 2013 for the shops, villas and schools in Cairo Governorate
 - 20th of December 2014 for all assets and lands in Giza Governorate

If their presence was identified through the census survey, project-affected people will be entitled for compensation for their loss of housing, shelter, income, land, livelihoods, assets, access to resources and services, among others. On the other hand, if a person encroached the project area after the cut-off date, they will not be entitled to compensation

- B. The second criterion for eligibility will be the legality status of those who were qualified from the first criterion. All project impacts should be mitigated with no distinction according to the legal status of the PAPs as long as they were defined prior to the cut-off date. Eligible PAPs are basically classified into the following categories in the lender policies:
- Those who have formal legal rights to the land/structure they occupy;
 - Those who do not have formal legal rights to land, but have a claim to land that is recognized or recognizable under national law (e.g. ancestral, traditional lands);
 - Those who are dependent on the impacted land for their livelihood by way of customary access to natural resources;
 - Those who have no recognizable legal right or claim to the land or structure they occupy; and/or
 - Those who are economically displaced persons who face loss of assets or access to assets, income/ livelihood strategies (i.e. workers).

V. Socioeconomic conditions of the PAPS

Due to the variation of PAPs (owners- tenants- workers- residents- shopkeepers and squatters), the project tailored and adopted a multi-level analysis of socioeconomic groups. Given the fact that each project-affected category might have different socioeconomic characteristics, the study team segregated the analysis by the type of affected groups. .

- Traders in Bolak Abu El Ela are characterized by stark variations in socioeconomic characteristics among each other. Some of them are wealthy traders who have a long experience in trading, while others are of limited trading scale. Their annual income varies according to the scale of their trading. They will lose their sole source of income.
- Tenants and owners of flats are of homogeneous socioeconomic conditions. Almost all of them have access to all basic facilities (water-electricity and proper sewage system). The majority of them work as administrative workers. They have a strong social network, particularly, in El Matar Street building

- Tenants of huts are of the poorest socioeconomic conditions. They suffer due to the lack of basic services. They are of poor educational status. Their vulnerability status is relatively high
- Tenants of kiosks and cabins in the Markets in El Bohy District. They are of poor socioeconomic conditions. The market is in tremendously poor conditions. Their level of education is relatively low. Some of them are handicapped.
- Vendors have been excluded from the RAP as Cairo Governorate had moved all of them to El Torgoman area by the end of August 2014. That was a national action that was taken in attempt to restore discipline in Cairo streets.
- Agriculture lands owners are of better conditions due to the rapid urbanization in the area adjacent to the ring road. They have access to basic services. The majority of them are illiterate. Therefore, they were consulted in their area. After the 25th of January 2011 Youth Revolution, the owners of lands managed to construct some buildings on the agriculture lands. That enhanced their living conditions due to the income gained from trading their lands.

A detailed discussion of different socioeconomic characteristics is presented under chapter five.

VI. Valuation of assets

The Valuation Committee members formulated an extensive list that describes estimated values based on the nature of the loss (permanent or temporary). The nature and location of the affected asset played a major role on reflecting the price of the land.

NAT is committed to adopting the full replacement valuation approach where value is determined for: (i) land, based on its productive potential; (ii) houses and structures, based on the current market price of building materials and labor without depreciation or deductions for salvaged building material, and (iii) residential land, crops, trees, and other commodities, based on their market value. Such cost needs to further account for any removal costs, utility connection costs, and taxation costs imposed on new housing/re-established businesses, including any administrative charges, title fees, or other legal transaction costs, etc. (EIB-Guidance Note 1)

VII. Grievance redress mechanism (GRM)

In accordance with the EIB standards, NAT shall set up and maintain a grievance mechanism that is independent, free and in line with the requirements of the bank, that will allow prompt addressing of specific concerns about compensation and relocation from the affected people and host communities and other directly involved entities. The mechanism should be easily accessible, culturally appropriate, widely publicized, and well integrated into the promoter's project management system. It should enable NAT to receive and resolve specific grievances related to compensation and relocation by affected persons or members of host communities, and use the grievance log to monitor cases and improve the resettlement process.

This section describes the proposed GRM:

- 1- The responsible entity for implementing the 'grievances' mechanism is the National Authority of Tunnels

- 2- Grievance tiers encourage the inclusion of marginalized group (women, poor, illiterate and handicapped groups). Those tiers adopted community-based mechanism that encouraged the vulnerable and marginalized groups to share their worries and concerns with NAT
- 3- Grievance channels adopted by NAT are locally tailored; these are mainly mailing letters, using the phone (cellular or land line), logging into the website and the direct channel through the site engineer or paying a visit to NAT. Following are the contacts of NAT
 - a. Address: Ramses Square, Ramses Building Cairo P.O.11794
 - b. Telephone: 25743070
 - c. Fax: 25742950
 - d. Email: infoc@nat.org.eg
- 4- Response procedures to grievances by NAT
- 5- Dissemination of the results of the submitted grievances to the community
- 6- Monitoring of grievances

As soon as a Social Development Officer is assigned, he will be responsible for informing the PAPs about the GRM telephone, hotline and e-mail. Additionally, the site engineer should disseminate the contact information of his team in order to handle any problems.

VIII. Requirement of monitoring and evaluation

NAT will implement a RAP and report to the EIB on implementation progress. This will be provided for in the project's legal agreements. NAT will set up necessary systems (i.e. resources, staff, and procedures) to monitor the implementation of a RAP on a regular basis, and take corrective action as necessary. Affected persons will be consulted as part of the monitoring activities. The implementation and effectiveness of the resettlement action plan shall be subject to monitoring and review by qualified resettlement specialists and/or other independent third parties as appropriate and commensurate to the scale and risks involved in the resettlement.

Monitoring activities will be as follows:

- *General monitoring by NAT*

NAT will be the responsible entity for implementing all monitoring activities. NAT will develop quarterly and annual reports. The monitoring reports will be shared with the lenders (the EIB and AFD)

The main objectives of the general monitoring are as follows:

- Monitoring of specific situations or difficulties arising from the implementation, and of compliance of the implementation with objectives and methods as set out in the RAP.
 - Evaluation of the attainment of mid-and long-term results of the RAP implementation on affected households' livelihood, environment, local capacities and economic development.
- *Internal monitoring*

There needs to be clear and transparent monitoring and evaluation of the social and economic impact of displacement on the PAPs. This requires measurements of the amounts of compensation paid, time taken to ensure compensation payment, relocation, livelihood restoration activities, the number of grievances and redress cases received and addressed, and objective feedback on the overall impact of the resettlement action on the affected group.

- *External monitoring and evaluation*

Implementation of a RAP will be considered complete when the adverse impacts of resettlement have been addressed in a manner that is consistent with the relevant plan and requirements outlined in EIB standards. It is good practice for NAT to present to the EIB an accountability report upon the completion of the RAP implementation, prepared by an external party. The accountability audit will include, at a minimum, a review of the mitigation measures implemented by NAT and the Compensation Committee, within Cairo and Giza Governorate; a comparison of implementation outcomes against agreed objectives; and a conclusion as to whether any follow-up actions and continued monitoring are needed.

NAT, in coordination with the RAP consultant, developed a detailed list of indicators to be monitored along the lifespan of the involuntary resettlement activities. The proposed indicators aim at obtaining information about the equity and the fairness of the adopted procedures. They will also reflect the efficiency of grievance and redress mechanisms and the stakeholder engagement activities. Last but not least, procedures adopted will be identified to mitigate adverse impacts on vulnerable and voiceless groups. The RAP inventory results will serve as the baseline indicators for the project-affected people. By the midpoint of the RAP implementation process, an independent consulting firm will be contracted to undertake a rapid assessment of the RAP impact on the livelihood of affected people, their source of income, and evaluate to what extent the PAPs managed to restore their living conditions. This assessment will provide information on the challenges faced during the RAP implementation and also provide guidance for NAT in regards to mid-course correction, vis-à-vis the objectives carried by this RAP. By the end of the construction activities¹ an independent consultant will be hired to evaluate the entire process of the RAP (RAP closure audit), including documentation, consultation, grievances mechanism, valuation, entitlement, disclosure and lessons learned.

IX. Stakeholder and PAPs consultation activities

The EIB insists on the right of communities to be fully engaged in the project activities throughout the entire project cycle so a stakeholder engagement plan was prepared in 2012. Thereafter, the EIB has focused on the need to have a proactive approach through the provision of timely information, consultation and participation with all relevant stakeholders. All activities should be publicly disclosed by NAT (disclosure in full on the promoter's website) and endorsed by the relevant public authority as legally required. The RAP requires the establishment of an adequate grievance and redress mechanism

¹ Some of the proposed compensation trends will be paid on monthly bases. Thus, the final evaluation should be applied after the completion of the construction activities

open to stakeholders affected by the involuntary resettlement, i.e. project-affected persons and members of host communities.

The Study Team adopted multi- level consultation activities that were completed in 2012. Additionally, other meetings were conducted between NAT and the PAPs after the submission of the RAP. NAT applies an active open-door approach, where people are able to voice their concerns and obtain information through active channels (i.e mobile phones) with the compensation committee. However, the adopted approach needs to be fine- tuned by documenting all consultations and reporting them to the EIB. It is worth saying that NAT will continue their activities to engage the PAPs in accordance to the Stakeholder Engagement Plan.² .

The adopted methodology for the public consultation is comprised of two phases, namely the Environmental and Social Impact Assessment and Supplementary Environmental and Social Impact Assessment phase, and the RAP preparation phase. The consultant set a detailed methodology to reach marginalized and speechless groups at their own premises (houses, markets, etc.). This is a continuous process that will be applied the entire life of the project.

The following are the consultation activities conducted during the RAP preparation. Public consultation events were conducted with a large number of participants. In the case of special or unique impacts, i.e. impacts on mosques and schools, a scoping session was applied with the board of the affected asset. This was in the form of an individual scoping meeting.

- Public Consultation was conducted with the PAPs for section 3B, EL Bohy, on the 14th of February 2013 where all PAPs were invited. The total number of participants was 109. The majority of participants were among illiterate groups. Women and people living in extreme poverty were targeted to attend the consultation activities. El Badr mosque played a major role in reaching the vulnerable groups.
- A meeting was conducted with the Board of Directors of El Badr Mosque, El Bohy, on the 14th of February 2013
- A Public Consultation was held with PAPs of section 3A, Bolak El Dakrou, 17th of February 2013. The total number of participants was 44 persons. The majority of participants were illiterate.
- Public Consultation with the PAPs of section 3A, Bolak Abu El Ela, 18th of February 2013. The total participants were 18 shop owners and tenants.
- An Individual meeting with Dar El Tefl School, 5th of March 2013 was conducted inside the school building. Two members attended from the school board.
- A Group discussion in El Matar St. Building, held on the 7th of March 2013, was conducted in one of the apartments in the building. Almost all owners and tenants attended that meeting.

² Cairo Metro Line 3, Phase 3 Finalization of Environmental and Social Impact Assessment (ESIA) Stakeholder Engagement Plan, May 2012 Grontmij

In addition to the above-mentioned consultation activities, almost all project affected people were engaged during the data collection process. Questionnaires (structured and semi-structured), and group discussions tools were useful to guarantee early engagement of the PAPs.

X. Disclosure of the RAP

In compliance with the EIB Guiding Note 5, it is the responsibility of the Bank to ensure that the Promoter gives appropriate attention to the public consultation process during the earliest stages of project preparation. Ensuring early involvement means that expectations can be more easily managed and potential conflicts can be identified and addressed.

In line with its own pursuit of greater transparency and accountability, the EIB seeks to encourage a culture of disclosure, reporting, and communication amongst the promoters it supports. The Bank recognizes that 'heightened managerial care' may be necessary in areas where there are limited governance structures. The NAT is fully committed to disclose the project related activities on their website. Therefore the RAP, after being cleared by the lenders and the promoter, will be translated into Arabic and publicly disclosed and made available to all stakeholders and PAPs in the District Authority and the Governorates.

With regards to the illiterate, they were an essential stakeholder category for the RAP Study team. A continuous dialogue was maintained with them along the process of RAP preparation. An active communication channel was established with the PAPs and is to be maintained during implementation of the RAP. Thus, the RAP Study will be simplified and shared with the illiterate people in the form of group meetings. Each category of PAPs will be informed about the project impact related specifically to them and how to mitigate such impacts. The results of those meetings will be documented and shared with NAT, the EIB and the AFD. NAT will apply disclosure activities by the Compensation staff and the Social Development Officer in cooperation with Giza and Cairo Governorates.

The RAP will be disclosed on the EIB, AFD and NAT website. Additionally, a continuous dialogue will be maintained with PAPs, with particular facilitation foreseen for illiterate and vulnerable people who will be affected by the project, through the Social Development Officer within NAT. S/he will visit all PAPs, paying particular attention to the illiterate groups, in order to inform them about the main contents of the RAP, the procedures to be applied with them, the expected outcome on their livelihood. All disclosure activities will be documented and reported to the EIB.

A summary of the needed lands was disclosed in the Egyptian Gazette as part of Public Benefit Decree on Copy 3/January 2013. A leaflet will be prepared about the RAP. This leaflet will be disseminated to the PAPs in their local language. The main contents of such leaflet will be: 1) information about the project 2) information about the adverse impacts 3) eligibility and entitlements; 4) grievances mechanism and NAT SDO's contact information.

XI. Timetable and budget

The RAP calendar should be consistent with the works calendar in order to avoid problems and penalties in the allocated works contracts. Information regarding the calendar (when the areas will be vacated) should be inserted in the bidding documents and construction contracts to avoid penalties. Upon reviewing the project implementation time plan, it was obvious that the project has three sub-phases which will be implemented over a period of 7 years starting from year 2015. Sub-phase (A) from Attaba to Kit Kat will start in the first year. The second sub-phase will commence in the second year and the third sub-phase will commence in third year, 2017. The proposed time plan presented in this study was tailored to the sub-phase (A.) It will be replicated for the second and the third sub-phases three months before tendering.

During this stage, NAT managed, in cooperation with Giza and Cairo Governorates, to develop a rough estimate of the budget needed within the two Governorates which totaled (159,000,000) EGP in Giza and (233,527,738)EGP in Cairo. The main weakness of the estimated two figures is: 1) not having detailed information about each budget item, and additionally, the business disturbance allowance was not included. Therefore, the study team developed a detailed budget that covers all budget items including monitoring activities and disturbance allowance. The National Authority for Tunnels is committed to applying various monitoring activities. Therefore, the cost of monitoring was included in the budget.

The NAT has already disbursed about 50% of the total estimated budget to the governorates. They assured that they have their own financial resources that will enable them to appropriately implement the RAP including outsourcing³.

The estimated budget was 385,990,417 EGP which is equivalent to 42,887,824 Euro. The total estimated budget in Cairo is 240,694,973 EGP, while in Giza Governorate; it is estimated with 145,351,494 EGP. It is foreseen that the budget of Giza is below the one estimated by Giza Governorate as NAT has adopted more avoidance activities that put limitations on the impacts in Giza, particularly, in the agriculture lands. Additionally, NAT adopted some alternative compensation strategies.

³ Based on various meetings conducted with the Compensation Committee in NAT.

1 INTRODUCTION

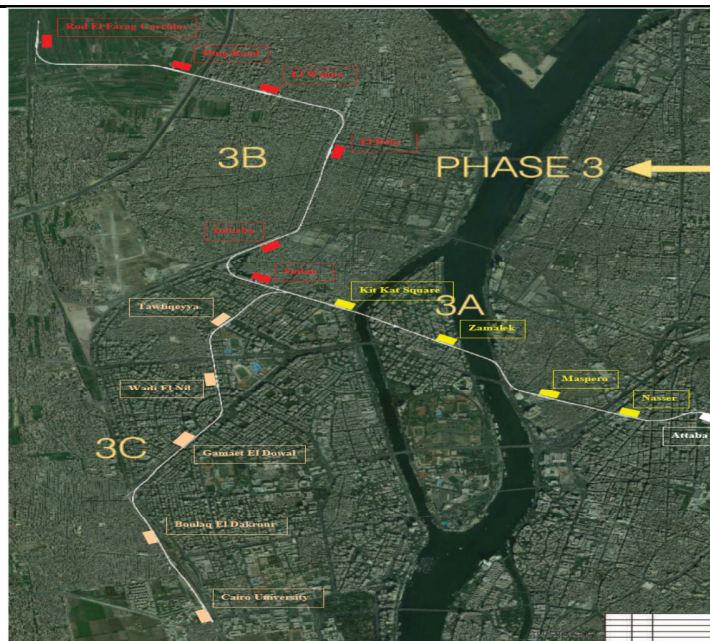
The introduction of the RAP includes a presentation of the project objectives, the project components and a general description of the project and identification of the project impact area.

1.1 Project background

Cairo is Egypt's and Africa's biggest city, with 18 million inhabitants in 2008 and 27 million projected for 2027. Greater Cairo hosts 20% of Egypt's population, 40% of employment, and accounts for about 50% of the country's GDP. The Executive Agency and owner of the construction project is the National Authority for Tunnels (NAT). After the final handover of the work, the new assets will be transferred for operation and maintenance to the Egyptian Company for Metro Management and Operation (ECM).

The current Cairo metro network consists of two lines with a total length of about 65 km which carry around 2 million passengers daily. The Cairo Metro Project is part of the Ministry of Transport (MoT)'s national plans for urban transportation in the Greater Cairo Region (GCR), which started with the realization of the first two lines. It will link various districts of the wider GCR, including New Urban Communities (NUCs), with the city centre. Line 3 was identified as a priority investment to serve the main transportation corridors of Greater Cairo in the 1999 Transportation Study of Greater Cairo Region. The 2002 Transport Master Plan confirmed the necessity to implement Metro Line 3 on the route identified in the previous study, serving the Cairo Business District and being an east-west connector to the of GCR.

The total Metro Line 3 project includes four phases, of which phases 1 and 2 are already under construction. A subsequent Phase 4 will link downtown with Cairo's international airport to the east, outside the scope of the present project.



Map 1-1: Cairo Metro Line 3 Phase 3 – proposed route. (Source: EQI 2012: 32)

The European Investment Bank (EIB) and the French Development Agency (AFD) are co-financing the construction of Greater Cairo Metro Line 3 - Phase 3. The proposed project will finance the design, construction and commissioning of Greater Cairo Metro Line 3 Phase 3, which is in turn divided into three sub-phases: sub-phase 3A from Attaba to Kit Kat Square, sub-phase 3B, from Kit-Kat Square to Rod El Farag, and sub-phase 3C, from Kit-Kat Square to Cairo University.

1.2 RAP Guiding Principles, Objective and Methodology

This section sheds light on the objectives and scope of the RAP and the methodology and tools that the consultant used in preparing the RAP. Tools include but are not limited to thematic maps, households and land use inventories, surveys and studies.

1.2.1. RAP Objectives

The main goal of a RAP is (1) to mitigate the negative social impact of project-induced asset loss and/or restrictions of land use through (a) the provision of appropriate compensation and/or livelihood opportunities (regardless of the legality of existing land tenure arrangements), and (b) ensuring that resettlement measures are implemented with meaningful consultation and the informed participation of the affected people; as well as (2) to outline measures to effectively assist displaced persons in improving their living standards and to improve, or at least restore, their

former livelihood.

In order to achieve this goal the following objectives have been developed:

1. To identify and assess the potential social impacts of the project and recommend mitigation measures. With regards to the Project Affected Persons (PAPs), who would require some form of assistance, compensation, rehabilitation or relocation (if needed), the goal is to identify and quantify the different categories within which to place them and to prepare the socioeconomic/inventory/census survey accordingly.
2. To describe the existing Egyptian legal and policy framework for land acquisition, and to review the laws and regulations that apply to reclaiming informally settled public and private land, involuntary eviction, and resettlement. Additionally, the aim is to review World Bank (WB) resettlement policy OP 4.12 as well as the EIB Guidance Note on Involuntary Resettlement. This review will seek to identify the gaps between Egyptian legislation and EIB/World Bank standards.
3. Ensure that the RAP is developed in full compliance with the above mentioned EIB and WB resettlement policies.
4. To prepare a detailed entitlement matrix listing all likely effects relevant to classifications related to assets and resources
5. To prepare standards for compensation or restoration of land affected by the project, to set the standards for replacing different types of losses, as appropriate, and to provide resettlement assistance standards that will furnish effective assistance for displaced persons to improve their living standards and improve, or at least restore, their former livelihood.
6. To develop a clear executive time plan for the RAP's implementation, linking the steps of project implementation to the various project components. Furthermore it will include the institutional responsibilities and monitoring parameters.
7. To develop a communication and consultation plan for NAT to be implemented throughout the various stages of the project cycle, particularly, during the RAP.
8. To identify the institutional responsibility of the implementation and procedures for the grievance redress.
9. To consult the agencies responsible for compensation and land acquisition, such as National Authority for Tunnels, and to determine their roles and responsibilities.
10. To highlight the monitoring, time planning, and implementation procedures. Additionally, to establish a budget for the implementation of the RAP.

Rationale of RAP

On the basis of the initial screening of the EIB, in consultation with the promoter, it has

been determined that a Resettlement Action Plan and Framework will be produced under which resettlement will be dealt with and the arrangements to be taken for resettlement implementation. These respective agreements should be clearly recorded by the Project Team as part of project documentation. Likewise, the Bank and the promoter will need to agree on resettlement implementation and monitoring details. This implies that Bank staff should have received a satisfactory resettlement plan/framework during the appraisal phase, i.e. prior to loan approval.

In the cases where the screening process and discussions with the promoter have revealed a satisfactory approach and capacity to handle involuntary resettlement, the receipt of a satisfactory resettlement plan/framework could be set as a disbursement condition.

The purpose of the RAP is to:

1. Mitigate the negative impacts of displacement and identify potential development benefits;
2. Establish the entitlements of all categories of affected people, including the host communities;
3. Document all compensation measures and relocation activities;
4. Establish procedures to guarantee fair process to the affected people; and;
5. Establish procedures to monitor and evaluate the implementation of resettlement plans and take corrective action as necessary.

1.2.2. Resettlement Action Plan Methodology

The RAP inventory was conducted from October 2012 to March 2013 in order to fulfill the study objectives. As well, additional inventory was conducted during April 2014 in order to identify the affected workers. The adopted methodology used for the preparation of the RAP was based on a participatory bottom-up approach. Various qualitative and quantitative data collection tools were used in order to engage various categories of PAPs. In the meantime, the study team used the available information to conduct a thorough review and analysis for the baseline study that was prepared as part of the 2012 SESIA and the 2012 Resettlement Policy Framework (RPF). The figure below provides a visual summary of the methodology used by the study team for data collection:

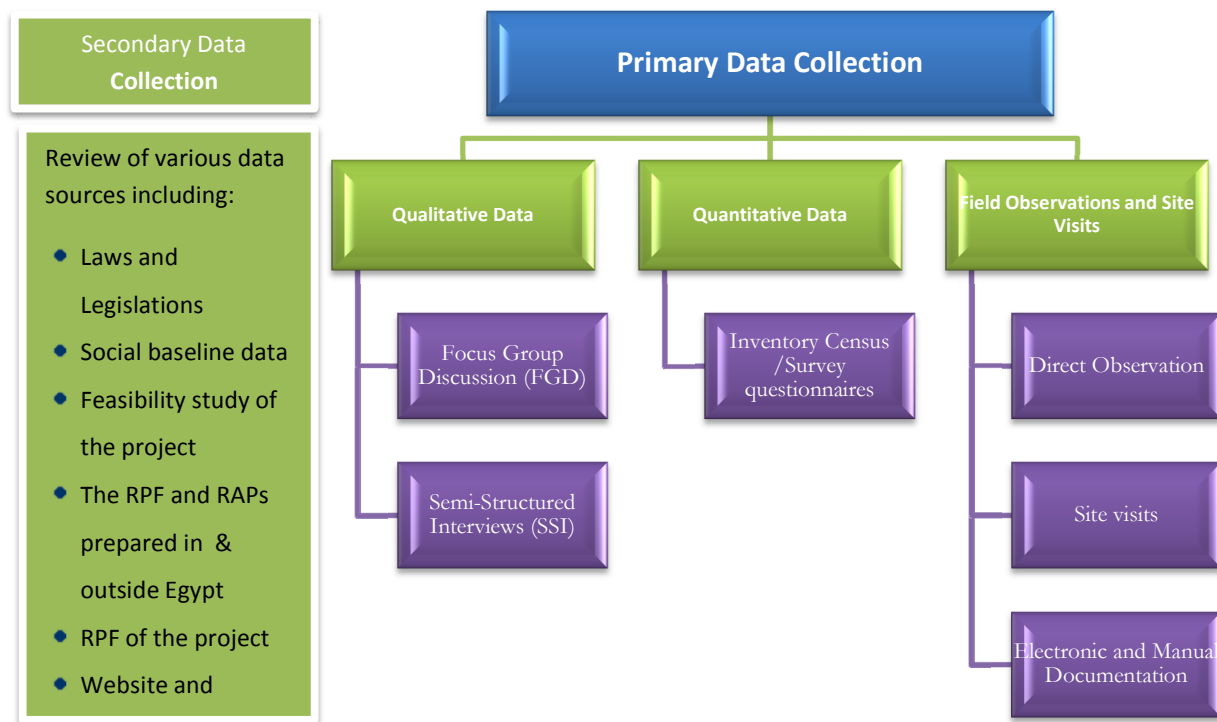


Figure 1-1: Data Scheme of the Resettlement Action Plan (RAP) for Cairo Metro Line Phase Three

1.2.2.1 Secondary data collection method:

Literature review: including laws, legislations (both national and international guidelines and safeguard policies), social baseline data, and the feasibility study of the project as well as previously prepared RPF and RAP for projects in and outside of Egypt, including the 2012 RPF prepared for the project. Moreover, all basic information related to the PAPs as presented by NAT was reviewed.

1.2.2.2. Primary data collection methods

A. Quantitative data: Census/inventory/socio-economic Survey:

The Study team designed and tested the survey Census/inventory/socio-economic Survey questionnaires for the PAPs. The applied survey covered the whole of PAPs' population regardless of the legal status of the affected persons and the affected asset. The inventory of vendors covered 206 PAPs among which a sample of 61 vendors was selected, due to the fact that they are not well identified by the project. The quantitative data collected covered various segments of land-owners, as well as the nature of and the use of their land (e.g. whether land leased or used by owner, whether arable and used for subsistence agriculture;

loss of crops; number and type of structures on plot, if any);

The questionnaires used were sent to the EIB and AFD for approval prior to the data collection process. As the questionnaires utilized aimed at investigating all PAPs, it was essential to tailor different questionnaires according to the target PAPs; namely, the PAPs who will lose their 1) houses 2) fixed shops & kiosks ⁴and 3) the street vendors who have a permanent space to sell their goods. Street vendors who don't have a permanent space to sell their goods were also covered under this survey using a structured questionnaire as they were identified as PAPs with some of them falling under the category "vulnerable groups".

- ***Questionnaire with the PAPs who will lose their houses***

The main indicators to be covered under this tool are as follows:

- 1- Description of impact (duration- severity- potential mitigation)
- 2- Basic household information
- 3- Household characteristics
- 4- Economic indicators (income, assets, expenditure, financial aids)
- 5- Perception of the area
- 6- Transportation available
- 7- Perception towards the Metro Project
- 8- Potential community participation
- 9- Compensation for directly affected groups and mitigation measures

- ***Questionnaire with the PAPs who will lose their shops and kiosks***

The main indicators to be covered under this tool are as follows:

- 1- Description of impact (duration- severity- potential mitigation)
- 2- Basic information about the shopkeeper's household
- 3- Shop characteristics (goods or services sold/provided at the shop/kiosk)
- 4- Economic indicators (income, assets, expenditure, financial aids)
- 5- Perception of the area
- 6- Perception towards the Metro Project
- 7- Compensation for directly affected groups and mitigation measures

- ***Questionnaire with the vendors who have a fixed place***

The main indicators to be covered under this tool are as follow:

- 1- Description of impact (duration- severity- potential mitigation)

⁴ Shop and kiosks are constructed of concrete or wood. Thus they have a permanent nature. Whilst the street vendors are of mobile nature as they use a manual cart, a cart dragged by horses or just carry a straw basket filled with vegetables or fruit and wander along the streets

- 2- Basic information about the vendor's household
- 3- Goods the vendor trades in and his daily wage
- 4- Economic indicators (formal and informal income, assets, expenditure, financial aids)
- 5- Perception of the area
- 6- Perception towards the Metro Project
- 7- Compensation for directly affected groups and mitigation measures

Local surveyors (enumerators) were mobilized to carry out the survey under the supervision of the households' survey quality assurance specialist. The tools developed were pre-tested by the social consultants.

Before launching the surveying process, surveyors received intensive training on:

- 1- How to collect data
- 2- Communication skills
- 3- How to fill in questionnaires with the PAPs
- 4- Ethics of data collection

Following the training, the surveyors were evaluated and a short list of data collectors was developed. After receiving feedback from the EIB, the surveyors tested the questionnaires with people from the community. The test phase was followed by the completion of the questionnaires.

Data collection began during the first week of February and was completed by the 21st of February 2013 which was the deadline provided for the study. Afterwards, additional data collection activities commenced during October to December 2014 for the agriculture lands PAPs.

In parallel with the data collection process, the databases were designed using Access. During the data collection phase, the completed questionnaires were monitored by the data monitoring officers. After sending the filled-in questionnaires to the office, they were further checked to ensure and control quality. Once quality was assured, the data was entered into the designed software. Data analysis and findings interpretation was the primary responsibility of the household survey experts, with involvement from the team of the resettlement experts.

B. Qualitative data

In addition to the conventional method of preparing the RAPs, namely the inventory survey, the study team utilized additional qualitative research methods, which aimed at assisting the study team in gaining an in-depth understanding of the current socioeconomic and legal conditions of the PAPs, their livelihood dynamics, as well as their compensation preferences.

Qualitative methods could also be employed to investigate the persons that are indirectly affected by the project. Qualitative methods are generally more interactive and provide participatory techniques that can pave the way for the introduction of the structured inventory surveys to the local community. With regards to resettlement studies in Egypt, it is always recommended to also make use of qualitative methods as they might reflect the dynamic that governs PAPs' attitudes towards resettlement activities.

The study team was to approach as many diverse stakeholders as possible through the qualitative methods; priority was given to vulnerable groups of PAPs. Another important task for the team was to employ the qualitative tools as part of the community consultation activities. The suggested qualitative methods that were used included:

- Focus Group Discussions (FGDs) with:
 - Poor people who receive financial support from El Badr Mosque
 - The sick people and their relatives who benefit from the health center at El Badr Mosque
 - The Bolak Abu El Ela shop owners, tenants/workers;
 - The female heads of households at the El Bohy market;
 - Widowed women who raise their children with no other source of income except selling goods in the street.

The main indicators covered through the FGDs were:

- Characteristics of the students, poor people and sick people
 - Their perception towards the project
 - Their awareness about the project impacts and the mitigation measures, with emphasis on their own livelihood status
 - Their perception towards mitigation measures (after being influenced by the dynamic of the FGDs)
- Semi Structured Interviews (SSIs) that were applied with:
 - Compensation committee in NAT in order to collect the needed data about the procedures applied for compensation, as well as getting the needed information about the potential PAPs;
 - Site engineers who might provide detailed information about the PAPs, as well as complaints that might be raised by the people of the community during the construction phase;
 - Representatives of the governorate and the municipality in order to identify their operational role in the compensation process;
 - NGOs, political parties and community leaders were interviewed in order to identify their role and their perception towards the proposed mitigation measures;
 - Employees/ support staff working in El Badr mosque;
 - Ministry of Social Insurance and the Social Fund for Development who

- might be entitled to provide support to the vendors;
- The mosques and health centers that will be affected by the project as part of the defined PAP.

Given that the public school in Imbaba will not be affected by the project, the Ministry of Education was excluded from the study. The Youth Center in Imbaba was also excluded due to it not being affected. That was based on the Compensation Committee within NAT.

C. Data analysis:

The data collected through the various surveying methods explained above, was carefully documented through questionnaires, interview transcripts and other data sheets in Arabic (local Arabic). Various software for the analysis of both qualitative and quantitative data was used, most importantly SPSS 18. The Study Team ensured a thorough review of the qualitative raw information in order to extract useful experiences/quotations/lessons learnt and to add to the analysis of the RAP wherever applicable.

D. Field Observation

The Study team relied on field observations to enrich the findings of the study. Local surveyors (enumerators), local NGOs and natural/community leaders were mobilized to assist in this task and field observation checklists were designed for the team to fill out during the field observations.

1.2.3. Sample Size

It was relatively challenging to identify the sample to be surveyed due to the diversity of the PAPs and the reluctance of them to be interviewed. Thus, surveying process was based on two main steps:

- 1- Developing an inventory of all affected parties (owners, tenants, customary ownership, companies ...etc.)
- 2- The second step is targeting all the project affected persons using structured or semi structured questionnaires. This step took a relatively long time

Table 1-1: Sample Surveyed

Target groups	Affected parties	Sample size	Comment
<i>Direct Project Affected Groups</i>			
<ul style="list-style-type: none"> • Residents of houses/ huts (Tenants owners) – 	31 households	(30) HH in Bolak El Dakrour hut they reside in 29 huts	All residents of the huts
	2 households	(2) HH in Bolak Abu El Ela	All tenants in Bolak Abu El Ela
	20 households	(15) HH in Imbaba (El Matar Street)	Tenants and owners

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Target groups	Affected parties	Sample size	Comment
	41 households	(8) HH in the agriculture lands. The rest of houses were not inhabited	Owners
<ul style="list-style-type: none"> Shopkeepers of (shops/ kiosks) (owners – tenants) 	41 tenants and owners	(20) tenants and owners in Bolak Abu El Ela	They are about 60% of the tenants
	162 cabin tenants	(51) tenants in El Bohy market – Imbaba (the rest of cabins were closed)	31.5% of El Bohey market who have their cabins operating and not permanently closed
	1 owner	1 kiosk in Kit Kat	Owner of kiosk
<ul style="list-style-type: none"> Vendors 	206 vendors (They all have been resettled under a National Action taken during the end of August 2014	(206) vendors were met during the screening among which 104 were from Bolak El Dakrou and 102 from Bolak Abu El Ela. Thereafter (61) of them were met using structured questionnaire	206 vendors among those who were situated in the street during the data collection week (they were changing from day to day). During August 2014, all these vendors were relocated to a single vending venue under the initiative of relevant National Action.
<ul style="list-style-type: none"> Affected structure (Mosque) 	3 mosques	(3) people from the Board of El Badr Mosque were interviewed on the 14 th of February	The board of El Badr mosque
<ul style="list-style-type: none"> Affected structure (Health Facilities inside the mosque) 	1 health facility		
<ul style="list-style-type: none"> Affected structure (school) 	1 School	One school was interviewed in Zamalek District The executive managing director and the manager of school transportation (buses)	The affected school
<ul style="list-style-type: none"> Workers in Giza and Cairo Governorate 	242 workers	(170) workers	Almost 70% of the affected workers defined informally by the RAP.
<ul style="list-style-type: none"> Company 	One company (Maspero)	One company (Maspero)	
<ul style="list-style-type: none"> Cinema 	One Cinema (Corsal)	The tenant of the Cinema (Corsal)	
Indirect project affected persons			

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Target groups	Affected parties	Sample size	Comment
<ul style="list-style-type: none"> Poor people (receiving donations from the mosque) 	199 people	(20) females were investigated during 2013 (20) persons were interviewed during 2014	About 20% of the poor households
<ul style="list-style-type: none"> Beneficiaries of Health care service institutes 	Not defined by the Mosque as they don't keep records for the beneficiaries	10 males and females were interviewed	Some of the customers who were met during the data collection
Stakeholders involved in compensation activities and restoration of livelihood			
<ul style="list-style-type: none"> Governorate(compensation committee – directorates) 		Cairo Governorate Authority <ul style="list-style-type: none"> Head of Expropriation Department 3 of the expropriation officers 1 of Housing Surveys 	Stakeholders working on involuntary resettlement activities
<ul style="list-style-type: none"> District Authority Hai 		Meeting with North Giza District <ul style="list-style-type: none"> Head of the district 2 civil engineers Meeting with Bolak El Dakrour District <ul style="list-style-type: none"> Head of the district Head Construction Affairs Department 2 Public relations staff 	
Other stakeholders			
<ul style="list-style-type: none"> NGOs 		<ul style="list-style-type: none"> Head of El Badr Charity NGO Head of El Zamalek Development NGO 	Stakeholders
<ul style="list-style-type: none"> Community Based Movements (CBM) &Political Parties 		<ul style="list-style-type: none"> Member of People Alliance Party (<i>El Tabalof el Shaby</i>) Member of Muslim Group Member of El Nour Party The head of Youth Forum in Imbaba Head of the People's Committees to Develop the District of Imbaba 	

Target groups	Affected parties	Sample size	Comment
<ul style="list-style-type: none"> • Social Fund for Development 		<ul style="list-style-type: none"> • Head of Non-financial group 	
<ul style="list-style-type: none"> • Ministry of Insurance and Social Affairs 		<ul style="list-style-type: none"> • Head of Cash Transfer Initiative 	
NAT Staff			
<ul style="list-style-type: none"> • Compensation committee in NAT (represented by the Legal Affairs Department) 		<ul style="list-style-type: none"> • Head of Expropriation Committee • 2 expropriation officers • A Lawyer 	
<ul style="list-style-type: none"> • Site engineers 		<ul style="list-style-type: none"> • G.M. for Study Department in NAT • Senior Studies Dep. Architect • Senior Eng. NAT • Senior Eng. NAT 	

1.2.4. Consultation Methodology

Based on the requirements mentioned under the project ToRs as part of the RAP, the study team ensured adopting a consultative and participatory approach that allows the stakeholders to provide feedback and thus facilitates the process of getting endorsement for the studies. The following consultative workshops were arranged:

1.2.4.1 Kick-off Consultation Event (Scoping)

These were arranged at the beginning of the assignment with the main objective of bringing the various stakeholders together, introducing the assignment ToRs, reviewing the ToRs and allowing for feedback while also providing stakeholders with the opportunity to bring important and specific issues to the attention of the study team attention. The kick off workshop was a good opportunity for the study team to consider aspects that were not originally included in the ToRs and that appeared to be of concern and importance to the local stakeholders. These aspects should be considered in the RPF and RAP. The study team utilized the kick off workshops and consultation activities arranged under the supplementary ESIA in El Zamalek district and Imbaba.

1.2.4.2 Consultation for the Resettlement Policy Framework:

This was arranged in parallel with the Supplementary Environmental and Social Impact Assessment (SESIA) consultation workshop mentioned above. The event involved close cooperation with the client and the Environmental and Social Impact

Assessment (ESIA) lead study team. The consultation aimed at engaging key local stakeholders and involving them in the revision of the draft findings of the RPF. This step is very important and a key disclosure requirement lay out by the International Funding Institute. The consultation firm is aware of the various requirements for arranging a public consultation, including but not limited to:

- Identification and invitation of various groups of stakeholders while ensuring balanced representation (according to affiliation, gender, interests, etc.) for all the groups including those who will be encountering various types of negative impacts;
- Selecting a venue which is neutral and convenient and providing transportation (if required) in order to encourage marginalized groups to participate;
- Preparation and dissemination of anon-technical executive summary in Arabic before the workshop and uploading the executive summary to public domains such as the websites of the promoter or the study team;
- Preparation and delivery of a presentation outlining the findings of the RPF;
- Recording and addressing the comments and concerns that the participants raised during the Consultation and ensuring proper documentation of the event.

1.2.4.3 Consultation for the Draft RAP:

With the same purpose of the workshop above and as a step in the process of endorsing the results of the RAP, three consultation workshops for reviewing the draft results of the RAP were arranged and the same requirements mentioned above were considered. They were conducted with the following community based organizations:

- One of the affected Garages in the Bolak Abu El Ela District
 - El Bohy Mosque in Imbaba District
 - A charity NGO in Bolak El Dakrour
- The study team adopted a gender sensitive approach with special attention being paid to affected women in general and female-headed households in particular. The team included two experts with specialization in gender issues. The involvement of those members in the team ensured that all the tools were designed and tailored with a gender sensitive approach.
 - The study team paid attention to the various issues of social diversity and ensured that the interests of the poor and the vulnerable groups were highly considered. The Study team worked to ensure disaggregation of the various social groups by age, gender, occupational status, educational status, livelihoods security, access to physical assets; etc. The level of vulnerability of the affected persons and the severity of the impact was assessed and determined by looking into PAPS' assets base using the sustainable livelihoods analysis (SLA) approach. The smaller the assets base of the affected groups, the lesser their alternatives and coping abilities; accordingly more attention should be paid to designing

their compensation schemes. Examples of this might include those who are working in casual jobs and those who have very limited human capital (limited education and skills) and limited and unsecured financial assets. Following are the consultation schemes with the PAPs along the life of the project.

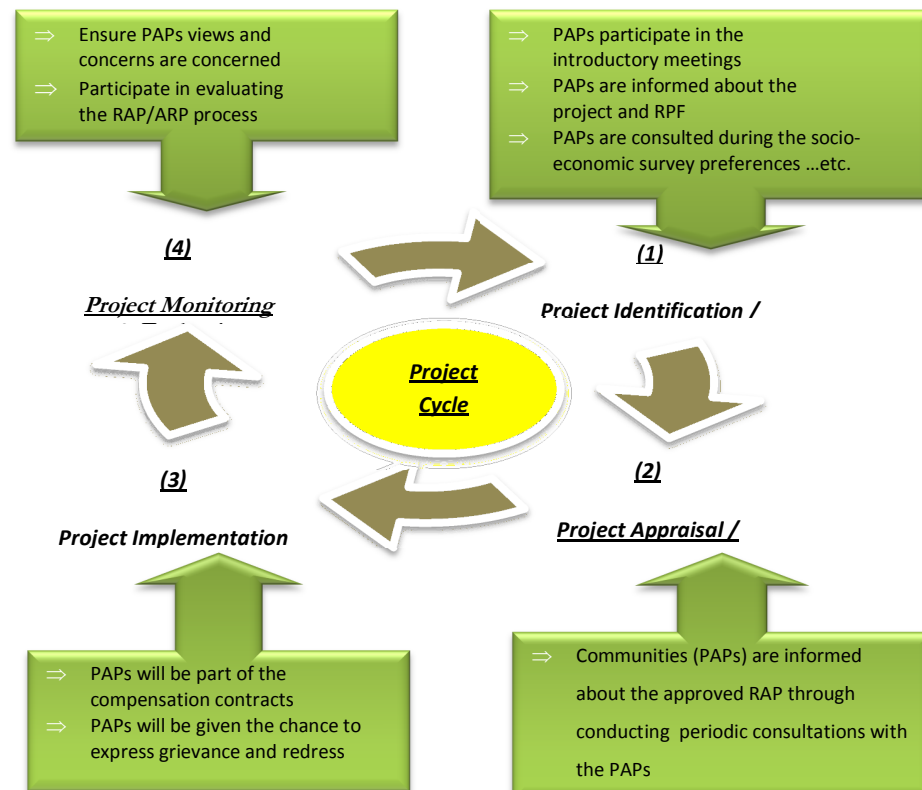


Figure 1-2: The consultation schemes with the PAP along the life of the project.

Conduct various consultation and disclosure procedures required for the endorsement of the RAP. This should involve ensuring transparent information sharing as per the requirement of OP 4.12 on Involuntary Resettlement and the guidelines of the EIB.

1.2.5. Study Strengths and Limitations

1.2.5.1. Strengths of the study

- 1- The study relied upon various sources of data collection. That enabled the Study Team to verify the collected data.
- 2- All results of the study were discussed during the different consultations conducted with the PAPs. “Yes that is true” was the main statement declared by all the PAPs. That was an indicator of the efficiency of data collected.
- 3- Communication channels and outreaching mechanisms were applied with the affected persons that drove the PAPs to ask for additional consultations with NAT and the Study team as they fully trust NAT staff. By the end of the survey, the PAPs declared that they

gained self-confidence to voice their concerns regardless of their socioeconomic conditions. El Bohy Market PAPs continued phoning the Study team for more clarifications. The questions raised were documented and annexed to this study (Annex X).

- 4- Governorate Authority, District Authority and other governmental institutes were open to share the needed information with the study team.

1.2.5.2. Limitations of the study

The study was confronted with various obstacles and constrains. They are summarized as follows:

- a. The formal inventory to be developed by the governmental entities was one of the major constrains faced the RAP Study. Given the fact that all censuses should be applied by a governmental entity (in accordance to Law No 10 of Year 1990) Cairo Governorate and The Egyptian General Authority for Land Survey (ESA) in Giza took about two years to submit an official census. The inventory surveys have not been implemented during one specific date. The compensation committee applied multi-levels of inventory, the first is for the owners, the second is regarding the tenants or those who have right to lands or assets and the last one is for workers (Workers inventory is not in accordance to the Egyptian Law but it is upon EIB request) The street-itinerant vendors have never been part of the census, thus the study team applied an informal census to know about the size of the community of vendors.
 - b. Such census surveys influenced identifying a cut-off date for all project areas regarding all assets and PAPs. Not being able to develop a cut-off date enabled some people to encroach project areas, particularly due to the absence of Security Forces after January Revolution 2011.
 - c. NAT abided to the Egyptian Law No. 10 of year 1990 related to land expropriation. However, it was obvious that they did not have a clear plan for compensation and impact mitigation. Thus, long and continuous dialogue was established with NAT and the governorates to develop a clear, robust resettlement plan that can address all project impacts,
 - d. Reluctance of NAT to start consulting with people prior to the publishing of the Presidential Decree for Public Benefit,
 - e. Delay of the development of the valuation of affected assets influenced the RAP study. The valuation process necessitated formation of a committee for each impact. Such a prolonged process affected RAP development,
 - f. Modification of the lists of affected assets
- 2- The election of the Parliament was one of the study constraints as the political parties' representatives acted as that they cared for people benefit. Therefore, during the public consultations, the parties' representative played a role of PAPs guardians. They tried to raise people's concerns towards the project. However, the Head of Districts displayed the benefit of the project and the fairness of compensation mechanism. Actually having public consultation with people was a useful tool to illustrate the transparency and efficiency of the project.
 - 3- The names of the PAPs were an issue for the Study team, as people were reluctant to tell their names. The residents of the huts in Bolak El Dakrouir and the shops in Kit

- Kat were completely unwilling to give their names. Therefore, the study team contacted NAT to provide the lists of PAPs from the Railways Authority. However, during the census survey, the team asked about the respondent first name. That made PAPs less reluctant.
- 4- It is considered that worker-related information is relatively not credible. During the census survey conducted by the governorate and the RAP team, it was revealed that almost all workers have no contracts and most of them work on a daily or weekly basis. Asking the workers about their salaries, they reported that their monthly salary varies between 3000 EGP and 8000 EGP. In order to contrast those figures, the team asked the shopkeepers and other stakeholders (Cairo and Giza Governorate staff working on compensation activities). The results showed that they earn between 70 and 90 EGP per day.

1.2.6. Avoidance Mechanism Adopted by the National Authority for Tunnels

The EIB considers the need for applying the precautionary principle when there is a risk that might result due to project implementation. Project-induced involuntary resettlement should be avoided by analyzing alternative project designs and locations. If it is unavoidable, the promoter, with full involvement in the decision-making process of all stakeholders, and in particular the affected people, should adopt adequate steps to minimize and mitigate its adverse impacts from an early stage.

The National Authority for tunnels adopted various avoidance mechanisms that enabled the project to minimize the resettlement impact. The adopted procedures were as follow:

- 1- The technical consultant, in cooperation with NAT, has selected the routes that will cause the least damage to the community structures. For example, in Imbaba District, the Youth Center and one school were predicted to be affected. NAT negotiated with the consultant to avoid such assets.
- 2- In the agriculture lands, a long line of houses was constructed after the 25th of January revolution. The compensation committee asked the technical consultant to redesign the project in this area. They managed to avoid that area.
- 3- Through continuous information sharing by the governmental entities in Giza Governorate (the ESA), the community stopped any construction activities within the agriculture lands. Actually, after conducting the first and second public consultation in El Bohy Street, community people encroached the agriculture lands and launched rapid construction activities. A committee from the ESA immediately informed people that the project will expropriate the agriculture lands and no compensation for the newly constructed houses will be provided as they have been constructed after the presidential Decree for Public Benefit 428/2012 published in the Egyptian Gazette Copy 3/January 2013.
- 4- NAT also managed to avoid a block of houses in Imbaba District by rerouting through buildings at the entrance of El Matar Street.

2 NATURE AND MAGNITUDE OF THE PROJECT IMPACTS

This chapter will shed light on the project impacts defined by NAT and the RAP study team. The discussion will focus on the following topics:

- 1- The jurisdiction and administrative territories
- 2- Lands required by the project
- 3- Physical displacement
- 4- Economical displacement

2.1 Adverse project impacts

A long discussion has been held between the study team and the NAT team regarding the potential impacts. Additionally, an Environmental and Social Impact Assessment Study was conducted in 2011. The results of this study revealed that there will be severe socioeconomic impacts related to land acquisition. Hence, a Resettlement Policy Framework was produced in 2012.⁵ It was anticipated that land expropriation in different project areas will be mainly during the construction phase. Anticipated impacts will be presented as follows: 1) Impacts related to involuntary resettlement (physical and economic displacement). 2) Assessment and description of the impacts, 3) Vulnerability assessment.

The total affected persons are (1382 person). They are segregated into tenants, owners, workers and beneficiaries of services. It is essential to mention that some of the PAPs will be faced with more than one impact. For example, the tenants of shops will lose their income as well as they will be physically relocated. According to (table1), the owners of lands, houses, and shops who will be permanently affected are (427 persons), while the tenants are (200 persons). With regards to the workers who will be permanently affected they are estimated to number (81 persons). The residents of the houses will be affected; therefore the members of households were also included in the inventory (478 persons). Those who will be affected temporarily are (35 shop tenants) and (161 workers). It is crucial to note that the economically displaced persons are mainly the shop tenants and the workers.

The following discussion includes detailed information about the anticipated involuntary resettlement impacts during the construction and during the operation as follows:

2.1.1 Negative physical impacts:

Construction activities will lead to demolishing houses, markets, lands and public facilities. Most of the physical displacement will be permanent. The following are the main adverse impacts segregated by governorate:

⁵ Resettlement Policy Framework, Final Report, October 2012, EcoConServ

2.1.1.1 In Cairo Governorate

- 21 plots of lands will be affected in Cairo Governorate. The total area of the affected lands is 11,988 meters square. Eight plots of land fall under governmental land, whilst 13 plots of land are privately owned. All plots of land will be permanently expropriated except for one plot of land that will be affected temporarily.
- While 8 structures will be affected in Cairo Governorate, only two of them are owned by the governmental entities. The affected structures are buildings, fences, storerooms, cinema, post office, garage and public toilet facility. The affected structures are as follows:
 - One building contains a **Cinema** (Corsal Cinema),
 - **A garage** of one floor will be demolished in Bolak Abu El Ela
 - **Two fences** of schools and a **storeroom** will be affected due to expropriating areas of lands within the boundaries of the school,
 - **One post** office in Bolak Abu El Ela will be removed
 - **One villa** will be affected (the fence will be demolished) in Zamalek District.
 - **One public toilet facility** close to the Supreme Court
- The total number of affected commercial activities based on Cairo governorate final census is 40 among which three are closed.

2.1.1.2 In Giza Governorate

- Giza Governorate will also have **21 affected plots of land**. The total affected areas are estimated at 135,616 meters square. Two plots of land are privately owned. That land constitutes up to 90% of affected land in Giza Governorate. 4 plots of land will be temporary affected,
- Ten groups of structures will be permanently demolished in Giza governorate. Two of them are privately owned structures and they are as follows:
 - The **fence** of Naser Youth Center
 - Khaled Ibn El Waleid Library **fence**
 - Tersana club **fence**
 - **Electricity room** in Imbaba Vocational Secondary School
 - Part of Public Transportation **garage**
 - Building (Public Housing project) the apartments are privately owned (20 flats) and one commercial shop
 - Huts located in Railways property (29 huts)
 - Full market in el Bohy Street (162 cabins)
 - El Badr Mosque (Three floors mosque)
 - El Anwar El Zateia Mosque
 - Small mosque located on the Railway Authority Lands
- 41 newly constructed buildings will be destroyed in the agriculture lands close to the Ring Road.
- The agriculture lands' crops will be permanently affected

The aforementioned land will be permanently expropriated and all assets will be demolished during construction phase. However, some of those assets will be reconstructed after the completion of Metro Line construction phase.

2.1.2 Economic displacement

In certain areas, the project will have a negative impact on some commercial and agriculture activities. The livelihood of PAPs will be severely affected either permanently or temporarily. EIB and AFD insist that any economic disruption to the commercial activities' PAPs on various project venues must be mitigated. The livelihood of the PAPs will be affected due to their loss of income. Their socioeconomic conditions also will be dramatically disturbed. Thus, such category needs special attention from the project in order to eliminate or lessen the adverse impact and relief their hardship.

The following are the main unfavorable impacts resulting from the expropriation and resettlement activities:

- The owners, tenants and workers of the commercial constructions (shops-cinema and markets) will suffer due to business disturbance and the associated loss of their source of income during the construction phase. Moreover, some of them will permanently lose their shops, meaning that they will not be able to restore their living conditions,
- The owners, tenants, and crop holders will lose their source of income permanently due to the expropriation of the land within the vicinity of the Ring Road,

With regards to the itinerant vendors, they will not lose their source of income, due to their ability to move to other areas. The fixed vendors also will not lose their income as during August 2014, all these vendors were relocated to a single vending venue under the initiative of relevant National Action.

2.2 The jurisdiction and administrative territories

The compensation procedures (valuation and award of compensation) are mainly based on the governorate rules and regulations. Thus, the jurisdiction territories should be identified clearly. The project will be implemented in two of the biggest governorates in Egypt, namely, Cairo and Giza. The Districts that will be affected under each governorate are as follows:

A. Giza Governorate:

- a. Giza North District
- b. Bolak El Dakrour District
- c. El Warak District

- d. El Agouza District
- e. El Doky District
- f. Awseem City

B. Cairo Governorate:

- a. West Cairo District
- b. Bolak Abu Ela District
- c. El Azbakieah District

2.3 Lands Needed by the Project

The project will entail various types of lands acquisition. The majority of estimated lands are located in the vicinity of Giza Governorate 135,616 square meter. While 11,988 square meter is located in the vicinity of Cairo Governorate. State lands, in most of cases, are not entitled for compensation. They are mainly applicable for “*transfer of ownership*”. The state lands are estimated with 3,428 meters square in Cairo Governorate. That represents around 28.6% of the total affected areas in Cairo. Whereas the total affected private lands are estimated at 8560 meters square (71.4% of the affected lands.). In Giza Governorate, the total affected lands are distributed into State owned lands 15,568 meter square and private lands 120,048 meter square.

2.4 Overview of project impacts

2.4.1. Physical displacement

The National Authority for Tunnels, in cooperation with Cairo and Giza Governorate, provided detailed lists about the affected assets, structures, lands. They are as follows:

Table 2-1: The affected lands in Giza and Cairo Governorates

Project Affected Assets	Impact duration	Address	Area	Type of affected assets	Reason for land's acquisition	Type of owner
Cairo Governorate						
Lands of Garden of Corsal Cafeteria	Permanent	El Alfy St	65	Garden	Ventilation	Government
Corsal Cinema	Permanent	No. 70 from 26th of July Street	500	Constructed ground floor + one floor	Maspero Station	Private
Car parking	Permanent	No 72 of 26th of July Street	1000	Constructed ground floor	Maspero Station	Private
Building	Permanent	72A 26th of July	950	Constructed ground floor + one floor	Maspero Station	Private

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Project Affected Assets	Impact duration	Address	Area	Type of affected assets	Reason for land's acquisition	Type of owner
Building	Permanent	74 of 26th of July St.	1000	Constructed ground floor + one floor	Maspero Station	Private
Maspero Garage	Permanent	76th of 26th of July St.	1300	Constructed ground floor	Maspero Station	Private
Maspero Car parking	Permanent	78th of 26th of July St.	850	Constructed ground floor	Maspero Station	Private
Car parking	Permanent	80 th of 26th of July St.	1650	Land	Maspero Station	Private
Shops	Permanent	42 El Sultan Abu El Ela Street	720	Constructed ground floor	Maspero Station	Private
Part of Dar El Tefl School lands	Permanent	Ismail Mohamed St.	300	Land	Zamalek Station	Private
Dar El Tarbea El Hadeitha American School (Building)	Permanent	Ismail Mohamed St.	35	Construction (one floor+ ground floor)	Zamalek Station	Private
Dar El Tarbea El Hadeitha American School (Store room)	Permanent	Ismail Mohamed St.	27	Ground floor	Zamalek Station	Private
Vacant land	Permanent	Ismail Mohamed St.	108	Lands	Zamalek Station	Private
Part of the lands inside a villa	Permanent	Ismail Mohamed St.	120	Land	Zamalek Station	Private
Dar El Qada El Aly	Temporarily	26th of July Street	186	Land	Naser station	Government
Middle street under 15th of May Bridge	Transfer of ownership	26th of July Street	56	Land	Ventilation	Government
Planted area in Wekalet El Balah - Cornish St.	Transfer of ownership	Wekalet El Balah - Cornish St.	125	Land	Ventilation	Government
Side walk in Zamalek Area	Transfer of ownership	El Brazil	300	Land	Zamalek Station	Government
Middle street in El Zamalek area	Transfer of ownership	Ismail Mohamed St.	27	Land	Zamalek Station	Government

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Project Affected Assets	Impact duration	Address	Area	Type of affected assets	Reason for land's acquisition	Type of owner
Side walk in Zamalek Area (Mansour Mohamed St.- Ismail Mohamed)	Transfer of ownership	Ismail Mohamed St.	106	Land	Ventilation	Government
Parking area	Transfer of ownership	26th of July Street	2563	Land	Naser station	Government
Total Cairo Governorate Area			11988			
Giza Governorate						
Building under Public Housing project	Permanent	9 El Matar St. Imbaba	335	One ground floor shop and 5 floors total 22 flats	Imbaba Station	Government
Library Garden (Khaled Ibn El Waleid Library)	Permanent	El Sudan St.	38	Garden	Kit Kat station	Government
Planted middle street	Permanent	Kit Kat square	380	Lands	Kit Kat station	Government
Lands owned by the Railway Authority	Transfer of ownership	Adjacent Upper Egypt Railway	2760	Ground	Imbaba Station	Government
Small mosque located in the Railway	Transfer of ownership	Tanany St.	300	One floor building	Imbaba Station	Government
8 shops constructed on Railway Property	Transfer of ownership	Tanany St.	1000	One floor building	Imbaba Station	Government
El Anwar El Zateiah Mosque	Transfer of ownership	Sour El Seka St.	1200	One floor building	Imbaba Station	Government
Railway property land	Transfer of ownership	Adjacent Upper Egypt Railway	280	Land	Imbaba Station	Government
Railway property land	Transfer of ownership	Adjacent Upper Egypt Railway	1080	Land	Imbaba Station	Government
Huts located in Railways property	Transfer of ownership	El Zomor canal St.	1680	Huts	A tunnel to the surface	Government
Land of a market in el Bohy Street	Transfer of ownership	El Bohy St. Imbaba	3200	Small shops in the market	El Bohy Station	Government
Market, Amerya Property	Transfer of ownership	El Zomor canal St.	1560	Ground floor market	A tunnel to the surface	Government

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Project Affected Assets	Impact duration	Address	Area	Type of affected assets	Reason for land's acquisition	Type of owner
El Badr Mosque land	Transfer of ownership	El Bohy St. Imbaba	720	Ground floor (5 shops) and two floors	El Bohy Station	Government
Ground area close to Awqaf buildings	Transfer of ownership	Wady El Neil Street	36	Ground floor	Ventilation	Government
Middle street , Mostafa Mahmoud Square	Transfer of ownership	Gameat el Dewal El Arabia St.	47	Ground floor	Ventilation	Government
Middle street , slow side in Gameat el Dewal El Arabia	Transfer of ownership	Gameat el Dewal El Arabia St.	47	Ground floor	Ventilation	Government
Shop, Amerya property	Transfer of ownership	El Sudan St.	55	Ground floor	Kit Kat station	Government
Middle street area where sewage station is located	Transfer of ownership	Ahmed Oraby street	750	Ground floor	El Tawfekia station	Government
Agricultural lands	Permanent	El Rezqa Nawaly, Abu Shneif, El Sharagy in El Warak District	119700	Agriculture lands	Construction of a workshop for light maintenance	Private
Part of Public Transportation Garage	Transfer of ownership	Sudan street, El Talaba	100	lands + constructions	Construct tunnel to the surface	Government
Lands inside the Agriculture Research Center	Transfer of ownership	Sudan street, El Talaba	348	lands + constructions	Construct tunnel to the surface	Governmental but will be compensated for as a Private asset
Total Giza			135616			
Total Area of Lands			147,604			

The affected structures varied in nature. They were buildings, huts, fences, toilet facilities, markets, mosques and garages. NAT managed to prepare a full list of the potential affected structures.

Table 2-2: The affected Structures in Giza and Cairo Governorates

Project Affected Persons	Type of owner	Impact duration	Address	Type of affected assets	Reason for land's acquisition
Cairo Governorate					

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Project Affected Persons	Type of owner	Impact duration	Address	Type of affected assets	Reason for land's acquisition
Toilets in the parking area	Government	Transfer of ownership	26th of July Street	Constructed ground floor	Naser station
Post office in Bolak Abu El Ela	Government	Transfer of ownership			Maspero Station
Corsal Cinema	Private	Permanent	No. 70 from 26th of July Street	Constructed ground floor + one floor	Maspero Station
Maspero Garage	Private	Permanent	76th of 26th of July St.	Constructed ground floor	Maspero Station
Dar El Tarbea El Hadeitha American School (Building)	Private	Permanent	Ismail Mohamed St.	Construction (one floor+ ground floor)	Zamalek Station
Dar El Tarbea El Hadeitha American School (Store room)	Private	Permanent	Ismail Mohamed St.	Ground floor	Zamalek Station
The fence of a villa	Private	Permanent	Ismail Mohamed St.	Land	Zamalek Station
Dar El Tarbea El Hadeitha American School (Fence)	Private	Permanent	Ismail Mohamed St.	Ground floor	Zamalek Station
Giza Governorate					
Part of Naser Youth Center	Government	Transfer of ownership	El Sudan St.		
Part of Public Transportation Garage	Government	Temporarily	Sudan street, El Talaba	lands + constructions	
Building (Public Housing project)	Private	Permanent	9 El Matar St. Imbaba	One ground floor shop and 5 floors total 20 flats	Imbaba Station
Khaled Ibn El Waleid Library fence	Government	Transfer of ownership	El Kit Kat Square		
Tersana club fence	Government	Permanent	Ahmed Oraby street	Ground floor+ Electricity room	Tawfiqia station
Electricity room in Imbaba Vocational Secondary School	Government	Temporarily	El Sudan St.		
Huts located in Railways property	Government	Transfer of ownership	El Zomor canal St.	Huts	A tunnel to the surface
El Badr Mosque	Private	Temporarily	El Bohy St. Imbaba	Three floor mosque and a charity association	El Bohy Station
El Anwar El Zateiah Mosque	Government	Transfer of ownership	Sour El Seka St.	One floor	El Bohy Station
Small mosque located in the Railway	Government	Transfer of ownership	Tanany St.	One floor building	Imbaba Station

The third list of affected assets was developed for the shops and commercial facilities including cabins and kiosks within the public markets in the project areas. This list presents also any commercial activities inside the mosques and Cinema.

Table 2-3: The affected Shops in Giza and Cairo Governorates

Serial no	Project Affected Persons	Type of owner	Impact duration	Address	Type of affected assets	Reason for land's acquisition
Cairo Governorate						
1	Shops in buildings 70	Private	Temporarily	26th of July Street	Constructed ground floor	Maspero Station
2	Shops in buildings 72	Private	Temporarily	26th of July Street	Constructed ground floor	Maspero Station
3	Shops in buildings 72A	Private	Temporarily	26th of July Street	Constructed ground floor	Maspero Station
4	Shops in buildings 74	Private	Temporarily	26th of July Street	Constructed ground floor	Maspero Station
5	Shops in building No.2	Private	Temporarily	Antiqkhana Square	Constructed ground floor	Maspero Station
6	Shops in building No.42	Private	Temporarily	El Sultan Abu El Ela Street	Constructed ground floor	Maspero Station
Giza Governorate						
1	Full market in el Bohy Street	Government	Permanent	El Bohy St. Imbaba	Small shops in the market	El Bohy Station
2	El Badr Mosque shops	Private	Temporarily	El Bohy St. Imbaba	Ground floor (5 shops) and two floors	El Bohy Station
3	El Tawheid we El Nour Shop	Private	Permanent	9 El Matar St. Imbaba	Ground floor	Imbaba Station
4	Shop in Kit Kat square	Private	Permanent	Kit Kat square	One floor building	Kit Kat station
5	8 shops constructed on Railway Property	Private	Permanent	Tanany St.	One floor building	Imbaba Station

2.4.2. Economic displacement

Given the nature of the affected commercial and agriculture activities within the vicinity of the project areas, it was foreseen that the project will result in adverse impact on economic status. The RAP survey paid attention to highlight all economic displacement within the project areas. Following is a summary of the economic displaced categories:

A. In Cairo Governorate:

- The first affected category includes the tenants of the commercial shops within the jurisdiction of Bolak Abu El Ela District. The affected shops are mainly rented by traders who have worked in the street for over 30 years. Some of them inherited their shops and similarly plan to leave their shops behind for their children. While the majority of shops are micro- businesses, around 8 of the shops carry out trades that amount to 50 million EGP per year. The shops of Zogmar and El Haj Aly are well known to Egyptians. All shops will lose their source of income during the construction phase. The shops will not lose their revenue but also they will not be able to retain their clients,
- In Bolak Abu El Ela, four car parking areas will be affected. The revenue of parking areas will be temporarily affected. The tenants and owners of garages will be also severely affected.
- In addition to the above mentioned traders and garage tenants, 121 laborers who are working in the shops and garages will lose their source of income. They receive a daily wage varies between 75 – 200 EGP. They benefit also from tips provided by the customers, especially in the garages.

B. In Giza Governorate:

- Given the fact that El Bohy market will be permanently demolished, 162 tenants of the cabins will lose their revenue. The final census developed for the cabins reflected that 162 cabins have been rented from the District Authority; and 40% of the cabins have been sub-let. Yet, it is worth mentioning that only 58 cabins are opened. The rest are closed due to the absence of clients. The majority of PAPs within this category are of poor socioeconomic conditions. It is worth noting that the majority of them are handicapped. They pay little sum of renting fees to the District Authority.
- The tenants employed up to 38 daily wage workers who expressed their worries regarding the expropriation activities. The daily wage is amount to 50 EGP.
- 1 shop in El Matar St. building will lose its source of revenue .The shop is rented by the famous Ready Garment shop. The trades carried out by the tenant amount to 2 million EGP per year. The shop employs 11 workers who each receive an average salary of 1,200 EGP per month.
- 8 shops in El Tanany St. were built on lands owned by the Railway Authority. The shops are rented according to the condition of Acquiescence Contracts; this means that the Railway Authority has the full right to terminate the contract whenever it deems necessary without having to pay compensations. The shops are rented by one person who sub-let them to others. Based on observation, they are in poor condition. The average trading capacity is about 5000 EGP with annual profit of 18,250 EGP. (based on comparison with similar activities). The 8 shops are permanently closed during the previous couples of years.
- 1 shop in El Sudan St. (Kit Kat Square) The shop was established on State owned lands. It is sub-let for around 4,000 EGP. During the first phase of census survey, it was one kiosk. Thereafter, the owner of the kiosk rebuilt it using concrete and red bricks. Now, four additional shops have been constructed in the same plot of lands. All of them are of illegal status, particularly, they have been constructed after the cut-off date identified at the end of RAP census (the 7th of March 2013). With regards to the shop two laborers work in the shop on daily wage basis

- 4 shops in El Badr mosque have been rented from the Mosque Board. They pay monthly renting fees amounting to 2225 EGP (according to the interview conducted with the BOD of the mosque. The revenue of the four shops can't be defined as they don't keep any financial records. The workers earn between 750 – 1500 EGP per month. They will lose their source of income during the construction phase.

2.4.3. Project Affected Categories

The discussion of the project-affected categories reflected that the Metro Line three phase three projects will result in a wide range of PAPs. In accordance to the EIB and AFD requirements, the National Authority for Tunnels must carry out a census and a socio-economic baseline survey to establish the number of people to be displaced, livelihoods affected, and property to be compensated. The surveys should take into account persons affected through anticipated cumulative impacts of the resettlement.

The census date is fundamentally considered as the cut-off date for eligibility claims. However, that was not the case in this project due to the following reasons:

- 1- NAT is a governmental entity that must implement any land acquisition activities through Cairo and Giza Governorates' Authorities who are abided to the expropriation Law No. 10 of Year 1990. Such Law never stipulates one cut-off date for all PAPs. The practices of the governorates reflected that the census survey passes through various steps: the first is counting for land owners, then the tenants and any potential other PAPs. Such activities enabled encroachers to step into project areas, particularly, in Giza Governorate. The governorates applied the cut-off date defined by their official employees after finalizing their formal census. In case of prolonged delay, the compensation committee revisited the values in order to be consistent with the prevailed market value.
- 2- Lands affiliated with the Egyptian National Railway Authority (ENRA) are completely not in compliance with those procedures. It is the responsibility of (ENRA) to define the PAPs and methods of compensation. They can hardly share information about the PAPs and compensation procedures. The census developed by the ENRA and shared with the Study team on the 13th of December 2012 provided names of tenants who have already passed away. That necessitated further verification by NAT and the Study team. Site visits to verify the data were conducted during 2013 and 2014. As well, photos were taken in order to visualize PAPs conditions.
- 3- The final census survey conducted at the agriculture lands close to the Ring Road had been delayed till December 2014. That enabled the owners of the agriculture lands to trade in their lands. As well, the owners managed to build up to 41 houses within couples of years.

According to EIB requirements, the census and the baseline survey are ideally done in parallel. Alternatively, the socioeconomic survey is done at the preliminary project design stage and the census by the time of the final detailed. The Study team conducted detailed socioeconomic baseline studies that was revisited along the life of RAP preparation. Any modifications occurred to the original design of the project was considered and the results of baseline study was revisited constantly.

The following table reflects the complete set of project affected groups (households, shop owners and tenants, workers, agriculture lands owners and tenants). Given the fact that the expropriation activities are only valid on the private assets, all

governmental assets will be excluded from further discussions related to compensation. The table will be the basis of compensation mechanism, valuation of assets, budget and timeline. Given the fact that each Governorate will adopt different compensation procedures, it will be essential to segregate PAPs by the governorate.

In order to reach clear distinction of various affected groups, it is crucial to define the meaning of PAP under each category. Following is a definition of the Project Affected person within each category:

- 1- **For residential units**, the PAPs will be all the individuals of the household as they will be resettled all together.
- 2- **The commercial units**, the PAP will be the tenant and owner of the shop, as well as the workers
- 3- **The agriculture lands** affected persons will be the owners and tenants of the lands
- 4- **Schools, companies and Cinema** the owners and tenants will be the PAPs
- 5- **Poor people** who get monthly support from a charity organization, the person who receives the financial support will be the affected person.
- 6- All governmental assets will be considered as owned by one PAP which is the government.

The following table was based on the final census surveys conducted during December 2014. It is crucial to mention that the duration of impacts has not yet been fully defined due to adopting various resettlement scenarios. Some of the proposed scenarios require permanent land acquisition while others remain as short term impacts.

Table 2-4: Project Affected Categories per Each Governorate

Total number of project affected categories		Governmental Assets	Private Assets				Comments
			Owners	Tenants	Workers	HH members	
Physically displaced PAPS							
Permanent impact							
Cairo Governorate							
1	Garden of Corsal Cafeteria	1					
2	Toilets in the parking area	1					
3	Post office in Bolak Abu El Ela	1					

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Total number of project affected categories		Governmental Assets	Private Assets				Comments
			Owners	Tenants	Workers	HH members	
4	Middle street under 15th of May Bridge	1					
5	Planted area in Wekalet El Balah - Cornish St.	1					
6	Side walk in Zamalek Area	1					
7	Middle street in El Zamalek area	1					
8	Side walk in Zamalek Area (Mansour Mohamed St.- Ismail Mohamed)	1					
9	Parking areas	1					
10	Corsal Cinema land		1	1	13		Number of workers will be revisited 2 months prior to the construction as they are daily wage workers with high turnover rate. As well, it is crucial to have formal census by a governmental entity for the workers
11	Buildings allocated for commercial activities in Bolak Abu Ela (Lands and two flats used as storeroom and closed one)		4	2			
12	Maspero Garage 76, 78 of 26th of July St. land		1	1	13		Company
13	Dar El Tarbea El Hadeitha American School (land- Fence-Storeroom)		1				School
14	Vacant land in Zamalek		1				
15	Part of the lands inside a villa and a fence		1				
Total PAPS		9	9	4	26		
Giza Governorate							
1	land of a building under Public Housing project	1					
2	Library Garden and fence (Khaled Ibn El Waleid Library)	1					

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Total number of project affected categories		Governmental Assets	Private Assets				Comments
			Owners	Tenants	Workers	HH members	
3	Planted middle street areas	1					
4	Part of Naser Youth Center	1					
5	Part of Public Transportation Garage	1					
6	Tersana club fence	1					
7	Electricity room in Imbaba Vocational Secondary School	1					
8	Lands owned by the Railway Authority	1					
9	El Badr Mosque land	1					State owned land
10	Small mosque located on the Railway Authority Lands	1					
11	Market in Bolak El Dakrou (Permanently Closed)	1					Owned by District Authority
12	8 shops constructed on Railway Property (Permanently Closed)	1					Shops are owned by the Railway Authority
13	Huts located in Railways property (31 households with total family members 152)	1		31		152	Huts are owned by the Railway Authority
16	Residential units of a building under Public Housing project		20			80	
14	Full market in el Bohy Street (lands and cabins)	1		162	39		
15	El Tawheid we El Nour Shop	1		1	11		
16	Shop in Kit Kat square			2	5		
17	Agricultural lands El Warak District		285				
18	41 houses inside the agriculture lands		41			246	Only 8 of them were inhabited while the rest were vacant but all of the units will be compensated for.
19	Owners of crops		72				
Total PAPS		15	418	196	55	478	

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Total number of project affected categories		Governmental Assets	Private Assets				Comments
			Owners	Tenants	Workers	HH members	
Total Permanently Affected Groups		24	427	200	81	478	
Temporary impact							
Cairo Governorate							
1	Buildings allocated for commercial activities in Bolak Abu Ela Shops			35	95		Number of workers will be revisited 2 months prior to the construction as they are daily wage workers with high turnover rate. As well, it is crucial to have formal census by a governmental entity for the workers
Total PAPS		0	0	35	95		
Giza Governorate							
1	Lands inside the Agriculture Research Center	1					
2	Part of Public Transportation Garage	1					
3	Lands inside the Agriculture Research Center	1					
4	El Anwar El Zateiah Mosque	1					
5	El Badr Mosque (building and commercial activities)				66		Number of workers will be revisited 2 months prior to the construction as they are daily wage workers with high turnover rate. As well, it is crucial to have formal census by a governmental entity for the workers
Total PAPS		4	0		66		
Total temporarily Affected Groups		4	0	35	161		
Economically displaced PAPs							
Permanent impact							
Cairo Governorate							
1	Corsal Cinema			1	13		Number of workers will be

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Total number of project affected categories		Governmental Assets	Private Assets				Comments
			Owners	Tenants	Workers	HH members	
2	Maspero Garage 76, 78 th of 26th of July St.			1	13		revisited 2 months prior to the construction as they are daily wage workers with high turnover rate. As well, it is crucial to have formal census by a governmental entity for the workers
Total PAPS			0	2	26		
Giza Governorate							
1	Full market in el Bohy Street traders			162	39		
2	El Tawheid we El Nour Shop			1	11		
3	Shop in Kit Kat square			2	5		
4	Crop owners in the agricultural lands El Warak District		72				
Total PAPS			72	165	55		
Total Permanently Affected Groups			72	167	81		
Temporary impact							
Cairo Governorate							
1	Commercial activities in Bolak Abu Ela shops			35	95		
Total PAPS			0	35	95		
Giza Governorate							
1	El Badr Mosque (commercial activities)				66		
2	El Badr Mosque (Poor people who receive financial aid)					199	
Total PAPS					66	199	
Total temporarily Affected Groups				35	161	199	

2.4.4. Socioeconomic baseline of the PAPs

Experience with resettlement stresses the importance of managing it properly.

Alternatively, involuntary resettlement may lead to long-term hardship and impoverishment

of the affected people and communities. It may also lead to negative socio-economic impacts in the communities to which they have been displaced.

This section presents the socio-economic baseline including people who will be affected by the project and all adverse impacts on their livelihoods associated with the project's land acquisition. The data collected to describe the PAPs socioeconomic characteristics was based on the lists provided by NAT and the questionnaires applied with the PAPs. The lists provided by NAT were modified several times based on the current situation i.e. the vendors.

The study team classified the PAPs into the following categories:

1. Owners/tenants of houses and huts
2. Informal houses constructed close to the Ring Road
3. Keepers/ owners of shops, kiosks, car parking areas and cabins
4. El Badr mosque's PAPs
5. Owner/tenant/workers of the Cinema
6. Owners of agriculture lands
7. Vendors were defined at the beginning of the RAP study. However, during the year 2014 all vendors in Cairo Governorate were displaced under a National Resettlement Activities. Consequently, the section related to the vendors was excluded.

All above mentioned categories were constantly met and interviewed. Additionally, the study team documented the current conditions of houses, huts shops and agriculture lands with photos in order to be able to judge the efficiency of resettlement activities.

2.3.4.1. Owners/ tenants/other inhabitants of houses and huts

The project identified 92 households in El Matar Street – Imbaba District, in Bolak El Dakroul District and El Warrak District as affected residents. The following table presents a summary of project affected persons in the residential units.

Table 2-5: Summary of the Project Affected Persons within Residential Units

Governorate	Project affected categories	Number of Project Affected Persons			
		Owners	Tenants	HH members	Comments
Cairo	Two tenants of a flat used as a storeroom and the second flat is closed		2		Not used for residential purposes
Giza	Huts located in Railways property (31 households with total family members 152)		31	152	Huts are owned by the Railway Authority
Giza	Residential units of a building under Public Housing project	20		80	

Giza	41 houses inside the agriculture lands	41		246	Only 8 of them were inhabited while the rest were vacant. All of them will be compensated for
Total	420 persons	61	33	326	

The total affected persons who will lose their residential units are (420 people). The total owners represent (61 persons). The tenants are (33 persons). Considering that all the households will be affected, it was recommended by the EIB to calculate the total number of household's members after excluding the owners and the tenants. Thus, the total household members are (326 persons).

Given the nature of residential unit usage in Bolak Abu El Ela (2 flats) that are used as a storeroom or permanently closed (the tenant traveled abroad); the two residential units will be excluded from this section analysis. However, we should bear in mind that the two flats will be part of all compensation activities.

The study aim is to assess the present living conditions of the residents and how they perceive their livelihood to be impacted through the project and its associated land acquisition, as well as the type of compensation requested in case of resettlement.

Given the diversity in living conditions among the three categories, it was essential to analyze them separately in order to facilitate any monitoring missions. Generally speaking, Imbaba residents are relatively of better living conditions as they reside in one of the housing project's buildings while those living in huts are of tremendously inhuman living conditions. The 41 houses constructed inside the agriculture lands are newly constructed houses. The following is a detailed discussion of the baseline socio-economic conditions of the residents:

1- Huts located on Railway Property

The RAP team visited the project-affected areas in order to verify the total number of affected households residing in the huts. The final number of households is 31 families with a total number of 152 persons. The discussion of these households' socio-economic conditions might be summarized as follow:

- "Huts" is a misleading word that can't describe the real pattern of houses located in the railway properties as each hut consists of two rooms and one hall. They have a separate toilet and 17 of them have a separate kitchen. However, the conditions of the huts have deteriorated due to the leakage of sewage water,
- Traces of sewage leakage are obvious on the walls. During winter, the PAPs can't stay in their huts due to the leakage of sewage that results in accidents and in some cases, electricity shocks.

- The fathers of the households were mainly working in Railway Authority departments, thus the huts are owned by the authority.
- Almost 50% of the heads of households are unemployed or pensioners, while those who work are mainly drivers, vocational workers and guards.
- 77.4% of the heads of households spend less than 1500 EGP per month. Subsequently, they are below poverty line defined in 2013 as 1625 EGP per household,
- The average age of the head of household is 52.63. That is indicator of poverty as there has been reported a strong correlation between age of the head of household and poverty as mentioned in various National Reports i.e. Social Contract report,
- Most of the huts have been constructed of bricks. Few of them tried to enhance the conditions of their house by upgrading the floor and the walls. Almost all walls have traces of sewage water.
- All the huts have access to electricity and potable water supply.



Photo 2-1: Housing conditions



Photo 2-2: Entrance of one hut

- The residents tried to solve sewage problem by enhancing the floor and reconstructing the huts. Such actions had managed to solve the problem for a few of the residents, but it is still fatal to have sewage water close to electricity wires.
- Regarding their health conditions, almost all of the households' members have health problems i.e. diabetic, aspiratory allergy, heart problems blood pressure, hemorrhoids, aging related diseases and liver disease. They are not covered by any type of health insurance.
- The huts were furnished with old furniture of poor quality. All huts have a TV set, fridge and washing machine. Few of them have electric fan and computers (out of date devices)



Photo 2-3: Upgrading of walls



Photo 2-4: Upgrading of floors

- All of the huts have wooden roofs that are made of wood planks. The floor was made of cement, while few huts have been plastered with tiles
- Almost all toilet facilities are mainly traditional toilets with no flush. The residents use a hose as a flush. Few huts have modern toilet facilities with flush.



Photo 2-5: Wooden roofs



Photo 2-6: Traditional toilet facility

- The residents form a social network with their neighbors. They feel as they are one big family supporting each other.
- The perception of the residents towards the Metro project is positive as they know that the proposed alternative units are of better conditions. Their support enabled the study team to document a full profile of their huts.

2- Residential units of Public Housing Project Building

The residents of the Public Housing Project were 22 households. Two of them have rented the apartments for only a couple of years. After the tenants had heard about the project, they were not willing to re-rent their apartments. Thus, the total number of owners was only 20 households with 80 household members. The residents of the building

were reluctant to communicate with the Study team for 6 months. Finally 15 of them accepted our requests for interviews. Additionally, they allowed the team to take photos of the units in order to guarantee that the alternative unit is of the same conditions or better. NAT has provided the team with a list of names that were verified. The main socioeconomic features are as follows:

- Project houses are of similar conditions all over the country. They are 5 floor buildings and each floor consists of two apartments. One of the apartment's area is estimated with 95 meter square (4 rooms and a hall) while the other one is estimated with 75 meters (3 rooms and a hall). The building consists of two entrances namely A and B. Each entrance leads to 10 apartments.
- They have access to potable water and decent sewage facility.
- The building was constructed during the year 1960. The residents paid for the apartment in installments. Some of them have purchased the apartment from the original owners.



Photo 2-7: The building in El Matar St.



Photo 2-8: Entrance of an apartment

- Building is located on the main street of a decent area in Imbaba District. Bearing in mind the nature of area is important as it will influence their perceptions towards the project.
- 8 of the head of households are unemployed or pension. The other 7 work as administrative staff, teachers, and architects. Those who are now pensioners were previously working for the Deputy of Ministry.
- Almost all of the heads of households have secondary school education and above. Only one is illiterate and 3 can read and write.
- Walls and roofs have been constructed of red bricks and concrete, while the floor is plastered with tiles and ceramic.



Photo 2-9: One of the apartment's living room



Photo 2-10: Dining room

- The apartments are all furnished with modern furniture. All the houses have TV set, fridge, electric washing machine and other appliances.
- From the first glimpse, all households are of moderate socio-economic conditions.
- They pay attention to educating all their children. Thus, they care about educating girls with no discrimination.
- Their social network is extremely strong among the residents of the building. They requested numerous times that their network and social bonds should be maintained,
- They have a separate kitchen in good condition. As well, they have modern toilet facilities with flush. Additionally almost all apartment have a bathtub.

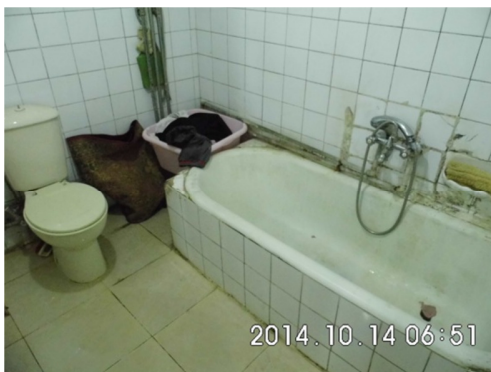


Photo 2-11: One of the apartment's bathrooms



Photo 2-12: Kitchen

- Regarding the perception of the residents towards the project, it was influenced by the proposed compensation mechanism. Generally speaking they are willing to relocate, provided that the alternative unit is in the same area and located within a

decent place.

3- Residential Units in the Agriculture Lands

The total number of buildings within the agriculture areas varied between 9 in 2010 to 41 in 2014. The lack of a cut-off date enabled encroachers to step into the agriculture areas, particularly, after conducting the public consultation in Imbaba. 41 houses were constructed during the previous two years; however, only 8 houses were serve a primary residence. When it comes to the compensation, all 41 houses will receive their compensation with no distinction. The rest are just walls that enable the PAPs to receive compensation for the constructed buildings. As a summary for the main socioeconomic conditions of the houses, following are the key features of those residing the agriculture lands:

- All the houses are newly constructed ones that have not been plastered yet
- 11 of the owners are females while 30 of them are males,
- Each building is home to one household of extended family members. Almost all the buildings consist of a maximum of two floors.
- All houses have separate kitchen and separate toilet facility
- Given the nature of the buildings which have no legal status, they have a public tap. Thus, they don't have decent water facilities
- They rely upon septic tanks which need to be evacuated on monthly basis
- All houses have been constructed out of red bricks and concrete
- They don't have legal access to electricity
- They reported that they have a TV set, cooker, fridge and washing machine
- They mentioned that they have resided the area for more than 10 years. However, the various site visits conducted revealed that they were not in the area a couple of years ago. Thus, it is probable that they resided in the area of El Warrak but not necessarily inside the project area.
- They all spend between 1000 EGP to 4000 EGP per month. The average expenditure per person is below 300 EGP, indicating that they are above poverty line.
- Almost all the heads of households were not educated people. The majority of them were daily wage workers (smith, worker in fuel station, carpenter, guard and construction workers)



Photo 2-13: Constructed buildings



Photo 2-14: Two floors building

- Regarding the perception of the residents towards the project, it was influenced by the proposed compensation mechanism which is compensating for the land as if they are agriculture lands. They were not satisfied with the proposed compensation especially when they were informed that they will be compensated for the cost of construction materials.

2.3.4.2. Owners/tenants shops, cabins and kiosks

Shops, cabins and kiosks vary intensely among each other. This section will discuss the tenants and the owners of commercial activities. With regards to workers, they will be presented in a separate section. The following gives a brief idea about the conditions of each type of PAPs.

Table 2-6: Summary of the owners, tenants and shops

Governorate	Project affected categories	The total PAPs		
		Owners	Tenants	Comments
Giza	Full market in el Bohy Street (lands and cabins)		162	Cabins are owned by the Railway Authority
Giza	El Tawheid we El Nour Shop		1	State owned
Giza	Shop in Kit Kat square (El Tanany St.)		2	Owned by the Railway Authority
Cairo	Commercial activities in Bolak Abu Ela including the cinema and the car parking areas	6	37	
Total		6	202	

The owners and tenants of shops don't reside in the project areas. In most of cases, they live in the areas within the proximity of the project sites. A long list of the areas where they live was presented by the PAPs. It was obvious that those working in Bolak El Dakrou live in Nahia, El Motemedia and Saft El Laban in Giza Governorate. Regarding the workers in Bolak Abu El Ela and the shopkeepers, they live in Misr El Qadeima, El Zayeat and a few of them live in Bolak. Most of the areas they live in are considered as part of old Cairo.

Traders who have shops, cabins and kiosks are one of the most important PAPs identified by the project, and a clear strategy and mechanism for expropriation must thus be developed. It is worth mentioning that the affected PAPs categorized under traders vary according to their area and their type of shop.

The study team tried to meet all project affected traders. However, a few of them were reluctant due to their rejection of the project. Eventually, 22 people were interviewed from Bolak Abu El Ela, 51 from El Bohy market and one from El Tanany St.

The data revealed that only one trader used the first floor of the same affected building as living quarters. This person will lose both his shop and his rented apartment.

Concerns and worries were raised by the affected groups as they had experienced unfavorable expropriation activities in the past. As a result, the majority of the people the team met with don't trust the Government. During various public consultations, the traders noted that the government has never paid appropriate compensation for PAPs. However, they added this might change due to the political situation in the country.

During the data collection process, detailed information about Bolak Abu el Ela and El Bohy Market was collected. However, limited information could be collected about the market adjacent to El Zumur Canal due to its illegal status. The other shops were reluctant to provide information due to their concern that the study team might be affiliated with the

Tax Authority.

1- Sample description

The total sample approved to be investigated was made up of 74 people, of who 22 were from Bolak Abu El Ela, one from El Tanany and 51 from El Bohy Market. Only 5 females were interviewed due to the nature of these economic activities being traditionally male-dominated.

Table 2-7: Distribution of affected shops sample by Area

Area	Giza	Cairo	Total
Bolak Abu El Ela	0	22	22
F	0	0	0
M	0	22	22
El Bohy market	51	0	51
F	5	0	0
M	46	0	46
El Tanany			
M	1	0	1
Total	52	22	74

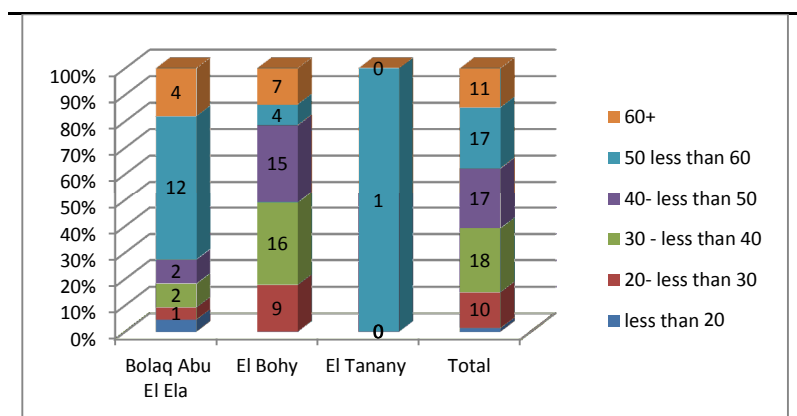
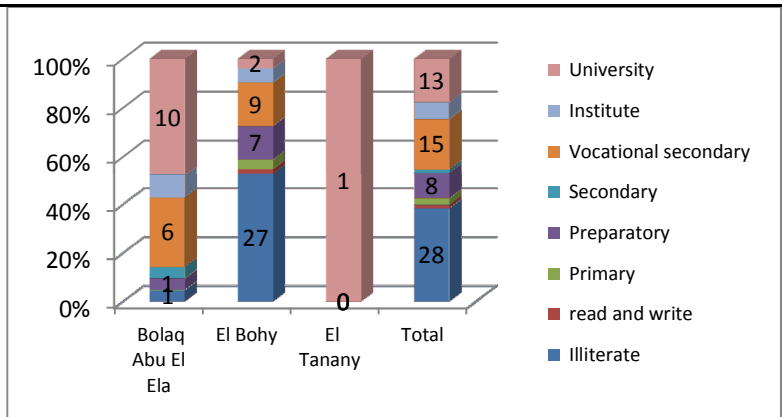


Figure 2-1: Distribution of affected shops sample by age categories of the shopkeeper and area

With regards to the age distribution, it was apparent that the age of PAPs in Bolak Abu El Ela was relatively higher than that of PAPs in El Bohy market. The majority of PAPs from the Bolak Abu El Ela sample were above 50, while almost 80% of the PAPs of the El Bohy sample were less than 50. This result is consistent

with information received by PAPs during the Public Consultations as the shopkeepers in El

Bohy reported that they had been moved to the market 30 years ago. Meanwhile, the traders in Bolak Abu El Ela reported that they had lived in the area since 1960.



Based on the field observations, the study team noted that the shopkeepers in El Bohy are of low socioeconomic standing. Meanwhile, traders from Bolak Abu El Ela belong to a higher socioeconomic level. This was reflected in the educational levels reported by the PAPs.

Figure 2-2: Distribution of affected shops sample by educational status of the shopkeeper and area

Around 2/3rds of PAPs in El Bohy were illiterate compared to only one illiterate person in Bolak Abu El Ela.

With regards to the type of work that the PAPs perform, the majority of PAPs in Bolak Abu El Ela work in trading (clothes- spare parts- mobile shops, restaurants and cafes), while at El Bohy Market PAPs trade in vegetables, fruits, poultry and fodder.



Photo 2-15: Bolak Abu el Ela

Photo 2-16: El Bohy market traders

Table 2-8: Distribution of affected shops sample by shopkeeper main occupation

Occupation	District
------------	----------

Shopkeeper occupation	Bolak Abu El Ela	El Bohy market	El Tanany	Total
General Manager	2	0	0	2
Store manager	2	0	0	2
Electrician	0	1	0	1
Mechanic	0	2	0	2
Plumber	0	1	0	1
Cashier	1	0	0	1
Butcher	0	1	0	1
Bicycle rental worker	0	1	0	1
Smith	0	3	0	3
Farmer	0	2	0	2
Midshipman	1	0	0	1
Technician in Metal Craft Workshop	2	0	0	2
Printing house worker	1	0	1	2
Works in café and a restaurant	4	5	0	9
Trader	9	34	0	43
Total	22	50	1	73

2- Basic Household Characteristics

The main objective of the RAP is to resettle the project affected people in a way that ensures a limited unfavorable impact on their livelihood status. The discussion of the household characteristics might provide a comprehensive idea about the current socioeconomic criteria that might be affected due to the implementation of resettlement activities.

A look at the data of shopkeepers' households shows that 65% of shopkeepers have families of 4-6 members, and 17.7% have families made up of 7-9 members, while only 9.0% of shopkeepers have a large household size with 10 or more family members. The average household size is 6.22 with a common value (mode) of 5 members. The average working family members is 1.36 with a mode value of one.

The majority of shopkeepers are married (82%), while 13% are single. Only 3 persons are divorced. Concerning the main breadwinner, the data shows that in two thirds of shopkeepers' families (74%) the father (or the husband) is the main bread winner. The wife (or the mother) is the breadwinner in 2.0% of families, while for almost 22% of families the son is the main breadwinner. With regards to the health status of the family members, 40.5% of PAPs have at least one family member who suffers from a health problem. Based on the observation of El Bohy Market, at least 1/3 of PAPs are handicapped.

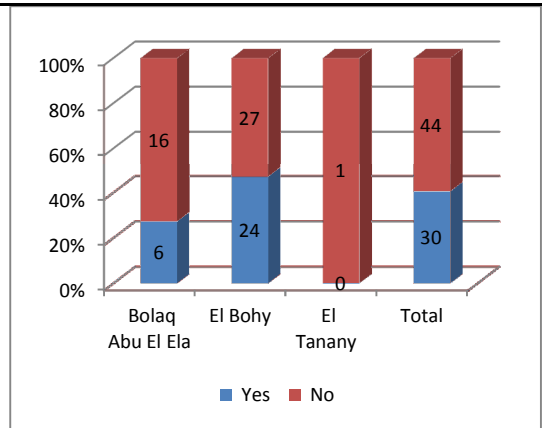
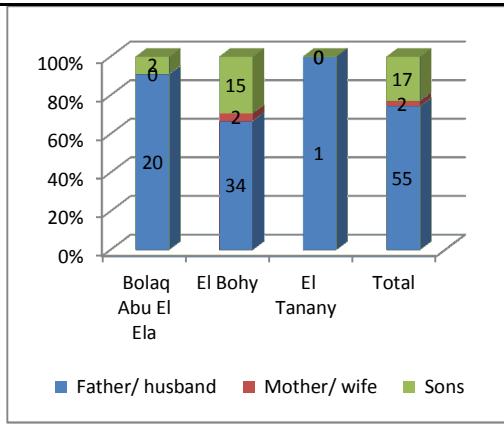


Figure 2-3: Distribution of affected shops sample by breadwinner and by Area

Figure 2-4: Distribution of affected shops sample by having a family member with health problem and the area

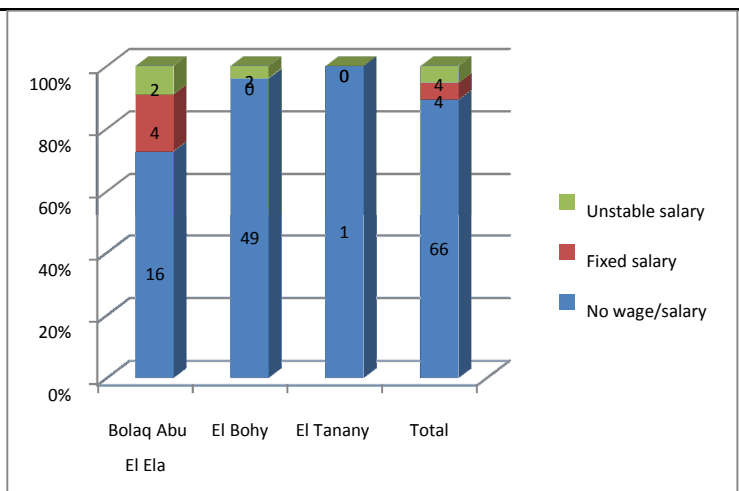


Figure 2-5: Distribution of affected shops sample by stability of breadwinner income and by Area

Stability in income is one of the indicators of well-being. The majority of PAPs targeted by this study reported that, due to the nature of their occupation, they receive no stable wage or salary. Among the whole sample surveyed only 8 reported having a salary. The credibility of this information is questionable as targeted PAPs voiced concerns that the study team might be affiliated with the

Tax Authority.

3- Commercial unit characteristics

It was reported that the majority of the sample has access to electricity. In El Bohy Market about one third of the sample has no access to electricity. This seemed astonishing as the market was described as a closed market that required light during the daytime.

A look at potable water conditions indicated that almost all of the shops have no water supply, which reflects the poor conditions of the shops. In addition, the majority of the shops covered by the sample have their floors plastered with cement tiles. The variation between El Bohy and Bolak Abu El Ela was obvious.

Table 2-9: Distribution of affected shops sample by access to basic services by Area

	District				Total
	Bolak Abu El Ela	El Bohy market	El Tanany		
Access to electricity					
Legal governmental access	19	37	1		57
Illegal governmental access	1	3	0		4
No access	2	11	0		13
Total	22	51	1		74
The main source of water					
Piped water into residence	10	5	1		16
No access to water	12	45	0		57
Public tap	0	1	0		1
Total	22	51	1		74
Kind of floor					
Cement	2	11	0		13
Cement Tiles	9	28	0		37
Ceramic/ Marble tiles	11	9	1		21
Soil	0	3	0		3
Total	22	51	1		74

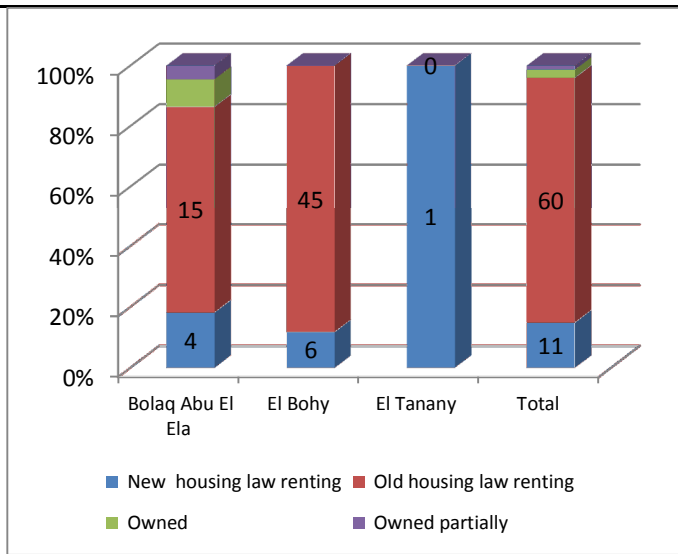


Figure 2-6: Distribution of shops sample by ownership of shop/unit

The renting contract should be renewed each 2 -5 years with a rental fee that is based on an agreement with the landlord).

With regards to store ownerships, the majority of the shops (in all areas) covered through the sample rent their units in accordance with Old Renting Law conditions (the unit is rented without time restrictions and an increase in renting cost occurs each 5 years).

Approximately 10% of the shops covered through the sample reported renting their shops in accordance with the New Renting Law (The renting contract should be renewed each 2 -5 years with a rental fee that is based on an agreement with the landlord).

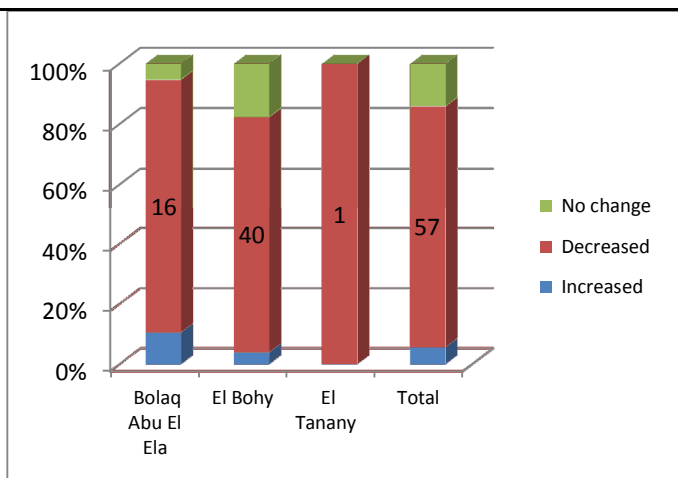


Figure 2-7: Distribution of shops by change in shop revenue during previous year

mechanisms.

As an indication of the economic deterioration witnessed after the revolution, almost all of the shops surveyed reported a decline in shop revenues during the previous year.

This decline in economic conditions was reflected in the anger of participants during the public consultation. PAPs reported that they had suffered enough and that they could not incur additional hardship as a result of unfair resettlement

2.3.4.3. Workers of Shops, Cabins and Kiosks

The inventory of workers was entirely prompted by the requirements of the EIB stipulating compensation for loss of income for all categories of affected persons, employees included.

The Egyptian regulations have never stipulated the right of workers in cases of resettlement or disturbance of income, particularly, if they have no social insurance coverage.

The RAP team conducted a census survey for the workers. It is seen as informal census that should be revisited and fine-tuned by an official entity (Cairo and Giza Governorates). That will be applied two months prior to the constructions.

According to the informal census, the number of workers is estimated at (242 laborer). The workers of El Badr Mosque will be presented separately due to the specific nature of the impact on the Mosque.

Given the high turnover rate among the workers, any official census should be applied a couple of months prior to land acquisition. The total number of workers who accepted to be interviewed was 170 workers. The owners of shops and the tenants were not so open to interview their workers as they don't have any insurance or contracts.

The tenants of the shops tried to register their names, children names and their spouses in order to obtain additional compensation for them. However, the Study team verified who is truly working in the shops.

Table 2-10: Summary of the affected workers

Governorate	Asset	Workers	Comment
Giza	Full market in el Bohy Street (lands and cabins)	39	
Giza	El Tawheid we El Nour Shop	11	
Giza	Shop in Kit Kat square	5	
Giza	El Badr Mosque (building and commercial activities)	* 66	Only 11 of them work in the shops
Cairo	Commercial activities in Bolak Abu Ela shops/ Cinema and car parking	121	
Total		242	

**Detailed analysis will be presented for the mosque workers separately*

The majority of workers were males. (94.1%). It was obvious that females were reluctant to perform such tiring work due to the long working hours and the harassment by clients and colleagues. Also, staying outside their houses until late evening can affect their reputation.

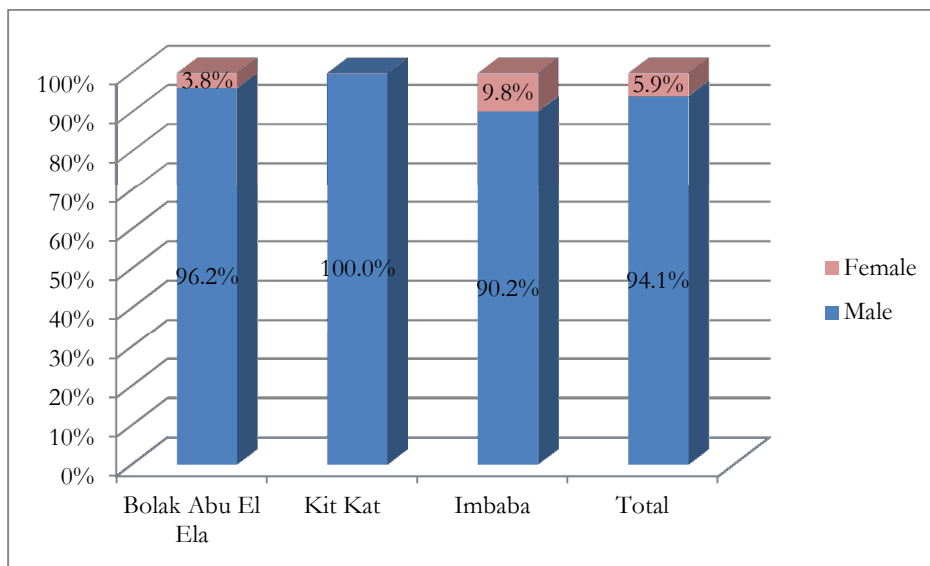


Figure 2-8: %Distribution of workers by their Sex and the area

The data collected revealed that 24.2% of the workers are illiterate. However, almost 40.0% of them have completed vocational education. The Egyptian Human Development Report 2010 reported high unemployment rate among vocational secondary and university graduates. That should be fully comprehended during the process of developing compensation strategies.

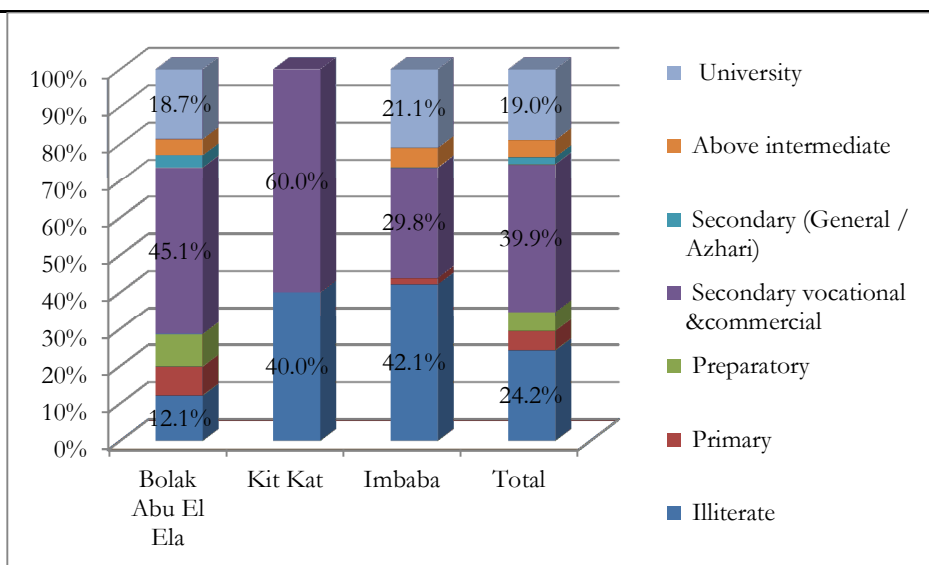


Figure 2-9: %Distribution of workers by their educational level and the area

Most of those workers perform sales activities. Few of them work as standard laborers who

might perform sales and cleaning activities. Limited number of them was acting as managers and accountants. No one of the interviewed groups has any secondary work. That was obvious as the working hours are too long (from 10 a.m. to 12 p.m.)

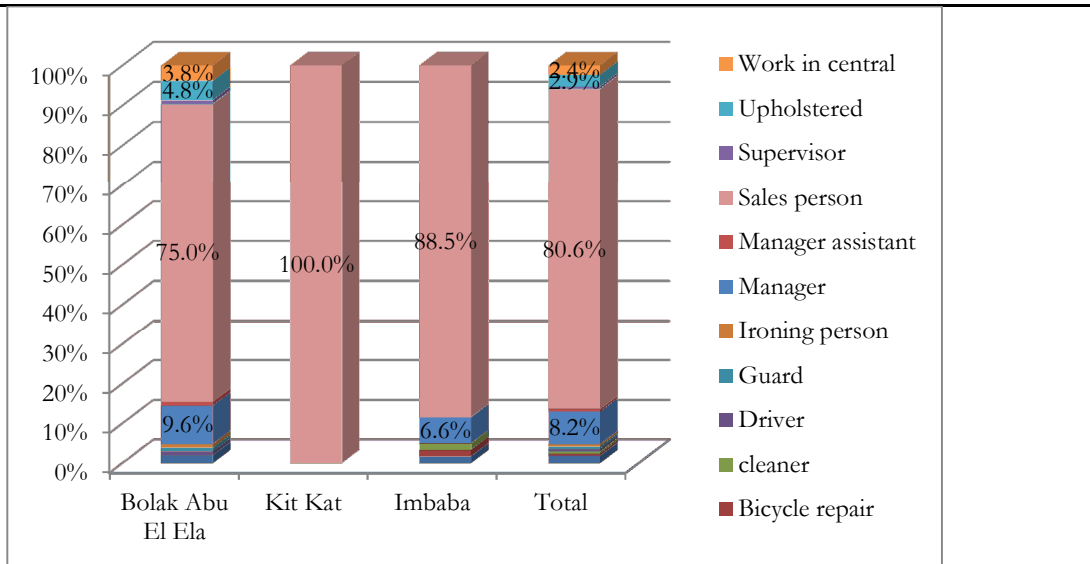


Figure 2-10: %Distribution of workers by their occupation and the area

The age distribution revealed that about 66.1% of the total sample were below 40 years old. The average age is 35.55 years. The analysis also revealed that the young categories are more accepting to be employed without signing a contract or having any kind of insurance.

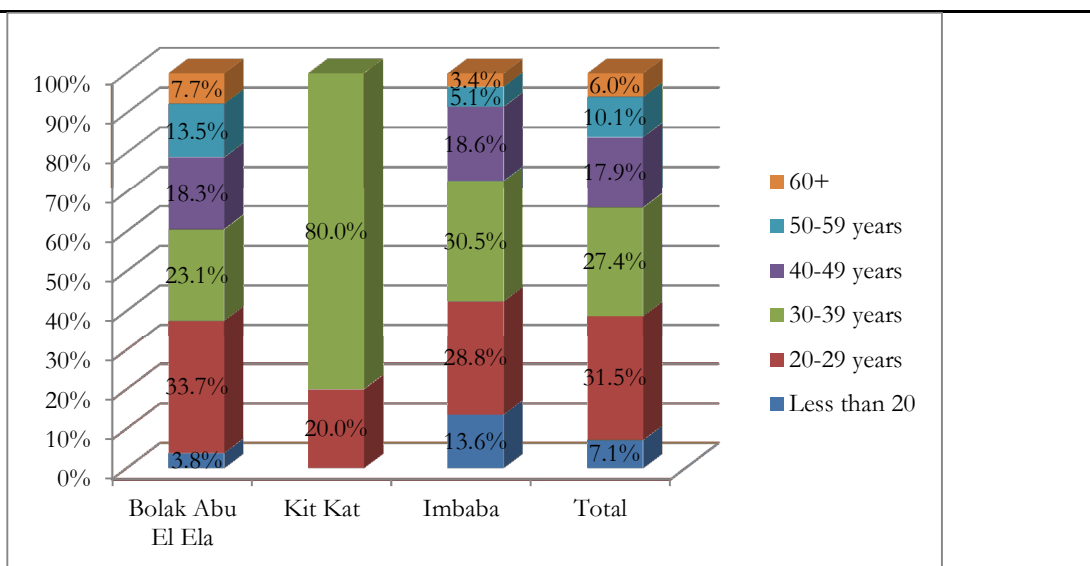


Figure 2-11: %Distribution of workers by their age categories and the area

With regards to having any kind of contracts (short or long term contracts) it was obvious that the majority of workers have no contracts. The rejection to sign a contract was mainly upon the request of the workers as they don't want any kind of commitment with the tenants of shops. As well, the majority of workers get a daily wage salary which never requires signing contracts. Subsequently, the workers have no health or social insurance.

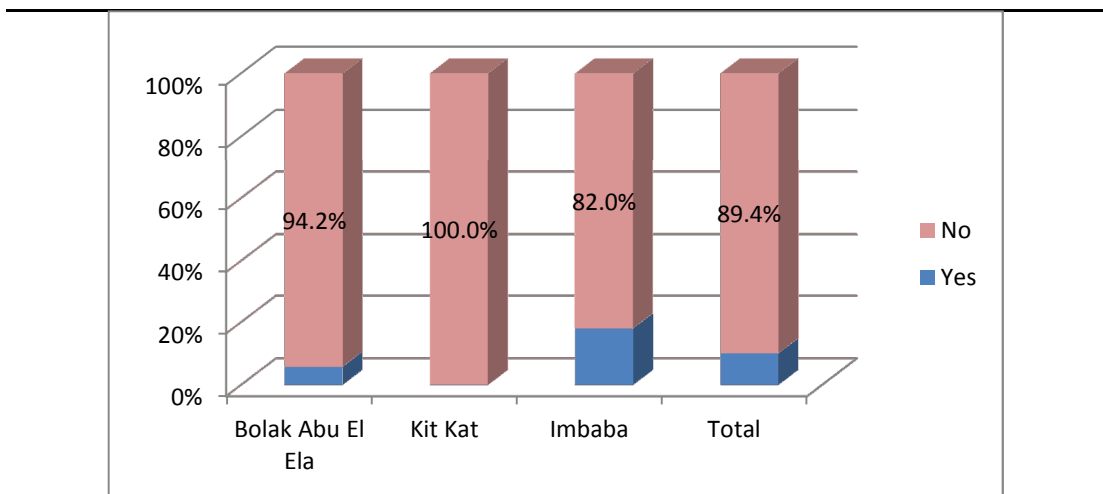


Figure 2-12: %Distribution of workers by having a contract and the area

How long have the workers performed their current occupation in the area? This was one of the most important questions raised. Almost 20.0% of the sample have been working for less than 3 years. About 45% of workers of Bolak Abu El Ela have been working in the area for more than 13 years. This gives us an idea about which workers will be more resistant to change.

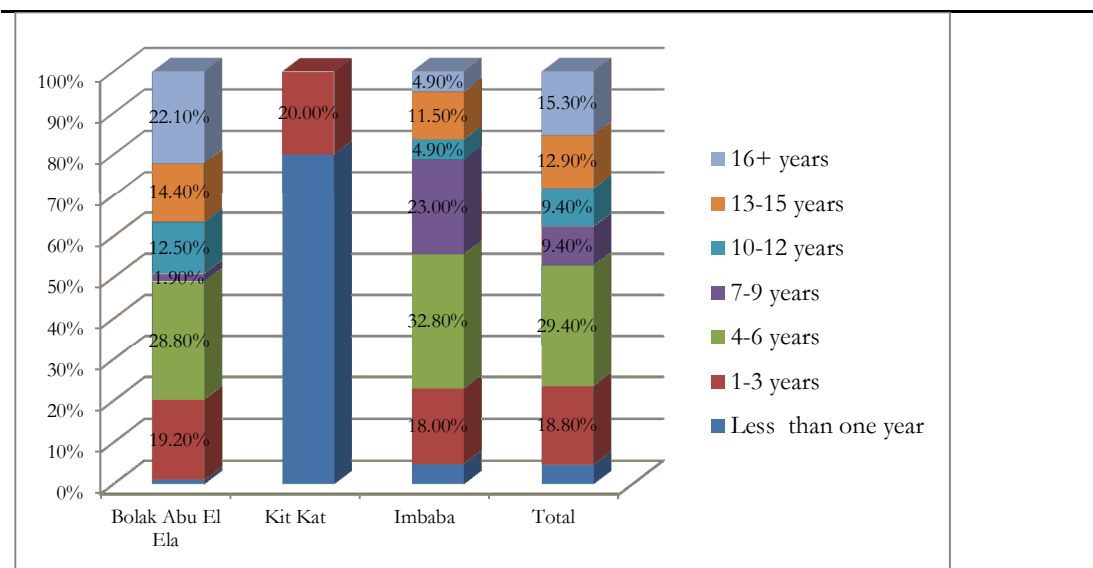


Figure 2-13: %Distribution of workers by their monthly salary and the area

The data collected revealed that about 50% of the workers reside in the areas surrounding working areas, whilst 34.5% reside in the project areas. Only 10.9% of the sample came from other governorates. That was based on the address registered on their IDs.

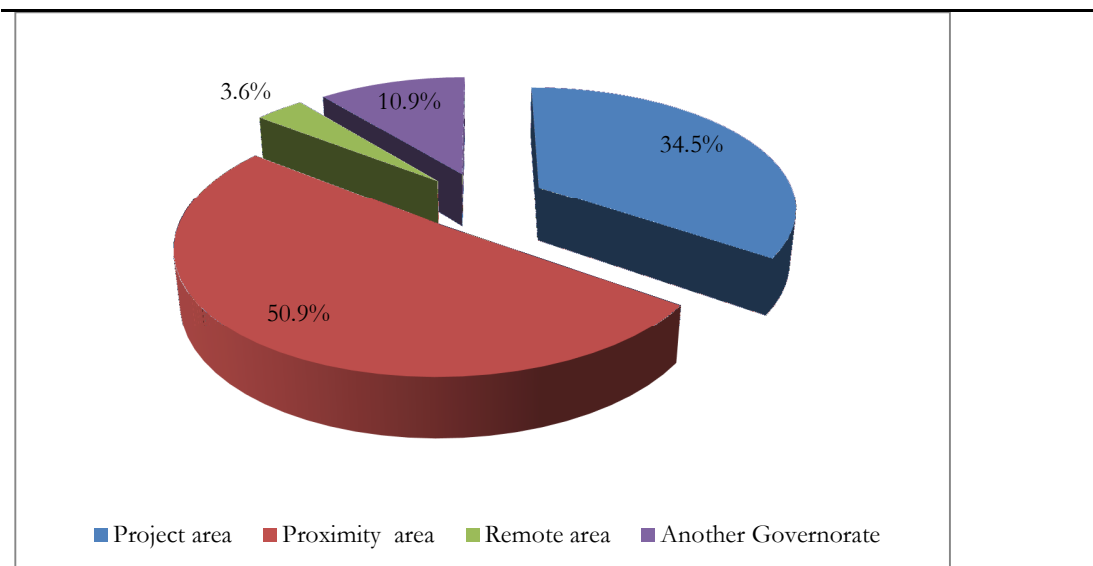


Figure 2-14: %Distribution of workers by their monthly salary

The shopkeepers reported that most of their workers are daily wage workers. Almost all of

them have no contracts. Thus, they don't have any kind of stability or insurance arrangement. That will lead us to the discussion of their total monthly salary generated from the current occupation. The average salary reported in Bolak Abu El Ela is estimated with 2611.11 EGP, while it represents 1260.00 EGP in Kit Kat and 1521.55 EGP in Imbaba. Actually, that was consistent with the census conducted by the Governmental Authority in Giza. Yet, in Bolak Abu El Ela, it was obvious that the workers tend to exaggerate regarding their salaries as they were fully aware about the reason behind asking about their salaries, which is assisting them to restore their economic conditions during the construction phase. That drove them to exaggerate regarding the value of their salaries. The absence of any contractual arrangement supported their allegation since there were no methods to verify their salary value. That should be considered in case of providing them with monetary compensation. The approximation reported by Giza and Cairo Governorates is estimated with 1500 EGP on average.

The shopkeepers noted that the turnover rate is extremely high due to the tiring long working hours, particularly, during the feasts. They added that the absence of any contractual arrangements might lead older workers to seek for a permanent and more stable job opportunity.

It is crucial to mention that up to 65% of the sample spend their whole salary on their households. Whereas 15.4% spend between 50 to less than 75% of their sale on their households members.

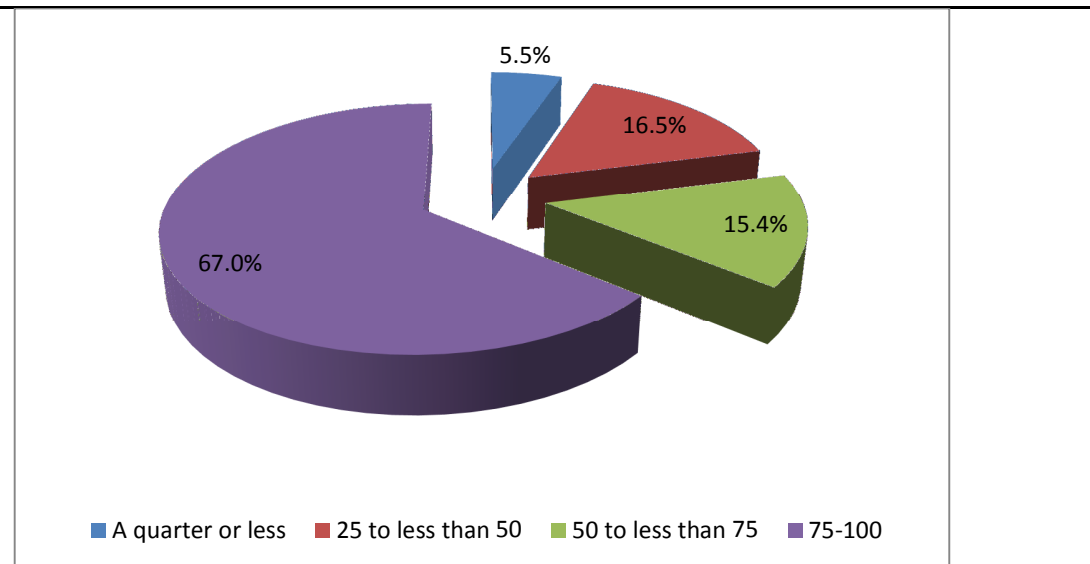


Figure 2-15: %Distribution of workers their contribution to house expenses

2.3.4.4. Mosque's PAPs

Three mosques in Giza Governorate will be demolished during the construction phase. Two of them are small mosques with no further social activities. However, El Badr Mosque is of more importance as it provides social and health services to the community.

The mosque provides various facilities to the community in the form of a day care, tutoring, health services, gem, and undertaking/burial facilities. The following tables contain detailed information about the services. Unfortunately, the Mosque does not keep record of the beneficiaries.

Table 2-11: Baseline information about El Badr Mosque

No	Services	No of workers
1	4 Shops	11
2	Mosque	11
3	Badr Association Administrative staff	4
4	Medical Services (clinic)	9
5	Nursery	17
6	Educational Center	9
8	Rented X Ray Center	
9	Gem	2
10	Undertaking facility	3
Total		66

El Badr Mosque has provided lists of those working in the Mosque and the Association. Those lists will be revisited by Giza Governorate in order to identify the exact number of workers and employees.

According to the lists provided by the mosque, 66 workers are employed in the mosque on a temporary basis. The mosque provided lists of 63 workers only but Giza Governorate provided lists of the sales persons working in the mosque shop. The data provided revealed that 41 of them are females while 22 are males. The employed people can be distributed as

follow:

Table 2-12: Distribution of Employed People in the Mosque

Employed people	Frequency
Sales persons	3
Teacher in the tutoring classes	16
Supervisor in the day care	12
Laborer in the mosque	5
Laborer in the day care	4
Laborer in the tutoring classes	3
Accountant in the tutoring classes	2
Imam (Muslim Priest) in the mosque	2
Medical tests	2
Nurse	2
Accountant in the association	1
Admin in the association	1
Advisor in the mosque	1
Clinic admin	1
Clinic manager	1
Data collector in the mosque	1
Fitness	1
Laborer	1
Laborer in the clinic	1
Orphan clothes sales person	1
Reciting Quran in the day care	1
Reciting Quran in the mosque	1
Security in the association	1
Security in the association	1
Supervisor in the mosque	1
Total	66

The average monthly salary is 244.69 EGP. Consequently, all the workers receive a limited salary. The teachers of tutoring classes get a variable salary that can be estimated based on the number of students. Despite many of them taking a second job, the workers are still below the poverty line. The mosque authorities reported that the workers will not be affected, as they should have an alternative site prior to the resettling activities.



Photo 2-17: Tutoring class



Photo 2-18: Day care in El Badr Mosque

199 households receive financial aid from the mosque. The mosque authority did not allow the team to access their records, due to confidentiality rights, until the end of 2014. Based on a meeting conducted with the mosque authority, the PAPs are of ultra-poor condition.

The majority of them are female headed families, whereas, some of them are handicapped. The majority of them were obliged to have their children out of school in order to be able to earn for their living. The mosque aimed at supporting as much families as they can. Thus, they provided the poor families between 30-100 EGP per month from the mosque (equivalent to 3-10 Euros). 189 of them receive 50 EGP per month, 4 beneficiaries receive 30 EGP per month and 6 of them get up to 100 EGP. The average financial support is estimated with 51.09 EGP.

This is relatively a small amount of money. Conversely, the beneficiaries rely upon it and will never be able to live without it. The mosque head of BoD noted that they have to continue paying them. They explicitly reported that they will rent another facility during the project construction phase. The rented facility might be one apartment with three rooms⁶. Other than that, the mosque provides them with food during Ramadan (Fasting month among the Muslim people). They also provide the poor with stationary supplies and school bags during the beginning of the educational year.

⁶ The facilities to be rented have not been defined yet.



Photo 2-19: Health clinic



Photo 2-20: List of services provided by El Badr Charity NGO

The mosque provides used clothing at a low price to the poor. As well, they provide medical facilities, an X ray lab, a day care service, an educational tutoring facility and burial facilities. All those services target mainly the poor people. Regardless, the entire community benefits from these services.

2.3.4.5. Tenant/workers of Cinema



Photo 2-21: Cinema Corsal

The cinema is located in Bolak Abu El Ela Area. 13 laborers have been working in the Cinema since 1970. The cinema is considered a landmark of the area. The laborers earn about 1000 EGP monthly. The tenant of this Cinema is above 65 years old.

For the tenant of the Cinema and the workers, the cinema represents the sole source of income that should be restored or fairly compensated for. The cinema is in poor condition. The building of the cinema

is one floor. The tenant of the cinema was reluctant to tell about his economic condition. He did not allow for any of his workers to be interviewed by the team. However, he noted that they are of poor condition and the cinema is their sole source of income. The workers are not covered with health or medical insurance.

Concerning the owner of the cinema, the governorate tries to investigate who the current

owner of the cinema is as it was inherited. It takes some time to declare the ownership among those who claim their right in the building.

2.3.4.6. Owners of agriculture lands

The agricultural lands are located close to the Ring Road. Prior to public consultation activities, all lands located within the area were classified as agriculture lands. After the consultations, the residents quickly started constructing new houses.. Actually, this was a very common occurrence on agricultural lands adjacent urban areas. During the RPF, only 9 houses were reported. Now, the number of houses has increased dramatically, although all constructions are forbidden by Law. During the RAP census process all PAPs in this area were reluctant to give their names. They were concerned that they might be condemned of Construction on Agriculture lands. By December 2014 the ESA managed to provide the names of the land owners and the estimated value of compensation. The following is a summary of the project affected owners of the lands:

- 285 farmers who are the descendants of families residing the area for over 50 years
- 72 crop owners (they are from the above mentioned 285 farmers)

The average family size varies between 5-10 people.⁷ The socioeconomic characteristics of the PAPs in this area have been changed during the previous couple of years due to the change of land use. The price of m² has risen 300% due to changing the use of land. That made people more willing to trade in their lands. The problem is that the cut-off date identified was the end of RAP census (the 7th of March 2013. Any constructions that might take place later will not be entitled for compensation. But, that was not the official cut-off date defined by the Governorate Authority which is the 20th of December 2014. It was obvious that the valuation of the land was determined during the year 2013. In case of any delay in project implementation, it is strongly recommended to revisit the value taking into consideration the increase of prices and inflation rate.

With regards to the PAPs perception towards the project, it was neutral until the date of census disclosure conducted by the ESA Authority on the 20th of December 2014. After knowing about the value of compensation some of the PAPs became reluctant and reject giving their lands.

⁷ Based on informal meetings applied in the area and during consultation activities. Some of the land owners attended all consultation activities conducted in Imbaba, El Bohy Mosque

2.3.4.7. Vendors

Although street vendors were originally identified as potentially affected persons under this RAP, they subsequently underwent relocation under a national resettlement initiative and, as a result, they no longer constitute a relevant category of PAP in the present document. Street itinerant vendors were resettled to the El Torgoman area during the last week of August 2014. Egypt's new government launched a campaign across Cairo to relocate street vendors in a bid to ease the city's traffic jams. In an attempt to regain discipline on the streets of Cairo, the Ministry of Interior negotiated with the street vendors asking them to relocate their stands to less busy areas. Many street vendors refused such a move and remained at their locations, claiming that they have already established their regular customers; and that relocating will affect their businesses. Finally, all of them were resettled in El Torgoman area.

2.4.5. Vulnerable groups

The project's land use change will have unfavorable impacts on many categories of socio-economically vulnerable persons. Their fragile status colored their responses and obliged them to act conservatively with the team. The vulnerability status, under this project, is a cross cutting theme among almost all the PAPs, excluding Zamalek District, and the following discussion will shed light on the vulnerable groups:

The SESIA team managed to define a multi-level analysis for vulnerability using the Sustainable Livelihood Analysis. For instance, people living in poverty are not identified as vulnerable in case of having alternative sources of living (education, manpower, supportive laws...etc.). The Study team developed a vulnerability index that identified the following factors to address the most affected persons:

- 1- Lack of source of income
- 2- Lack of fixed and stability of source of income
- 3- Lack of financial support
- 4- Lack of education among the head of household and the breadwinner
- 5- Lack of vocational or skills the head of household and the breadwinner
- 6- Being attacked by the police force and other governmental entities. No legal status for his/her ownership
- 7- Not supported by health or social insurance
- 8- Lack of supportive social network

One of the most crucial factors determined, but not utilized, during this stage was the severity of impact on their livelihood. Due to the fact that the socioeconomic analysis acts as a baseline data that will be evaluated after RAP implementation, it was recommended not to include this factor during this stage. Especially, most of the impacts and compensation strategies have not been defined until the end of 2014.

Consequently, poor people who have limited education, poor vocational capability, and/or handicaps are the most vulnerable (e.g. some PAPs in El Bohy market). However, if they are poor but have a social supportive network, educated children, skilled

children and medical insurance, such people will be of less vulnerable status (e.g. households in building 9 in Imbaba District)

The project will result in the following vulnerabilities based on different impacts result:

1. Most of traders working in El Bohy market are classified as among the most vulnerable groups. This conclusion is mainly due to the following:
 - a. They gain limited monthly income. They earn their revenue on a daily basis
 - b. They have no social or health insurance
 - c. Some of them are handicapped who are unable to work in another job
 - d. Those working in El Bohy experienced resettlement activities before, as they were re-allocated 10 years ago from Luxor Street in Imbaba District to El Bohy. They passed through a tough experience that they want to avoid
 - e. Some of them sub-rented their cabins to other tenants without informing the District Authority that might cause legal problems to the first tenant.
2. Female headed families in El Bohy market which will be demolished. In case of not having an alternative place to work; their families will be in a terribly vulnerable situation,
3. Those who obtain financial aid from the mosques are identified as vulnerable due to their poor conditions that made them able to get aid from the mosque. In case of not providing a temporary facility to operate mosque activities in, the poor households will suffer hardship and deprivation.
4. Poor elderly workers who work in the shops and cinema with no insurance coverage and no health care, discharged during the construction in case of any negative effect to the shops. They will not be entitled for compensation as they are not covered by any legal right for health care or insurance. Additionally, being too old will render them less than ideal candidates to be hired by other shopkeepers.
5. The tenants of huts who suffer due to their poor housing conditions and limited access to employment opportunity. Additionally, they suffer due to morbidity burdens resulting from their chronic diseases.

According to the Egyptian Laws, compensation is paid to the PAPs independently of the socio-economic conditions of the PAP based on the full replacement cost of the land economic lost or lost structures. The PAP has the right to choose the type of compensation, either monetary or in kind. In the case of ultra-poor groups, given the state of the dwellings, in kind compensation will imply improvement of the living conditions with proper access to water supply, electricity and sewage system. During the various meeting conducted with the National Authority for Tunnels and the two Governorates, it was obvious that no special

attention or care is paid to the vulnerable people. However, in accordance to the EIB standards, vulnerability considerations will be taken into account when providing additional resettlement assistance in the form of:

- Better houses to the vulnerable tenants of huts. The houses will have proper access to water and waste water facilities.
- The provided houses should be painted and plastered with tiles.
- All other vulnerable categories will receive no special treatment rather than the ones provided to the other PAPs.

3 POLICIES, REGULATIONS AND GUIDELINES

Resettlement and land acquisition issues under the Project will be addressed under the guidance of the laws governing the Arab Republic of Egypt, and to this regard the EIB guidance notes, the AFD standards and the World Bank's OP 4.12. The RAP represents the reference to be used in managing land acquisition issues and addressing the involuntary resettlement and displacement of people related to EIB financed projects. NAT shall be committed to complying with the national and EIB laws and policies and to any future amendments to them. In case of any discrepancy between the EIB and the National regulations, NAT is completely committed to follow the EIB standards.

This chapter will highlight the following items:

- 1- Institutional scheme
- 2- Related Legislation
- 3- Practical legal procedures

3.1 Applicable National Legal Framework

It is the Government of Egypt's policy to pay compensation or offer assistance to people whose lands and properties are affected by projects undertaken by the Government. This section pertains to the means, causes, and the competent authorities entrusted with the implementation of the provisions and rules of the administrative law, civil law, in addition to the law related to the expropriation of private property for public interest. In addition, this section also covers the restrictions, the conditions of the legality of procedures applied by the administration at its disposal, and the consequences of property expropriation, in addition to the legal procedures for the possession of private property.

As a brief discussion for all applicable legislations, the following are the main legislations applied to the project

- **Law number 10 for year 1990 on Property Expropriation for Public Benefit** identifies transportation projects as public benefit activities. It describes acquisition procedures as follows:
 - The procedures start with the declaration of public interest pursuant to the presidential decree accompanied with memorandum on the required project and the complete plan for the project and its structures (Law 59/1979 & Law 3/1982 provided that the Prime Minister issues the decree)
 - The decree and the accompanying memorandum must be published in the official newspapers
 - A copy for the public is placed in the main offices of the concerned local Government unit

- **Civil code 131/1948 Articles 802-805 recognize private ownership right.**

- Article 802 states that the owner, pursuant to the Law, has the sole right of using and/or disposing his property.
 - Article 803 defines what is meant by land property
 - Article 805 states that no one may be deprived of his property except in cases prescribed by Law and would take place with an equitable compensation.
- **Egyptian Constitution 2014:** stipulates the human rights compliance and private ownership protection
 - **Law 4/1994 on Environmental Protection:** with regard to Consultation of the community people and concerned parties with the needed information about the project. All stakeholders should be invited. Paragraph 6.4.3 from Law 4/1994 on Environmental Protection provides detailed information on the scope of public consultation, methodology and documentation
 - **Other Relevant legislations that have been reviewed:**
 - Law number 84 for the year 1968 about public roads
 - Law number 43 for the year 1979 – the Local administration law
 - Law number 7 for the year 1991 on certain provisions relating to private and state property decree
 - Law number 119 for the year 2008 about construction

Detailed list of laws is presented in Annex VIII

3.2 EIB, WB policies and AFD standards

3.2.1 The EIB Statement of Social Principles and Standards (2009)

The European Investment Bank published in 2009 the EIB statement of Environmental and Social Principles and Standards. The principles adopted were originated from EU policies. The increasing prominence given to environmental and social considerations within the EU and throughout the other regions of operation of the Bank is reflected in its priority lending objectives as well as in the regular review and revision of its environmental and social requirements and operational practices.

The European Investment Bank (EIB) requires that all the projects it finances are acceptable in environmental and social terms by applying appropriate safeguards to all its operations. The Bank also finances projects that contribute directly to environmental sustainability and social well-being in support of sustainable development, by virtue of their positive contribution either to the protection and enhancement of the natural or built environment and/or to the promotion of sustainable communities.

The EIB applies a set of environmental and social requirements throughout the

project cycle to help ensure the sustainability of all the projects that it finances. Promoters are responsible for preparing, implementing and operating projects financed by the Bank. They are also responsible for the fulfillment of Bank requirements, especially for legal compliance. The Bank will assist the promoter to fulfill these responsibilities

The EIB provides technical assistance in different forms in its regions of operation to further its environmental and social policies and practices. Apart from making available its own in-house expertise, the Bank may finance consultants to carry out sector, market and other generic studies or to assist the promoter to carry out project-specific tasks, such as those related to a formal Environmental Impact Assessment (EIA), to strengthen environmental management capacity, and to address particular environmental issues (e.g. energy audits to foster energy efficiency, and the development of carbon credit potential.

The EIB aims to identify, quantify and value direct and indirect environmental and social externalities where their influence on the socio-economic viability of the project is expected to be significant and promotes measures to internalize such impacts (e.g. full cost-recovery tariffs). Such techniques encourage projects that are expected to yield significant positive external impacts, such as a reduction in greenhouse gas (GHG) emissions and improvements in public health. They discourage projects with significant negative external impacts, such as an increase in air or water pollution. Generally, the Bank favors projects where adequate corrective action is taken to reduce external costs either through internalization, regulation or other measures.

3.2.2 The EIB Handbook (2010)

Sustainable Development has been a fundamental objective of the European Union since 1997. The Lisbon Treaty, which underpins all EU policies and actions, identifies environmental protection and social justice as a cornerstone of EU Law 1. The EU's Sustainable Development Strategy, adopted by the European Council in June 2006, proposes high quality impact assessment for all major decisions and deals in an integrated way with economic, environmental and social issues (the "triple bottom line"). It lists the following seven key challenges:

- Climate change and clean energy;
- Sustainable transport;
- Sustainable consumption and production;
- Conservation and management of natural resources;
- Public health;
- Social inclusion, demography and migration; and,
- Global poverty.

The environmental and social policies, principles and standards as well as the operational practices of the EIB derive from and reflect the evolving EU approach and that of other international institutions towards the promotion of environmental

sustainability and social well-being, in the broader context of the goal of sustainable development.

Environmental and social sustainability, according to the EIB Statement, is a condition for projects to receive support from the Bank. Environmental and social assessment is therefore an integral part of the Bank's appraisal and monitoring process and environmental and social issues are carefully looked at by the Project (PJ) Teams.

The Handbook provides advice on planning and managing the environmental and social appraisal and monitoring. It describes the steps for determining the scope of the environmental and social review process throughout the project cycle that the EIB shall carry out for all projects in all regions. It also explains the role of highly specialized units or individuals who collectively ensure that the Bank's activities respond to the highest possible standards

Below are screening tools Project Teams can selectively use in regard to the Guidance Notes. In addition to identifying the extent, scope and relevance of these core issues, the Team should take into account additional potential factors influencing project social impacts pertaining to the context of the project. These may include risks associated with investments in weak and conflict prone regions; a lack of rule of law, transparency and accountability; inequitable distributional outcomes; extreme poverty; and complex social dynamics.

EIB Guidance Note 1: Involuntary Resettlement

GN 1 states that people whose livelihoods are negatively affected by a project should have their livelihoods improved or at minimum restored and/or adequately compensated for any losses incurred in full replacement cost. As such, where physical or economic displacement is unavoidable, the Bank requires the promoter to develop an acceptable Resettlement Action Plan. The plan should incorporate and follow the right to due process, and to meaningful and culturally appropriate consultation and participation, including that of host communities. The RAP should fulfill the following requirements:

- Identify the nature and magnitude of likely displacement and establish with the promoter the baseline data and a cut-off date where needed;
- Review previous resettlement prior to Bank involvement;
- Assess willingness of population to move/consultation processes developed;
- Assess the promoter's commitment and capacity to deal fairly with the issues;
- Determine type and cost of any technical assistance that may be required;
- Assess the capacity of public authorities to support the processes involved (e.g. approaches to issues of land acquisition and compulsory purchase; procedures for handling disputes, land registration, and the provision of social safety nets);
- Explore with the promoter alternative designs that might minimize displacement;
- Address the feasibility and appropriateness of proposed measures for restoring and preferably improving livelihoods;

- Assess the availability of adequate resources, including staff, time, and funding to appropriately carry out resettlement;
- Address the impoverishment risks (e.g. those resulting from changes from land based livelihood strategies to wage-based strategies, the security of alternative employment strategies, opportunities for employment in the company); and,
- Address arrangements for internal and/or independent monitoring and evaluation

Screening

The PJ Team should screen the project as early as possible for any land acquisition, involuntary movement of people, and likely restrictions on access resulting from the proposed investment. When it is apparent that a project involves involuntary resettlement, a social development specialist shall be formally assigned as a Project Team member. The screening process should:

- Identify the nature and magnitude of likely displacement and establish with the promoter the baseline data and a cut-off time where needed.
- Review previous resettlement prior to Bank involvement.
- Assess willingness of population to move/consultation processes developed;
- Assess the Promoter's commitment and capacity to deal fairly with the issues.
- Determine type and cost of any technical assistance that may be required.
- Assess the capacity of public authorities to support the processes involved (e.g. approaches to issues of land acquisition and compulsory purchase; procedures for handling disputes, land registration, and the provision of social safety nets).
- Explore with the promoter alternative designs that might minimize displacement.
- Address the feasibility and appropriateness of proposed measures for restoring and preferably improving livelihoods.
- Assess the availability of adequate resources, including staff, time and funding, to appropriately carry out resettlement.
- Address the impoverishment risks (e.g. those resulting from changes from land based livelihood strategies to wage-based strategies, the security of alternative employment strategies, opportunities for employment in the company); and,
- Address arrangements for internal and/or independent monitoring and evaluation.

Appraisal

On the basis of the initial screening the Bank will determine in consultation with the promoter, the approach to be adopted (the production of resettlement plan, a framework under which resettlement will be dealt with, or an approved course of action for small numbers of people or where no physical displacement takes place), and arrangements for resettlement implementation. These respective agreements should be clearly recorded by the Project Team in the project documentation. Likewise, the Bank and the promoter will need to agree on resettlement implementation and monitoring details.

Most IFIs have developed policies for handling resettlement and relocation issues and when the Bank is in partnership with them it may only necessary to ensure that those policies are

adequate and are being implemented. Links to the most relevant policies can be found at the end of this note.

Prior to loan approval:

Bank staff should be in receipt of a satisfactory resettlement plan/framework. This is especially important in the cases where:

1. The institutional responsibilities regarding resettlement are unclear.
2. The scope of required resettlement has been underestimated , and/or
3. No sufficient resources, i.e. budget and time, are set aside for resettlement planning and implementation.

In the cases where the screening process and discussions with the promoter have revealed a satisfactory approach and capacity to handle involuntary resettlement, the receipt of a satisfactory resettlement plan/framework could be set as a disbursement condition.

Resettlement Action plan

The purpose of Resettlement Action Plan (RAP) is to:

1. Mitigate the negative impacts of displacement and identify potential development benefits.
2. Assure that the rights of project affected people are respected and protected.
3. Establish the entitlements of all categories of affected people, including the host communities.
4. Document all compensation measures and relocation activities.
5. Establish procedures to guarantee due process to the affected people.
6. Establish procedures to monitor and evaluate the implementation of resettlement plans and take corrective action as necessary.

At a minimum, the RAP should:

1. State the resettlement objectives.
2. Describe project impacts, identify all people to be displaced, pay special attention to vulnerable groups.
3. Describe the legal framework for land acquisition, compensation, resolution of conflicts and appeals procedures.
4. Describe institutional set-up and responsibilities.
5. Establish the eligibility criteria and describe the entitlements for all categories of displaced people.
6. Describe the process of consultation with affected people and integration with host populations.
7. Include valuation of and compensation for lost assets and demonstrate that these rates are adequate, i.e. at least equal to the replacement cost of lost assets.
8. Provide details of sustainable arrangements for improving the standards of living of displaced persons.
9. Provide details of sustainable arrangements for improving or, at minimum, restoring the livelihoods ;and,
10. Include implementation schedule, budgets, and arrangements for monitoring and evaluation.

Arrangements for implementation of the plan shall be agreed with the Bank and should be incorporated into the project agreement.

As such, the main steps for the promoter to take for developing and implementing resettlement action plan are:

1. Carry out a census to establish the number of people to be displaced, livelihoods affected, and property to be compensated. Census also establishes a cut-off date for eligibility claims;
2. Carry out an assessment of applicable national legislation and requirements of EIB. Propose how to fill the gaps between national law and EIB requirements should such gaps be identified;
3. Develop a RAP in line with the EIB requirements (see above), including consultations with project affected people;
4. The RAP to be agreed on with EIB; and,
5. Implementation and monitoring of the RAP.

Resettlement Framework

In the projects where exact project design has not been determined (e.g. segments of a road design takes place in stages) or involves sub-projects (e.g. framework loans or other intermediated financing), PJ project team may want to consider the promoter to submit a Resettlement Framework.

The Resettlement Framework would clarify:

1. the resettlement principles;
2. organizational arrangements;
3. legal framework, due process, entitlements, procedures; and,
4. design criteria to be applied to sub-projects.

Requiring an upfront resettlement framework may be especially useful in the contexts of weak legal and organizational capacity. For all sub-projects involving involuntary resettlement and requiring a resettlement action plan, the plan is provided by the promoter to the EIB for approval before the subproject is accepted for EIB financing.

Monitoring

Progress on resettlement issues should be reported in the Project Progress Report and evaluated in the Project Completion Report. It is important during the early phases of implementation to review progress and make early corrections if necessary.

Guidance Note 2: Rights and Interests of Vulnerable Groups

Objectives of this Guidance Note are:

- To identify and outline the EU policies on social inclusion and non-discrimination and support to indigenous peoples and minorities;
- To outline the EIB's position with respect to support of these policies in projects outside the EU; and,
- To provide guidance to Bank staff on dealing with these issues in project

preparation.

Minority rights and non-discrimination in the EU.

Minority protection and participation are inherent in the EU's founding principles and in the principles of subsidiarity. The evolution of human rights protection has strengthened anti-discrimination legislation particularly with respect to women and to employment. Similar protection remains to be developed for ethno-cultural diversity. Protection of minorities and indigenous peoples is limited to dealings with external partners.

EIB investments contribute to the EU's mission of poverty reduction and sustainable development. In countries outside the EU, the Bank places greater emphasis, where appropriate, on ensuring that investments support and respect the rights of ethnic, linguistic and religious minorities living in the project's sphere of influence. This is particularly relevant in situations where the aim and/or the ability of public institutions to ensure minority rights is weak, in potential conflict zones and in areas where tourist development focuses on distinct local cultural features. It is likely to be of particular importance where projects involve extractive industries and dam construction, in remote and isolated areas.

The responsibility of the EIB in projects outside the EU. for projects supported by the EIB, dealing with such minorities requires particular attention to be given to their cultural rights to maintain control over ancestral territory and to secure access to culturally appropriate sustainable livelihoods. A focus on, for instance, indigenous groups, like the focus on women, is a particular instance of the wider EU policies supporting social inclusion, non-discrimination and the rights of indigenous peoples expressed in the UN Human Rights Conventions.

The Bank's intention is to ensure that minorities including indigenous peoples profit from Bank-financed projects and to minimize or avoid harmful effects on their society. Local priorities will be determined in direct consultation with the representatives of minorities and the development of appropriate consultation and participation mechanisms will be one feature that Bank staff will wish to see in place.

Types of harmful impacts

- Land invasions by external groups;
- Adverse health impacts of in-migration;
- Exclusion from receipt of development benefits;
- Increased divisions within minority groups;
- Unequal receipt of royalties in favor of particular groups; and,
- Creation of dependent communities.

Types of benefits to enhance minority interests

- Provision of better educational and health facilities;

- Creation of particular employment opportunities;
- Development of indigenous technical knowledge and cultural programs

All policies, practices, programs and activities developed and implemented by the promoter should pay special attention to the rights of vulnerable groups. Such groups may include indigenous people, ethnic minorities, women, migrants, the very young and the very old. The livelihoods of vulnerable groups are especially sensitive to changes in the socio-economic context and are dependent on access to essential services and participation in decision-making.

Where the customary rights to land and resources of indigenous peoples are affected by a project, the Bank requires the promoter to prepare an acceptable Indigenous Peoples Development Plan. The plan must reflect the principles of the UN Declaration on the Rights of Indigenous Peoples, including free, prior and informed consent to any relocation.

As such, the main steps for the promoter to develop and implement the resettlement action plan are as follows:

1. Carry out a census to establish the number of people to be displaced, livelihoods affected, and property to be compensated for. In addition to that establish a cut-off date for eligibility claims;
2. Carry out an assessment of applicable national legislations and requirements of the EIB. Propose how to fill the gaps between National laws and the EIB requirements should such gaps be identified;

Guidance Note 5: Public consultation and participation in project preparation

It is the responsibility of the Bank to ensure that the Promoter gives appropriate attention to the public consultation process during the earliest stages of project preparation. Ensuring early involvement means that expectations can be more easily managed and potential conflicts can be identified and addressed.

In line with its own pursuit of greater transparency and accountability, the EIB seeks to encourage a culture of disclosure, reporting, and communication amongst the promoters it supports. The Bank recognizes that 'heightened managerial care' may be necessary in areas where there are weak governance structures.

The Bank recognizes the importance of understanding the various non-financial risks associated with investment decisions. These include the risks that arise from potential adverse environmental and social impacts. They also include reputational risks associated with investments in weak and conflict prone regions, risks associated with investments in controversial sectors, as well as risks associated with a lack of transparency and accountability.

The EIB will endeavor to be involved as early as possible in the decision-making processes associated with the planning of an investment project. In many instances however, the invitation to the Bank to participate comes when critical decisions about the particular investment may already have been made. In such circumstances, a judgment will have to be made about the robustness of the assessment methodology and the associated consultation process adopted by the Promoter and other co-investors. The Bank may wish to draw attention to any gaps that might need to be addressed to ensure appropriate standards. This will be of particular concern where the Bank is the lead investor. As a policy driven Bank it wishes to promote the standards expected within the EU. Where significant gaps are identified, the Bank may wish to make sure that they are filled through particular provisions attached to the agreement with the Promoter and through monitoring during implementation.

3.2.3 World Bank principles and standards

The World Bank triggers OP 4.12 in case of having any involuntary resettlement

Policy Principles related to resettlement, which are summarized as follows:

1. Resettlement and compensation are to be approached as an opportunity to develop and improve living standards, and potentially stimulate economic growth rather than a time specific project program.
2. All persons affected by the project should be entitled to compensation and rehabilitation.
3. A project specific policy developed is outlined below.

Principles of Compensation Entitlement

- a) All persons associated with rights to the ownership or use of the property to be acquired shall be entitled to compensation. Compensation shall be due for, but not limited to the following physical elements:
 - Land
 - Residential structures
 - Non-residential structures
 - Private infrastructure
 - Standing crops
 - Trees, perennial crops

Two forms of additional compensation are defined: mandatory: Compensation for the costs incurred (e.g.) in relocation; removal costs, insurance, and lost income.

- a) Compensation values should be assessed at replacement costs and at market prices with a further additional costs included for the effect of compulsory acquisition;

- b) Compensation is cumulative. Each compensation item is additional to the compensation claim. This is particularly important in ensuring equity in all valuations and dealings. Single, lump sum valuations do not promote transparency; and,
- c) Equity considerations also dictate that all compensation dues are treated equally. There can be no priority between equal competing claims.
- d) The affected lands, crops, economic activities under the RoW should be considered, estimated and compensated.

3.2.4 AFD Policy on Involuntary Resettlement

The main documents relevant to AFD policy on resettlement are:

- Social and environmental responsibility policy.
- Procedures for the *management* of environmental and social risks related to funding.

AFD's environmental and social responsibility translates into operations that must meet its sustainable development objectives: i) poverty reduction, ii) basic human needs fulfillment, iii) develop solidarity among populations and geographical areas, and other related environmental issues. Additionally, supporting economic development and its operations will support environmentally responsible production and consumption modes, and improve public and private practices as well as local governance.

AFD has made it a priority to evaluate, control, and monitor all of its projects and the impact in order to minimize the adverse environmental and social risks associated with development operations.

Financing is conditional on the client's adherence to an environmental and social evaluation approach that: i) assesses the environmental and social impacts of operations; - designs appropriate measures to avoid negative impacts or to mitigate and/or appropriately compensate these impacts if they cannot be avoided; ii) monitors the implementation of these measures during project execution; and iii) evaluates the effectiveness of the proposed measures.

Given the fact that in some countries national regulations may be weak or evolving, the AFD Group has adopted the following rules, good practices, and directives for use as references:

- International ILO conventions with respect to human rights and labor law;
- United Nations Convention on the Elimination of All Forms of Discrimination against - Women;
- The United Nations Universal Declaration of Human Rights;
- The World Bank Safeguard Policies, to the extent that such policies have been

validated - by its member countries, as well as the World Bank Pollution and Prevention Abatement - Handbook;

- IFC's Safeguard Policies; - International good practices in each sector

3.3 Practical legal procedures

According to the Law 10 of year 1990 the expropriation procedures involves:

1. After all drawings and designs of the project have been developed by Systra, the designing contractor a declaration of Public Benefit was sent to the president to be endorsed
2. Declaration of Public Interest pursuant to a Presidential Decree accompanied with a memorandum on the required project and a complete plan for the project and its buildings (Law 59/1979 and Law 3/1982 provide that the Prime Minister issues the decree) and,
3. The decree and the accompanying memorandum have already been published in the Official Gazette (Copy 3/January 2013) included in the Annex IX
4. List of affected assets and constructions was published transparently in the Official Gazette. Formerly, the lists were sent to the Governorates and districts.
5. Giza and Cairo Governorates proceeded with addressing the PAPs through the ESA in Giza Governorate and the Housing Survey in Cairo Governorate.
6. Defining the ownership and tenancy of the PAPs is the base to develop the appropriate mechanism

- **Land/structure Owned by National Railways Authority:**

- Transferring of ownership from one public entity (Railway Authority) to another (NAT). This procedure was done through documented letter to National Railway Authority
- Direct coordination is required for addressing any arising issues and for identifying alternatives of shops and huts constructed within the property of the NRA

- **Land/structure Owned by other Governmental Entities**

- The practical procedure adopted is transferring of ownership from one public entity to NAT. Such procedure will be documented thoroughly in order to guarantee no objection by Law
- In case of having any structure, and the land will be expropriated temporarily, all constructions should be rebuilt by NAT before giving the land back to the governmental entity
- In case of the expropriated lands were previously purchased by the

governmental entity. NAT has to pay a full amount of compensation to the governmental entity for expropriating such lands.

- **Private lands/ structure owned by people :**

Ownership and tenancy should be defined

- Letters will be sent to the PAPs prior to the expropriation activities to inform them about the project and consult with them about the various compensation mechanisms. As part of the RAP preparation, the Study team has already consulted all PAPs. Moreover, their perception towards the proposed compensation have been considered
- With regards to the lands/assets owned by the individuals, full replacement cost will be identified by the governorates.
- The lands/assets rented. According to Law number 10 for the year 1990 did not include any direct statement for compensation of tenants of expropriated property. The law also did not indicate that the landlord (property owner) will provide compensations for tenants. But only the landlord has the right for compensation with his successors, partners or other parties with direct interests. The statement “Owners and holders of rights” that has been indicated in law number 10 for year 1990 is not clear. The Court of Cassation in several decrees of expropriation had given compensations for owners and to other holders of rights. Buyers holding unregistered contracts do not own the property and thus are not entitled for compensation in cases of expropriation. This pertaining to the owners of houses constructed in the Agriculture lands. Yet, The Court has a sentence that “*leased premises expropriated for public interest is considered total loss, leading to the break of the lease contract.*” NAT deals with tenants as PAPs who are entitled for full compensation
- **The value of the compensation for property or land** (vacant, or agriculture, or built including: gas station – school – hospital – unused land) based upon the decree of the committee indicated in article 6 of Law number 10 for year 1990. The Minister of Irrigation will issue a decree with regards the formation of a higher committee, the last decree was number 566 issued on 4/12/2008. The committee includes the following members: delegate from the concerned Ministry’s Surveying Body (as President), a delegate from the Agricultural Directorate, a delegate from the Housing and Utilities Directorate, and a delegate from the Real Estate Taxes Directorate in the Governorate. The compensation shall be estimated according to the prevailing market prices at the time of the issuance of the Decree for Expropriation. The committee will be responsible for the following:
 - Review and adoption of the preparation committee report, as well as the

- project's consultant report
- Issue and rectify the final valuation for the project, which will be used for reimbursement later.

The following regulations must be taken into consideration for organizing these issues:

- a) The price during the year preceding issuing of the expropriation decree
- b) Similar cases as registered in the public real estate register
- c) The quality of agriculture land
- d) Closeness from the main street or housing areas and services.
- e) Possibility of using the land for construction
- f) Previous valuation cases for expropriation activities in other projects
- g) Value of crops as indicated in relevant decrees issued by ministry of irrigation

3.4 Gaps between the Egyptian legislation and the lenders standards

The analysis of the aforementioned legislations showed that the project will face minor discrepancy between different legislations. Therefore, it was relatively crucial to present the gaps between various legislations and the mechanism that will be adopted by NAT in order to bridge those gaps.

Table 3-1: Comparison of Egyptian regulations with the EIB and WB requirements and measures for bridging the gaps

Topic	Egyptian legislative requirements	WB and EIB policy requirement	Measures for bridging the gaps
Property Valuation/compensation	The unit rates used for compensating property and assets are based on the concept of full market price. This is not consistent with the full replacement cost adopted by the lenders.	<p>Compensation should be paid at full replacement cost according to the WB.</p> <p>For the EIB, those people whose livelihoods are negatively affected by a project should have their livelihoods improved or at minimum restored and/or adequately compensated for any losses incurred. As such, where physical or economic displacement is unavoidable, the Bank requires the promoter to develop an acceptable Resettlement Action Plan. The plan should incorporate and follow the right to due process, and to meaningful and culturally appropriate consultation and participation, including that of host communities.</p> <p>In cases of loss of land for households with land-based livelihoods, affected people must first be offered alternative land of better or equal quality.</p>	<p>Along the life of the RAP study preparation various discussions with NAT, lenders and the governorate took place. The conclusion is as follow:</p> <p>1- All affected buildings will be reconstructed in better, modernized and satisfactory conditions to the PAPs.</p> <p>2- The buildings, shops and constructions will be reconstructed by NAT. The households will pay no additional cost to paint the alternative units, plastering and any construction works. The alternative units will host the PAPs prior to the start of the construction activities. No temporary shelter will be provided to the residents.</p> <p>In case of providing cash compensation, the value of the unit should be equivalent to any new unit within the area. That will be in consistent with the “full replacement cost approach” which is assumed that the building is considered new. "Replacement cost" is the method of valuation of assets that helps determine the amount sufficient to replace lost assets and cover transaction</p>

Topic	Egyptian legislative requirements	WB and EIB policy requirement	Measures for bridging the gaps
		<p>In cases of loss of housing, compensation for houses and other structures should be equivalent to replacement cost plus relocation costs. Depreciation of assets or the value of salvage materials shall not be deducted from the value of replacement cost.</p> <p>Where the option of cash compensation or alternative accommodation is provided, the cost estimates for providing alternative accommodation could be used for calculating cash compensation payable. For movable structures, such as kiosks or stalls, comparable replacement sites should be offered. A good practice is to calculate replacement cost for such structures as the cost of alternative sites, the cost of replacing improvements (such as foundations), and relocation expenses or other transaction costs.</p>	<p>costs. In applying this method of valuation, depreciation of structures and assets should not be taken into account” (see World bank OP 4.12 footnote 11)</p>
Temporary loss of structure (For title and	In compensating temporarily occupied structure, Egyptian law	The Bank’s policy in involuntary resettlement requires:(i) compensation	NAT provides compensation for temporary land acquisition which is a percentage of

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Topic	Egyptian legislative requirements	WB and EIB policy requirement	Measures for bridging the gaps
non-title holders)	requires determination of the price per room or area to arrive at the market value. The law also provides tenants with an option to acquire alternative shelter but requires them to pay the difference, if any, in price.	to restore the structure to its original condition, (ii) inconvenience allowance if the temporary land acquisition produces minor difficulties and, (iii) alternative comparable accommodations, rental allowance for equivalent temporary housing, or payment for constructing temporary housing of a reasonable equivalent standard can be provided. If structures themselves are temporarily acquired, or use of the structure is precluded, compensation for moving and restoration expenses are covered.	the land's market price value to be paid as renting fees per year to the owner according to the Law No. 10 of year 1990. However, the tenants obtain full replacement cost as a compensation for their assets.
Temporary loss of business (For title and non-title holders.)	Egyptian law stipulates that compensation for temporary losses of business is determined by a consensus of a committee. Where people affected by a project lose their business temporarily, they are entitled for compensation of revenue reported in the annual Taxes register	The World Bank policy recommends that: (a) the owner of the business is paid an equivalent amount to the estimated net loss and (b) if an affected business cannot continue in its current location, the business will be provided with new premises or rental allowance for new premises and, (c) the business should be compensated for the cost of relocation, business personnel and equipment from and to the new	NAT provides compensation for temporary loss of business for markets and shops which will be affected by the project. A tax register is not crucial to be presented. The valuation committee will put estimation based on the annual revenue, in case of keeping financial records. Otherwise, the valuation will be based on similar business within the same affected area.

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Topic	Egyptian legislative requirements	WB and EIB policy requirement	Measures for bridging the gaps
		premises.	
The right of squatters	Not included in the legislation (Applied cases for resettlements revealed that squatters have been compensated as a result of political sensitivity)	The right of squatters is not addressed in Egyptian law, the Bank's policy requires squatters be provided with compensation for loss of structures/loss of economic activities/livelihoods and resettlement assistance when they are affected by projects financed by the Bank, but no compensation for the land the squatters are occupying. Egyptian legislation has not recognized the rights of squatters. There have been resettlement cases in which the Egyptian government compensated squatters because of political sensitivity to the problem rather than because of provisions in the law or in compliance with the Bank's policy.	Regardless of the legality status of squatter buildings, assets and shops, NAT is committed to compensate for the squatter areas i.e. the 41 houses constructed in the agriculture lands. The governorates apply investigations to verify the ownership and tenancy of the asset. They develop a report that is shared with NAT. Consequently, the squatters are always compensated by NAT.
Resettlement in a new site	According to Egyptian law, PAPs who are physically displaced are to be provided with replacement residential housing. However, they do not have the right to object to the location of the resettlement but	OP 4.12 states that PAPs who are physically displaced are to be provided with residential housing, or housing sites, or, as required, agricultural sites at least equivalent to the old site. Moreover, the OP 4.12 requires (i)	NAT allows people to propose the new sites they will move to. However, it will be discussed with the governorate. Mediation procedures are followed in order to reach an acceptable agreement with the PAPs.

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Topic	Egyptian legislative requirements	WB and EIB policy requirement	Measures for bridging the gaps
	only to the suitability of the housing in terms of area, design or relevant occupying issues.	preference is given to land-based resettlement for displaced persons whose livelihoods are land-based, (ii) affected people should be offered various options for resettlement and not only one option as stated in Egyptian law, (iii) affected people should be at least resettled in an area equivalent to the old property or site and, (iv) affected people should be supported with a soft-loan that compensates the difference in value between the old and new property.	
Resettlement assistance	The Egyptian law makes no provision of resettlement assistance to project affected people	OP 4.12 offers support for a transition period. The OP 4.12 further requires that the cost of this assistance should be included in the overall Resettlement Action Plan (RAP).	In case of temporary land acquisition that puts restriction to use lands during the construction , the PAPs benefit from transitional support that is provided by NAT (i.e. El Badr Mosque, and Bolak Abu El Ela shops) NAT discussed relocation assistance with the governorates, Local Governmental Units and the PAPs. Eventually they reached mutual agreement. It can be summarized as follow: - Resettlement assistance activities will be adopted by the governorates in terms of

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Topic	Egyptian legislative requirements	WB and EIB policy requirement	Measures for bridging the gaps
			<p>providing administrative letters to the PAPs that declare their status. Such letters are handed to water facility, sewage, and tax authority in order not to collect consumption fees or taxes during the period of impact. Thereafter, the governorates give another letter after the construction to enable the PAPs to have the various facilities installed free of charge.</p> <ul style="list-style-type: none"> - With regards to moving personal belongings, NAT will provide support to the PAPs to remove their properties during the construction phase or provide them with monetary compensation that covers the cost of moving their assets.
Livelihood/income restoration and assistance	Egyptian regulations do not specify income restoration allowances where the PAPs incurred losses of business income.	OP 4.12 requires compensation for loss of all assets or access to assets; or loss of income sources or means of livelihood, whether or not the affected persons must move to another location.	The governorates define the appropriate compensation in cooperation with the compensation committee. Concerning those who are displaced temporarily (El Bohy market) they will be supported in restoring their cabins. Consequently they will be able to restore their income
Calculation of Compensation	According to prevailing prices in the affected area and assessed by a	Full replacement cost	NAT provides compensation, as defined by the ESA in the governorate. The ESA

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Topic	Egyptian legislative requirements	WB and EIB policy requirement	Measures for bridging the gaps
	specialized committee for that purpose		adopts multi- level strategy to reach the acceptable compensation that is defined by the compensation committee. It is recommended to build their estimation on full replacement cost.
Disturbance allowance for loss of income	Egyptian regulations do not specify income disturbance allowances	Where the PAPs incurred losses of business income. On other hand, the WB OP 4.12 requires in addition to total business income loss compensation, a disturbance allowance of 10%.	NAT pays compensation for losses of business throughout the period of business disruption. That value is defined by the PAPs in cooperation with the district authority and NAT compensation committee.
Vulnerable groups	Egyptian regulations have not addressed how vulnerable groups affected by expropriation of property should be treated	The EIB guidance note No. 2 stipulates the importance of paying attention to the minority rights and non-discrimination in the EU. Minority protection and participation are inherent in the EU's founding principles and in the principles of subsidiarity. The evolution of human rights protection has strengthened anti-discrimination legislation particularly with respect to women and to employment. Similar protection remains to be developed for ethno-cultural diversity. Protection of minorities and indigenous peoples is	<p>Poor marginalized people and those with handicaps were engaged in this project through inviting them to the stakeholder engagement activities and consultations.</p> <p>Site visits were paid to the vulnerable groups in order to inform them about the project and its positive and adverse impacts.</p> <p>Some of them were able to discuss the value of compensation defined by the Compensation Committee.</p> <p>They were informed about the grievance mechanism.</p>

Topic	Egyptian legislative requirements	WB and EIB policy requirement	Measures for bridging the gaps
		<p>limited to dealings with external partners.</p> <p>The World Bank OP 4.12 in paragraph 8 states the need to give special attention to the rights of vulnerable groups among those displaced, especially those below the poverty line, the landless, the elderly, women and children, indigenous peoples, ethnic minorities, or other displaced persons who may not be protected through national land compensation legislation.</p>	<p>They were provided with the contacts of the compensation committee in order to get the needed information without exerting exhausted effort.</p> <p>Vulnerability considerations are taken into account when providing additional resettlement assistance in the form of:</p> <ol style="list-style-type: none"> 1- Reconstructing houses in better and enhanced quality. 2- Enabling poor illiterate people to voice their concerns through meeting them inside their houses
<p>Access to timely and relevant information</p>	<p>Egyptian law stipulates that PAPs be provided with timely and relevant information.</p>	<p>EIB pays due attention to Public consultation and participation as it is a requirement not only of the EIA Directive but also of a number of other EU environmental laws. The EIB recognizes the added value that interested and well-informed members of the public, especially those people affected by a project in the host country, can bring to the project environmental assessment process. Consultation and participation of concerned stakeholders during project preparation are expected to enhance</p>	<p>NAT launched comprehensive Stakeholder engagement activities that will continue along the life of the project. Integration of community based organization will be the key to provide satisfactory level of information.</p>

Topic	Egyptian legislative requirements	WB and EIB policy requirement	Measures for bridging the gaps
		<p>sustainability and contribute to project success.</p> <p>Stakeholder concerns should be considered as early as possible in the project assessment process in order to reduce risks and provide for timely resolution of conflicts. For all projects for which the EIB requires a formal EIA, the promoter should conduct a meaningful, transparent, and culturally appropriate public consultation of affected communities and provide for a timely disclosure of appropriate information in a suitable form; there should be evidence that the views expressed have been considered. For all other projects, the Bank requires promoters to engage stakeholders in meaningful dialogue, as a citizens' right and to build support for efficient and timely project implementation. Outside the EU, national law sets the minimum disclosure, consultation and participation requirements of the Bank.</p> <p>This legal provision is in line with OP 4.12, which specifies that project affected persons and their</p>	

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Topic	Egyptian legislative requirements	WB and EIB policy requirement	Measures for bridging the gaps
		<p>communities be (i) provided with timely and relevant information, (ii) consulted on resettlement options, and (iii) offered opportunities to participate in planning, implementing and monitoring resettlement.</p>	
<p>Grievances & redress mechanisms</p>	<p>Egyptian law allows the creation of “Specialized Committees” to address grievances originating from misunderstandings of project policy, or resulting from conflicts among neighbors. The law allows one month to object to the decision of resettlement, four months to seek redress to the compensation value and three months in case of dispute between several individuals or parties on a single property.</p> <p>Court cases in Egypt are known to require long periods of time before settlements can be reached. With intent to address the lengthy time the Egyptian court may require to process and resolve disputes.</p>	<p>The Bank’s OP 4.12 advances a “first tier grievance management mechanism”, which will be a function of the Project, to provide aggrieved people with an avenue for amicable settlement without necessarily pursuing a court case.</p>	<p>NAT will establish a GRM acceptable and accessible to the communities. All petitions will be listened and responded to. A due procedure of handling and managing grievances will be established. Moreover, their social development officers will gain information about how to document the grievances, and how to transfer them to the interested entity</p>

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Topic	Egyptian legislative requirements	WB and EIB policy requirement	Measures for bridging the gaps
Rights of displaced people	Displaced persons are provided timely and relevant information. They are not consulted on resettlement options. They are not able to participate in planning, implementing, and monitoring resettlement	The guidance notes and the WB OP 4.12 stipulate the right of PAPs regardless to their formal legal right to the land/structure they occupy. As long as they have a claim to land that is recognized or recognizable under the national laws (e.g. ancestral, traditional lands). Their right to restore their income and livelihood is assured. They maintain their right to raise their concerns and worried throughout accessible grievance channels that suit both rich and poor, males and females.	NAT provides timely information through a continuous dialogue with the PAPs along the life of the project. The governorate and the local governmental units play a major role in sustaining such information. Concerning the grievances, the Ministry of Transportation and NAT have a permanent petition office that enable the complainers to have a grievance channel
Monitoring and Evaluation	The absence of monitoring and evaluation measures in Egyptian laws illustrates differences between the two systems. The lack of legally authorized resources can constrain accountability and governance mechanisms of Bank financed projects. The lack of equivalency between the Bank's and Egyptian policy can negatively impact on the very idea of the consultation,	The Bank's OP 4.12 insists on having transparent and thorough monitoring and evaluating mechanisms to the social and economic impact on the affected groups. It requires measurement of the amounts of compensation paid, time taken to ensure compensation payment, number of grievances and redress cases received and addressed and objective feedback on the overall	The OP 4.12 and EIB standards explain procedures for a monitoring and evaluation process which should be incorporated into the Egyptian law. That is relatively difficult but it will be useful to apply such standards on the level of the promoter. Technical monitoring is applied by the project contractors. However, the proposed monitoring of the resettlement activities will necessitate various capacity building

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Topic	Egyptian legislative requirements	WB and EIB policy requirement	Measures for bridging the gaps
	decision making and disclosure principles charted in the Bank's OP 4.12.	impact of the resettlement action on the affected group.	activities (proposed monitoring and evaluation scheme is reported under section 5.4)



3.5 Organizational arrangements

This section describes the institutions responsible for delivery of each action/activity in the entitlement policy; implementation of the RAP and the various coordination activities. The section will also identify the agency that will coordinate all implementing agencies and investigate if it has the necessary mandate and resources. The following table summarizes the institutional framework of the project.

NAT is responsible for the proper implementation of the RAP, including stakeholder engagement and managing the grievance and redress mechanism. NAT is the responsible entity for identifying the lands needed for the project. They coordinate with the Governorates and District Authorities who will be responsible for paying the compensations. Additionally, a committee was formed from various governmental entities mentioned below in order to implement the compensation activities. A member was selected from each entity to be present on the committee. The formation of such a Compensation Committee enabled all key players to coordinate their work together. This will be applied with the facilitation of NAT.

The governorates of Cairo and Giza are responsible for the payment of compensation to the PAPs according to the full replacement cost. The Real Estate Department El Amlak is responsible for paying the compensation to the PAPs.

Table 3-2: Institutional arrangement of the project

Institution	Roles and responsibility
<p>National Authority for Tunnels</p>	<p>NAT is responsible for the proper implementation of the RAP, including stakeholder engagement and managing the grievance and redress mechanism under the RAP and bridging the gaps to ensure that compensations are carried out at full replacement cost and that livelihood restoration measures/resettlement assistance are provided.</p> <p>NAT has an outstanding experience regarding land acquisition and compensation activities that have been implemented by the Compensation Committee (CC) under the Real Estate Department within NAT. It consists of experienced Lawyers (4 people) headed by a general manager of 20 years' experience. Additionally, a Social Development Officer will be assigned to shoulder the responsibility of the GRM and information sharing. In the meantime, there is a room for supporting NAT via a specialized firm to be outsourced in order to provide technical assistance to</p>

Institution	Roles and responsibility
	<p>NAT (if necessary).</p> <p>NAT is the main organization responsible for the provision of compensation, monitoring and document various activities of resettlement.</p> <p>Their tasks are as follows:</p> <ol style="list-style-type: none"> 1- Identify the needed lands to be expropriated in cooperation with the consultant (SYSTR) 2- Address in cooperation with the ESA and the governorate the money needed for compensation 3- Disburse the compensation amount to the governorates in order to pay monetary compensation for the PAPs 4- Document the whole compensation activities
The governorate entities	
Directorate of Housing and Infrastructure Research	They are responsible for setting the alternative resettlement options for the affected people and participate in all operational procedures concerning defining compensation value and setting improvement actions within informal settlements
Department of Physical Planning	They are responsible for preparing the detailed plans for areas subjected to resettlement and provide all detailed maps and documents required to define the affected groups
Department of Amlak	They are responsible for providing all required documents for ownerships or tenure status within the affected areas with all attached historical documents for those properties that show the different transactions of the properties
Department of Land Surveying	They are the main responsible body for defining the size, area and locations of different ownerships to be affected by the resettlement. They are also responsible for defining the compensation mechanisms and values in cooperation with other relevant local bodies.
Agriculture Directorate	Identify the prices of the agricultural area located in the vicinity of the Ring Road

Institution	Roles and responsibility
Local governmental units	
The District Authority	<p>The districts are responsible for the following:</p> <ul style="list-style-type: none"> • Identify the potential types of compensation needed • Propose alternative compensation • Propose alternative areas of the buildings, mosques and markets • Receive from NAT the compensation allocated for the PAPs in El Bohy Market and El Ameria Market • Pay the monthly compensation for affected people in the markets

3.6 Eligibility criteria and entitlement matrix

- A. The first principle for eligibility will be the cut-off date which is as follow:
- 1- 23rd of July 2013 for the shops, villas and schools in Cairo Governorate
 - 2- 20th of December 2014 for all assets and lands in Giza Governorate

If their presence was identified through the census survey, project-affected people will be entitled for compensation for their loss of housing, shelter, income, land, livelihoods, assets, access to resources and services, among others. On the other hand, if a person encroached the project area after the cut-off date, they will not be entitled to compensation.

- B. The second criterion for eligibility will be the legality status of those who were qualified from the first criterion. All project impacts should be mitigated with no distinction according to the legal status of the PAPs as long as they were defined prior to the cut-off date. Eligible PAPs are basically classified into the following categories in the donor policies:
- Those who have formal legal rights to the land/structure they occupy;
 - Those who do not have formal legal rights to land, but have a claim to land that is recognized or recognizable under national law (e.g. ancestral, traditional lands);
 - Those who are dependent on the impacted land for their livelihood by way of customary access to natural resources;
 - Those who have no recognizable legal right or claim to the land or structure they occupy; and/or
 - Those who are economically displaced persons who face loss of assets or access to assets.

The practices of NAT reflect that they try to bridge the gap regarding to the eligibility criteria of illegal and informal PAPs.

1. The project has a big number of workers who have no legal contracts with the owners or tenants of shops. NAT exerted more effort to identify those categories in order to define the appropriate mechanism to compensate for, as it was mentioned in section 5-1.
2. The second illegal asset is El Badr Mosque that was constructed illegally on state owned lands. NAT managed to propose a mechanism to compensate for the building, workers and poor families benefitting from the mosque during the construction and operation phases.
3. Finally, there are the owners of agriculture lands located in the Ring Road. They constructed houses on their lands with no planning permission from the government. Therefore, the government of Egypt insists on demolishing the illegally constructed buildings on the agriculture lands, as well, the owners will pay a fine. NAT in cooperation with the ESA will compensate for the whole constructed buildings regardless to their legality. According to the census survey developed by the ESA by December 2014, all the owners of the 41 houses were listed and their compensation value was defined. Consequently, they will receive their compensation with no intimidation. They are also enabled and informed about their right to raise petition to court in case of the proposed compensation is not satisfactory for them.

It was essential to develop a comprehensive impact table that categorizes all impacts by developing a clear distinction between impacts induced by physical displacement and those resulted due to economic displacement. The table also presents the duration of impact based on the final meeting conducted with NAT during September.

Table 3-3: Entitlement matrix

Type of Losses	Level of Impact	Entitled Person(s)	No. of PAPS	Compensation Policy & Standards	Implementation Procedures
Urban Land (Residential and /or Commercial)					
Loss of urban, residential, or commercial non-arable land or access to it	Permanent (complete or partial) loss of urban residential or commercial non-arable land	Individuals who have formal legal ownership rights to land	Four people/households have already proved ownership in Cairo Governorate. However, the rest of PAPS are still unable and unwilling to produce the appropriate documentation In some cases the legality of ownership can't be defined due to having no sufficient documentation for the ownership. The governorate requested to have legal documents from the PAPS, in the meantime, those who claim ownership and residency were asked to prove their tenancy or ownership. The majority of lands are owned by state. Few plots of lands owned by individuals	<ul style="list-style-type: none"> • Provide cash compensation defined by the governorate and the compensation committee. • In the case that there are structures on the land, provide cash compensation for the affected structure according to the price lists defined by the governorate compensation committee 	<ul style="list-style-type: none"> • A list of available non-arable land in each affected Local Governmental Unit (LGU) is developed by the compensation committee • A list of PAPS and entitled persons has been developed for those who own and rent the shops and garage but the owners of lands are still need to be defined (the lands in Bolak Abu el Ela is relatively old with no legal documents) • The governorate and the compensation committee pay the cash compensation prior to the construction

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Type of Losses	Level of Impact	Entitled Person(s)	No. of PAPS	Compensation Policy & Standards	Implementation Procedures
Loss of urban residential or commercial non-arable land or access to it	Temporary (complete or partial) loss of urban residential or commercial non-arable land	Individuals who have formal legal rights to land	One plot of land will be affected temporarily. It is affiliated to the Agriculture Research Center. All legal documents are available	<ul style="list-style-type: none"> A certain percentage of the land's price to be defined by the compensation committee. It will be paid annually as renting fees. This is in compliance with Law No. 10 of year 1990 	<ul style="list-style-type: none"> A list of available non-arable land in each affected local governmental unit is developed by the compensation committee A list of PAPS and entitled persons have been developed <p>The governorate and the compensation committee pay the cash compensation annually prior and during the construction</p>
Structures or Buildings (Commercial, Business, Industrial, or Residential)					
Loss of structures or access to them	Permanent (complete or partial) loss of structures	Individuals who have formal legal ownership/tenancy rights to the structures	20 households in Imbaba district will lose their apartment 31 in Bolak El Dakrouir will lose their huts	<ul style="list-style-type: none"> Alternative buildings will be constructed to accommodate the 20 HH in Imbaba and the 31 HH in Bolak El Dakrouir Provide cash compensation defined by the governorate and the compensation committee at full replacement cost or provide an alternative unit to the tenants 	<ul style="list-style-type: none"> A list of available structures in each affected (LGU) A list of project affected households and entitled persons to be developed Consultations and formal agreement with PAPS on type of compensation (cash or alternative

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Type of Losses	Level of Impact	Entitled Person(s)	No. of PAPS	Compensation Policy & Standards	Implementation Procedures
					unit)
Loss of structures or access to them	Permanent (complete or partial) loss of structures	Individuals who do not have formal legal ownership rights to structure but have temporary or leasing rights (tenants)	41 buildings that were constructed inside the agriculture lands 1 shop in Kit Kat	<ul style="list-style-type: none"> Provide cash compensation defined by the governorate and the compensation committee at full replacement cost or provide an alternative unit. 	<ul style="list-style-type: none"> Those who have not an illegal right to the structure should be defined by the ESA. A list of PAPS has been developed Monetary or alternative unit to be provided
Income or Access to Income (Commercial, Business Activities)					
Loss of source of income or access to source of income	Permanent loss of income source or access to it	Owner/ tenant or workers in formal registered businesses Owner/ tenant or workers in informal unregistered businesses (the legality status of the PAPS is being defined by the governorate)	2 shop owners in Kit Kat 162 cabins in El Bohy Market 1 Shop in Imbaba 1 Cinema tenant in Bolak Abu El Ela 1 garage tenant in Bolak Abu El Ela Total shopkeepers are 167 people. Total workers who will be affected permanently 176 persons.	<ul style="list-style-type: none"> The owner and the tenants receive monetary compensation based on full replacement cost Workers with contract / social insurance will be compensated according to Labor Law No. 12 of 2003 (amounting to 6 working months). Workers with no social insurance will receive a compensation that will be defined by the Compensation Committee. Additionally, all workers will be enabled to attend transferal trainings that will be conducted by the Ministry of Housing and 	<ul style="list-style-type: none"> A list of PAPS and entitled persons has been developed. The Social Officer shall assist in the provision of development assistance to the workers through providing guidance about training opportunities

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Type of Losses	Level of Impact	Entitled Person(s)	No. of PAPS	Compensation Policy & Standards	Implementation Procedures
				Ministry of Industry	
Loss of source of income or access to source of income	Temporarily loss of income source or access to it	Tenant or workers in formal registered businesses Tenant or workers in informal unregistered businesses (the legality status of the PAPS is being defined by the governorate)	35 Shops in Bolak Abu El Ela 4 Shops in El Badr Mosque Total affected persons 39 Workers who will be temporarily affected are 66 who works in El Badr Mosque	<ul style="list-style-type: none"> The tenants receive monetary compensation The workers will receive compensation for six months with average value of 1500 EGP, additionally they will receive a transferring training by the Ministry of Industry and the Ministry of Housing <hr/> <ul style="list-style-type: none"> Tenants will receive business loss allowance for the entire period during the construction and the units will be rebuilt after the construction phase Alternative cabins will be reconstructed after the construction Alternative unit will be reconstructed in the same area 	<ul style="list-style-type: none"> A list of PAPS and entitled persons has been developed. The Social Officer shall assist in the provision of development assistance to the workers through providing guidance about training opportunities
				Workers of El Badr Mosque will receive 6 month salary in case of not being able to work in the new rented facility. (It will be difficult to accommodate 66 workers in the temporarily rented facilities)	
Community Resources (Youth centers-clubs- public garden- public markets- garages)					

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Type of Losses	Level of Impact	Entitled Person(s)	No. of PAPS	Compensation Policy & Standards	Implementation Procedures
Loss of community assets or access to them	Permanent (complete or partial loss) of community physical assets	All members of the community	Beneficiaries of the community assets	<ul style="list-style-type: none"> Provide alternative or similar resources to compensate for the loss of access to community physical resources 	<ul style="list-style-type: none"> A list identifying community physical assets and resources Alternative areas to be defined to be used during the construction Better conditioned structure to be established after the construction
Loss of community assets or access to them	Temporary (complete or partial loss) of community physical assets	All members of the community	<p>3 owners of the mosques</p> <p>About 2100 persons benefiting from El Badr services</p>	<ul style="list-style-type: none"> Concerning el Badr mosque that provides various facilities and services to the community, During the construction phase a monthly fee will be paid to El Badr mosque in order to enable them to rent alternative units to provide services to the community While for the other two mosques (who don't provide services to the community) will be provided with leaflets and signs to inform the prayers about the location of the other mosques in the nearby area 	<ul style="list-style-type: none"> A list identifying community physical assets and resources Alternative areas to be defined to be used during the construction Better conditioned structure to be established after the construction
Agricultural Land					
Loss of arable agricultural land or access to it	Permanent (complete or partial) loss of arable land located in the sub-project site	Farmers / Individuals who have formal legal ownership rights to land	<ul style="list-style-type: none"> It is a bit difficult to define the legality of ownership and tenancy during this stage. The governorate is in the process of investigating the legal status of the 285 owners defined by the ESA census. However, they are reported in the census conducted by a governmental entity (ESA). Thus they will be compensated for their loss. Additionally, they have the full right to raise petition to the 	<ul style="list-style-type: none"> Provide cash compensation at the full replacement cost defined by the governorate and the compensation committee. Provide cash compensation for loss of crops or trees (if any.) 	<ul style="list-style-type: none"> A list of available arable land in each affected commune A list of PAPS and entitled persons to be developed
Loss of arable agricultural land or access to it	Permanent (complete or partial) loss of arable land located in the sub-project site	Farmers / Individuals who do not have formal legal ownership rights to land but have temporary or leasing rights	<ul style="list-style-type: none"> It is a bit difficult to define the legality of ownership and tenancy during this stage. The governorate is in the process of investigating the legal status of the 285 owners defined by the ESA census. However, they are reported in the census conducted by a governmental entity (ESA). Thus they will be compensated for their loss. Additionally, they have the full right to raise petition to the 	<ul style="list-style-type: none"> Provide cash compensation at the value defined by the governorate and the compensation committee based on full replacement cost Provide cash compensation for loss of crops or trees. 	<ul style="list-style-type: none"> Provide cash compensation to the PAPS prior to the construction

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Type of Losses	Level of Impact	Entitled Person(s)	No. of PAPS	Compensation Policy & Standards	Implementation Procedures
			court if the compensation value is not acceptable to them.		

Due to the fact that expropriation activities can be applied only to the private owned objects, the public assets were excluded



3.7 Valuation and compensation

The main principle to be applied is that all valuation should be based on **compensation on full replacement cost. This is in accordance with the EIB, AFD and WB regulations and guidelines.** The assets were evaluated by a Valuation Committee that is affiliated to Giza and Cairo Governorates. They provided a rough figure that covers all affected assets located within the vicinity of their Governorates. The PAPs were consulted about the proposed value and type of compensation. It is worth mentioning that the compensation value is not calculated according to the total members of the households. Yet, the valuation of assets is very complicated process, as many factors work together to identify the value. Thus, in cooperation with the Compensation Committee in NAT and discussion with an independent contractor and a broker the following list has been developed. It is recommended that the values of compensation should be revisited annually in case of any delay. The assets, lands, crops' evaluation will need to take into consideration the market values / inflation, in order to reach the full replacement cost.

Table 3-4: Valuation of Assets

Type of loss	Compensation value
Urban Land (Residential and /or Commercial)	
Lands in Zamalek district	The compensation committee estimated the square meter costs of 20000 EGP in this area.
Lands in Bolak Abu El Ela	The compensation committee estimated the square meter costs of 20000 EGP in this area.
Maspero Company lands	Permanent compensation is valued with 20000 EGP per square meter
Temporarily loss of lands	A percentage of land value to be paid annually as renting fees in accordance with Law No. 10 of year 1990
Structures or Buildings (Commercial, Business, Industrial, or Residential)	
Huts in Bolak El Dakrou	The construction of the new dwelling apartment costs 30000 EGP (A flat is less than 50 meter square). All construction cost is included in the proposed figure. The proposed amount covers the permissions, construction materials and labors With regards to the official registration, it will be facilitated by the governorates that provide a letter to the registration authority (<i>El Shahr El Aqary</i>). Based on the meeting conducted with the governorate official registration is issued free of charge for the affected PAPs
Cinema	A compensation of 20000 EGP per meter square should go to the land owner. With regard to the tenant , he will get a compensation 2500 EGP per meter square

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Type of loss	Compensation value
Shops and building in Bolak Abu El Ela	The cost of the constructions meter in Bolak Abu El Ela varies between 200-300 EGP per square meter.
Electricity cabin	35000 EGP for reconstruction
Fence	150- 300 EGP per square meter and foundation
Building No. 9	<p><u>Scenario 1</u> The building will be reconstructed in a nearby area on state owned lands. The reconstruction will be financed by NAT in full replacement cost. The value of the constructions is as follow: The ground floor (shops) costs $80\text{m}^2 \times 2\,000 \text{ EGP}/\text{m}^2 = 120\,000 \text{ EGP}$</p> <p>The constructed apartments $80 \text{ m}^2 \times 5 \text{ floors} \times 1\,500 \text{ EGP} = 600\,000 \text{ EGP}$ The total value is 720 000 EGP</p> <p><u>Scenario 2</u> In case of purchasing units in El Matar newly constructed houses the cost will be defined by the Ministry of Housing</p> <p><u>Scenario 3</u> Monetary compensation to be defined by the compensation committee. However, a similar apartment will not cost less than 250 000 EGP</p>
Income or Access to Income (Commercial, Business Activities)	
Market	<p><u>Scenario 1</u> Each cabin will receive a compensation that will be defined by the District Authority</p> <p><u>Scenario 2</u> The market will be reconstructed in alternative area prior to the construction. That will be defined later in cooperation with the District Authority</p>
Shops	The shops will receive a compensation equivalent to the revenue reported to the TAX Authority during the previous year
Community Resources (Youth centers-clubs- public garden- public markets- garages)	
Mosque	<p>(El Badr Mosque)The mosque that provides social services will get a monthly compensation of 1000 EGP. This is mainly in order to rent other facilities through which they can provide their services. Workers will continue working in the rented facilities. The revenue will be used for charity work and operational cost.</p> <p>With regard to the reconstruction of the mosques 300 EGP per square meter and 150 000 EGP is the cost of foundation (This is rough estimation based on a contractor in Imbaba district)</p>
Public gardens	50 EGP per square meter to rehabilitate the planted areas

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Type of loss	Compensation value
Garage	150-300 EGP per meter square of the construction
Agricultural Land and crops	
The agriculture lands	The values are as follow: 1- Lands close to the main street is estimated with 1030 EGP 2- Lands in wide streets 915 EGP 3- Lands in narrow street 700-800 EGP
Crops	Lists of the crops value was obtained from the Agriculture Directorate in Giza Governorate Maize <i>Dora</i> (per one Qirate 175 m ² = 120 EGP) Maize weed <i>Darawa</i> (per one Qirate 175 m ² = 80 EGP)

Regarding relocation assistance, following is the discussion of relocation assistance activities that are implemented in compliance with the concept of full replacement cost:

- Residential units: there is no relocation assistance provided by NAT to the residents of houses due to the fact that the PAPs are not obliged to leave the affected dwelling until the new buildings are constructed. Meaning that they will not be accommodated in temporary shelters. They will be in need for assistance in moving their belongings. NAT decided to provide them with assistance during moving. Such assistance will be in term of providing them with vehicles and laborers to transfer them to their alternative units. The cost will be determined according to the agreement between NAT and the lorries company. Minimum cost of such activity is 80000 EGP.
- Regarding the shops, the PAPs receive two types of relocation assistance: 1) The district authorities will provide the business owners with a certificate to be sent to the tax authorities and insurance companies to indicate that the business cannot operate during a given period of time and thus the payments are to be discontinued. Additionally, and when necessary, the district authorities will provide a new license and send a letter to utility companies to provide connections for free. All the necessary procedures will be done before the business is moved to the new location to ensure that operation can start rapidly. In addition, NAT pays compensation to the commercial PAPs during the period of construction on a monthly compensation until they can restore their income.
- With regards to the workers within the commercial units, the practices reflect that those who are covered with the Social Insurance are allowed to get a compensation for six month or until they are able to get another job. However, workers who have no Social Insurance will receive no relocation assistance (Almost all the workers have no Social Insurance) Aiming at bridging this gap between the lenders and the Egyptian Law, NAT has communicated with the Ministry of Housing in order to provide the workers with trainings. The Ministry of Housing, through the training programs they have on technical and administrative activities, will provide capacity building activities to the workers. Such activities will be implemented by the Productive Training Unit within the Ministry. The programs are financed by the Ministry of Housing under the umbrella of Upgrading Youth Capacity Programs. The total estimated cost for each student varies

between 400 EGP to 1000 EGP. The cost is defined based upon the total number of trainees, the duration of course and the level of advancement:

- Painting and carpentry works
- Metal related works
- Plastering and tiling
- Plumbing
- Aluminum and construction carpentry
- Marble and granite works
- Electricity works
- In addition to 12 vocational trainings under the National Program of employment

The Ministry of Housing will develop some programs especially tailored for the affected workers. Those trainings will be based on the qualifications and the need of the workers themselves. It is worth mentioning that during training sessions workers receive monthly payment as incentives. Such incentives vary according to the type of training between 500 EGP – 1000 EGP.

All workers will be eligible to receive the aforementioned training programs free of charge. As well, they will be guided to the job opportunities available.

As a plan (B), if the workers are reluctant to receive a vocational training, the Social Fund for Development accepted to provide them with two main training courses:

- Capacity building on how to start a micro project. The program provides trainings related to: Feasibility studies, marketing, sales, and administrative. Such activities will be suitable for those who prefer to run their own business
- The second capacity building falls under the program “Training for Employment”. The social funds provide various capacity building activities, in the meantime, they enable the trainees to receive a micro finance to be able to start their business

Table 3-5: Compensation and resettlement assistance costs

Impact	Eligibility	Compensation and resettlement assistance				Other
		Project affected people	Compensation of lands, assets and structure	Business Disturbance allowance	Resettlement assistance cost	
1- Urban Land (Residential and /or Commercial)						
<i>1-1 Residential lands</i>						
Permanent loss of lands	Owners (have formal legal ownership) Owners (have informal legal ownership)	14 plots of lands will be expropriated permanently in the vicinity of Cairo Governorate	The price of lands vary between 5000-20000 EGP	Not applicable as the owners of lands will be permanently compensated	No resettlement cost is anticipated	
Permanent loss of lands	Tenants (have formal legal tenancy right)					
2-Structures or Buildings (Commercial, Business, Industrial, or Residential)						
<i>2-1 Residential units</i>						
Permanent loss of residential units	Owners (have formal legal ownership)	20 households in Imbaba district will lose their apartment	Alternative house will be constructed to the 20 people in Imbaba			NAT will reconstruct the affected building using modernized design

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Impact	Eligibility	Compensation and resettlement assistance				Other
		Project affected people	Compensation of lands, assets and structure	Business Disturbance allowance	Resettlement assistance cost	
	Tenants (have formal legal tenancy relation)	31 households in in Bolak El Dakrour will lose their huts	Alternative buildings will be constructed in adjacent area for the huts			Huts will be replaced by constructed buildings
	Owners and tenants (have formal legal status)	2 residents in Bolak Abu El Ela will lose their apartment	They will receive monetary compensation			
Temporary loss of residential units						
2-2 Commercial units						
Temporary loss of shops	Owners/tenants (have formal legal ownership)	35 shops in Bolak Abu El Ela	Compensation will be paid to the owners Tenants will receive business loss allowance during the construction and the units will be	Business disturbance allowance to be paid to: 35 traders in Bolak Abu El Ela, 1 in Imbaba, 4 shops in El Badr		

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Impact	Eligibility	Compensation and resettlement assistance				Other
		Project affected people	Compensation of lands, assets and structure	Business Disturbance allowance	Resettlement assistance cost	
			rebuilt after the construction phase	mosque based on their annual revenue		
	Tenants who have formal tenancy status	162 persons will lose their rented cabins in El Bohy street	Alternative cabins will be reconstructed elsewhere or a compensation for the cabins will be provided			
		1 tenant in Imbaba District (<i>El Tawbeid we El Nour</i>)	Full compensation will be handed to the tenant or an alternative shop will be provided			
		1 shop tenant in Kit Kat	Full compensation will be handed to the tenants			
		4 shops rented in El Badr Mosque	During construction alternative shops will be provided to the mosque.			

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Impact	Eligibility	Compensation and resettlement assistance				Other
		Project affected people	Compensation of lands, assets and structure	Business Disturbance allowance	Resettlement assistance cost	
			Thereafter, shops will be reconstructed			
Permanent loss of shops, garage and cinema	Owners who have formal legal right	1 company owns a garage in Bolak Abu El Ela	Prior to construction full compensation will be handed to the company			
	Tenants who have formal legal right	One owner and one tenant of a cinema	Full compensation will be paid to the owner and the tenant			
3- Loss of Income or Access to Income (Commercial, Business)						
Loss of income or access to income	Workers who have formal or informal legal status	242 workers including 66 workers in El Badr Mosque		Workers with contract / social insurance will be compensated according to Labor Law No. 12 of 2003 (amounting to 6 working months). Workers with no social insurance will receive a compensation that will be defined by the Compensation Committee. Additionally, all workers will be enabled to attend transferal		

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Impact	Eligibility	Compensation and resettlement assistance				Other
		Project affected people	Compensation of lands, assets and structure	Business Disturbance allowance	Resettlement assistance cost	
				<p>trainings that will be conducted by the Ministry of Housing and Ministry of Industry</p> <p>The 66 workers of El Badr mosque will restore their income through working in the facilities rented by the mosque's BoD</p>		
3. Community Resources						
Permanent loss of mosques						
Temporary loss of mosques	Owners of the mosque	3 owners illegal ownership (Wada' Yad)	Alternative mosques will be reconstructed.	<p>During the construction phase a monthly compensation will be paid to El Badr mosque in order to enable them to rent alternative units to provide services to the community</p> <p>While for the other two mosques (who don't</p>		

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Impact	Eligibility	Compensation and resettlement assistance				Other
		Project affected people	Compensation of lands, assets and structure	Business Disturbance allowance	Resettlement assistance cost	
				provide services to the community will be provided with leaflets and signs to inform the prayers about the location of the other mosques in the nearby area		
<i>Agriculture lands</i>						
Permanent loss of lands	Owners and tenants(have formal legal ownership)	285 HH will be affected (their legal status is being defined by the governorate authority	Full compensation will be handed to the owners for the land and the tenants			
Permanent loss of lands	Owners and tenants (have informal legal ownership)					

3.8 Livelihood Restoration plan for economic displacement

The Metro Line 3 Phase 3 will be implemented by the National Authority for Tunnels. This company has a wide experience related to livelihood restoration. They managed to develop their own mechanisms that enabled the PAPs to restore their income during the previously implemented project. Their mechanism is based on two main pillars: 1) Enhancement and improvement of existing affected infrastructure systems for most households, 2) Providing types of compensation that enable the PAPs to precede with the lives normally.

As it was mentioned before, the types of economically affected assets might be summarized as follow:

- 1- Public markets, shops and kiosks owned by the District Authority, the Railway Authority and private owned assets.
- 2- Garages and car parking areas owned by the District Authority, Public Transportation Authority and individuals
- 3- Agriculture lands owned by individuals
- 4- Huts and buildings owned by the Railway Authority and individuals
- 5- Mosques that provide financial support to the community poor people
- 6- Cinema that is owned by an individual

The summary of Metro line three impacts revealed that the project will result in various economic displacement on the project affected people, particularly, those who will lose their source of income during the construction phase. The Study tried to identify the appropriate compensation that enables the PAPs to restore their income. NAT proposed their own strategy that was discussed with the various stakeholders and the PAPs.

This strategy considers the following elements:

- 1- Identification of all PAPs who will be economically affected by the project.
- 2- Detailed estimations for their monthly income were defined in cooperation with the Governorate and the District Authority in order to calculate the needed compensation. The proposed value was consulted with the PAPs.
- 3- Due to not keeping any financial records for the small shops and kiosks, the monthly revenue was calculated based on other similar shops and cabins. As well, the value was consulted about with the tenants of such shops.
- 4- Define the information that should be provided to the PAPs.

3.8.1 Proposed type of compensation

- 1- The majority of PAPs were much in favor to receive an alternative commercial unit. *“whatever money you pay for us as compensation will not restore our economic status... we will be jobless... we need to have alternative shop”* reported a tenant of a shop in Bolak Abu El Ela. Alternative units should be built immediately after the construction phase with no delay. Thus, the PAPs can restore their living soon.
- 2- The economically displaced persons will be compensated as follow:
 - a) The tenants of the markets will receive full compensation that will be determined by the compensation committee.
 - b) The workers in the shops will be compensated as mentioned in section 5-1

- Based on the inventory conducted during April 2014, almost all the workers have no contracts, additionally; they work on daily or weekly bases. Therefore NAT communicated with the Ministry of Housing to provide training sessions to the workers. NAT will provide the workers with a compensation of 6 working month (1500 EGP on average). The third option is that the Social Development Officer will contact directly an employment office prior to the resettlement activities. Thus, workers will find alternative job prior to resettlement activities.
 - The workers of legal status who are registered will be compensated according to the Labor Law (6 month salary on average 1500 EGP)
 - Based on the inventory conducted in April, workers within Bolak Abu El Ela Shops work on weekly or daily bases. The turnover among those workers is high. Consequently, the team developed lists of the current workers. In case they are replaced by new ones, the later will be eligible for benefiting of the economic displacement assistance. .
 - The tenants in Bolak Abu El Ela will receive monetary compensation during the construction phase until they have their shops rebuilt. In case of permanent demolishing of the asset, they will receive a full compensation prior to the construction
- 3- During the construction phase, cash compensation will be given to the tenants (no matter the duration of construction will take). Thereafter, they will get the compensation that will support them during the construction phase.
- 4- Provision of information is important before the construction phase:
- Prior to the construction phase, the PAPs (who have shops, kiosks and cabins) will be informed about the construction date in order to enable them to sell their goods or store them appropriately. This will minimize the severity of impact
 - The expropriated agriculture lands should be informed earlier. Thus, the owners of the lands will not spend money or effort to cultivate the lands. The date of the expropriation should be discussed with them to schedule it for after the crops have been harvested.

3.8.2 Implementation Strategy

This plan will onset since the early stages of the project:

a. Prior to the construction phase:

- 1- Detailed time line should be developed in order to define the duration of expropriation for each asset
- 2- The construction designs should be developed for all affected assets that will be reconstructed.
- 3- PAPs should work actively with the compensation committee in order to develop a clear compensation mechanism
- 4- Budget allocated for the compensation, particularly, the monthly compensation allocated for disturbance of business will be disbursed to the District Authority (the responsible entity that will pay money to the PAPs)

- 5- Information dissemination to the PAPs with regards to :
 - from where they can receive their monthly compensation
 - alternative units availability
 - full compensation payment procedures
 - documents needed to declare ownership and tenancy
- 6- Households and communities will be encouraged to have detailed plans for their post-resettlement livelihoods before they resettle. NAT will approve the developed plan; thereafter they will be able to inform the PAPs about it.
- 7- Information should be provided to the vulnerable groups (poor people who receive financial aid) about the alternative source of money to be developed in cooperation with the charity organizations

b. During the construction phase:

- 1- The PAPs should be appropriately informed about the compensation activities, grievances and redress mechanism and time plan
- 2- Additional support should be given to the vulnerable groups who don't have access to legal documents that declare their ownership or tenancy
- 3- PAPs should work actively with the compensation committee in order to monitor the compensation mechanism

4 STAKEHOLDER AND PAPS ENGAGEMENT

Describe the various stakeholders and the project affected groups and the mitigation arrangements to identify a project's adverse impacts and the populations that will be affected. This chapter also describes the process of promoting consultation/participation of affected populations and stakeholders in resettlement preparation and planning and the plan for disseminating RAP information to affected populations and stakeholders.

4.1. Consultation Activities

4.1.1. Introduction

The EIB guidelines require that public consultation is carried out in the RAP process allowing the promoter to identify and address public concerns and issues, and to provide the public with an opportunity to access information and make meaningful contributions to the development and assessment of the project.

Through participatory methods the affected public will thus be able to provide feedback on the proposals and designs of the new national project that may affect the overall environment as well as their livelihoods. According to the guidelines, the public should review all the procedures and be given an active role in decision making.

Providing the public with detailed information on the Cairo Metro line will help people understand the expected socio-economic impacts to be brought about by the different phases of the project. This process will also enable the public to apply necessary coping and mitigation mechanisms in response to the new changes. Understanding the compensation policies and laws is also crucial for the public, which needs to be fully aware of the type of land acquisition to be expected as well as the land and asset compensation schemes that will be implemented as a result of the construction of the new phases of the Metro line.

4.1.2. Consultation activities

The public consultations has taken part in several different stages. The report incorporates and builds upon the initial stakeholder participation activities organized by consultant EQI in October and December 2011 (stage 1), as well as the additional consultation meetings that took place in 2012. The following consultations were included in the public consultation process:-

- 1- Three scoping meetings were held in Mohandeseen, Imbaba and Zamalek in October 2011.
- 2- One Public Disclosure meeting was held in December 2011, at the Engineers Syndicate club.
- 3- Two additional scoping meetings were held in Imbaba and Zamalek in August 2012.

The third stage of consultations was conducted with project affected persons (PAPs); i.e. those who will be adversely impacted due to the project. This includes residents, shopkeepers, farmers as well as other PAPs

Different public consultation events have been carried out in El Bohy area to ensure that the views and interests of the different stakeholders have been taken into account and have been integrated into the RAP report in order to ensure compliance with the regulations of EIB and AFD requirements on disclosure of information.

During the scoping phase, the consultation targeted different relevant stakeholders inside each affected area and community. Different groups including men, women, youth, elderly, officials, representatives from NAT, NGOs, information centers, traders and retailers, natural leaders and key informants were consulted and were informed of the proposed project.

Inside each community, both decision makers and the people expected to be affected by the project were consulted, and had the chance to voice their concerns and expectations; the consultant assured them that all their concerns would be addressed in the RAP and RFP studies. A list of the names of the stakeholders who were consulted is attached in Annex III

In order to ensure transparency and to be able to hold the targeted groups accountable, they were promised to disclose the information and the findings for them by EcoConServ after finalizing the research and after developing the first draft of the RAP report. After conducting the public consultation workshops, the outcomes of public consultations were integrated into the contents of the RAP report. Moreover, on-going consultations and mini meetings were held during the different phases of the project by the implementing agency.

During the RAP preparation, the consultations resulted in the following benefits and drawbacks:

- 1- During the Public Consultation held in El Bohy St., the political parties criticized the project severely using language that couldn't be understood by the poor people in the community. Such attitudes were dealt with by the study team who formed additional consultations with the PAPs in order to explain all processes of compensation, grievances and redress mechanisms, as well as, providing them with the contacts of NAT Compensation Committee so that they could gain access to all the needed information.
- 2- Imbaba is one of the areas that are notorious for clashes among Muslim and Christians. One of the consequences of the project will be the demolition of El Badr Mosque, which provides support to the poor people in the area. Having the board of El Badr Mosque attend the consultations was crucial to informing the community that the Mosque would be rebuilt by NAT after the finalization of the project. This put a limit to any potential rumors that might have been raised with regards to the reasons behind the demolition of the mosque
- 3- Having consultations with people also allowed the study team to clarify rumors claiming that the project would demolish the whole area.

- 4- One of the most important results of having the consultations was that people were given the feeling that they were listened to. This drove them to be supportive of the project and made them more willing to share information.
- 5- The Public Consultation conducted in El Bohy was one of the richest consultations conducted in terms of the data collected as the PAPs were fully engaged prior to and post the consultation session.
 - a. Prior to the consultation, poor, handicapped, old marginalized PAPs who own small shops in the El Bohy Market joined the meeting room in reluctance. They were not confident that they would be listened to. The study team tried to encourage them to attend the meeting using local simple words and eventually they attended. Their concerns related to the expropriation of their small shops were handled carefully. All information related to compensation mechanism, grievances channels and information sharing was presented to them simply.
 - b. During the consultation session, the members from different political parties were more willing to change the route of the Metro line. They aimed at avoiding the market. They used difficult language that the PAPs could not comprehend (technical words). The study team was quick to respond and tried to explain all details of the project carefully to the PAPs. As a result and with the help of trustworthy stakeholders the PAPs expressed their satisfaction with the project and the compensation mechanism to be applied.

4.1.3. Consultations Feedback

The adopted methodology for the public consultation comprised of two phases, and was covered in different meetings during the ESIA and the Supplementary ESIA. However, land acquisition and economic displacement were adequately covered during the RAP. The following is the list of the consultations conducted during the preparation of the RAP:

- 1- Public Consultation with PAP for section 3B , EL Bohy, 14th of February 2013
- 2- Scoping consultation with El Badr Mosque BoD, El Bohy, 14th of February 2013
- 3- Public Consultation with PAP for section 3C, Bolak El Dakrou, 17th of February 2013
- 4- Public Consultation with PAP for section 3A, Bolak Abu El Ela, 18th of February 2013
- 5- Scoping Consultation with Dar El Tefl School, 5th of March 2013
- 6- Scoping Consultation in El Matar St. Building number (9) 7th of March 2013

During the resettlement implementation

- 1- Additional consultations are planned by the District Authority and the Governorate to be implemented with the PAPs. The Compensation Committee will handle such consultations. The consultations will take place two months before the implementation of the RAP
- 2- Further consultations are recommended with the PAPs in Zamalek District due to the rejection of the project. However, due to the political situation in Egypt, the public consultation will not be achievable. The governorate will conduct individual meetings with the PAPs to provide them with sufficient information

4.1.4. Public consultations raised concerns and questions

The public consultations were the sole opportunity for the PAPs to spell out their concerns and worries. The following table represents the most generic questions and comments.

Table 4-1: Sample of the concerns and comments raised by the PAPs related the project

Topic	Questions and concerns	Responses
Limitation of impact (Avoidance mechanism)	It was recommended limiting the impact of the project on the shops and only demolishing the areas needed for the station. Other shops should not be affected.	NAT representative replied that it was not up to him to decide what would be expropriated. It was the decision of the engineers. Furthermore, safety procedures should be applied. It would not be acceptable to have shops in close vicinity to the ventilations. However, it is the policy of NAT to limit the unfavorable impacts.
Alternative route	It was the main issue raised by all the PAPs. They proposed alternative routes. They are in favor for the project but not affecting their own assets	NAT representative replied that all alternatives had been considered. The final routes selected are of the most feasible status
Compensation during the construction	The PAPs wanted to understand what NAT would do since shops would not be open during the construction phase.	NAT representative noted that in case approval to rebuild the affected assets was received, a compensation mechanism to be applied during construction would be identified
Identification of compensation	Why didn't NAT assess the value of the land up until now? The PAPs are worried that the governorate might provide unfair compensation. There was a lack of trust towards the governorate and the district authorities. it was feared that the governorate would pay unfair compensation.	The delay of the valuation is mainly due to a number of procedures that need to be followed: 1- The presidential decree for public benefit 2- Formation of a valuation committee from the governorate to identify the preliminary value 3- Formation of a second committee to review the preliminary value in order to verify the final valuation

Topic	Questions and concerns	Responses
Lack of trust	<p>A trader noted that they didn't trust the governorate authority and that the measurements conducted for his shop were inaccurate</p> <p>A trader noted that the area of his shop was measured at 57 m2. That was less than the actual area</p>	<p>NAT representative replied that the measurements estimated were not well calculated. During the process of compensation, accurate measurements would be applied. The PAP would be given the opportunity to monitor the process of area calculation. In addition, NAT would monitor all of the activities</p>
Affecting workers and households	<p>"The government is not honest. They don't keep their promise. It is better to get a full compensation based on the real market value."</p>	<p>NAT representative reported that the compensation would apply a full replacement cost</p> <p>He also added that he would discuss the possibility of rebuilding the affected structures in the area with Systra.</p>
Alternative shops	<p>PAP wanted to ensure that alternative shops would not be located in remote areas.</p>	<p>NAT representative replied that it was difficult to ensure this as the downtown area has no spacious areas where the affected shops can be rebuilt.</p>
Suspicious regarding the area of the station	<p>A trader was suspicious regarding the area that would be expropriated. It will be up to 3 Feddans 12.000 m². He suggested to only build the station in the Maspero garage.</p>	<p>NAT representative noted that the areas allocated for the stations varied according to their needs. He added that he would recheck the area needed for the station.</p>
No action	<p>One of the traders noted that there is no need for the project as there already is a nearby metro station (<i>Gamal Abd El Naser</i>)</p>	<p>NAT representative noted that the project is one of the initiatives that aim to enhance the transportation in Greater Cairo</p>
Compensation	<p>"We really appreciate your effort. But we need to get full compensation. We also need to have our shops reconstructed in the same area. You should also consider the rights of workers to be compensated."</p>	<p>NAT representative noted that the compensation would be applied based on the full replacement cost. He added that he would discuss the issue of the reconstruction of all assets with the civil engineers at NAT.</p>

Topic	Questions and concerns	Responses
Lack of trust	All traders reported that they couldn't trust the governorate as an entity that would assess the value of properties. Moreover, added that the huge area that would be expropriated as indicated in the plans further raised concerns that the governorate was not the appropriate entity to participate with NAT	NAT representative noted that all activities would be monitored by NAT. Law 10/1990 would be the guiding document. All information would be transparently shared with the affected people. Any grievances would be handled transparently by NAT.
No involuntary actions	<ul style="list-style-type: none"> • All traders agreed that land acquisition should be applied willingly and amicably. • All compensation values should be transparently presented • Limitations should be applied to the affected assets • The reconstruction of the affected assets should be carried out. Otherwise, a mall instead of all affected assets should be constructed prior to the expropriation activities 	<p>NAT representative noted that he would consult with the designer to :</p> <ol style="list-style-type: none"> 1- Put limitations of the expropriation activities 2- Leave room for a building that could be used as an alternative mall prior to the expropriation activities 3- Rebuild the affected structures in the same area

4.2. Community Grievance Redress Mechanism

NAT needs to put in place a complaints mechanism as indicated in the ESIA and the SEP in 2012, an action reinforced by the recent involvement of the EIB's Complaint Mechanism in the project. Following EIB's explanations, NAT accepted to manage all complaints in house and ensure follow up with responsible authorities.

NAT has adopted the Grievance procedures as mentioned in the EIB Handbook 2013. This Procedure is available to all stakeholders regardless of being affected by the project.

4.2.1. Grievance mechanism's objectives

The grievance is an integral part of NAT approach to community engagement. The purpose of this mechanism is to establish a process for addressing complaints raised in connection with the project activities in order to mitigate business risks and enable NAT to address community concerns when they arise. Proper management of the procedure contributes to better relationships with stakeholders; providing NAT with an 'early warning system' and mitigation information to avoid unnecessary frustrations or potential community disruptions to the project. The mechanism has the following objectives:

1. Establish a trusted mechanism for receiving and addressing complaints;
2. Ensure aggrieved people are treated equally and with respect;
3. Ensure proper documentation of complaints and any corrective actions; and
4. Contribute to continuous improvement in performance through the analysis of trends and learning from questions and complaints.

The current grievance mechanism that has been adopted by NAT is as follows:

- NAT is a governmental organization that requires certain level of formality for the grievance submission. **All complaints should be in written form in order to be official.** Illiterate people can file their complaint verbally to the ombudsmen within NAT or to the site engineer. It is recommended that they will be accompanied by someone with reading capacity in order to facilitate the registry of the complaint. He should receive his complaint reference number that enables him to do appropriate follow up. .
- The main communication channel reported is that the complaints should be sent to NAT or the Ministry of Transport. This will be the so called “official complaint” NAT has a central entity that is responsible for grievances received from various projects.
- NAT receive grievance in the construction site, in NAT building and in the Ministry of Transport. Following are basic channels to share grievance through for the time being and they will be useful to utilize during the project implementation :
 - Website info: infoc@nat.org.eg
 - Address. Ramses Square, Ramses Building P.O. 11794.
 - Telephone: 25743070
 - Fax: 5742950
- Grievance in the site is informal and unwritten, however, the contractor and site engineers respond to the aggrieved person
- In case the aggrieved person is illiterate, he comes to NAT with a friend or any Lawyer to submit his complaint in written.

Such mechanism should be enhanced due to the following reason:

- 1- The aggrieved person is not informed about the actions to be taken or time period needed to solve his problem.
- 2- As well, the documentation of the process is relatively unclear
- 3- It is not obvious if the Ministry of Transport is keen to send the complaint to NAT or not.
- 4- There is no foreseen any documentation activities to the GRM.
- 5- The community is not informed about the GRM.

Consequently, the above mentioned mechanism needs to be fine-tuned. NAT accepted to manage all complaints in house and ensure follow up with responsible authorities. The grievance redress mechanism will be gender sensitive and respond to complaints from men and women. Furthermore women will also be included in the dissemination of information about the GRM and RAP. Additionally, documentation of the activities should be handled carefully and thoroughly. A three monthly report should be prepared about received grievances, how they were solved and the level of satisfaction of the affected person towards the solution.

The following is the proposed grievance mechanism that will be handled by the Social Development Officer within NAT.

4.2.2. Institutional Responsibility of the Grievances

NAT will be the responsible entity handling the grievances. To this end NAT will appoint a Social Development Officer (SDO) within the Project Management Unit. The SDO will work in cooperation with the Community Based Organization (the Districts, governorates, Agriculture Association, NGOs) and the resident engineers, and be supported by the Technical Assistance to be put in place by the lenders. The main tasks of the SDO will be:

- 1- Raise people's awareness about the exact grievances mechanism
- 2- Collect the grievances received by each communication channel
- 3- Document grievances received
- 4- Direct the grievance to the responsible entities to solve the problem
- 5- Follow up on status of the complaint and its resolution
- 6- Document, report and disseminate the report
- 7- Monitoring of grievances activities

4.2.3. Information sharing about the mechanism

- Raising community awareness about the grievance mechanism should be handled as follow: brochures should be developed and sent to the main stakeholders, PAPs, NGOs, Local Governmental Units, agriculture associations, mayor, mosques and churches and youth centers
- During the disclosure of the RAP results, all affected persons should be informed about the Grievance Mechanism with detailed information

4.2.4. Grievances procedures

- 1- NAT will assign a Social Development Officer who will be responsible for managing all grievances from all categories of stakeholders. The SDO will inform the community about the grievance mechanism and whom to address to solve the complaints. The SDO reviews the complaint information and re-confirms the affiliation of the problem. The SDO will assign the case to a complaint owner, granting access to the relevant documentation and agreeing on the timelines for an investigation and any other actions. The SDO should acknowledge reception of the complaint within one week.
- 2- Once a complaint has been assessed and a complaint owner assigned and confirmed, the SDO will contact the aggrieved person via telephone or meet them face-to-face to:
 - Confirm that their case is registered
 - Confirm the complainant agrees with the interpretation of the complaint
 - Provide advice on next steps, and the time frame in which a response can be expected
- 3- If the complainant has no access to internet or telephone, a formal response via a letter should then be sent, if appropriate (i.e. to Government Officials). A scanned copy of the letter will be emailed to the complaint owner.
- 4- Moreover, the SDO will follow up until the complaint has been resolved. The time frame to the response /resolution will be 15 working days.

The following figure illustrates the cycle of grievance

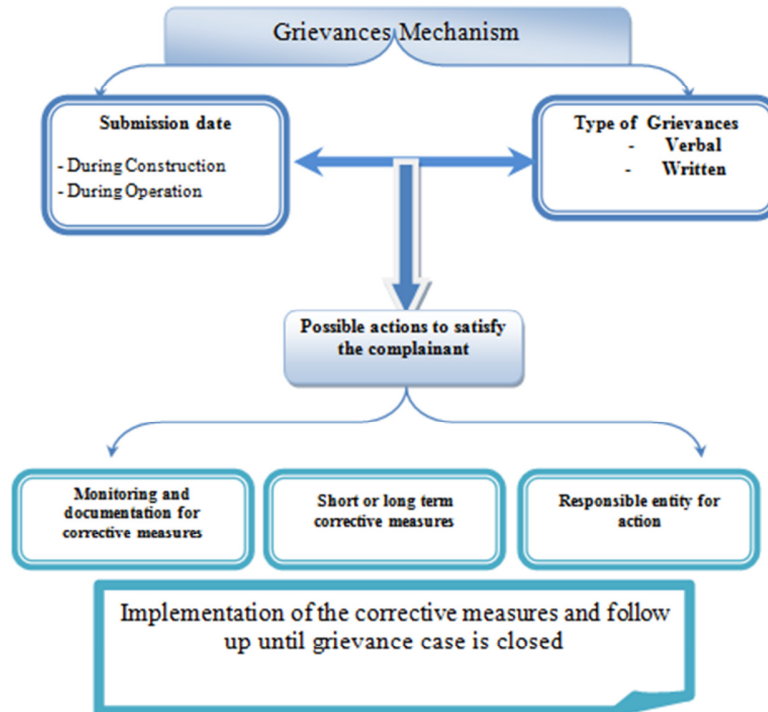


Figure 4-1: Proposed Grievance Mechanism

Source: Stakeholder Engagement Plan

4.2.5. Grievances channels

Due to the diversity of the socioeconomic characteristics of the PAPs the communication channels to receive grievances were locally tailored to address all affected groups complaints. The official form is submitting a written grievance that enables having a tracking number of each complaint. Both complainer and the Social Development Officer assigned by NAT should sign the form, thereafter the SDO will log them into a complaint registry that enable active follow up and monitoring of the complaint . Additionally, following are some **unofficial** channels that should be considered

- a. Hotline (a mobile number for the SDO to be informed to project affected areas).
- b. Ministry of transportation website and postal mail
- c. Regular meetings with community people to be conducted.
- d. Resident engineer in the site

The above mentioned channels will enable illiterate people and marginalized groups to have access to grievance procedures as the regular meetings with the community people, particularly, the illiterate PAPs will enable them to voice their concerns and problems.

The site engineer is one of the pillars of the grievance procedures as he receives day to day complaints, respond and solve them. All unwritten complaints should be documented in order to be reported to the EIB and the AFD.

4.2.6. Response to grievances and redress activities

NAT will be the main entity responsible for the grievances and redress mechanism. They will collect the complaints from various channels, segregate and document them. The Social Development Officer will have a complaint log where s/he can download all complaints. S/he will also be responsible for sending the grievance to various project entities, do the follow up, and inform the aggrieved person about the solution of his complaint.

NAT will response to the grievance, particularly the ones related to expropriation within 15 working days. They will response to the official petitions (sent in written form). Yet, they will not be able to respond to the complaints sent via other channels. Therefore, it is recommended to arrange with the SDO to document the informal grievances raised by illiterate people. As well, the SDO should orient petitioners to send their grievances in a written form.

All grievances received should be recorded in a grievance log, which will be periodically updated. The progress report should include all grievances received up to reporting period. The report should include the following information:

- Total grievances received
- Segregation for information by sex, age and education
- Number of solved grievances
- Number of unsolved petitions
- Barriers faced to solve the grievances
- Recommendation

4.2.7. Monitoring of grievances and redress activities

All grievances activities should be monitored in order to verify the process. Monitoring will be for the following indicators:

- Number of grievances received monthly (channel, gender, age, basic economic status of the complainants should be mentioned)
- Type of grievance received (according to the topic of the complaint)
- Number of grievances resolved
- Dissemination activities undertaken.
- Satisfaction with the solutions (where evidence is available in writing, but this should not be a value judgment of the focal point)
- Documentation

At the end of each of the sub-phases, an audit will take place.

4.2.8. Capacity building

Due to the fact that the NAT is still in the process of appointing a SDO, it was recommended to provide various training sessions to the proposed Social Development Officers.

According to a rapid needs assessment conducted for the proposed SDOs, it was recommended to provide them with the following training package (for more details please see annex XII)

Six training modules are proposed to enhance the capacity of the SDO. They are as follow:

- EIB Social Assessment Guidance Notes 1, 2 and 5, AFD policy related to involuntary resettlement and WB policies related to resettlement activities: OP 4.12 and resettlement instruments will be presented.
- Skills of documentation and filing: this module will try to provide the SDOs with filing skills that will be needed for reporting and auditing missions of the WB. Documentation for grievances and compensation documents both on the central and regional level will facilitate reporting to the bank
- Monitoring and evaluation: it is one of the most crucial skills that will enhance the monitoring skills of EETC staff
- Participatory approach: in order to engage the community to take part in the project activities, this approach will be useful to enhance the dialogue between the EETC and the communities hosting the project
- Awareness and communication skills: such skills will be useful as the project will require some restrictions of land use. The community is not fully aware about such restrictions. Therefore, the provision of such training will be useful to the SDOs

5 MONITORING AND EVALUATION

This section describes the internal/performance monitoring process of the RAP. It defines the following:

- Key monitoring indicators derived from baseline survey conducted during the RAP preparation.
- Frequency of reporting and content for internal monitoring.
- It also defines methodology, key indicators and arrangements for external monitoring and the final external evaluation

5.1. General monitoring by NAT

Monitoring and Evaluation (M&E) are the key elements to guarantee that the RAP is appropriately implemented. They have the following general objectives:

- Monitoring of specific situations or difficulties arising from the implementation,
- and of the compliance of the implementation with objectives and methods as set out in the RAP.

Monitoring aims at tracking project implementation procedures. It will address the following aspects:

- 1- Follow up the objectives and activities assigned under the RAP (valuation, awareness raising events, disclosure, dissemination activities).
- 2- Follow-up the status of the project affected persons.

The following table will present the proposed monitoring scheme to be applied by NAT:

Table 5-1: Internal Monitoring Scheme

Indicator	Means of verification	Duration	Responsibility
Efficiency of valuation process	<ul style="list-style-type: none"> - Minutes of meeting for valuation committee - Grievance and redress related to the valuation - Minutes of meeting to be conducted with the PAPs 	Quarterly	NAT Social Development Officer

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Indicator	Means of verification	Duration	Responsibility
Transparency and efficiency of stakeholder engagement activities	<ul style="list-style-type: none"> - Consultation activities to be conducted with the PAPs <ul style="list-style-type: none"> o Lists of participants o Photos o Comments and feedback o Minutes of discussion - Description of stakeholders segregated by sex, age, educational level and type of impact - Information shared with the PAPs - Questions raised by PAPs - Letters officially sent to the PAPs 	Quarterly	NAT Social Development Officer
Efficiency of disclosure and information sharing activities	<ul style="list-style-type: none"> - RAP is disclosed on NAT website - Total number of people logged into the website - Questions raised by the PAPs - Information shared with the PAPs segregated by type and date 	Quarterly	NAT Social Development Officer
Capacity of NAT staff is enhanced	<ul style="list-style-type: none"> - Training and workshops conducted with NAT staff <ul style="list-style-type: none"> o Lists of participants o Photos o Pre and post evaluation o Training report - Social Performance indicator of NAT 	Quarterly	NAT Social Development Officer
Effectiveness of the mitigation measures	<ul style="list-style-type: none"> - Total number of affected persons - Total number of the PAPs reluctant to be relocated - Total number of PAPs complained - Total number of those raised petition to court 	Quarterly	NAT Social Development Officer

Indicator	Means of verification	Duration	Responsibility
Efficiency and accessibility of the grievance and redress mechanism	<ul style="list-style-type: none"> - Total number of grievances received from each channel segregated by sex, age, educational level and area - Total number of solved complaints - Total number of unsolved ones - Obstacles and constrains met to solve the problem (to be segregated by the interested entity) 	Quarterly	NAT Social Development Officer

- 3- NAT will also be committed to providing all data needed to apply the mid-term evaluation and final assessment. The data will be prepared to an independent consultant. The needed data is:
- List of affected people
 - Type of compensation/ assistance provided
 - Consultation documents
 - Letters sent to the PAPs
 - Signed documents that reflect the recipient of compensation

Evaluation aims at ensuring that the policies adopted comply with the funding agency rules and regulations and should provide feedback needed for adjusting strategic directions. The evaluation has the following specific objectives:

- General assessment of the compliance of the implementation of resettlement activities with objectives and methods as set out in this RAP,
- Assessment of the compliance of the implementation of resettlement activities with laws, regulations and safeguard policies as stated above,
- Identification of actions to take as part of the on-going monitoring to improve the positive impacts of the program and mitigate its possible negative impacts, if any.

5.2. Internal monitoring

Egyptian regulations do not offer any monitoring or evaluation measures. Yet, OP 4.12 and EIB standards require monitoring and evaluating the social and economic impact on the PAPs. It requires measurement of the amounts of compensation paid, livelihood restoration activities, time taken to ensure compensation payment and relocation, number of grievances and redress cases received and addressed and objective feedback on the overall impact of the resettlement action on the affected group.

NAT Compensation Committee: It will have the upper hand of monitoring activities to be implemented under the RAP process during all its phases. It will be responsible for ensuring efficient consultation with all PAPs, their representatives, proper implementation of the compensation process and its effects on the PAPs socioeconomic status (that might be affected due to the project implementation). This will not be reflected on the financial cost as it is part of NAT activities. In addition, they will be responsible for the following:

1. Document the census developed by the RAP
2. Document the minutes of meetings with the governmental entities
3. Document all grievances and petitions received
4. Document the PAPs who received their compensation and those who did not
5. Receipts signed by the PAPs should be tracked and recorded
6. Obstacles and barriers faced and how they were solved
7. Develop monthly and quarterly reports

In order to facilitate auditing missions to be applied along the life of the project, all documentations should be handled in a professional and systematic way. The capacity of the Compensation Committee to keep records of all needed administrative documents is still an issue. Thus, they should be assisted by an independent consultant, at least for the first year.

Governorates and District Authority in full coordination with NAT Compensation Committee, they will undertake internal monitoring of RAP implementation. They will monitor the progress of RAP implementation against predetermined performance targets, and facilitate the work of the external and independent monitors through effective record keeping and the preparation of periodic Project Progress Reports. The District Authority will provide early warning of RAP-related project difficulties and concerns and will ensure that the PAPs concerns are adequately addressed by the project. They will jointly ensure that compensations are made to the correct individuals in accordance with the compensation agreements.

NAT will act as the end-point for all documents developed for compensation activities. This will enable NAT to develop the interim reports required by the Lenders.

NAT will develop a quarterly and annual report that will include all activities implemented under the RAP. The SDO will be responsible for developing the reports.

Box 5-1: Proposed data needed for monitoring activities

Examples of proposed data to be covered in the report
<ol style="list-style-type: none">1. Number of persons compensated for a) land, b) crops, c) trees, etc.2. Number of persons not yet compensated (by types of losses)3. Number of consultations held<ul style="list-style-type: none">- Number of participants (According to the communication channel)- Gender of participants- Age of participants- Occupation of participants- Their comments4. Number of complaints received (by types)<ul style="list-style-type: none">- Number of complains- Gender of complainants- Main complains raised- Number of solved complains- Number of complains left unsolved (reasons should be reported)5. Number of awareness raising activities6. Level of satisfaction of affected people with the procedures

5.3. External monitoring and evaluation

With regards to this project, an independent consultant should work in cooperation with the Compensation Committee in order to apply various monitoring activities required. .

An independent consulting firm will be contracted in order to evaluate the activities done under the RAP⁸, as well as assess the impact of involuntary resettlement on the livelihood of PAPs. This exercise will be done during mid of the implementation process. The purpose of this evaluation is to provide the guidance for NAT in case of facing any obstacles that might affect the implementation of the RAP towards attainment of its objectives. The analysis will be based on the detailed list of indicators presented in the table below.

By the end of the construction phase an independent consultant will be hired to evaluate the whole process of the RAP in the form of a RAP closure audit, in addition to providing a full assessment for the activities done, including documentation, grievances mechanism, valuation, entitlement and the lessons learned.

This consulting firm will be responsible for developing a **Final Evaluation Report** by the end of construction. Following are some of the indicators to be measured during the external monitoring and evaluation process:

Table 5-2: Examples of the proposed indicators needed for external monitoring and evaluation activities

Indicator	Means of verification	Source of information
Efficiency of valuation process	<ul style="list-style-type: none"> - Methods adopted in evaluating the assets, lands, income restoration - Capability of the valuation committee - Complaints related to the valuation segregated by governorate and type of impact - Minutes of engagement activities with the PAPs - Satisfaction of PAPs with valuation procedures 	<ul style="list-style-type: none"> - Valuation sheets - Individual meetings and group meetings with the compensation committee - Quarterly reports developed by NAT - Meeting with a representative sample of the PAPs

⁸ NAT proposed to conduct the external monitoring by a consultant recruited by the EIB, as NAT doesn't allocate a budget for external monitoring

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Indicator	Means of verification	Source of information
Transparency and efficiency of stakeholder engagement activities	<ul style="list-style-type: none"> - Consultation activities conducted with the PAPs <ul style="list-style-type: none"> o Lists of participants o Photos o Comments and feedback o Minutes of discussion o Corrective procedures applied after the meetings - Engagement of various groups with particular attention to vulnerable groups - Sufficiency of information shared with the PAPs - Questions raised by PAPs 	<ul style="list-style-type: none"> - Consultation activities reports - Analysis of participants - NAT quarterly reports - Meetings with various PAPs
Efficiency of disclosure and information sharing activities	<ul style="list-style-type: none"> - RAP is disclosed on NAT website - Total number of people logged into the website - Information they obtained - Information they were in lack to obtain - Frequency of information sharing with PAPs - Logistics and information channels 	<ul style="list-style-type: none"> - NAT website - NAT quarterly report - Meetings with various PAPs
Capacity of NAT staff is enhanced	<ul style="list-style-type: none"> - Training and workshops conducted with NAT staff <ul style="list-style-type: none"> o Lists of participants o Photos o Pre and post evaluation o Training report - Social Performance Indicator of NAT 	<ul style="list-style-type: none"> - Training reports - SPI indicators - EIB mission reports
Efficiency of the mitigation measures	<ul style="list-style-type: none"> - Total Number of persons compensated for a) land b) crops c) trees, etc. versus the baseline information provided in the RAP - Number of persons left with no compensation (by types of losses) and reasons - Date of expropriation decree - Cut off-date - Compensation options discussed with the PAPs - Perception of PAPs towards the provided compensation - Impact on the livelihood of PAPs - Income restored - Quality of alternative units provided against the demolished ones (segregated by type of impact) - Responsiveness to corrective procedures proposed by the EIB - Petitions raised to court 	<ul style="list-style-type: none"> - RAP - NAT quarterly report - Meetings with various PAPs - Baseline photos - Results of court cases

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

Indicator	Means of verification	Source of information
Efficiency and accessibility of the grievance and redress mechanism	<ul style="list-style-type: none"> - Total number of grievances received from each channel segregated by sex, age, educational level and area - Total number of solved complaints - Total number of unsolved ones - Obstacles and constrains met to solve the problem (to be segregated by the interested entity) - Strategies adopted to inform PAPs about grievance mechanism - Total number of PAPs who have no access to the GRM - Reasons for not having access to the GRM segregated by sex, age, educational status and area 	<ul style="list-style-type: none"> - Grievance log - NAT' quarterly report - Meetings with various PAPs

6 DISCLOSURE OF THE RAP

6.1. Disclosure during Preparation Phase

The project, in compliance with the requirements of Law No 10 of year 1990, EIB standards and AFD regulations pays attention to the disclosure of all information related to the project activities and potential impacts:

- Prior to the ESIA and the RAP, various meetings were conducted with the governmental entities (Governorates and Districts) to inform about the potential PAPS
- During the ESIA and the SESIA preparation all information related to the project was presented in the website of the following entities:
 - NAT website - The EIB website- EcoConServ
 - The non-technical summary and the Final ESIA report, as well as, the RPF were uploaded in the websites
- NAT has already published the Public Benefit Decree in the Egyptian Gazette on the 17th of January 2013
- During RAP data collection process, NAT, Compensation Committee members and the governorates shared information with the PAPS. Information provided covered the following topics:
 - The project impact and potential impacts on the lands and assets
 - The valuation strategy
 - Grievance methods
 - Time plan

The RAP, after being cleared by the Lenders and approved by NAT, will be translated into Arabic and publicly disclosed to all stakeholders and PAPS through sending copies to the District Authority and the Governorates. The RAP will also be disclosed on the NAT website.

A summary of the needed lands was disclosed in the Egyptian Gazette as part of Public Benefit Decree. A leaflet will be prepared about the RAP. Such leaflet will be disseminated to the PAPS in the local language. The main contents of such leaflet will be: 1) information about the project 2) information about the adverse impacts 3) eligibility and entitlements, 4) grievances mechanism and NAT SDO's contacting information.

6.2. Disclosure during Implementation Phase

- Owners of the properties and holders of rights therein will be informed about the implementation schedule during the project implementation phase. They will be notified by the Governorates and NAT Compensation Committee. The notification memo should be provided to them **in a written form or verbally** when households are illiterate. All process should be documented and reported to the Lenders in order to verify the implementation.
- Disclosure of information in the Districts and the Governorates premises.

7 RAP TIME PLAN AND BUDGET

This section details the chronological steps in the implementation of the RAP with a brief explanation of each activity. It describes the linkage between resettlement implementation and initiation of civil works for each of the project components. It provides a clear statement of financial responsibility and authority in addition to listing the sources of funds for resettlement, describing the flow of funds and identifying resettlement costs, if any, to be funded by the government.

7.1. Time Plan

The resettlement activities should commence 6-8 months before the construction of each project sub- phase. The compensation committee head reported at March 2014 meeting, that the following activities have been achieved:

- 1- Consultation with the governorates and District Authorities about the project
- 2- Formation of the compensation committee on the governorate level
- 3- The Decree of Public Benefit was published in the National Press (January 2013)
- 4- Identification of asset ownership (owners inventory)
- 5- Development of a tentative budget based on the Cairo and Giza Governorates' estimation of compensation
- 6- Obtainment of all permits related to the project
- 7- Consultation with PAPs and grievances mechanism have been achieved
- 8- Development of resettlement and rehabilitation plan
- 9- Disbursement of disbursed up to 178,527,738 EGP to Cairo Governorate and 50 million to Giza Governorate.

The RAP calendar should be consistent with the works calendar in order to avoid problems and penalties in the allocated works contracts. Information regarding the calendar (when the areas will be vacated) should be inserted in the bidding documents and construction contracts to avoid penalties. Based on a revision of the project implementation time plan, the project has three sub-phases which will be implemented over a period of 7 years. Sub-phase A from Attaba to Kit Kat will start in the first year. The second sub-phase will commence in the second year and the third sub-phase will begin in third year. The proposed time plan presented in Table 21 was tailored to the sub-phase A. It will be replicated for the second and the third sub-phases. The time plan considers that activities during the Muslim fasting month (*Ramadan*) slow down significantly. Thus, Ramadan was, for the most part excluded from the time plan

The following is the time plan allocated for the project and for the main land acquisition activities that will be handled on private and public assets:

Table 7-1: Metro Line 3 Phase 3 Time Plan

The Owner: National Authority for Tunnel NAT		Greater Cairo Metro Al-Thawra Line (Line 3) - Phase 3 Summarized Tentative Proposed Programme				Consortium: SYSTRA / ACE / EHAF					
Activity Name	Original Duration	Year									
		1	2	3	4	5	6	7	8	9	10
Greater Cairo Metro (Line 3 - Phase 3)											
Pre-contract Stage											
Tender Process & Evaluating Bids and Completing Contract Documents											
Launching of the Call for Tender	0m										
Preparation of Technical and Financial Offers by Bidders	4m										
Offers Analysis and Selection of Successful Contractor	3m										
Negotiation and Preparation of the Contracts Documents	3m										
Signing of the Contract Agreement	0m										
Construction Stage											
Phase 3 Start											
Phase 3 Finish											
Sub-Phase 3A (From Attaba to Kit Kat)											
Sub-Phase 3A Start	0m										
Mobilization	3m										
Group 2	38m										
Group 3	40m										
Group 1	26m										
Group 4	13m										
Group 5	40m										
Group 6	6m										
Testing And Commissioning	8m										
Sub-Phase 3B (From Kit Kat To Rod El Farag)											
Sub-Phase 3B Start	0m										
Mobilization	3m										
Group 2	36m										
Group 3	35m										
Group 1	34m										
Group 4	17m										
Group 5	40m										
Group 6	8m										
Testing And Commissioning	8m										
Sub-Phase 3C (From Kit Kat to Cairo University)											
Sub-Phase 3C Start	0m										
Mobilization	3m										
Group 2	36m										
Group 3	34m										
Group 1	34m										
Group 4	14m										
Group 5	40m										
Group 6	8m										
Testing And Commissioning	8m										

Actual Work	Milestone
Remaining Work	Summary
Critical Remaining Work	

Page [1] of [1]		Date	Revision	Checked	Approved
		20-Sep-11	Revision 1.		
		02-Oct-11	Revision 2.	M.H.	M.D.
		13-Oct-12	Revision 3.		F.C.

© Primavera Systems, Inc.

Table 7-2: RAP implementation Time Plan Developed by NAT

No	Description	Station	Tentative implementation date	Type of property	Required Activity	Duration of demolishing (Day)
1	Garden of El Rehab Cafeteria	Ventilation	1-Aug-15	Private	Land acquisition	15
2	Land of Ali Baba Cinema	Maspero	1-Aug-15	Private	Land acquisition	15
3	Land of private garage parking	Maspero	1-Aug-15	Private	Land acquisition	15
4	Land of ground floor building	Maspero	1-Aug-15	Private	Land acquisition	15
5	Land of Maspero Company Garage	Maspero	1-Aug-15	Private	Land acquisition	15
6	Land of car parking	Maspero	1-Aug-15	Private	Land acquisition	15
7	Lands where some shops are constructed on	Maspero	1-Aug-15	Private	Land acquisition	15
8	Part of Dar El Tefl School lands	Zamalek	1-Mar-15	Private	Land acquisition	15
9	Land inside Dar El Tefl School (Building)	Zamalek	1-Mar-15	Private	Land acquisition	15
10	Land inside Dar El Tefl School (Store room)	Zamalek	1-Mar-15	Private	Land acquisition	15
11	Vacant land	Zamalek	1-Mar-15	Private	Land acquisition	15
12	Part of the lands inside a villa	Zamalek	1-Mar-15	Private	Land acquisition	15
13	Land in Dar El Qada El Aly (Supreme Court parking areas)	Naser	1-Aug-15	State owned	Transfer of ownership	30
14	Land in the middle street under 15th of May Bridge	Ventilation		State owned	Transfer of ownership	15
15	Land in the Planted area in Wekalet El Balah - Cornish St.	Ventilation		State owned	Transfer of ownership	15

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

No	Description	Station	Tentative implementation date	Type of property	Required Activity	Duration of demolishing (Day)
16	Land in the side walk in Zamalek Area	Zamalek	1-Mar-15	State owned	Transfer of ownership	15
17	Land in the Middle street in El Zamalek area	Zamalek	1-Mar-15	State owned	Transfer of ownership	15
18	Side street in Zamalek Area (Mansour Mohamed St.-Ismail Mohamed)	Zamalek	1-Mar-15	State owned	Transfer of ownership	15
19	Land of Parking area	Naser	1-Aug-15	State owned	Transfer of ownership	30
20	Toilets in the parking area within the Supreme Court	Naser	1-Aug-15	State owned	Demolishing and reconstruction (post)	30
21	Bolak Abu El Ela Post office	Maspero	1-Aug-15	State owned	Demolishing	30
22	Building of Ali Baba Cinema	Maspero	1-Aug-15	Private	Demolishing and reconstruction (post)	15
23	Garage of Maspero	Maspero	1-Aug-15	Private	Demolishing	15
24	Building in Dar El Tarbeia School	Zamalek	1-Mar-15	Private	Demolishing	15
25	A store room inside Dar El Tarbeia School	Zamalek	1-Mar-15	Private	Demolishing	15
26	A fence of a villa	Zamalek	1-Mar-15	Private	Demolishing and reconstruction (pre and post)	15
27	Part of a fence of Dar El Tarbeia School	Zamalek	1-Mar-15	Private	Demolishing and reconstruction (pre)	15
28	Some shops in the buildings No 70-72-72A and 74	Maspero	1-Aug-15	Private	Demolishing and reconstruction (post)	15
29	Shops in building No 2	Maspero	1-Aug-15	Private	Demolishing and reconstruction (post)	15
30	Shops in building No 42	Maspero	1-Aug-15	Private	Demolishing and reconstruction (post)	15
31	Land of residential project building	Imbaba	1-Mar-16	State owned	Transfer of ownership	30

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

No	Description	Station	Tentative implementation date	Type of property	Required Activity	Duration of demolishing (Day)
32	Land of Library Garden (Khaled Ibn El Waleid Library) (	Sudan	1-Mar-16	State owned	Transfer of ownership	30
33	Land of planted middle street	Sudan	1-Mar-16	State owned	Transfer of ownership	15
34	Lands owned by the Railway Authority	Imbaba	1-Mar-16	State owned	Transfer of ownership	21
35	Lands owned by the Railway Authority (with a small mosque(	Imbaba	1-Mar-16	State owned	Transfer of ownership	21
36	Lands of the Railway Authority (8 shops(	Imbaba	1-Mar-16	State owned	Transfer of ownership	21
37	Lands owned by the Railway Authority (with a mosque El Anwar El Zateiah(	Imbaba	1-Mar-16	State owned	Transfer of ownership	30
38	Railway property land	Bolak El Dakrou	1-Mar-17	State owned	Transfer of ownership	30
39	Part of Railway lands (squatter huts(	Bolak El Dakrou	1-Mar-17	State owned	Transfer of ownership	30
40	Lands with 162 cabin on	El Bohy	1-Mar-16	State owned	Transfer of ownership	45
41	Lands of Bolak El Dakrou Market	Bolak El Dakrou	1-Mar-17	State owned	Transfer of ownership	45
42	Lands of El Badr Mosque	El Bohy	1-Mar-16	State owned	Transfer of ownership	30
43	Lands close to Endowment houses	Wadi El Neil	1-Mar-17	State owned	Transfer of ownership	21
44	Land in the middle street in Mostafa Mahmoud Square	Gameat El Dewal	1-Mar-17	State owned	Transfer of ownership	21
45	Land in the middle street	Gameat El Dewal	1-Mar-17	State owned	Transfer of ownership	21

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

No	Description	Station	Tentative implementation date	Type of property	Required Activity	Duration of demolishing (Day)
46	Lands with some commercial shops			State owned	Transfer of ownership	30
47	Land in the middle street	El Tawfekia	1-Mar-17	State owned	Transfer of ownership	21
48	Agriculture lands	Workshop		Private	Land acquisition	45
49	Part of lands allocated to the Public Transportation Authority	Exit		State owned	Transfer of ownership	30
50	A land inside the western fence of Agriculture Research Center	El Gameaa	1-Mar-17	Private	Land acquisition	30
51	Part of Naser Youth Center fence	Kit Kat	1-Mar-16	State owned	Demolishing and reconstruction (pre)	15
52	Buildings inside the Public Transportation Authority	Exit		State owned	Demolishing and reconstruction (post)	30
53	Constructed building	Imbaba	1-Mar-16	Private	Demolishing and reconstruction (pre)	45
54	Fence of Khaled Ibn El Waleid library	Kit Kat	1-Mar-16	State owned	Demolishing and reconstruction (pre)	15
55	Part of El Tersana club Fence and the electricity cabin	El Tawfekia	1-Mar-17	Private	Demolishing and reconstruction (pre)	21
56	An electricity room in Imbaba vocational Secondary school	Sudan	1-Mar-16	State owned	Demolishing and reconstruction (pre)	21
57	Huts affiliated to the RailWay Authority (	Bolak El Dakrour	1-Mar-17	State owned	Demolishing and reconstruction (pre)	30
58	A market (162 cabin) El Bohy Market	El Bohy	1-Mar-16	State owned	Demolishing	30
59	El Badr Mosque and shops affiliated to the Mosque	El Bohy	1-Mar-16	Private	Demolishing and reconstruction (post)	30
60	Buildings on the agriculture land	Workshop		Private	Demolishing	30

Resettlement Action Plan -Metro Line -Phase Three Line Three- Final Report April 2015

No	Description	Station	Tentative implementation date	Type of property	Required Activity	Duration of demolishing (Day)
61	El Anwar El Zateia Mosque	Imbaba	1-Mar-16	State owned	Demolishing and reconstruction (pre)	30
62	(8) closed Shops constructed on the Railway Authority lands	El Bohy	1-Mar-16	State owned	Demolishing	30
63	A market constructed on state owned lands			State owned	Demolishing and reconstruction (pre)	

7.2. Budget

During this stage, NAT managed in cooperation with Giza and Cairo Governorates to develop a rough estimate of the budget needed within the two Governorate which is (159,000,000) EGP in Giza and (233,527,738) in Cairo. Giza Governorate managed to develop more detailed budget items (see box 2). Concerning Cairo estimates, it was one rough figure with no further details (see box 3). Thereafter, they provided the price of land's meter square and the constructions as basis for calculation. Consequently the study team relied upon the estimations to define the diversity between the estimations developed by the consultant and the governorate. The National Authority for Tunnels is committed to applying various monitoring activities. Therefore, the cost of monitoring was also included in the budget. Additionally, NAT will recruit an independent consultant to apply a mid-term and final evaluation study. Such evaluation activities should be financed by NAT.

Considering that disturbance allowance, compensation of workers, reconstruction of assets in Cairo and moving of properties were not estimated in the governorates lists, the variation between their estimation and the RAP budget was high. The study team managed, with the help of the Compensation Committee in NAT and an independent broker, to develop detailed estimated budget. The developed budget included the value of:

- The business disturbance (that was not consider in the two governorates estimates).
- The compensation of workers of 6 months insurance (about 1500 EGP)
- Full compensation of assets to be handed to the owners
- Re-constructions of the affected shops and markets
- Resettlement allowance that includes moving of belongings

Finally, the budget estimated was 385,990,417 EGP which is equivalent to 42,887,824 Euro. The total estimated budget in Cairo is 240,694,973 EGP, while in Giza Governorate; it is estimated with 145,351,494 EGP. It is foreseen that the budget of Giza is below the one estimated by Giza Governorate as NAT have adopted more avoidance activities that put limitations to the impacts in Giza, particularly, in the agriculture lands. Additionally, NAT adopted some alternative compensation strategies.

NAT have already disbursed up to 50% of the budget. However, they still in process of securing monitoring budget.

Table 7-3: Summary of the budget in Egyptian Pound

Budget item	Giza	Cairo	Total
Compensation for the lands	112,723,985	164,523,600	277,247,585
Asset compensation	2,357,418	1,000,168	3,357,586
Disturbance allowance for the loss of business	5,580,000	51,650,000	57,230,000
Disturbance allowance for	594,000	1,089,000	1,683,000

Budget item	Giza	Cairo	Total
workers			
Reconstruction activities	10,665,000	364,480	11,029,480
Crop compensation	50,955		
Moving of belongings	30,000	50,000	80,000
Total Estimated compensation	132,001,358	218,677,248	350,627,652
Contingency	13,200,136	21,867,725	35,062,765
Monitoring	150,000	150,000	300,000
Total budget	145,351,494	240,694,973	385,990,417

Euro= 9 EGP

Box 7-1: Translation of the budget developed by Giza Governorate

This budget is concerned with developing rough estimations of the compensation needed for land expropriation and temporary land acquisition for (agricultural lands- vacant lands- buildings and constructions-crops and vegetation) in Giza Governorate for the Metro Line 3 phase 3 (sub-phases B and C) within the jurisdiction of Giza Governorate

First: Lands needed to be expropriated

Total areas covered by this report	29.63 Feddan equivalent to 124,469 square meter
Total compensation of lands covered by this report	139,160,000 EGP
Total compensation of buildings and constructions	3.500.000 EGP
Total compensations for vegetation	105.000 EGP
Total compensation for not benefiting of lands for two years	230.000 EGP
Total compensation	142.995.000 EGP
Contingency	12.005.000 (about 8%)
Total	155.000.000 One hundred and fifty five million

	EGP
Second: The lands needed for temporary acquisition	
Total areas covered	1352 square meter
Renting cost per year	486.720 EGP
Contingency of 23.0% approximately	113.280 EGP
Total	600.000 EGP Six hundred thousand EGP
Notes	
<ol style="list-style-type: none"> 1- Prices mentioned in this budget are valid for one year starts after the endorsement of this report 2- This is a tentative guiding budget. It is entitled to be increased or lessened according to the high committee decisions. This committee was formed by the governorate according to the article 6 of Law number 10 of year 1990. 3- The state owned and Ameria lands were deducted. Also, the public facilities were excluded. Moreover, the lands of El Bohy Street building was excluded as it is state property 4- The instructions of the Agriculture Reform lands should be considered as it was mentioned in the (Agriculture Reform) Law of year 1952 (if found) 	

Box 7-2: Translation of the budget developed by Cairo Governorate

<ol style="list-style-type: none"> 1- For the Azbakiah site, the square meter of land has been estimated at 5,000 EGP (Five thousand EGP) 2- In Bolak Abu El Ela, the square meter has been estimated at 20,000 EGP (Twenty thousand EGP). The value of the construction for buildings No. 70, 72 A and 76 located in the 26th of July Street and building No. 40 El Sultan Abu el Ela Street was estimated at 200 EGP. The remaining buildings were estimated at 300EGP and the fence was evaluated at 120 EGP per meter. 3- Regarding the sites in Hai Gharb the square meter of the land was estimated at 20,000 EGP (twenty thousand EGP). The compensation of one constructions meter varied between 300 to 600 EGP. While the fence of Dar el Tefl (El Tarbeia) was estimated with 150 EGP. 4- With regards to phase four the square meter of the land has been estimated at 150 EGP and the constructions at 400 EGP <p>Noting that, in compliance with the Egyptian Law No 10 of year 1990, the valuation was based on the calculation of the committee which includes the Minister of irrigation. Estimated values may change according to judicial decisions which may arise in the future. In case of changes, NAT will pay the value of compensation after the modification.</p> <p>As for compensations, they are due upon submission of the administrative documents proving the</p>

ownership of the affected area.

Kindly review and accordingly instruct the deposit of the estimated compensation value in the treasury of the Housing and Utilities Directorate as per Article 6 of Law No. 10 of year 1990 to enable us advance the remaining proceedings.

Based on the Presidential Decree number 438 for the year 2012 which classifies the project for constructing Phase three of the Metro line in Cairo as a project for Public Benefit; We would like to inform you that the lands, assets and buildings needed for the project have been estimated at 233.527.738 EGP (Two hundred and thirty three million, five hundred and twenty seven thousand, eight hundred and thirty Egyptian Pounds) in addition to any changes resulting from future judicial decisions and any additional costs.

Kindly transfer this amount of money allocated for land and assets compensation to the cashier of Housing Directorate in order to proceed with the expropriation activities decreed by Law Number 10 for the year 1990.

References

1. Cairo Metro Line: Environmental and Social Impact Assessment (ESIA) for the Cairo Metro Line 3, Phase 3, in the Governorates of Cairo and Giza, Egypt, The European Investment Bank, 2012. EcoConServ
2. Cairo Metro Line: Resettlement Policy Framework (RPF) and Resettlement Action Plan (RAP) for the Cairo Metro Line 3 Phase 3, Egypt, The European Investment Bank, 2010.
3. National Railways Restructuring Project: Consultancy Services for the Environmental and Social Management Activities of Egypt National Railways Restructuring Project in Cairo, the Egyptian Ministry of Transport and The Egyptian National Railways, The World Bank, EcoConServ.
4. Resettlement Action Plan for North Giza Electric Interconnection line, May 2012, World Bank, EcoConServ
5. Supplementary Environmental and Social Impact Assessment for Beit Lahia treatment plant, Gaza Strip, Palestine, May- November 2012, World Bank, EcoConServ
6. Resettlement Action Plan for Natural Gas Line Nubaria Meet Namah, EcoConServ Environmental Solutions, November 2012, World Bank, EcoConServ
7. Environmental and Social Impact Assessment for Helwan South Power Plant Interconnection project, March 2012, JICA, ECG
8. ESIA and RPF Studies for the Dahshour- Atfeeh and Nubaria-Metnama pipelines - GASCO - World Bank 2011, EcoConServ
9. Environmental and Social Impact Assessment (ESIA) and Resettlement Policy Framework (RPF) 3 Electricity Stations (Ashmoun, Badr and Abu Ghaleb) and Interconnection Lines Egyptian Electricity Transmission Company (EETC) 2012- World Bank 2011, EcoConServ
10. Société du Réseau Ferroviaire Rapide: Urban Railway Resettlement Audit for the Société du Réseau Ferroviaire Rapide, Tunisia, The European Investment Bank, 2012 EcoConServ.
11. Mokha Wind Farm Project: Environmental and Social Impact Assessment (ESIA) for the Mokha Wind Farm Project - Resettlement Policy Framework (RPF), and Resettlement Action Plan (RAP), Yemen, The Yemeni Ministry of Electricity and Energy, 2010.
12. Poverty And Social Impact Analysis (PSIA) El Gharbeia Governorate- Egypt, May – December 2010 UNDP, EcoConServ
13. Environmental and Social Impact Assessment and Resettlement Policy Framework for the Rural Energy Access Project (REAP) Sanaa, Yemen, Ministry of Electricity and Energy March 2009
14. High Priority Urban Toll Expressways in Cairo: Social Impact Assessment and Resettlement Action Plan (RAP) for the Feasibility Study on High Priority Urban Toll Expressways in Cairo, Egypt, The General Authority of Roads, Bridge and Land Transport (GARBLT), The Ministry of Transport, Egypt Katahira & Engineers International / Japan International Cooperation Agency (JICA), 2008.
15. High Priority Urban Toll Expressways in Cairo: Social Survey, including a Socio-economic and Willingness-to-Pay Review under the Feasibility Study on High Priority Urban Toll Expressways in Cairo, Egypt, and Katahira & Engineers International / Japan International Cooperation Agency (JICA), 2008.