



*CAIRO ALEXANDRIA TRADE LOGISTICS
DEVELOPMENT PROJECT (CATLDP)
RESETTLEMENT FRAMEWORK (RF)*



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Environmental Alliance

12 August 2022

Resettlement Framework (RF)

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ACRONYMS

Abbreviation	Abbreviation Full wording
AP	Alexandria Port
CATLDP	Cairo-Alexandria Trade Logistics Development Project
CSOs	Civil Society Organizations
CTC	Central Traffic Control Buildings
DP6	6th of October dry port (DP6)
EAD	ENR environmental affairs department
ENR	Egyptian National Railways
ENRRP	Egypt National Railways Restructuring Project
ESF	Environmental and Social Framework
EC	Estimation Committee
ESIA	Environmental and Social Impact Assessment
ESA	Egyptian Survey Authority
ESS	Environmental and Social Standards
FGDs	Focus Group Discussions
GARB	General Authority for Roads and Bridges
GM	Grievance Mechanism
GoE	Government of Egypt
IMF	International Monetary Fund
KIIs	Key Informant Interviews
LAL	Land Acquisition Law
MoT	Ministry of Transport
NGOs	Non-Governmental Organization
PAPs	Project Affected Persons
PMU	Project Management Unit
RISE	Railway Improvement and Safety for Egypt Project
RP	Resettlement Plan
RF	Resettlement Framework
RoW	Right of Way
RRR	Regional Ring Road
SDO	Social Development Officer
SEP	Stakeholders Engagement Plan
TOR	Terms of Reference
WB	World Bank

GLOSSARY

Terminology	Explanation
Census	Household 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	Payment in cash or in kind to replace losses of land, housing income, and other assets caused by the project.
Cut-off Date	The date of the census prior to which, the occupation or use of the project area, qualifies residents or users of the project area as affected persons.
Environmental and Social Impact Assessment (ESIA)	An assessment to identify the possible environmental and social impacts of development projects to be considered before a decision is made as to whether the project should be given approval to proceed.
Environmental Impact	An effect (both positive and negative) on an environmental resource or value resulting from infrastructure development projects.
Full replacement cost	<p>A method of valuation yielding compensation sufficient to replace assets, plus necessary transaction costs associated with asset replacement. Where functioning markets exist, replacement cost is the market value as established through independent and competent real estate valuation, plus transaction costs. Where functioning markets do not exist, replacement cost may be determined through alternative means, such as calculation of output value for land or productive assets, or the undepreciated value of replacement material and labor for construction of structures or other fixed assets, plus transaction costs. In all instances where physical displacement results in loss of shelter, replacement cost must at least be sufficient to enable purchase or construction of housing that meets acceptable minimum community standards of quality and safety. Transaction costs include administrative charges, registration or title fees, reasonable moving expenses, and any similar costs imposed on affected persons.</p> <p>In the case of land value, calculation is based on market value of land of equal productive potential or use, located in the vicinity of the affected land, plus the cost of preparing the land to levels similar to those of the affected land, plus the cost of any registration and transfer taxes.</p>
Forced Eviction	“Forced eviction” is defined as the permanent or temporary removal against the will of individuals, families, and/or communities from the homes and/or land which they occupy without the provision of, and access to, appropriate forms of legal and other protection, including all applicable procedures

Terminology	Explanation
	and principles in the Environmental and Social Standard 5 (ESS5).
Displaced Persons	Persons who are affected by the involuntary taking of land and / or the involuntary restriction of access to legally designated parks and protected areas.
Grievance Mechanism	Mechanism available at the project level for persons affected under the project to submit project related grievances and complaints, and to seek redressal for these.
Involuntary Resettlement (IR)	The unavoidable displacement of people and/or impact on their livelihood, assets and common property resulting from development projects that create the need for rebuilding their livelihood, sources of income and asset bases.
Land Acquisition	Refers to all methods of obtaining land for project purposes, which may include expropriation of property and acquisition of access rights, such as easements or rights of way. Land acquisition may also include: (a) acquisition of unoccupied or unutilized land whether or not the landholder relies upon such land for income or livelihood purposes; and (b) repossession of public land that is used or occupied by individuals or households. “Land” includes anything growing on or permanently affixed to land, such as crops, buildings and other improvements.
Livelihood	Refers to the full range of means that individuals, families and communities utilize to make a living, such as wage-based income, agriculture, fishing, foraging, other natural resource-based livelihoods, petty trade and bartering.
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 Person (PAPs) and Displaced persons	<p>Refers to all the people who, on account of the activities listed above, would have their: (1) standard of living adversely affected; or (2) right, title, interest in any house, land (including premises, agricultural and grazing land) or any other fixed or movable asset acquired or possessed temporarily or permanently; (3) access to productive assets adversely affected, temporarily or permanently; or (4) business, occupation, work or place of residence or habitat adversely affected; and “displaced person” means any of the displaced persons.</p> <p>Includes any people, households, firms or private institutions who, on account of changes that result from the project will have their (i) standard of living adversely affected, (ii) right, title, or interest in any house, land (including residential, commercial, agricultural, forest, and/or grazing land), water resources, or any other moveable or fixed assets acquired, possessed, restricted, or otherwise adversely affected, in full or in part, permanently or temporarily; and/or (iii) business,</p>

Terminology	Explanation
	occupation, place of work or residence, or habitat adversely affected, with or without displacement.
Public Involvement	The dialogue encompassing consultation and communication between a project proponent and the public. It includes dissemination, solicitation, and presentation of information
Rehabilitation/ Resettlement	A term often used to describe the process of re-establishing lifestyles and livelihoods following resettlement. The term is also used to describe construction works that bring a deteriorated structure back to its original conditions.
Resettlement Plan (RP)	A time-bound action plan with a budget, setting out resettlement strategy, objectives, options, entitlements, actions, approvals, responsibilities, monitoring and evaluation
Restrictions on Land Use	Refers to changes in or prohibitions on agricultural, residential, commercial or other land uses that are directly introduced and put into effect as part of the implementation of the project. These may include restrictions on access to legally designated parks and protected areas, restrictions on access to other common property resources, restrictions on land use within utility easements or safety zones, etc.
Social Impact	An effect (both positive and negative) on a social issue resulting from infrastructure development projects.
Stakeholders	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.
Vulnerable Groups	Distinct groups of people who might suffer excessively from resettlement effects, such as, the old, the young, the persons with disabilities, the poor, isolated groups and female headed households (single-mothers, widows, etc.).

EXECUTIVE SUMMARY

i. Introduction

The purpose of the Resettlement Framework (RF) is to clarify resettlement principles and organizational arrangements, to provide a process for identifying individuals likely to be impacted, to assess the severity of the impact, and to outline the process for preparing Resettlement Plans, for Cairo-Alexandria Trade Logistics Development Project (CATLDP). Acquisition of new land is anticipated under CATLDP as some activities will require being constructed in private lands. The rest of the activities are expected to take place within Egyptian National Railway's (ENR) established Right of Way. Economic or physical displacement impacts may occur in scenarios where ENR repossesses the use of land that is used or occupied by individuals or households for project activities. These instances are determined when detailed designs and site locations are finalized, or sub-projects are selected, and are thus not known at this time. This RF provides a framework for screening all project activities and covers all potential scenarios where any land is taken back or newly acquired as part of the project. Where any type of land acquisition occurs, Resettlement Plans (RPs) proportionate to potential risks and impacts shall be prepared to address any adverse impacts to project-affected persons in a manner consistent with Environmental and Social Standard (ESS) 5 and this RF. The RP will vary depending on the complexity of resettlement. The various steps in preparing an RP have been outlined in this document. Project activities that will cause land expropriation and or physical and/or economic displacement will not commence until such specific plans have been finalized and approved by the Bank and Project Affected Persons (PAPs) have been compensated prior to the start of physical works. The implementation of the RF and the potential RP is the ultimate responsibility of the ENR's Project Management Unit (PMU). The PMU should be working closely with other relevant stakeholders, including most importantly the Egyptian Survey Authority (ESA), the General Authority for Roads and Bridges (GARB), municipalities, etc.

ii. Project Description

The Government of Egypt (GOE) is expanding the Egyptian transport infrastructure to account for the expected growth in freight traffic through the construction of distribution centers, road networks, railway networks, container handling terminals and dry ports. The first dry port in Egypt will be in 6th of October city and is expected to go into operation by 2023. The Port is expected to transport containers between Alexandria Port (AP) and the 6th of October dry port (DP6) via a dedicated freight railway line. This will decrease the traffic congestion on the Cairo to Alexandria desert road and reduce the negative environmental impacts resulting from truck traffic.

The project comprises 2 main components as follows:

- Component 1. Railway Sector Reform, Project Delivery, Stakeholder Engagement, Gender Taskforce, Securing private capital mobilization (PCM) for the railway sector, and Decarbonization and Green Financing¹
- Component 2: Creation of a railway bypass around the Greater Cairo Area

¹ This component finances only technical studies. These studies could lead to works in the future that the ENR and the private sector will implement, for example.

Land related issues requiring land acquisition and/or resulting in physical and/or economic displacement according to ESS5 are limited to component 2 only. Thus, the RF will focus on the beforementioned component.

Component 2: The Creation of a railway bypass around the Greater Cairo Area

Component 2 involves the construction, upgrading and signaling work of 4 railway lines (three existing lines and 1 new line). Upgrading work and signaling provision will be carried out in the 3 existing lines. Construction work and signaling provision will take place at the proposed new line site in addition to the dualization of one of the existing lines. Component 2 can be furtherly divided into 4 subcomponents (see table below)

Table i: Description of Component 2 and its sub-components- CATLD Project

Subcomponent	Description	Funded by
Subcomponent 2.1 Greenfield Link	Constructing 68.5 km of greenfield track and signaling from the Bassteel – Itay El Baroud section to km 66 on the Marazeeq-Wahat section	GoE WB
Subcomponent 2.2 Marazeeq – Wahat section	Upgrade 66 km of existing track and signaling from Marazeeq to km 66 (where the last-mile connection of 1.3 km to DP6 starts). ²	WB
Subcomponent 2.3 Bassteel – Itay El Baroud section	(a) Bassteel – El Itihad segment (100 km) upgrade of existing track, construction of a parallel track, and signaling provision for both tracks; (b) El Itihad – Itay El Baroud segment (27 km) upgrade the existing single track and signaling.	GoE WB
Subcomponent 2.4 Itihad – Tafaroa section	Upgrade existing single track and signaling on the El Itihad – Tafaroa section (108 km). ³	WB

Since the exact nature and physical location of interventions' footprints for component 2.3 and 2.4 will only be finalized during project implementation, accordingly, an Environmental and Social Management Framework (ESMF) was developed as part of the Environmental and Social Assessment Process. An Environmental and Social Impact Assessment (ESIA) for subcomponents 2.1 and 2.2 has been developed.

The rationale for preparing an RF at stage of the project to cover the impacts of involuntary resettlement, land acquisition and restriction use of land as a result of all the project components is as follows: 1) While the route of the new track (sub-component 2.1) has been initially defined, the alignment could potentially change. 2) Location of the technical buildings are still unknown at this stage on the rail corridors of sub-component 2.2.and 2.4. 3) It is also not known at this stage if the

² The ENR built the 1.3 km railway track between km 66 and the entrance to DP6. This track will be operational from December 2021.

³ The Tafaroa to the gate of the Alexandria Port segment (17 km) is currently functional and will not be intervened by the Project.

parallel tracks related works will happen on the left or on the right of the rail corridor under sub-component 2.3.

The GoE is the funding source for the industrial works and structures under subcomponents 2.1, 2.3.a, and 2.3.b. The GARB will implement the GoE-funded works. The World Bank is the funding source for the remaining track and signaling. The Egypt National Railways (ENR) is the project owner and the main implementing agency for the project. (ENR).

iii. **Project impacts**

The focus of this document is the impacts related to ESS5 which could be summarized in the following:

- **Loss of land:** In the case of the land owned by individuals and or land tenants/users on the Right of Way (RoW) of the rail corridor (ENR property). The construction of the missing link will potentially result in land expropriation (subcomponent 2.1). Whereas the construction of the parallel line (subcomponent 2.3) will most likely result in the physical or livelihood displacement of land users present on the RoW. Potential livelihood losses may also result from the signaling work on RoW in subcomponent 2.4
- **Physical displacement:** In case the alignment that will be created will necessitate the removal of existing structures that is owned or used by individuals
- **Loss of livelihood for the tenants of the agricultural lands:** In case the creation of the alignment results in the loss of crops and trees due to the resulting change in land use.
- **Loss of livelihood from other types of livelihood/businesses:** In case of the creation of the alignment results in the loss of businesses or commercial land use.

At this stage, it is challenging to quantify the number of potentially affected persons from the project's activities. Upon the completion of the project design stage, the number of PAPs can be quantified and accordingly an RP will be constructed. For more details please refer to section (2.2) Project's impacts and section (7) for RP guidelines.

iv. **Legal Requirements, Bank Requirements and Gap Analysis between Requirements**

a) **Legislative Framework for Resettlement in Egypt**

- Law 144/2020 on the amendment of some provisions of Law No. 152 of 1980 establishing the Egyptian National Railways Authority ENR.
- Law 187/2020 on the amendment of some provisions of Law No. 10 of 1990 on the land acquisition for the public benefit
- Ministerial decree 20/2019, new executive regulations for Law No. 10 of 1990 on land acquisition and its amendments, serving Law 827 of 1975 on the Egyptian Survey Authority (ESA) and cancelling ministerial decree 319/1990 on the ER for Law No.10 of 1990.
- Law 24/2018 on the amendment of some provisions of Law No. 10 of 1990 on the land acquisition
- Law 1/2015 On the amendment of some provisions of Law No. 10 of 1990 on the land acquisition
- Law 10/1990 On Property Expropriation for Public Benefit identifies

- Law 577 of year 1954 and Law 27 of year 1956 for land acquisition
- Law 27 of year 1956
- The new Egyptian Constitution
- Civil code 131 of year 1948

b) World Bank Requirements

World Bank Environmental and Social Framework (ESF) - ESS5 on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement. ESS5 recognizes that project-related land acquisition and restrictions on land use can have adverse impacts on communities and persons. It may also cause physical displacement (relocation, loss of residential land or loss of shelter), economic displacement (loss of land, assets or access to assets, leading to loss of income sources or other means of livelihood), or both.

c) Gaps Analysis between Egyptian Legislation and the World Bank ESF - ESS5

Egyptian legislations are broadly consistent with the ESS5 in terms of the general principles. Those include most importantly the following:

- The requirement to pay compensation in case of compulsory acquisition of land
- The requirement to compensate for losses, whether temporary or permanent in production or damage to productive assets and crops; and
- The provision for pre-judicial avenues for resolution of disputes and rights of appeal.

In addition to the above principles that are underlined in the Egyptian legislation, ESS5 also emphasized the following principles that should apply to all types of PAPs under different entitlements:

- Avoid or minimize involuntary resettlement by exploring project design alternatives
- Alternatives to be discussed with project affected person through consultations
- The Borrower will not resort to forced evictions of affected persons.
- Mitigate unavoidable adverse impacts from land acquisition or restrictions on land use through timely compensation for loss of assets at replacement cost and assisting displaced persons in their efforts to improve, or at least restore, livelihoods and living standards, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher
- Provision of adequate housing, access to services and facilities, and security of tenure
- Provision of appropriate disclosure of information, meaningful consultation, and informed participation
- Prior notice and appropriate grievance mechanism to be available for the PAPs.

The Egyptian legislations and the World Bank ESS5 have gaps within the following 14 topics:

1. Calculation of Compensation
2. Compensation eligibility/ The right of squatters
3. Tenants and other types of land users (under the RoW of ENR)
4. Share-croppers (tenants of agricultural lands) outside the RoW of ENR

5. Business Owners
6. Land-owners
7. Resettlement assistance
8. Vulnerable Group
9. Livelihood restoration
10. Consultation and information disclosure
11. Grievance Mechanisms
12. The Cut-Off Date
13. Resettlement planning and procedural requirements
14. Monitoring and Evaluation

Measures to bridge the gap between the Egyptian legislation and ESS5 include the following:

- The project will apply the principle of full replacement cost as defined in this RF and ESS5.
- Prevailing market price plus mandated 20% top-up, can reflect the replacement cost of affected land and assets.
- In case, there is no market price as reference for some affected assets, the compensation rate will be determined based on replacement cost in consultation with affected persons.
- All affected persons including squatters, will be considered for compensatory measures in accordance with this RF and ESS5.
- Resettlement assistance should be provided in order to improve the PAPs livelihoods or at least to restore to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.
- Those who are using land but have no recognizable legal rights or claim will be compensated for their investments on the land.
- In the cases when ENR is restoring its own land property that is used or leased by individuals for agriculture or any economic activities; Tenants shall be provided with adequate notice in advance of change or cancellation of lease. ENR will assist in compensation of tenants on case-by-case basis and based on the consultations with the PAPs, their preference and the available alternatives (e.g. providing another land on the RoW etc.)
- The Borrower will not resort to forced evictions. PAPs will be made aware of the project grievance mechanism.
- In addition to entrusting the owner of the assets to compensate their tenants as the mutual legal arrangement would allow, ENR should take measures to ensure that the affected tenants of residential and commercial units are provided with notice, compensated and are aware of the GM to use.
- ENR modified the route several times to avoid to the extent possible and minimize acquisition of private lands for the project.
- The Egyptian law 10/1990 is amended Three times by Law 1 in 2015, Law 24 in 2018, and Law 187 in 2020 to narrow gaps between Egyptian laws and international regulations and performance standards.
- Particular attention will be paid to the needs of Vulnerable Groups among those displaced.
- ESS5 principle regarding income restoration will be taken into account. Therefore, those whose income is going to be affected will be compensated for the loss of profit and income until such time as their income is restored to pre-project levels.
- For tenants, it must be ensured that they have alternative sources of income (agricultural land, trade, employment, etc.) other than the acquired land, as much as possible.

- The project should launch systematic Stakeholder engagement activities, as per the Stakeholder Engagement Plan (SEP) that would continue during the project lifetime.
- All PAPs should be consulted on land acquisition impacts. Participatory planning and decision making should be applied in resettlement options and compensation.
- A project-level GM consistent with ESS10 will be established and will be shared with PAPs.
- The cut-off date will be differing according to the project activities. It will be determined separately for each project activities.
- The project is to develop an M&E and reporting system compliant with WB standards.

More details are found in section 3.4 (Gap analysis between Egyptian legislation and the World Bank ESS5

v. Eligibility Criteria for Affected Persons

All PAPs who suffer a complete or partial loss of assets or access to assets shall be eligible for some kind of assistance, according to their legal rights to the land, if it can be proven that they occupied the land before the claim cut-off date. The Bank ESF - ESS5 specifically identifies three groups of affected persons:

- a) those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country);
- b) those who do not have formal legal rights to land, at the time the census begins, but have a claim to such land or assets; provided that such claims are recognized under the laws of the country or become recognized through a process identified in the resettlement plan.
- c) those who have no recognizable legal right or claim to the land they occupy or use.

vi. Methods of Valuation of Affected Assets and Compensation

WB ESF - ESS5 requires that resettlement and compensation plans provide effective compensation at full replacement cost for losses of assets attributable directly to a Bank-financed project, prior to any land acquisition and construction works. Replacement cost is the method of valuation of assets that helps determine the amount sufficient to replace lost assets and cover transaction costs. In applying this method of valuation, depreciation of structures and assets should not be taken into account in determining their value.

For losses that cannot easily be valued or compensated in monetary terms such as access to public services, customers, and grazing, the Bank-financed project shall provide access to equivalent and culturally acceptable resources and earning opportunities.

Where Egyptian law does not meet the standard of compensation at full replacement cost, compensation under Egyptian law is supplemented by additional measures necessary to meet the replacement cost standard defined in ESS5.

Land and assets will be valued and compensated according to the World Bank ESS5, Egyptian regulations and ENR practical operations and procedures, using tools developed for Egypt National Railways Restructuring Project (ENRRP) and Railways Improvement and Safety for Egypt Project (RISE).

Compensation will be provided to all individuals whose assets, (land, crops and/or trees) or access to assets is affected or damaged, as a consequence of land acquisition or any other activities

undertaken by the projects. The compensation for the loss of physical and nonphysical assets will vary depending on the type of loss, and eligibility of the PAPs. Compensation may come in the form of cash compensation, in-kind compensation, and/or assistance.

All PAPs will be entitled to type of compensation that accords with their entitlements' matrix. The monetary compensation should be paid at replacement cost, noting the market value (at the entitlement cut-off date) for affected tangible assets. Another option may be in-kind compensation where the affected assets would be replaced with an asset of similar size, value, and quality. The decision on which type of compensation is used should be jointly agreed upon between the project staff and the PAPs and shall be subject to the availability of replaceable assets. Moreover, development and resettlement transitional assistance needed to restore the livelihood and standard of living of PAPs under the subproject to pre-project levels (i.e., short-term jobs, subsistence support, moving allowance, salary maintenance, food assistance, etc.).

vii. RP Preparation and Disclosure arrangements

RP should assess the number of PAPs, propose alternative locations for the sub-projects, if possible, identify the eligibility criteria, include provisions for compensation and assistance, and address the means by which the project monitoring and evaluation will take place to ensure that the PAPs receive their compensation and that their grievances are heard and addressed. The mitigation measures and compensation standards proposed in the RP shall be disclosed to the PAPs for feedback and comments.

Once the project activities have been identified, they should be screened by ENR to determine whether or not they will require the involuntary resettlement of people within the determined project area, and they will be responsible of the application of the ESSs including ESS5. (See section 7 "RP preparation and disclosure arrangements" for RP guidelines.

viii. Consultation Activities

During project implementation, when resettlement impacts are involved and a RP needs to be prepared, consultations with affected persons will be carried out by ENR through the independent consultant that is contracted for the RP preparation process.

ENR will take steps to ensure that affected persons and communities can obtain relevant information relating to the project in general and the land acquisition and resettlement arrangements in particular in a timely and proactive manner. As a first step, PAPs should be aware of the different alternatives they have, the compensation they are offered including compensation rates for all categories of land and assets, basis of valuation, eligibility criteria for all modes of assistance, and information regarding the project grievance procedures. All information should be shared in a culturally sensitive manner using communication techniques that are appropriate to the diverse range of PAPs (e.g., illiteracy). ESA will be following the law requirement to notify the potential PAPs using locally appropriate and accessible notification tools (as per the recent Law update).

The RP documents without personal information will be disclosed and available to the public, in English and Arabic on ENR/ project website, in the premises of different entities at the central and local levels, including local government units, as per the SEP. Simplified versions of the RP with the core data needs to be disseminated directly to the PAPs.

Consultation and community engagement activities should take place according to World Bank Environmental and Social Standards ESS10. The Stakeholder Engagement Plan - SEP to be prepared by the ENR should include a consulting plan for groups affected by the land acquisition and displacement including potential vulnerable groups.

ix. Grievance Mechanism (GM)

The objective of a grievance mechanism is to ensure that all comments and complaints from any project stakeholder are considered and addressed in an appropriate and timely manner.

ENR, GARB and contractors must be committed to avoiding, reducing, limiting and, if necessary, remedying any adverse impacts caused by their activities on local populations and on their social and physical environment. One of the tools for identifying, preventing, and managing unanticipated impacts is a Grievance Mechanism (GM).

The project will use the project GM that is being established as part of RISE and linkages to the institutional-level GM of ENR (section 9.3) will be established as per the ESCP.

x. Budget Estimation and Funding

• Estimated budget:

At this stage, where the final locations of several project components have not yet been determined, and when the number of PAPs cannot be identified thoroughly, it is not possible to provide an accurate budget for the total costs of resettlement that may be associated with the implementation of the project. However, a preliminary cost may be estimated. about 31 km of agricultural land is subject to potential partial expropriation. Approximate total land area subject to potential expropriation is roughly calculated at 300 feddan (equivalent 1,260,000 m²). These can be classified into 5 main group as follows:

Table ii: Estimation of land to be expropriated and potential costs based on the consultation activities described in the stakeholder engagement plan (SEP)

Location from to	Approx. length in km	Approx. width in m	Approximate calculation	Approx. total area in m ²	Approx. total area in feddan	Estimated market value per feddan in EGP	Estimated total cost for land in EGP
Km 47-52.5	5.5	40	5,500x40	220,000	52	750,000	39,000,000
Km 52.5-64	11.5	40	11,500x40	460,000	110	1,000,000	110,000,000
Km 64-68	4	40	4,000x40	160,000	38	1,200,000	45,600,000
2 curves at the northern end of the alignment	1.3 (0.65 km x2)	50	1,300x50	65,000	16	1,200,000	19,200,00
Total	22.3			905,000	216		213,800,000

• Responsible Financing entity

The implementing agency (ENR) will have to finance the resettlement compensation because they will be impacting on the people's livelihoods.

• Funding Flow

Process of compensation deposit to ESA account could be done following Law 10 -year 1990 and its amendments. ESA shall inform the owner of the project/the entity requesting land acquisition for its project (ENR) about required compensation amounts to be deposited to a governmental bank account with interest in the name of ESA. Depositing the compensation amounts shall not exceed a month from the date of issuance of the land acquisition decree for the project. The owner/entity

requesting expropriation shall notify ESA about the depositing; ESA will then be responsible to issue payment orders for PAPs including payment due date.

Concerning land users on the RoW, ENR will provide assistance to all PAPs on the RoW in the dualization line (subcomponent 2.3) and upgrading lines (subcomponent 2.2 and subcomponent 2.4) as long as those PAPs are among the users who have certain arrangement with ENR to utilize the RoW. Compensation budget will be calculated depending on each situation. Although no compensation will be required as per the ENR contract with tenants⁴, ENR will carry out the work after harvesting season to reduce any economic losses and will explore further the type of additional support that could be offered.

xi. Monitoring and Evaluation Arrangements

In order to assess whether the goals of the resettlement and compensation plan are being met, a monitoring plan will be required. The monitoring plan includes indicators, introduces milestones, and provides resources including responsible persons or institutions to carry out the monitoring activities. The arrangements for monitoring resettlement and compensation activities will be part of the monitoring and reporting process of the project, which will fall under the overall responsibility of the implementing agencies (ENR). Arrangements will require various levels of monitoring:

- **Internal Monitoring:** at the level of the specific RP by those directly implementing the RP; by the PMU that has oversight over all project related resettlement; and at the level of overall project results monitoring post-resettlement. They will be responsible for ensuring efficient consultation with all landowners, their representatives, fairness of agreement, proper implementation of the compensation process and its effects on the PAPs socioeconomic status. A quarterly report will be prepared for the WB.
- **External monitoring:** PMU develops in cooperation with the RP consultant a detailed list of indicators as the RP will be the baseline study for the project affected people. Halfway through the RP process, an independent consulting firm will be contracted by ENR in order to apply a rapid assessment for the activities done under the RP, as well as, the impact of involuntary resettlement on the livelihood of community people. A final impact report will be prepared and submitted to the WB.

In order to assess whether these goals are met, indicators capable of measuring RP performance will have to be developed. A number of objectively verifiable indicators must be used to monitor the impacts of the compensation and resettlement activities. These indicators will be targeted at measuring the physical and socio-economic status of the PAPs, to determine and guide improvement in their social and economic wellbeing.

⁴ There is a possibility that the RoW will be too small for the dualization activities at some areas of the pathway, this may also result in land expropriation (subcomponent 2.3). This is not calculated within the budget. However, upon finalizing the project design stage and deciding on the parallel line location, the RP will be prepared, and compensation will be calculated.

1 INTRODUCTION

The purpose of the Resettlement Framework (RF) is to clarify resettlement principles and organizational arrangements, to provide a process for identifying individuals likely to be impacted, to assess the severity of the impact, and to outline the process for preparing Resettlement Plans, for Cairo-Alexandria Trade Logistics Development Project (CATLDP). Where any type of land acquisition occurs, Resettlement Plans (RPs) proportionate to potential risks and impacts to address any adverse impacts to project-affected persons in a manner consistent with ESS5 and this RF should be developed. The RP will vary depending on the complexity of resettlement. The various steps in preparing an RP have been outlined in this document. Project activities that will cause physical and/or economic displacement will not commence until such specific plans have been finalized and approved by the Bank and PAPs have been compensated prior to the start of physical works. The implementation of the RF and the potential RP is the ultimate responsibility of the ENR's Project Management Unit (PMU). The PMU should be working closely with other relevant stakeholders, including most importantly the Egyptian Survey Authority (ESA), the General Authority for Roads and Bridges (GARB), municipalities, etc.

1.1 The Justification of Preparing a RF

Acquisition of private land is very likely inevitable because of the construction of a new railway track as the proposed route has privately owned properties (land and other structures). Other existing lines will include signaling works, upgrading of lines and/or dualization within the Egyptian National Railway (ENR) 's right of way, where tenants and informal users may experience impacts from loss of land or assets. In the meantime, devaluation and/or depreciation of the value of the private properties could be an impact during operation.

Since some of the sub-components of the project may result in temporary or permanent land acquisition, this will be relevant to WB ESS5 on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement.

The rationale for preparing an RF at stage of the project to cover the impacts of involuntary resettlement, land acquisition and restriction use of land as a result of all the project components is as follows: 1) While the route of the new track (sub-component 2.1) has been initially defined, the alignment could potentially change. 2) Location of the technical buildings are still unknown at this stage on the rail corridors of sub-component 2.2.and 2.4. 3) It is also not known at this stage if the parallel tracks related works will happen on the left or on the right of the rail corridor under sub-component 2.3.

1.2 Content of the RF

The overall aim of RF is to provide a process for identifying individuals likely to be impacted by the Cairo-Alexandria Trade Logistics Development Project (CATLDP) activities, assessing the severity of the impact, and outlining the process for preparing Resettlement Plans. Further, the RF aims at ensuring that project affected people (PAP) are fairly/appropriately and transparently compensated for their loss of land (whether permanently or temporarily), and assets and loss of access to natural resources, which affect their livelihood. The Resettlement Framework will include:

- The standards and legal framework for land acquisition and resettlement.

- The eligibility criteria for compensation to various categories of PAPs.
- Methods of valuing affected assets for purpose of compensations.
- Methods to estimate the number of potentially affected persons, including type of property and structures such as land, houses, business premises.
- The implementation process of resettlement related activities and organization measures for delivery of compensation and mitigation of negative impacts.
- Consultation and grievance mechanisms to be created and used during the preparation and implementation of RPs
- Measures for monitoring and evaluation with specific monitoring indicators.

This RF applies to all components of the Cairo-Alexandria Trade Logistics Development Project (CATLDP) that could affect land, assets, and livelihoods. It applies to all eligible persons regardless the severity of impact and whether they have legal title to land or not.

PROJECT DESCRIPTION

The Project will build a railway bypass to the congested railway network around greater Cairo. This bypass will improve the efficiency of freight transport between the Alexandria Sea Port and Greater Cairo. Coupled with ongoing improvements to the railway lines between Cairo and Nag Hamadi under the RISE Project, freight trains can reach Upper Egypt. The bypass includes a greenfield segment starting at the Bani Salamah station on the line connecting Bashteel with El Itihad stations) and the Marazeeq-Wahat line. The bypass also upgrades the signaling on the Marazeeq-Wahat line, between Marazeeq (km 0 point) and the meeting point with the greenfield segment. The Project will also improve access by train for container trains to the 6th of October Dry Port (DP6) which manages only containers and lies along the Marazeeq-Wahat railway line. The Project will also upgrade the railway signaling on the Bashteel-El Itihad (El Manashy segment) and El Itihad-Tafaroa (El Itihad segment) between Greater Cairo Area and Alexandria.

The Project will increase the capacity of the existing railway corridor between Alexandria and Cairo to manage freight trains. The Project will allow, for example, to increase from 4 trains per day bound to DP6 to more than 30 once all the Project is complete. Traffic for other types of freight trains will also increase. Moreover, because of the bypass to the heavily congested area of Greater Cairo, the Project will increase the railway connectivity to Upper Egypt, allowing for a trade and economic corridor to Sudan. Furthermore, the Egyptian railways' network is extensive, so this bypass opens up other parts of the network to railway traffic, including the Damietta Port and Port Said. Other dry ports can also benefit if they build last-mile connectivity to the existing ENR network to take advantage of the projects' benefits.

The Project will also introduce the Infrastructure Access Charge (IAC) regime for railways in Egypt. The IAC allows private railway operators, for example, to run their trains, paying a charge to ENR as the owner of the tracks. The railway bypass to the bottleneck in the GCA increases capacity to allow more trains, including those eventually operated by the private sector. The Project also opens up other private sector participation opportunities in railways.

As part of the project design, all subcomponents embed a zero harm/zero tolerance, safety first” into the upgrade and new works on the tracks, at communities along the tracks, ensuring safety for communities along the tracks, such as fencing, level crossings, and education measures.

The Project has the following components:

- Component 1. Railway Sector Reform, Project Delivery, Stakeholder Engagement, Women's Economic Empowerment, and Private Sector Participation⁵
- Component 2: Track extension, railway signaling modernization, and selected track upgrades to create a railway bypass around the Greater Cairo Area

⁵ This component finances only technical studies. These studies could lead to works in the future that the ENR and the private sector will implement, for example.

1.3 Component 1: Railway Sector Reform, Project Delivery, Stakeholder Engagement, Women's Economic Empowerment, and Private Sector Participation

1.1 Railway sector reform: (a) Developing and adopting a transparent railway infrastructure access charging (IAC) scheme for the Egyptian railway network, determining the specific charges to be paid for access and use of infrastructure by public and private railway operators, and supporting the ENR in drafting, negotiating and entering into IAC Contracts with private railway operators; (b) developing a regulatory framework for the railway network, identifying the detailed scope and responsibilities of a railway regulator and the associated governance framework; and (c) identifying and developing additional rail-friendly policies to increase traffic on the railway network.

1.2 Project-delivery activities: (a) Setting up an owner's Works Supervisor and Integrator to manage and integrate the design and construction of works financed by the Ministry of Transport (MoT) and works financed with Loan proceeds under Part 2; and (b) financing of a technical audit for the works under Part 2.

1.3 Promotion of Women's Employment and Stakeholder Engagement. (a) Promoting women's employment in the ENR's workforce through upgrading its childcare facility, the establishment of a female internship program and (b) implementing activities under the [Stakeholder Engagement Plan] to strengthen meaningful stakeholder engagement under the Project, including establishing and disseminating a citizen's charter.

1.4. Enabling private capital mobilization (PCM) for the railway sector. Transaction support to ENR in dealing with private parties concerning the private sector participation opportunities in the rail sector.

1.5 Decarbonization study (ENR financed): conducting a technical study for developing a decarbonization roadmap for the ENR.

1.4 Component 2: Creation of a railway bypass around the Greater Cairo Area

Land related issues requiring land acquisition and/or resulting in physical and or economic displacement according to ESS5 are limited to the sub-components included in component 2 only. Thus, the RF will focus on the beforementioned component. Below is a description of component 2, which will guide the rest of the document.

Component 2 involves the construction, upgrading and signaling work of 4 railway lines (three existing lines and 1 new lines) (**Error! Reference source not found.**). Upgrading work and signaling provision will be carried out in the 2 existing lines. Construction work and signaling provision will take place at the proposed new line site in addition to the dualization of one of the existing lines.

A description of activities for each line (subcomponent/line) is provided in the upcoming subsections.

Since the exact nature and physical location of interventions' footprints for component 2.3 and 2.4 will only be finalized during project implementation, accordingly, an Environmental and Social Management Framework (ESMF) was developed as part of the Environmental and Social Assessment Process. An Environmental and Social Impact Assessment (ESIA) for subcomponents 2.1 and 2.2 has been developed.

The GoE is the funding source for the industrial works and structures under subcomponents 2.1, 2.3.a and 2.3.b. The GARB will implement the GoE-funded works. The World Bank is the funding source

for the remaining track and signaling. The Egypt National Railways (ENR) is the project owner and the main implementing agency for the project.

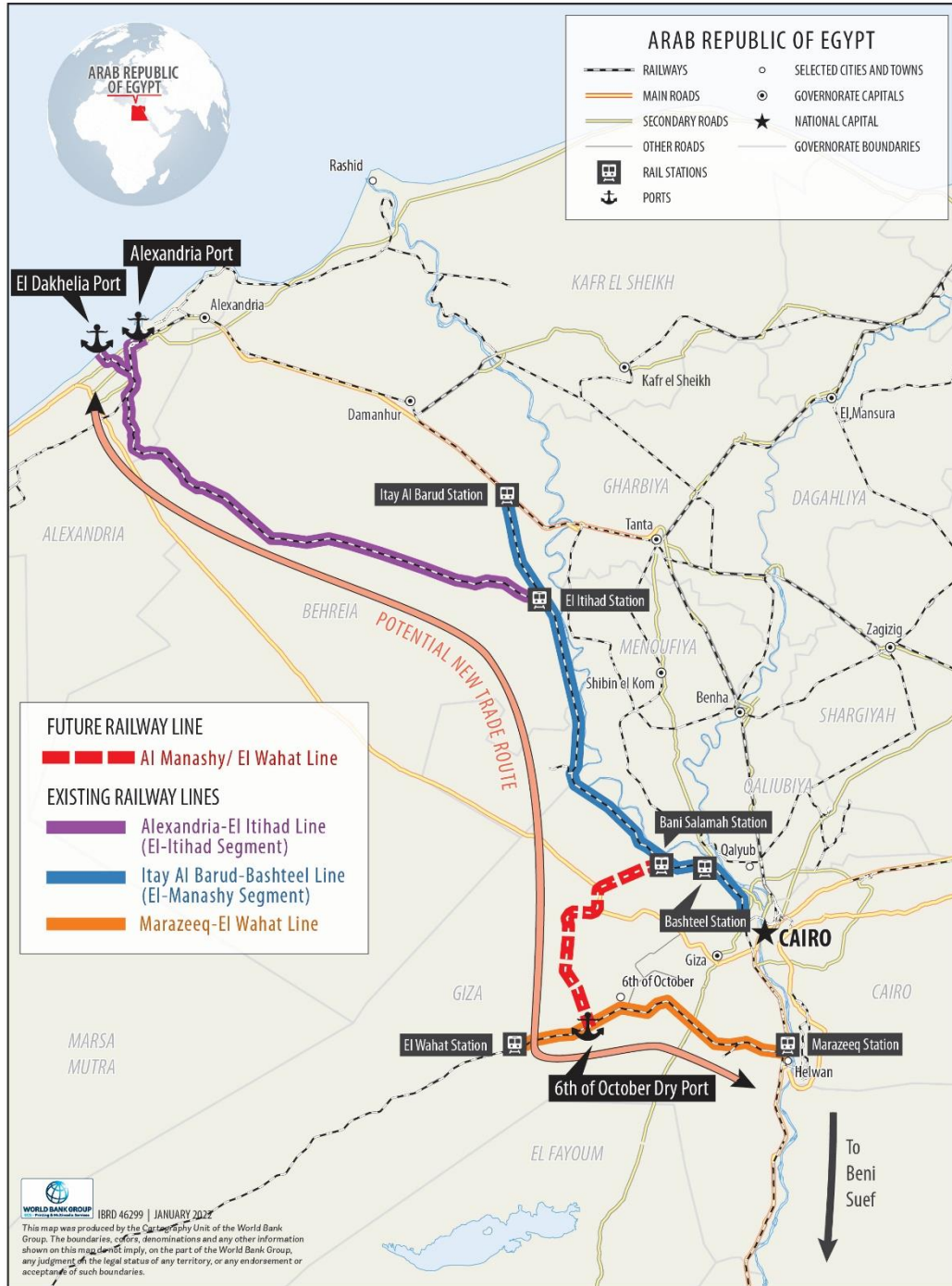


Figure 1: Current routes for freight trains from AP to DP6 and proposed route by the

Land expropriation is expected to take place in subcomponent 2.1 (new line/missing link) and physical and economic displacements are expected in sub-component 2.3 a and b, where dualization of lines

will take place. Physical and economic displacements may also take place in the other subcomponents to accommodate the technical buildings on ENR RoW, but will be of smaller magnitude. This will be clearer when the project design stage is completed. Therefore, the current RF was prepared.

1.4.1 Subcomponent 2.1 Missing Link (Bani Salamah Station- Km 66 Wahat Road) :

Subcomponent 2.1 consists of constructing 68.5 km of greenfield single track/line and signaling (Manashy – 6th of October freight railway) (**Error! Reference source not found.**) starting from Bani Salamah Station on the Bassteel – Itay El Baroud section Stations (Subcomponent 2.3); to km 66 on the Marazeeq-Wahat section (subcomponent 2.2). The Project is expected to have a preliminary construction period estimated at 48 months. The Project is expected to have a preliminary construction period estimated at 48 months.

Works planned for construction of the greenfield track include

- Railway embankments
- Track and alignment work
- Equipment, construction raw materials, cables, new tracks, and sleepers' mobilization
- Trenching and new cables installation activities
- Track upgrading / renewal activities
- Horizontal Directional Drilling (HDD)
- Construction activities required for signaling towers and level crossings
- Construction of important structures that support the new railway track in order to enable its existence or for future hydraulic and infrastructural intersections/crossings. These structures are the Railway line structures include culvert, Road underpasses, Railway viaducts and Road flyovers.
- Loading and off-loading cargo
- Locomotive refueling
Locomotive repair and maintenance (such as oil change, mechanical repairs, electrical repairs, painting, welding and fabrication).

The new line/missing link will intersect with agricultural lands and/or privately owned lands and will pass on the borders of Gannet Masr and Mostaqbal Masr government project.

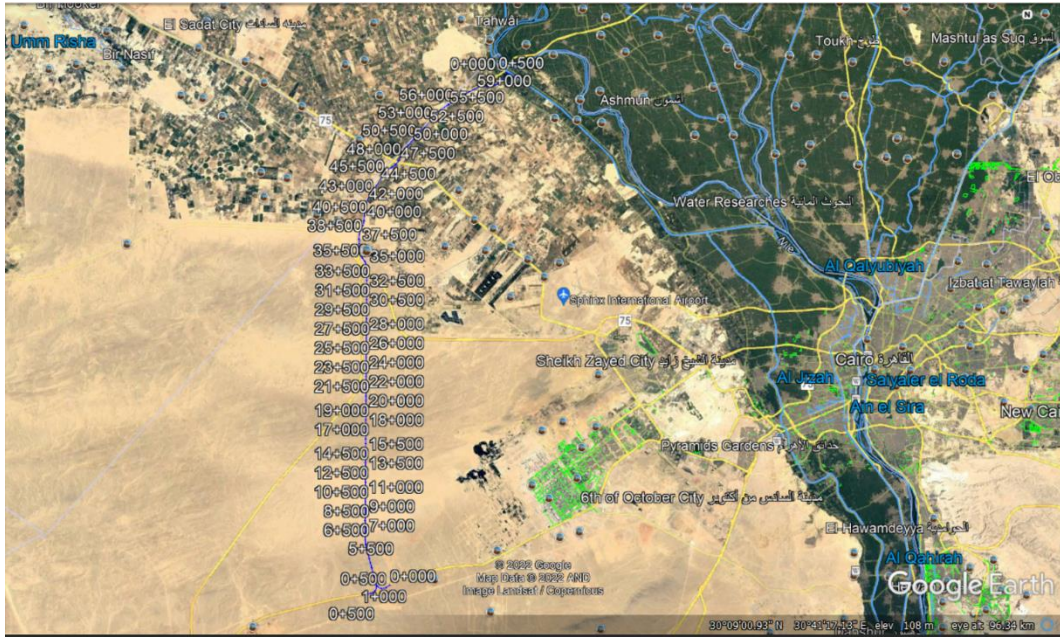


Figure 2: Manashy-6th of October line route on Google Earth

Meetings conducted with MoT design consultant (dated 06/08/2022 and 14/08/2022) confirmed the following information related to the new proposed alignment:

- The RoW of the alignment is about 20 meters from each side.
- The RoW of the Regional Ring Road is 200 meters from each side. Based on the field observations, the RoW land was already expropriated.
- The alignment is 50 meters away from the Regional Ring Road, where a width of 50 meters of the land area confined between the alignment and the Regional Ring Road is kept for future widening works of the Road, except in few areas it will be reduced to 25 meters to avoid land acquisition of existing assets (e.g., electricity station in km 50.5 of the alignment). In other areas e.g., close to Cairo-Alexandria Desert Road toll station, this margin, for future works, will be expanded to 500 meters instead of 50 for about 2.5 kilometers. At the end of the alignment in Bani Salama, the alignment will be 700 meters away from the Regional Ring Road (from km 64-68 of the alignment) to enable the interconnection with final station (Bani Salama).

During the meeting with the design consultant of the National Transportation Center, it was explained that the proposed alignment has avoided the following:

- Electricity towers along the route;
- Any inhabited areas and inhabited structure; and
- Segmentation and fragmentation of agricultural lands in section 4 to the extent possible; therefore, the alignment was designed to pass on the northern edge of these lands to the extent possible.



Figure 3: Example of avoided electricity transmission lines

The latest proposed alignment to date can be divided into four main sections as presented in next table:

Table 1 Detailed Description of the latest proposed alignment

#	Length in km	From km to km	Description & land use	Land custody authority	Comments	Potential land acquisition
1	39.5	0-39.5	Vacant State land planned to be reclaimed in the future. Gannet Masr Project and Mostaqbal Masr Project.	Ministry of Defense (MoF) Ganet Masr Project (21.5 km) owned by Egyptian Air Defense Mostaqbal Masr Project (18 km) owned by the Egyptian Air Forces	This area is currently vacant of any structures or plantations; the future plan does not imply selling or leasing lands in these projects to investors. The alignment will pass on the western side of the projects.	State land to be reallocated to MoT. Coordination between MoT and MoF in progress.
2	7.5	39.5-47	Currently vacant desert land.	Sphinx City Authority	The new proposed alignment is passing on the western border of lands. It is not yet known whether these lands were sold to individuals who did not yet invest the land or not. The alignment intersects with the El Dabaa Corridor (at km 39.5) using a bridge path currently under design.	State land to be reallocated to MoT. Coordination between Sphinx Authority and MoT in progress. There is one movable greenhouse structure (at km 43.5) and one vacant steel resembled structure (at km 44) need to be relocated. Both structures are located in the RoW of the RRR. They are both serving agriculture purposes and are not inhibited. PAPs not yet identified
3	5.5	47-52.5	Mixed land use: vacant and agricultural of mixed sizes that used to be desert land (Legitimization of titles in progress for the plots of land sold already)	Sphinx City Authority	The new proposed alignment is passing on the western border of lands. At km 47, the proposed alignment intersects with the Sokhna High Speed Train using a bridge path currently under design. At km 52.5, the alignment intersects with Cairo-Alexandria Desert Road using a bridge path currently under design.	Potential land acquisition on one edge of lands is foreseen. PAPs in this section in particular might have accumulated negative impact, if parcels of their lands have had been expropriated before for the construction of the RRR. PAPs not yet identified
4	15.5 + 1.3	52.5-68 in addition to 2 curves at the end of the alignment (0.65 km x 2)	Agricultural land (Mostly privately owned)	Bani Salama Local Unit, Monshaet El Qanter District, Giza Governorate.	The new proposed alignment is passing on the western borders of agricultural lands in about 11.5 km (km 52.5-km 64).	Potential land acquisition on one edge of lands (11.5 km) is foreknown. PAPs in this section in particular might have accumulated negative impact, if parcels of their lands have had been expropriated before for the

#	Length in km	From km to km	Description & land use	Land custody authority	Comments	Potential land acquisition
					<p>In another 4 km, the alignment is passing in the middle of agricultural lands (km 64-km 68).</p> <p>There are 2 cemetery areas between km 65.5 and km 66 to the west of the route, but not intersecting with the alignment.</p> <p>Stella Compound is located to the east of the alignment between km 64.5-km 66, but not intersecting with the alignment.</p>	<p>construction of the Regional Ring Road.</p> <p>Potential land acquisition inside lands (4 km) is foreseen. Segmentation of some lands is expected.</p> <p>PAPs not yet identified.</p>

Activities under this subcomponent will require land expropriation of cultivated lands that may lead to negative impacts on land and/or livelihoods. Since the exact number of structures and the exact number of PAPs are not yet known and consultation is still being conducted to gather information on potential PAPs along the new line, this RF was prepared. Upon identifying those locations during the project design stage, the resettlement plan will be prepared.

For the time being, impact categories can be classified as follows:

Loss of land

As mentioned earlier, about 22.3 km of agricultural land is subject to potential partial expropriation. Approximate total land area subject to potential expropriation is roughly calculated at 216 feddan (equivalent 905,000 m²). These can be classified into two main group as follows:

1. In about 17 km (km 47-64), a strip of an average of 40 meters from the western, and sometimes the eastern border of land plots will need to be expropriated for the proposed alignment. PAPs of these lands are yet to be identified. However, it is anticipated that owners of these lands will not be severely affected since the expropriation is on the edge of the land. The only vulnerability element that will need to be examined more carefully once the PAPs are identified is the potential experience of an accumulated impact if parcels of their lands were previously expropriated for the construction of the Regional Ring Road alignment. This accumulated impact was discussed during the meetings and group discussions in Beni Salama Local Unit and was confirmed in all discussions to be a potential relevant impact.



Figure 4: Examples of land expropriation on the northern or southern borders of lands

2. In the remaining 4 km (km 64-68) and the curves at the end of it (about 1.3 km), the alignment will pass through the land. A strip of an average of 40 meters inside the plot will need to be expropriated for the proposed alignment. It was understood during the meetings with the design consultant that segmentation and fragmentation of such plots will be avoided to the extent possible during the actual final refinement of the alignment. PAPs of these lands are yet to be identified.



Figure 5: Examples of land expropriation inside agricultural lands

According to the Egyptian Law 10/1990 and its amendments and Ministerial Decree 20/2019, owners will be compensated for the land according to ESA valuation. Owners are also eligible to monetary compensation for crops, plantations, and any other structures on the lands subject to partial acquisition, e.g., wells, rooms...etc.

During consultation meetings in Bani Salama Local Unit, the percentage of leased land of total owned (sharecroppers) could not be confirmed. However, owners of lands are delegated to compensate land leasers for affected crops and plantations, as the Egyptian law 10/1990 and its amendments does not recognize leasers or users of lands.

Loss of crops and plantations

Almost three quarters of lands in Beni Salama are cultivated with fruits trees (mangoes, bananas, grapes, citrus, apricots, plumps, peaches, pears, and apples). The remaining quarter is planted with traditional crops (wheat, corn, white beans) and vegetables (potatoes, cucumber, capsicum, tomatoes). Most farmers cultivate clover and livestock feeding grass for domestic consumption.

According to the Egyptian Law 10/1990 and its amendments, owners will be compensated for crops and plantations on affected plots of lands. Compensation of plants is based on official valuation list issued by each pertinent Governorate.

Small affected structures

According to Law 10/1990 and its amendments and Ministerial Decree 20/2019, owners of lands are eligible for monetary compensation for any structures, e.g., rooms or wells on lands subject to expropriation according to ESA valuation. There are a few small rooms or huts on lands subject to potential expropriation. These shall be avoided or relocated within the same land, if necessary.



Figure 6: Example of small structures on the proposed alignment

Semi-fixed affected structures

There are few semi-fixed/movable structures intersecting with section 4 of the proposed alignment. Respective PAPs shall be consulted to reach agreement on the relocation. In all cases, assistance and replacement cost of relocation shall be ensured to all affected persons.

- One greenhouse movable structure at approx. km 43.5 that will be partially affected from one edge. The PAP possessing the greenhouse is yet unknown. The design consultant visited the greenhouse several times and could not find the owner or even a guard. Efforts are continuing to find a contact for consultation.



Figure 7: Greenhouses subject to potential partial expropriation

- One vacant steel resembled structure at approx. km 44 on the RoW of the Regional Ring Road that will also be partially affected on one edge. Consultation with potential PAP is currently taking place through the design consultant.

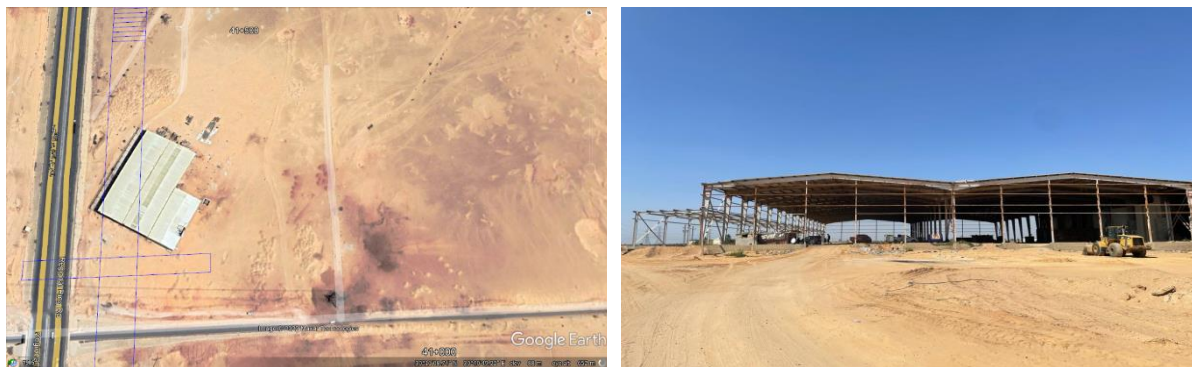


Figure 8: Steel warehouse structure subject to potential partial expropriation

Other affected structures

Between km 37 and 38 of the alignment, there are two quadrat-shaped areas/foundations falling within the proposed alignment between. The ground-level view on google earth does not show any structures; most probably these are abandoned foundations of high voltage transmission lines. There are several but smaller foundations like the ones shown in the snapshot falling within the alignment, but not foreseen as affected assets since being already abandoned. This information is conformed through the design consultant.



Figure 9: Examples of abandoned foundations falling within the alignment between km 37 and 38

1.4.2 Subcomponent 2.2 Marazeek – Wahat section

Subcomponent 2.2 consists of upgrading/modernizing 66 km of existing track and provision of signaling from Marazeek to km 66 (where the last-mile connection of 1.3 km to DP6 starts).⁶

Works planned for the modernization of signaling and upgrading of tracks include:

- Track repair and maintenance (such as ballast refill, vegetation outgrowth clearance, coating track for protection from outwear, lubricating tracks, replacing damaged track sections, realigning misplaced tracks, etc.)
- The upgrading of signaling installations,
- Fully new automatic blocks (with contraflow signaling) with color light signals,
- Creation of the track circuits,
- Cancelling all mechanical interlocking and electrical relay interlocking installations,
- Creation of new electronic interlocking systems according to the new track layout
- Construction activities required for signaling towers and level crossings
- Renewing all signaling ground installations, including laying cables and civil works (some sub-water line laying of cables), excluding track installations,
- Installation of all the point motors for the switches controlled by the CTC,
- Fully new automatic level crossings, not including the civil works.

According to Marazeek ENR Property Representative (Moawen Amlak), the area consists of desert lands and does not include any crop lands and the number of signalling structures will range from 1-2 signalling towers. The RoW ranges between 10m to 13m. All materials and equipment will be stored in the RoW. According to ENR all the upgrading of the existing track and signalling will be located on the existing RoW.

Activities under this subcomponent are not expected to lead to land acquisition or resettlement.

1.4.3 Subcomponent 2.3 Bashteel – Itay El Baroud section

This subcomponent includes the following:

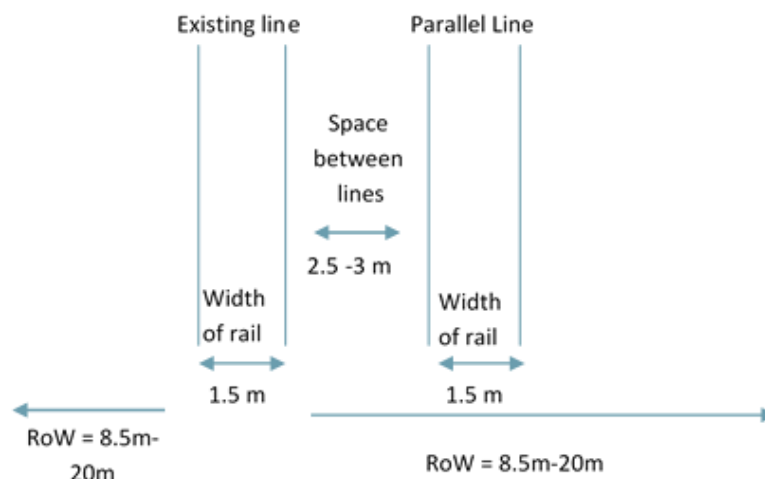
- (a) Bashteel – El Itihad segment (100 km) upgrade of existing track, construction of a parallel track, and signaling provision for both tracks;
- (B) El Itihad – Itay El Baroud segment (27 km) upgrade the existing single track and signaling.

The construction of parallel tracks (a) and (b) will encompass the following civil works: construction of railway embankments, track and alignment work and installation of signaling. Activities are the same as the **works planned for construction of the greenfield track (subsection 2.1)**. Information on the exact number of units/structures needed for the construction of the parallel line (a) and (b) is not yet known. This will be available during the project design stage. According to ENR and ENR property representative (Moawel EL Amlak), the dualization will take place within the RoW. The RoW varies from one station to another and has a maximum of 20 m. The property assistant mentioned that the

⁶ The ENR built the 1.3 km railway track between km 66 and the entrance to DP6. This track will be operational from December 2021.

minimum RoW is 8.5m from each side of the running rail for the existing lines. Each line (existing and new) will have a width of 1.5 m. The two lines (existing and new parallel line) will have a separating distance of 2.5 to 3 m between them. According to Property Representative (Moawen Amlak), (meeting conducted on Thursday 14 April 2022), activities within the existing RoW of the Bassteel – Itay El Baroud (all sub-component 2.3) (on both sides left and right) includes cultivate lands with land users/tenants.

Activities under segments(a) and (b) may require land acquisition from land users on the RoW. The ENR will ensure that the dualization takes place within the RoW and is not expected to acquire areas from private lands. Since the location of the new parallel lines is not yet known (i.e., left or right side of existing lines), it is possible that one side includes more PAPs than the other and thus the final exact number of PAPs in this segment is not known yet. There is also a possibility that the RoW will be too small to accommodate the parallel line at some areas and will require land expropriation (see figure 10). This will be known during the design stage and so this RF was prepared. Upon confirming the land selection for the parallel line during the design stage, the relevant resettlement instrument should be prepared (e.g., resettlement plan).



Note: the location of the parallel line is not yet known (i.e right or left side of the existing line)

Figure 10: Dimensions of the existing line and parallel line subcomponent 2.3 a & b

The upgrading and signaling of existing tracks (a) and (b) related activities are the same as described in (subcomponent 2.2).

Itihad-Itay El Baroud (c) segment =27 km

The upgrading of existing tracks and signaling (c) will include the same works planned for the modernization of signaling and upgrading of tracks described in **subcomponent 2.2**.

Construction of signaling structures, storage of materials and equipment, and as needed, creation or expansion of access roads to access the signaling structures will take place on the RoW.

Activities under segment (c) may lead to temporary and/or permanent physical and/or economic displacement of land users on the RoW for material storage and signaling provision. This will be known

at the design stage and upon completion of the design stage an RP will be developed. Since the exact location and information on structures are still lacking, this RF was prepared.

1.4.4 Subcomponent 2.4 Itihad – Tafarua section

This subcomponent includes the following:

- (a) Upgrade existing single track and signaling on the El Itihad – Tafarua section (108 km).⁷
- (b) Enhancing the connectivity with the Alexandria Port by developing a marshaling yard/freight terminal in the Tafarua area for facilitating shuttle services to/from (but not within) the Alexandria Port and assembling larger trains to continue to the 6th of October Dry Port and beyond.

The upgrading of existing tracks and signaling (a) will include the same activities described in subcomponent 2.2. According to the President of West Delta railway division, the minimum width of the RoW in this segment is 7.5 m from each side of the running rail corridor and the maximum is 20m. Construction of signalling structures, storage of materials and equipment, and as needed, creation or expansion of access roads to access the signalling structures will take place on the RoW. Temporary storage of materials and equipment may lead to temporary physical and or economic displacement of land users present on the RoW. The location of signalling structures (200-400m²) is not yet known. This may lead to permanent physical displacement of people using RoW areas where signalling towers will take place.

Activities under sub-component 2.4 may lead to temporary and/or permanent physical and/or economic displacement from land users on the RoW for material storage and signaling provision. This will be known at the design stage and upon completion of the design stage an RP will be developed. Since the exact location and information on structures are still lacking, this RF was prepared.

1.5 Projects' Impacts

1.5.1 Negative Impacts

The focus of this document is the impacts related to ESS5. The impacts listed below are the outcome of the conducted analysis and the consultations that took place with stakeholders and could be summarized in the following:

- **Loss of land:** In the case of the land owned by individuals or land tenants/users on the Right of Way (RoW) of the rail corridor (ENR property). The construction of the missing link will potentially result in land expropriation (subcomponent 2.1). Whereas the construction of the parallel line (subcomponent 2.3) will most likely result in the physical or livelihood displacement of land users present on the RoW and potential land acquisition at locations where the RoW will be too small to accommodate the parallel line. Potential livelihood losses may also result from the signaling work on RoW in subcomponent 2.4
- **Physical displacement:** In case the alignment that will be created will necessitate the removal of existing structures that is owned or used by individuals
- **Loss of livelihood for the tenants of the agricultural lands:** In case the creation of the alignment results in the loss of crops and trees due to the resulting change in land use.

⁷ The Tafarua to the gate of the Alexandria Port segment (17 km) is currently functional and will not be intervened by the Project.

- **Loss of livelihood from other types of livelihood/businesses:** In case of the creation of the alignment results in the loss of businesses or commercial land use.

At this stage, it is challenging to quantify the number of potentially affected persons from the project's activities. Upon the completion of the project design stage, the number of PAPs can be quantified and accordingly an RP will be constructed. However, the following section provides some findings regarding land acquisition and resettlement impacts for each subcomponent. Mitigation measures for all other socio-economic impacts including the ones raised during meetings and consultations with relevant stakeholders will be covered within the ESIA/ESMF.

Table 2: Impacts and type and number of PAPs in each subcomponent

Relevant ESS5 impacts	Estimated number of PAPs and category
Subcomponent 2.1 (Bani Salamah Station- Km 66 Wahat Road missing link)	
<p>The construction of the missing link will potentially result in land expropriation, and or loss of livelihood for landowners and possible land tenants. Details for each type of impacts and relevant PAP are found below.</p>	<p>The estimated number of PAPs and category is still not known and will be confirmed upon the completion of the project design stage and the ESA survey see section 3.4.1 procedures for subcomponent 2.1 (missing link).</p> <p>Meetings are still being conducted with relevant stakeholders and with potential PAPs to collect data that will guide land expropriation procedures and compensation during the design stage.</p> <p>A preliminary identification of potentially affected PAPs includes but not limited to the three categories below</p>
<p>Agricultural lands in El Manashy will mostly be subject to partial permanent land acquisition (during pre-construction, construction, and operation phases). In this regard, main negative impacts include not only loss of land and livelihoods, but also disruption of access between land parcels around the line. Other plots might only be affected temporarily during construction phase; but will also be subject of damage of crops and plantations. This will imply temporarily loss of income, if plants (crops and plantation) will be affected/damaged during construction phase. Information on land use and legal titles are based on the meeting with Head of El Manashy Markaz and City, and FGD with representatives of civil society in the local community (dated 14/04/2022).</p> <p>No more relevant to the new proposed alignment</p>	<p>Private owners of Agricultural lands in El Manashy privately owned (legal titles could not be confirmed because potentially affected PAPs were not consulted during the preparation of this RF). The exact number of PAPs is still not known.</p> <p>No more relevant to the new proposed alignment</p>
<p>Impacts on urban development lands in the greenfield owned mostly by two real estate developers. In a consultation meeting (on zoom, dated 18/04/2022) with both companies, it was explained that such lands are allocated of them by Sheikh Zayed Authority. Accordingly, companies have prepared master plans and have already sold units to individuals and cashed down payments. It was also made clear during the meeting that</p>	<p>Two real estate developers' owners of urban development lands in the greenfield.</p> <p>No more relevant to the new proposed alignment</p>

Relevant ESS5 impacts	Estimated number of PAPs and category
<p>such units are sold to individuals for millions of Egyptian Pounds as luxurious housing units in a valuable and prime location; and now, the freight train (noise, vibration, and visual impacts were emphasized) will pass inside these compounds. It was also added that many clients have already returned the housing units when the rumor about establishing this train line was disclosed in the newspapers. On the other hand, this situation was perceived to adversely affect the reputation of both companies. In addition, they confirmed that they were never consulted during the project design phase.</p> <p>In response to this discussion, a meeting with Sheikh Zayed Authority was arranged to investigate the situation. Deputy Head of Sheikh Zayed Authority during the meeting (dated 24/04/2022) showed an old alignment of the route which does not intersect with the developers lands confirming that this is the alignment that he received from ENR a year ago, and no further updated alignments were shared with the Authority. Given that the two developers are giant real estate developers in Egypt, this situation might be leveraged to the Egyptian Parliament of the Cabinet of Ministers. An update of the alignment shall be considered as an option and shall be discussed with ENR and ESM (survey consultant hired by GARBLT).</p> <p>No more relevant to the new proposed alignment</p>	
<p>Impacts on development lands in the greenbelt. The GoE was considering to change the land use from agricultural to urban/residential, but owners have to pay extra fees to change land use and to have infrastructure services installed. Because fees were calculated by m² (being urban land not agricultural) fees were enormous; people were offered to pay monetary installments over a number of years, or to pay in kind (give back half of the land plot and stay in the same location or give back one third of the land and relocated in another location in the greenbelt).</p> <p>Today, negotiations did not reach a clear agreement and is not yet operationalized for most owners. Main perceived negative impacts revolve around the lack of legal title, and thus being not entitled for monetary compensation if parcels of their lands will be</p>	<p>Cooperatives owned development lands sold to individuals. The actual PAPs in terms of numbers and locations are not yet known or identified. Only one of those interviewed (on 29/04/2022) was confirmed by the survey consultant during a field visit to be subject to land expropriation (basin 53).</p> <p>No more relevant to the new proposed alignment</p>

Relevant ESS5 impacts	Estimated number of PAPs and category
<p>needed of this project or other national projects in the future. In-kind compensation⁸, if any will be in another unknown area, and will cause disruption of access to land. It was also explained that not all lands are not yet used in the greenbelt, but a significant number of owners already have established agricultural lands and/or livestock/horse farms. They also confirmed that they were not consulted by Sheikh Zayed Authority nor ENR; they requested to be “heard” and consulted. Again, the complicated situation of greenbelt owners will need effective reconsideration.</p> <p>No more relevant to the new proposed alignment</p>	
<p>In about 23 km of the alignment, a strip of an average of 40 meters from the western, and sometimes the eastern border of land plots will need to be expropriated for the proposed alignment. Owners/users of these lands might be less affected since the expropriation is on the edge of the land; but at the same time, they might experience accumulated impact if parcels of their lands were previously expropriated for the Regional Ring Road alignment.</p>	<p>Private owners of lands in New Sphinx City and Bani Salama Local Unit (legal titles could not be confirmed because potentially affected PAPs were not consulted during the preparation of this RF).</p> <p>The exact number of PAPs is still not known.</p>
<p>In the remaining 6 km of the alignment and the curves at the end of it, a strip of an average of 40 meters inside the plot will need to be expropriated for the proposed alignment.</p>	<p>Private owners of lands in Bani Salama Local Unit (legal titles could not be confirmed because potentially affected PAPs were not consulted during the preparation of this RF).</p> <p>The exact number of PAPs is still not known.</p>
<p>Other small and semi-structured structures will need to be relocated (e.g., small rooms or huts). The majority of these structures can be reassembled in another place in the same land plot (e.g., greenhouses and steel-structures warehouse).</p>	<p>The exact number of PAPs is still not known but is not expected to exceed 10 persons.</p>
<p>Subcomponent 2.3 (Bashteel-Itay El Baroud) Dualization, modernization and signaling: (a) Bashteel – El Itihad segment</p>	
<p>Potential impacts may include physical and economic displacement and loss of livelihood on tenants and or land users on the RoW. Possible impacts may also include loss of land at sections outside the RoW which may potentially result in the physical displacement, economic displacement and loss of livelihood.</p>	<p>According to Property Representative (Moawen Amlak), (meeting conducted on Thursday 14 April 2022), activities within the existing RoW of the Bashteel – Itay El Baroud (all</p>

⁸ In kind means giving back half or one third of their land plot instead of monetary payment.

Relevant ESS5 impacts	Estimated number of PAPs and category
<p>Consultation with local authorities in El Sadat City and Badr City (dated 13/04/2022), FGDs (10 participants in each group) with local leaders and representatives of civil society organizations and local residents in both cities (dated 16/04/2022 and 18/04/2022), and with passengers on the train and local residents and businesses around the stations (79 interviews) did not even mention any impact related to land acquisition or disruption of access during construction and operation phases.</p>	<p>sub-component 2.3) (on both sides left and right) includes cultivate lands with about 300 land users/tenants:</p> <ul style="list-style-type: none"> 1- 120 land users with old rental contracts that expired 3 years ago and were not renewed. Those lands were initially occupied by their great grand-parents. There is an old official register within ENR property department that includes their names. 2- There are approximately 180 other land users that never had any rental contracts. <p>■</p> <p>Although, currently, there are no official contracts for the 300 potential PAPs, yet ENR property representative still collects money and gives receipts (i.e., Wasl Ashghal) to the occupying land users. The usufruct (Hak Enetefaa) for the kerat is 200 LE/year on the RoW. The cultivated lands range from 1 kerat ($\approx 175m^2$) to 15 kerats ($\approx 2625m^2$) with an average of 7 kerats ($\approx 1225m^2$) per farmer.</p> <p>The location of the new parallel lines is not yet known (i.e left or right side of existing lines). It is possible that one side includes more PAPs than the other and thus the final exact number of PAPs in this segment is not known yet. Additionally, there is a possibility that the RoW will not be able to accommodate the parallel line in some sections which may result in land expropriation outside the RoW. The category of the land users is still not known at this stage.</p> <p>Moreover, the above details include information of land users on the Itihad – Itay El Baroud segment, which will not</p>

Relevant ESS5 impacts	Estimated number of PAPs and category
	have any parallel tracks (details on the needed land for this segment are found below).
Subcomponent 2.3 (Bashteel-Itay El Baroud) modernization and signaling: Itihad-Itay El Baroud (c)	
<p>Temporary storage of materials and equipment may lead to temporary physical and or economic displacement of land users present on the RoW. The location of signaling structures (200-400m2) is not yet known. Construction of signaling structures and as needed, creation or expansion of access roads to access the signaling structures will be decided in the design stage. This may lead to permanent physical displacement of people using RoW areas where signaling towers will take place.</p> <p>In all cases the upgrading of the existing track will be located on the RoW according to the ENR. All materials and equipment will be stored in the RoW. ENR indicated that they will avoid occupied areas as much as possible. However, if a technically-compliant alternative is not available, they opt for using occupied land plots and attempt exercising damage-minimization such as waiting for harvesting seasons to end before conducting any work. ENR will coordinate with PAPs on the harvesting seasons in order to avoid implementing the project during critical harvesting times.</p>	The exact number of PAPs is not yet known at this stage. PAPs mostly consist of agriculture land users/tenants on the RoW as detailed in the section above.
Subcomponent 2.4 (Itihad-Tafarua) modernization and signaling:	
<p>Temporary storage of materials and equipment may lead to temporary physical and or economic displacement of land users present on the RoW. The location of signaling structures (200-400m2) is not yet known. Construction of signaling structures and as needed, creation or expansion of access roads to access the signaling structures will be decided in the design stage. This may lead to permanent physical displacement of people using RoW areas where signaling towers will take place.</p> <p>In all cases the upgrading of the existing track will be located on the RoW according to the ENR. All materials and equipment will be stored in the RoW. ENR indicated that they will avoid occupied areas as much as possible. However, if a technically-compliant alternative is not available, they opt for using occupied land plots and attempt exercising</p>	According to the President of West Delta railway division (meeting conducted on Thursday 14 April 2022) there are about 16 agriculture landowners who have parts of their lands encroaching the RoW. The range of the encroached lands is 250m2-350m2 each. The crops include clover and other simple crops. ENR property representative collects money and gives receipts (i.e., Wasl Ashghal) to the occupying land users. The usufruct (Hak Enetefaa) for the kerat is 200 LE/year on the RoW.

Relevant ESS5 impacts	Estimated number of PAPs and category
damage-minimization such as waiting for harvesting seasons to end before conducting any work. ENR will coordinate with PAPs on the harvesting seasons in order to avoid implementing the project during critical harvesting times.	

2 LEGAL REQUIREMENTS, BANK REQUIREMENTS AND GAP ANALYSIS BETWEEN REQUIREMENTS

2.1 Legislative Framework for Resettlement in Egypt

Resettlement and land acquisition issues under the proposed Project will be addressed under the guidance of the laws governing the Arab Republic of Egypt to this regard, international standards, World Bank Environmental and Social Standards ESS 5 and 10 relevant to Land Acquisition, Restrictions on Land Use and Involuntary Resettlement and Stakeholder Engagement, respectively. The RF represents the reference to be used in managing land acquisition issues and addressing the involuntary resettlement and displacement of people related to WB financed projects. ENR will be committed to complying with the national legislation and WB ESSs and to any future amendments to them. This chapter will discuss in detail the Egyptian legal framework.

Generally, ENR does not acquire private land plots or resort to expropriation—instead, they use their right-of-way, for construction of the buildings, which is sometimes squatted or rented out for modest fees. However, for subcomponent 2.1, ENR will need to acquire private lands which will result in expropriation impacts. Potential expropriation impacts may also result in subcomponent 2.3 dualization at areas where the RoW is too small to accommodate the parallel line.

ENR has procedures to determine the impact associated with land acquisition on their RoW for construction work and to determine the mitigation measures associated with it.

2.1.1 Main legislations and guidelines

The main legislations and guidelines that will be discussed under this section are as follow:

- Law 144/ 2020 on the amendment of some provisions of Law No. 152 of 1980 establishing the Egyptian National Railways Authority ENR.
- Law 187/2020 on the amendment of some provisions of Law No. 10 of 1990 on the land acquisition for the public benefit
- Ministerial decree 20/2019, new executive regulations for Law No. 10 of 1990 on land acquisition and its amendments, amending Law 827 of 1975 on the Egyptian Survey Authority (ESA) and cancelling ministerial decree 319/1990 on the ER for Law No.10 of 1990.
- Law 24/2018 on the amendment of some provisions of Law No. 10 of 1990 on the land acquisition
- Law 1/2015 on the amendment of some provisions of Law No. 10 of 1990 on the land acquisition
- Law 10/1990 on Property Expropriation for Public Benefit identifies
- Law 577 of year 1954 and Law 27 of year 1956 for land acquisition
- Law 27 of year 1956
- The new Egyptian Constitution
- Civil code 131 of year 1948

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. (For details about Government of Egypt’s Relevant Legislation, see table below

Table 3: National regulations related to Involuntary Resettlement

Title of legislation	Summary and how this legislation applies to the project
Law 144/ 2020	<p>Ministerial Decree 144/ 2020 on the amendment of some provisions of Law No. 152 of 1980 establishing the Egyptian National Railways Authority (ENR).</p> <p>Article 1</p> <p>Replace the text of Article (7) of Law No. 152 of 1980 establishing the National Authority for Egyptian Railways, the following text:</p> <p>Article (7):</p> <p>The facilities of the National Authority for Egyptian Railways, its operating buildings, railways, and crossings are considered state-owned public funds. They are also considered public facilities designated for public benefit, and it is not permissible to dispose of them, seize them, possess them, or gain any right in kind over them by prescription.</p> <p>The RoW and crossings are defined by a decision of the Minister of Transport and with consideration to the provisions of Law No. 10 of 1990 regarding land acquisition of real estate for the public benefit. If the implementation of the previous paragraph results in impacts to the owners of real estate, or the owners of rights in it, they have the right to a fair compensation.</p>
Law 187/2020	<p>In addition to the amendments that have been referred in Law 24/2018 of Articles (2, 6, 13) the law stipulates Article 12 of Law No. 10 of 1990 regarding land acquisition for the public benefit shall be replaced by the following article:</p> <p>Article (12): If the forms or the ministerial decision have not been deposited according to the procedures stipulated in the previous articles within three years from the date of the public benefit decision in the official gazette; the decision shall be considered as if it was not for land acquisition for which the forms or the decision related to.</p> <p>The proposed amendment aims to address some of the drawbacks that have emerged because of the application of Law No. 10 of 1990 regarding land acquisition for the public benefit, which lead to obstructing the procedures of property dispute for the public benefit.</p> <p>The law also comes within the framework of creating a new constitution that aims to protect private property, through fair compensation paid in advance in accordance with the law; as this phrase was not found in the previous constitution.</p>
Ministerial decree 20/2019	<p>This decree serves as the new executive regulations for Law No. 10 of 1990 on land acquisition, and amends Law 827 of 1975 on the Egyptian Survey Authority (ESA) and cancels ministerial decree 319/1990 on the ER for Law No.10 of 1990.</p>
Law 24/2018	<p>Replace the provisions of Articles 2 (fourth paragraph), 3, 5 (second paragraph), 6 (second paragraph), 7 (first paragraph), 13, 15 (first paragraph) of Law No. 10 of 1990 regarding land acquisition for the public benefit</p> <p>The public benefit report shall be attached to the decision of the President of the Republic or his authorized representative, accompanied by</p> <ul style="list-style-type: none"> - A note stating the project to be executed.

Title of legislation	Summary and how this legislation applies to the project
	<ul style="list-style-type: none"> - A drawing of the overall planning of the project and the real estate necessary for it. <p>The compensation is estimated according to the prevailing prices at the time of the expropriation decision, and additional (20%) twenty percent of the value of the estimate included in the compensation. Existing expropriation procedures. The decision for the public benefit shall be published with a copy of the memo referred to in Article (2) of this law in the Official Gazette. In addition, affixed in the place prepared for advertisements at the headquarters of the local administration units, in the mayor or police headquarters, and in the primary court located in the property department, and on the front of the property subject to expropriation in a visible manner.</p>
Law 1/2015	<p>On the amendment of some provisions of Law No. 10 of 1990 on the land acquisition due to public interest. The amendments provided:</p> <ul style="list-style-type: none"> - The first section of article 7 of the law states that: After depositing the compensation, the entity in acquisition charge shall prepare lists with the real estate subject to acquisition, areas, locations, names of owners and property holders, their addresses, and the value of compensations stipulated. These lists and respective maps showing the location of all properties, shall be sited in the head office of the entity in charge, - while article 8 after amendment stated that: “The concerned owners and holders of rights have the right to object to the information contained in such lists within 15 days from the date of posting and publishing the lists and information of the expropriated properties.
Law 10/1990	<p>On Property Expropriation for Public Benefit identifies transportation projects as public benefit activities. It describes acquisition procedures as follows:</p> <ul style="list-style-type: none"> - 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 and 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. <p>This law has specified, through Article 6, the members of the Compensation Assessment Commission. The commission is made at the Governorate level, and consisting of a 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.</p>
Law 577/1954	<p>Law 577/54, which was later amended by Law 252/60 and Law 13/162, and establishes the provisions pertaining to the expropriation of real estate property for public benefit and improvement.</p>
Law 27 of year 1956	<p>Law No. 27 of 1956, which stipulates the provisions for expropriation of districts for re-planning, upgrading, and improvement, and the amended and</p>

Title of legislation	Summary and how this legislation applies to the project
	<p>comprehensive Law No.10 of 1990 on the expropriation of real estate for public interest.</p> <p>The first article of Law No. 27 of 1956 allows for the expropriation of districts for their improvement, upgrading, re-planning, and reconstruction. Article 24 of Law 577/54 also stipulates that in case only partial expropriation of real estate property is required, and the remaining un-expropriated part will not be of benefit to the owner; the owner shall be given the right to submit a request within 30 days (beginning from the date of final disclosure of the list of the expropriated property) for the purchase of the entire area.</p> <p>It should be noted, that the new law has not restricted the right to request the purchase of the remaining un-expropriated portion of real estate whether it is a building or land.</p>
<p>Egyptian Constitution (That was cancelled after the 25th of January Revolution but main issues related to private ownership was included in the new constitution declaration 2012</p>	<p>The Constitution Chapter Two Part One: Social and Moral components</p> <p>The State shall guarantee equality of opportunity to all Egyptians and coordination between woman's duties towards her family and her work in the society, considering her equal to man in the political, social, cultural and economic spheres without detriment to the rules of Islamic jurisprudence</p> <p>The Constitution Chapter Two: Economical components Article 29 States that ownership subject to the control of people is protected by the State, and is divided into three types: public, co-operative and private property.</p>
<p>Civil code 131 of year 1948</p>	<p>Articles 802-805 recognizes private ownership right.</p> <ul style="list-style-type: none"> - 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.

The regulation of the right to ownership in the constitution and the law, the new Egyptian constitution, which was issued at the end of 2012, stipulated in its article 21 that "the state guarantees the legitimate ownership of all kinds "Public, Cooperative, Private, and Endowment, and protect it, in accordance with the law".

According to the Egyptian law, the following table presents the types of lands ownership in Egypt:

Table 4: Type of land ownership in Egypt

Land ownership type	Description
Public or State land⁹	(in Arabic <i>Amlak Amiriya</i>), which is divided into the State’s public domain that cannot be alienated (such as ENR properties), and the State’s private domain, which can be alienated generally through sale, lease, <i>Takhssiss</i> (i.e.) transfer of ownership conditional on meeting certain criteria, such as keeping the land use unchanged and paying the remaining installments of the land price) or through <i>Haq Intifaa</i> ,
Private land	(in Arabic <i>Mulk horr</i>), which may be alienated/transferred freely. The constitution is in Article 24, which states that "private property is protected; and it shall not be expropriated except for the public benefit, and in return for fair compensation, to be paid in advance. All of this is in accordance with the law.
Endowment land	<i>Waqf</i> and (land held as a trust/endowment for religious or charitable purposes), which is often subject to covenants on transfer or use, and which is typically transferred through leasehold or usufruct.
Customary rights	There are some areas in Sinai and in the northern coast with implicitly recognized to land (<i>Urfi</i>) to the benefit of Bedouins. In these areas, someone wishing to acquire land often has to make two payments, first to the Bedouin claimant(s) for the right of use and then to the State to regularize and register their land tenure/ownership and be able to obtain services.

2.2 World Bank Requirements

World Bank Environmental and Social Framework ESF - ESS5 on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement. ESS5 recognizes that project-related land acquisition and restrictions on land use can have adverse impacts on communities and persons. Project-related land acquisition or restrictions on land use may cause physical displacement (relocation, loss of residential land or loss of shelter), economic displacement (loss of land, assets or access to assets, leading to loss of income sources or other means of livelihood), or both. The term “involuntary resettlement” refers to these impacts. Resettlement is considered involuntary when affected persons or communities do not have the right to refuse land acquisition or restrictions on land use that result in displacement. The thorough review for the mentioned guidelines showed the following:

- Physical and economic displacement resulting from WB funded developmental projects or sub-projects should be avoided or minimized as much as possible.
- Where physical or economic displacement is unavoidable, the funding agency requires to develop an acceptable resettlement tool (this may include a Resettlement Framework or a Resettlement 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.

⁹ The large majority of land in Egypt is public or State-owned desert land that is for the most part undeveloped (estimated to be 90-95% of the national territory).

Specifically, the WB ESS on involuntary resettlement and the compensation of Project Affected Persons is clearly spelled out under the World Bank’s Environmental and Social Standards ESS - ESS5.

Box 1: ESS5 Objectives and Relevance

ESS5 Objectives

The objectives of the Environmental and Social Standard on Involuntary Resettlement (ESS5) are to:

- Avoid or minimize involuntary resettlement and associated disruptions by exploring project design alternatives.
- Avoid forced eviction
- Mitigate unavoidable adverse social and economic impacts from land acquisition or restrictions on land use by:
 - a) Providing timely compensation for loss of assets at replacement cost and,
 - b) Assisting displaced persons in their efforts to improve, or at least restore, their livelihoods and living standards, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.
- Improve living conditions of poor or vulnerable persons who are physically displaced (PAPs), through provision of adequate housing, access to services and facilities, and security of tenure.
- Conceive and execute resettlement activities as sustainable development programs, providing sufficient investment resources to enable displaced persons to benefit directly from the project, as the nature of the project may warrant.
- Ensure that resettlement activities are planned and implemented with appropriate disclosure of information, meaningful consultation, and the informed participation of those affected

ESS5 is relevant when project activities result in:

- Loss of land or other assets which have as effect:
 - Relocation or loss of shelter.
 - Loss of assets or access to assets.
 - Loss of income sources or means of livelihood (whether or not the affected persons must move to another location).
- Restriction of access to legally designated parks and protected areas that result in adverse impacts on the livelihoods of affected persons.

The resettlement standard applies to all components of Bank-financed projects, whether or not they are partly and fully funded by the Bank. This RF will also apply to the projects associated facilities with the Bank-financed project, regardless to whether or not they receive funding from the World Bank.

ESS5 applies to all PAPs regardless of the total number affected, the severity of the impact and the legal title to the land.

2.3 Gaps Analysis Between EGYPTIAN Legislations and The World Bank ESS5

This section is geared towards comparing and contrasting Egyptian rules and regulations with the Bank’s Standards addressing involuntary resettlement. This part of the RF will illustrate similarities, differences and will further point at project implementation difficulties that may possibly arise.

The table below presents a comparison between the Egyptian legislations and the ESS5 requirements. It also proposes number of gaps filling measures that should inform the resettlement process under the project. Further elaboration and more specificity about the gap filling measures and the exact compensation plan should come clearer in the future under the RPs to be prepared.

Table 5: Comparison of Egyptian regulations with the WB Standards and measures for bridging the gaps

Topic	Egyptian legislative requirements	World Bank Standard (as per ESS5)	Measures for bridging the gaps
Calculation of Compensation	<p>The unit rates used for compensating property and assets are estimated according to the prevailing prices at the time of the expropriation decision, and additional twenty percent of the value of the estimate is included in the compensation based on law No. 24/ 2018, and Law 187/2020, which also include committing the project proponent to deposit the value of the compensation in no more than 3 months from the public interest decree issuance date.</p> <p>Egyptian legislation does not recognize full replacement cost.</p>	<p>Compensation for lost land and assets will be offered at full replacement cost and other assistance as needed to help them improve or at least restore their living standards or livelihoods</p> <p>As such, where physical or economic displacement is unavoidable, the Bank requires the borrower to develop an acceptable Resettlement 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>The project will apply the principle of full replacement cost as defined in this RF and ESS5.</p> <p>In most cases, prevailing market price plus mandated 20% top-up, can reflect the replacement cost of affected land and assets. In case, there is no market price as reference for some affected assets, the compensation rate will be determined based on replacement cost in consultation with affected persons.</p> <p>ENR will prepare Resettlement Plans in accordance with ESS5 as illustrated in this RF.</p>
Compensation eligibility The right of squatters	<p>Under Egyptian law, the only people and entities entitled for compensation are those with registered property rights, for example, registered landowners, occupants, users and those with registered third party rights or those who have legally obtained the right to register their title but</p>	<ul style="list-style-type: none"> • Eligibility Criteria for compensation under WB ESF - ESS5: <ul style="list-style-type: none"> (a) those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country); (b) those who do not have formal legal rights to land, at the time the census begins, but have a claim to such land or assets; provided that such claims 	<p>All affected persons including squatters, will be considered for compensatory measures in accordance with this RF and ESS5.</p> <p>Resettlement assistance should be provided in order to improve the PAPs livelihoods or at least to restore to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.</p>

Topic	Egyptian legislative requirements	World Bank Standard (as per ESS5)	Measures for bridging the gaps
	<p>whom, for some reason, have not completed registration. This potentially disqualifies many categories of affected people that would be entitled to compensation under the WB ESF - ESS5.</p> <p>Egyptian legislation has not recognized the rights of squatters.</p>	<p>are recognized under the laws of the country or become recognized through a process identified in the resettlement plan;</p> <p>(c) those who have no recognizable legal right or claim to the land they occupy or use</p> <p>Under the WB ESS all the land users affected by a project are subject to compensatory measures that vary from one category to the other. Squatters are provided with resettlement assistance, in lieu of compensation for land.</p>	<p>Accordingly, those who are using land but have no recognizable legal rights or claim will be compensated for their investments on the land.</p> <p>ENR will prepare Resettlement Plans in accordance with ESS5 as illustrated in this RF.</p>
<p>Tenants and other types of land users (under the RoW of ENR)</p>	<p>In several areas across the Country, ENR is allowing citizens to use their ROW under certain contractual arrangements (e.g., usufruct, tenancy...etc.). ENR is permitted to terminate legal lease arrangements with its tenants. Previous versions of the tenancy contract template between ENR and land tenants stipulates that dues shall be paid back to the tenant if they have overpaid, and he shall be notified at least one month in advance. However, the current version of</p>	<ul style="list-style-type: none"> • Compensation and prior notice. 	<p>In the cases when ENR is restoring its own land property that is used or leased by individuals for agriculture or any economic activities;</p> <ul style="list-style-type: none"> • Tenants shall be provided with adequate notice in advance of change or cancellation of lease • First ENR forms a committee to estimate the magnitude of the impact on the PAPs as a result of loss of income • Ensure that the land is free of any crops or trees, otherwise compensation must be paid for it • The rental value of the land that has been deducted for the benefit of the project must be dropped before recovering the land, • Particular attention is paid to vulnerable groups, and resettlement assistance customized to the needs of affected persons is provided. • ENR will assist in compensation of tenants on case by case basis and based on the consultations with the PAPs,

Topic	Egyptian legislative requirements	World Bank Standard (as per ESS5)	Measures for bridging the gaps
	<p>the contract template omits these requirements.</p> <p>The official RoW thresholds differs from one area to another and is between 7.5m-30m but in some stations it can reach 100m</p>		<p>their preference and the available alternatives (e.g. providing another land on the RoW...etc)</p>
<p>Share croppers (tenants of agricultural lands) outside the RoW of ENR</p>	<p>Not covered under any census, but owners of agricultural land are entrusted to deliver the compensation for crops and plantations to tenants (there is no grievance mechanism for land renters/users)</p> <p>They are not covered by law No. 24/ 2018, and Law 187/2020</p>	<p>Under the WB ESS all the land users affected by a project are subject to compensatory measures.</p> <p>The borrower will not resort to forced evictions of affected persons.</p>	<p>All affected persons will be considered for compensatory measures in accordance with this RF and ESS5.</p> <p><i>All Project Affected Persons should be compensated for their loss of assets, regardless to their legal status.</i></p> <p>The Borrower will not resort to forced evictions. PAPs will be made aware of the project grievance mechanism.</p> <p>In addition to entrusting the owner of the assets to compensate their tenants as the mutual legal arrangement would allow, ENR should take measures to ensure that the affected tenants of residential and commercial units are provided with notice, compensated and are aware of the GM to use. In other similar transport projects in Egypt, committees were formed by ENR (legal affairs department) and other relevant stakeholders (e.g., <u>Greater Cairo Housing Authority</u>) to ensure that all affected assets/categories of PAPs will be compensated.</p>

Topic	Egyptian legislative requirements	World Bank Standard (as per ESS5)	Measures for bridging the gaps
Business Owners	Business owners are right holders covered under the ESA census and eligible for compensation and grievance under the Law	Under the WB ESS all the land users affected by a project are subject to compensatory measures. The borrower will not resort to forced evictions of affected persons.	Same compensation measures followed by landowners or people with legal rights see below.
Land Owners	<u>The Egyptian Constitution stipulates that “private ownership is protected and may not be sequestered except in the cases provided by law pursuant to a court decision and may not be expropriated except for public interest against compensation determined pursuant to the law. Law 10 was issued in 1990 to regulate land acquisition for public interest projects in Egypt. Article 7 of Law 10/1990 states that owners should evacuate their properties within 5 months from the official expropriation disclosure letter sent to them and signed by them (بعلم</u>	<ul style="list-style-type: none"> • Under the WB ESS all the land users affected by a project are subject to compensatory measures 	<ul style="list-style-type: none"> • ENR modified the route several times to avoid to the extent possible and minimize acquisition of private lands for the project. • Land owners will be compensated based on the prevailing prices during the time when the expropriation decree was announced at market price plus 20% of the estimated compensation. In case, there is no market price as reference for some affected assets, the compensation rate will be determined based on replacement cost in consultation with affected persons. • ENR will prepare Resettlement Plans in accordance with ESS5 and this RF. • PAPs will be consulted and will be made aware of grievance mechanisms. <p>The Egyptian law 10/1990 is amended Three times by Law 1 in 2015, Law 24 in 2018, and Law 187 in 2020 to narrow gaps between Egyptian laws and international regulations and performance standards.</p>

Topic	Egyptian legislative requirements	World Bank Standard (as per ESS5)	Measures for bridging the gaps
	<p>الوصول). Rights and procedures to object on compensations and information on property are also provided in the law and its amendments.</p> <p><u>The Law does not mandate the owner to carry out any consultation prior to the release of the land acquisition decree.</u></p>		<p>Details on gaps between the Law 10/1991 and ESS5 are present in the other sections of this table.</p>

Topic	Egyptian legislative requirements	World Bank Standard (as per ESS5)	Measures for bridging the gaps
Resettlement assistance	Not included. However, the unit rates used for compensating property and assets are estimated according to the prevailing prices at the time of the expropriation decision, and additional twenty percent of the value of the estimate is included in the compensation based on law No. 24/ 2018, and Law 187/2020, which also include committing the project proponent to deposit the value of the compensation in no more than 3 months from the public interest decree issuance date. In case of delaying the deposit, additional interest should be paid by the project proponent on top of the value of the compensation for the interest of the affected persons (landowners) as per law 187/2020.	Affected people are to be offered support after displacement, for a transition period	Specific assistance will be designed and included in the Resettlement Plan.
Vulnerable groups	Egyptian regulations have not addressed how vulnerable groups affected by expropriation of property should be treated.	The WB ESF - ESS5 stipulates the importance of paying attention to vulnerable groups. Support for alternative livelihoods. For all other categories of economically displaced persons, the resettlement plan describes feasible arrangements for obtaining employment or for establishing a business,	Particular attention will be paid to the needs of Vulnerable Groups among those displaced. Identification of the characteristics and needs of vulnerable groups will be done through the preparation of Resettlement Plans. Provisions on assistance to vulnerable groups will be included in the resettlement plans.

Topic	Egyptian legislative requirements	World Bank Standard (as per ESS5)	Measures for bridging the gaps
		including provision of relevant supplemental assistance including skills training, credit, licenses or permits, or specialized equipment. As warranted, livelihood planning provides special assistance to women, minorities or vulnerable groups who may be disadvantaged in securing alternative livelihoods (ESS P. 63).	Particular attention will be dedicated to those below the poverty line, the landless, the elderly, women, single headed households and those with handicaps, or informal workers and informal land users (e.g., squatters, individuals, and groups who might be losing their source of livelihoods as a result of land acquisition).
Livelihood restoration	Egyptian regulations do not specify income restoration allowances where the PAPs incurred losses of business income.	Under the WB ESF - ESS5, loss of income resulting directly from project implementation should be compensated for. ESS5 makes provisions for loss of income sources or means of livelihood, whether or not the affected persons must move to another location. It requires that PAPs should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.	<ul style="list-style-type: none"> • ESS5 principle regarding income restoration will be taken into account. Therefore, those whose income is going to be affected will be compensated for the loss of profit and income until such time as their income is restored to pre-project levels. • For tenants, it must be ensured that they have alternative sources of income (agricultural land, trade, employment, etc.) other than the acquired land, as much as possible.

Topic	Egyptian legislative requirements	World Bank Standard (as per ESS5)	Measures for bridging the gaps
<p>Consultation and Information Disclosure</p>	<p>Egyptian law stipulates that PAPs be provided with timely and relevant information. However, they are not consulted on resettlement options or the relevant information and are not able to participate in planning, implementing and monitoring resettlement</p>	<p>WB ESS10 on Stakeholder Engagement and Information Disclosure focuses on that “the timely disclosure of relevant project information enables stakeholders to understand the project’s risks, impacts and opportunities. Mindful of this and as foreseen in the Stakeholder Engagement Plan, the borrower will provide identified stakeholders with relevant information in a timely and appropriate manner. The borrower will further disclose and grant access to relevant information to any other interested party as appropriate.</p> <p>Under WB ESS10 the affected communities and individuals should be consulted and contribute to the processes of land acquisition and resettlement.</p> <p>Consultation with the affected PAP should be documented.</p>	<p>The project should launch systematic Stakeholder engagement activities, as per the Stakeholder Engagement Plan (SEP) that would continue during the project lifetime.</p> <p>All PAPs should be consulted on land acquisition impacts. Participatory planning and decision making should be applied in resettlement options and compensation.</p> <p>Affected groups should have access to full information about the resettlement process and options for compensation</p>

Topic	Egyptian legislative requirements	World Bank Standard (as per ESS5)	Measures for bridging the gaps
<p>Grievances Mechanisms (GM)</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 owners shall be given a period of 15 calendar days (after public disclosure of official census lists.) to present their complaints or grievances regarding the data in the released list. The law also allows a maximum of 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>In ENR’s Approach for Securing Land Plots; The contract Articles included in the ENR’s lease contracts do not include any</p>	<p>The Grievance Mechanism according to WB ESS10 p. 100 is “The Grievance Mechanism will be proportionate to the potential risks and impacts of the project and will be accessible and inclusive. Where feasible and suitable for the project, the grievance mechanism will utilize existing formal or informal grievance mechanisms, supplemented as needed with project-specific arrangements.</p> <p>(a) The grievance mechanism is expected to address concerns promptly and effectively, in a transparent manner that is culturally appropriate and readily accessible to all project-affected parties, at no cost and without retribution. The mechanism, process or procedure will not prevent access to judicial or administrative remedies. The Borrower will inform the project-affected parties about the grievance process in the course of its community engagement activities, and will make publicly available a record documenting the responses to all grievances received; and</p> <p>(b) Handling of grievances will be done in a culturally appropriate manner and be discreet, objective, sensitive and responsive to the needs and concerns of the project-affected parties. The mechanism will also allow for anonymous complaints to be raised and addressed.”</p>	<p>A project-level GM consistent with ESS10 will be established and will be shared with PAPs. All petitions will be considered and responded to and a due procedure of handling and managing grievances will be set.</p> <p>PAPs will be informed that they can take the case to the court if need arises, aggrieved people would however remain free to open a Court case without having registered their grievance with the GM.</p>

Topic	Egyptian legislative requirements	World Bank Standard (as per ESS5)	Measures for bridging the gaps
	Article that gives the right to the second party (tenant/ user) go to court to the judiciary or grievance in the case of termination of the contract.		
The cut-off date	There is no cut-off date per se under the Egyptian laws. However, this date could be considered 15 days after the census disclosure since this is the time after which no claims or grievance are accepted.	The WB identifies a cut-off date in order to prevent people influx to the project area. This measure is stipulated in order to protect the project owner and to prevent wasting of resources.	<p>The cut-off date will be differing according to the project activities. It will be determined separately for each project activities.</p> <p>Determining the project activities that require land, within the railway's property, depends on the land screening form (found in Annex 1: Land Screening Form), so the cut-off date can be based on the date of applying this form.</p> <p>For land that is outside the railway's property, the cut-off date will be the date determined by the Egyptian Survey Authority (ESA) (likely 15 days from disclosure of the census survey)</p>

Topic	Egyptian legislative requirements	World Bank Standard (as per ESS5)	Measures for bridging the gaps
Resettlement planning and procedural requirements	<p>Although there is presently no requirement to prepare a formal RP under the Egyptian law, the process that is followed for land expropriation for public benefit project entail several core steps of those followed for the RP (e.g., census survey is done through field data collection, systematic grievance system and procedures are followed, compensation valuation is done based on prevailing market price...etc. Recently additional 20% to the prevailing market value has been added to the value of compensation and this can be regarded as additional transitional support. The process under the Egyptian system however is missing some of the core elements of the RP including consultation with project affected people and monitoring or reporting.</p>	<p>When there is impact on land and livelihoods or a WB funded project will result in restriction of access, the project requires to prepare a formal RP. In order to prepare the RP, it is necessary to undertake the component activities of a resettlement plan such as, a ‘census’, socio-economic survey, consultation with project affected people, monitoring or reporting.</p>	<p>ENR in compliance with the WB procedures should prepare site-specific Resettlement plans, when needed.</p> <p>In addition, the consultation activities will be implemented during the project lifetime and as part of the preparation and implementation of the RPs.</p>

Topic	Egyptian legislative requirements	World Bank Standard (as per ESS5)	Measures for bridging the gaps
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 WB financed projects. The lack of equivalency between the WB's and Egyptian policy can negatively impact the consultation, decision making, and disclosure principles charted in the WB ESS.	According to WB ESF - ESS5 the projects including resettlement or land acquisition need to follow up the implementation of the measures through monitoring and evaluation, both internally and through an independent party (e.g., CSOs, NGOs, and national human rights institutions) or to facilitate community-driven monitoring, where practical and acceptable by the communities concerned. The need for M&E by an independent party will depend upon the complexity of the resettlement process. In terms of reporting, the borrower will establish regular communication and reporting channels back to the communities and individuals impacted and concerned, whether through non-technical summaries of progress updates, engagement activities, public meetings, targeted issue-based hearings.	Monitoring of the resettlement activities during the project implementation as detailed in this RF should be performed. As such, the project is to develop an M&E and reporting system compliant with WB standards.

2.4 Institutional and Organizational Arrangement for land acquisition and resettlement

The procedures and arrangements for land acquisition and displacements depend on the category of land users. For instance, landowners are covered by the Egyptian Laws. However, land users on the RoW are not covered by the law. The sections below mention procedures and institutional arrangements relevant to each subcomponent where displacement or land loss may take place.

2.4.1 Procedures for subcomponent 2.1 (missing link); land expropriation

2.4.1.1 Institutional Arrangements

The institutional arrangement is based on Law 10/1990 and its amendments Law 187/2020, Ministerial Decree 20/2019 and Law No. 24/ 2018 and law No. 1/2015. Several governmental bodies are involved in land acquisition and resettlement. An assessment committee plays the key role in land acquisition and resettlement, which is an independent structure and is established in each governorate by the decree of the Minister of Water Resources and Irrigation with changing its membership every two years. The project proponent (ENR) submits a request to the governorate for the preparation and issuance of a Prime Minister Decree for land acquisition for public interest. Below is a detailed description on the procedures.

Issuance of the public interest presidential decree and land acquisition procedures

- **Preliminary PAPs survey and decree issuance**

In order to issue the public interest decree for a Project, a preliminary survey is to be conducted to identify apparent owners and estimate the total amount of compensation to be attached to the Presidential Decree and published in the Official Gazette.

- **Valuation estimate**

After the Decree is issued, the Valuation Directorate at ESA formulates a preparatory committee to review project documents, conduct site visits, and confirm and break down initial compensation amounts to be included as a lumpsum in the Presidential Decree. This committee conducts another “Consultant Report” based on field visits to the site where assets are just counted without a census survey or asset inventory of lands by size, buildings, and structures; and without discussions or meetings with PAPs. The Report provides a break-down of estimated compensation amounts by item based on the estimate of the Valuation Department of ESA.

- **Money deposited by ENR**

After the consultant report is produced, the owner of Project/the borrower (ENR) shall deposit the total amount of estimated compensation to ESA cash register or into a compensation account in a governmental bank and notify ESA that the cash was deposited. ENR shall also provide detailed project documents

Once the money is deposited ESA will start the official census. The aim of this study is to link the names of PAPs to affected assets on the maps. After this study is conducted and project information is coordinated, the project gets a serial number in the roll of public interest projects that require land acquisition. **The serial number is the first concrete step of land acquisition procedures.**

- **ESA Official Census Survey**

ESA corresponds with pertinent survey directorates (on governorate level) and provides all official and final project documents; by then, survey directorates start the official ESA Census in parallel. ESA compiles information collected from the site and documents findings of census in official memos attached to census tables. A Ministerial Higher Committee for Compensation at Governorate level is to be formulated and headed by ESA member. The Committee receives the final findings of the ESA official census and reviews all official project documents to finalize the total amount of compensation for the Project. Final lists of project affected persons and affected assets together with official memos of compensation valuation are then sent back to pertinent survey directorates to be posted to the public.

- **Disclosure and grievance**

According to the Law 10/1990, the final census lists shall be available for one month to be viewed by PAPs, and another 15 days are given to them to object or complain at the pertinent survey directorate. Complaints are received and settled according to Law 10/1990 and its amendments.

- **Compensation delivery**

ESA is the responsible entity to carry out the official census survey of assets affected by land acquisition/involuntary resettlement for public interest projects in line with Law 9/1990 and its amendments (Laws 1/2015, 24/2018, and 187/2020). ESA is responsible to deliver monetary compensation to PAPs through the project owner, and also to inspect grievances related to valuation of compensation.

ENR is responsible to provide in kind compensation (flats, buildings, shops, etc.). In all cases, ENR shall deposit the total amount of compensation to the ESA before the census starts.

ESA census survey recognizes owners of assets only e.g., lands, buildings, structures. Tenants of residential and commercial units are covered through committees from ENR (legal affairs department) and Greater Cairo Housing Authority to ensure that all affected assets/categories of PAPs will be compensated. Other affected categories e.g., disruption of access to land or businesses, semi-structured economic activities, workers in affected businesses shall also covered under special committees from ENR upon appeal of PAPs.

Table 6: Categories of PAPs eligible for ESA census survey

PAPs Covered by ESA Census Survey
1. Owners of urban lands
2. Owners of urban buildings
3. Business owners
4. Owners of agricultural lands including disruption to land
5. Structures on agricultural lands (buildings, wells, etc.)
6. Crops and plantations

Table 7: PAPs not covered by ESA census survey and methods to bridge the gap

PAPs Category	Methods to Bridge the Gap*
1. Tenants of residential and commercial units	A committee from Greater Cairo Housing Authority covers tenants
2. Tenants and other types of land users (under the RoW of ENR)	ENR will assist in compensation of tenants on case by case basis and based on the consultations with the PAPs, their preference and the available alternatives (e.g. providing another land on the RoW...etc)
3. Share croppers (tenants of agricultural lands) outside the RoW of ENR	Owners of agricultural land are entrusted to deliver the compensation for crops and plantations to tenants (there is no grievance mechanism for land renters/users)
4. Disruption of access to business	If PAPs appeal, committees from legal affairs department of ENR cover and compensate them
5. Semi-fixed economic structures/kiosks	

*For more details on methods to bridge the gap, see table 4.

2.4.1.2 Responsibility at Authorities Concerned

Several governmental bodies are involved in land or property acquisition or resettlement. According to law 10/1990, the Egyptian Survey Authority ESA is mandated to do this task at the central level together with other ministries or local governmental bodies. This executing agency would be responsible for paying the compensation to affected groups through ESA or under its supervision, offering alternative resettlement options, and implementing the resettlement project. The law presents detailed procedures for acquisition, compensation and grievance methods. Responsibilities or roles of the ESA and of other stakeholders are identified as follow:

Table 8: Responsibilities of main authorities involved in land acquisition

Agency/Authority	Responsibility
ENR/MoT	<ul style="list-style-type: none"> Entity requesting the land acquisition for public interest Entity responsible for depositing the values that requested from it in order to formal claim for expropriation which represents the value of owners' compensation Responsible executor to compensate the occupants or assistant which is not defined within the Egyptian legal framework such as income loss, livelihood stabilization and socially vulnerable people, according to the estimations of the committees formed in this regard Entity responsible for coordination, monitoring and evaluation and grievance mechanism functions under the project; Overall project management and implementation will be performed by one Project Management Unit (PMU) that will be established at the ENR
ESA	<p>According to Ministerial Decree 20/2019 ER for Law 10/1990:</p> <ul style="list-style-type: none"> The ESA is responsible for surveying land plots, borders and acquiring data on owners, crop types etc. The leader of the compensation assessment committee and assesses compensation Inform on compensation results to the ENR and to the PAPs and provides the date of compensation Handle grievances
Ministerial Higher Committee for	<ul style="list-style-type: none"> The committee is headed by an ESA member and includes members from <u>Housing and Utilities Directorates</u>, <u>Agricultural and Irrigation Directorate</u>, and <u>Real Estate</u>

Agency/Authority	Responsibility
Compensation at Governorate level	<u>Taxes</u> (sections below further describe their responsibilities). The Committee receives the final findings of the ESA official census and reviews all official project documents to finalize the total amount of compensation for the Project.
Directorate of Housing and Infrastructure	<ul style="list-style-type: none"> Has a role in assessing and providing the compensation and sets the alternative resettlement options for the affected group and participate in all operational procedures concerning defining compensation and setting improvement actions within informal settlements.
Director of real estate taxes in the governorate	<ul style="list-style-type: none"> Has a role in assessing and providing the compensation
Agricultural and Irrigation Directorate	<ul style="list-style-type: none"> Identifies concerned associations according to the project maps. Provides the price list for the crops and trees at the governorate
Ministry of Agriculture	<ul style="list-style-type: none"> According to law 10/1990, the Minister of Agriculture approves the expropriation decree for cultivated lands. In this case, Agricultural Directorate and Agricultural Associations have a role in assessing and providing the compensation
Agriculture Association	<ul style="list-style-type: none"> The Agricultural Associations is the official body responsible for registering and counting the holdings and ownership of agricultural land in Egypt. The agricultural associations exist in all of Egyptian villages. Provide lists for owners and tenants names and tenures of the PAPs within their relevant areas Participate in the census survey of the PAPs prior to starting of the expropriation activities as part of the compensation committee Agricultural associations participate in consultation activities with PAPs and participate in the compensation committee to provide technical opinion about the crops (age of trees, fertility of land ... etc.)
Survey directorates (on governorate level)	<ul style="list-style-type: none"> Receives all official and final project documents from the ESA and starts the official ESA survey
Valuation Directorate at ESA	<ul style="list-style-type: none"> Formulates a preparatory committee to review project documents, conduct site visits, and confirm and break down initial compensation amounts.
Department of Physical Planning	<ul style="list-style-type: none"> Prepares the detailed plans for areas subjected to resettlement and provide all detailed maps and documents required to define the affected groups, e.g., roads right-of-way, set-backs.
Department of Amlak	<ul style="list-style-type: none"> Provides 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	<ul style="list-style-type: none"> Identifies the size, area and locations of different ownerships to be affected by the resettlement. It is also responsible for defining the compensation mechanisms and values in cooperation with ESA and other relevant local bodies.
Department of Social Affairs	<ul style="list-style-type: none"> Conducts all field surveys required to define the affected groups, their socio-economic status, affordability level, their preference against different resettlement options and compensations mechanisms. Another major role to be played by this department is to mitigate the negative impact of resettlement whether during or after resettlement, through preparing rehabilitation programs for those affected group, and monitoring the impact of the process.
Department of Legal Affairs	<ul style="list-style-type: none"> Deals with legal issues related to tenure and ownerships and resolve dispute between different involved parties.
Head of local district Housing Authority	<ul style="list-style-type: none"> Manages the overall project where the resettlement project takes place Ensures that all affected assets/categories of PAPs will be compensated.

ENR will comply with law 10/1990 and all amendments. High level meeting will be conducted between ESA, GARB and ENR to ensure suitable coordination between them before commencing any project

related activities. In the case of land expropriation, no activities will be conducted without a full-fledged RP is prepared and cleared by the WB.

2.4.2 Procedures for subcomponents 2.2, 2.3 (c) and 2.4; land users on the RoW

Procedures and institutional arrangements for land repossession on the RoW are covered below since ESA does not cover them.

2.4.2.1 [ENR's Approach for Securing Land Plots](#)

ENR rents land and houses (to staff), within the RoW and in such cases a contract is issued between ENR and the user. ENR ensures to avoid occupied land plots, wherever possible. In the case where a vacant alternative is unavailable and land is being used by users or tenants, ENR issues an administrative decree for removal of the occupancies on the required land plot by the respective local entities.

This approach is applied to both squatters and tenants. For the former, they have no legal rights under the Egyptian legislation. For the latter, the old and new tenancy contract templates state that ENR retains the right to restore the leased property at the time it wishes. Article 9 of the old contract template states that: *“The Authority [ENR] reserves, for itself, the right to terminate this contract without being held responsible for any disruptions or damages in case it [ENR] sold the rented property or needed it for its purposes or for the purposes of other government institutions or sub-institutions. And it shall be sufficient that the tenant be notified of that one month in advance, through a registered letter, and the tenancy value shall be paid back to him [the tenant], if it was prepaid, for the remaining [tenancy] period as of evacuation of the property.”*

The corresponding stipulation in the new contact template with MOT (ENR company who handles newly rented land on ENR property) states that: *“The First Party [leser] shall have the right to terminate the contract in case ENR needs the leased property for future projects.”* However, the old version of the contract template stipulates that dues shall be paid back to the tenant and he/she shall be proactively notified, the new version with MOT omits that and indicates that *“If the lessee plants trees or any other planted trees on the leased land, he has no right to take them, nor to claim their prices or compensation for them at the end of the contract or its termination, but rather it becomes the exclusive right of the leaser.”*

2.4.2.2 [ENR Practices for repossession of the use of land for signaling related works \(sub-component 2.2, 2.3 \(c\), 2.4\)](#)

ENR was the implementing agency for the currently closed Egypt National Railways Restructuring Project (ENRRP), that was rolled over to RISE as well as for RISE. In this regard, systems have been established as part of ENRRP to help ENR follow procedures to determine the land related issues prior to construction of the signaling buildings, which are located on the RoW, the impacts associated with land acquisition for construction work and to identify mitigation measures and corrective measures associated with it. Those include, master lists with a description and data for all construction sites. In cases, where repossession of land use might be needed, land screening forms are applied. Those forms include guidance on when to prepare resettlement plans, depending on responses to questions. Those systems will continue to apply to this Project for the use of land that will be reposessed on the rail corridors of sub-component 2.2, 2.3 (c), 2.4.

As part of CATLD project, process to determine that a land plot is acceptable is as follows:

- In order to determine that a land plot is technically acceptable for any of the structures needed, ENR forms a committee comprised of representatives from the following entities: ENR project department (Cairo), signaling department (local level), permanent railways department (local level), ENR properties department/Amlak (local level), contractor and supervision consultant. The minutes of the meeting of this committee will be shared with ENR Environmental Affairs Department (EAD) (for CATLDP) and with Social Specialist of PMU to confirm that the land plot is vacant of any obstacles.
- In case of potential impacts on affected persons through repossession of the use of land or land acquisition, the master list is updated, and the Social Specialist completes the land screening form.
- In parallel, the Social Specialist contacts the ENR properties department (ENR properties representative) at the local level to request that the land user or tenant is notified about the repossession of the use of land. If physical displacement will be needed, notification will be conducted 3 months prior to any repossession of the use of land. The notification date will be the same as the cut-off date for the land plot.
- Completion of the Land screening will be conducted, within 2 weeks of the notification, by PMU and the ENR properties Representatives at the local level, in consultation with the PAP to assess the situation and impacts in light of the requirements of WB ESS5 regarding resettlement and livelihood. Based on the results of the screening, Resettlement Plans will be prepared as appropriate.
- The Project's entitlement matrix lists the required mitigation measures for various cases. For example, for cases of partial repossession where rental contracts exist, the RPs will include modification of the land area to be used by the PAP in the rental contract between the land tenant and ENR. If no rental contract exists, the ENR property Representative will change the land to be used in his registry and will ensure that annual fees paid for usufruct are considering those changes.
- During preparation of the Resettlement Plans, findings will be consulted on with PAPs. No construction activities will start prior to harvesting crops, rental receipts modified, and compensation disbursed, if needed. After implementation of the resettlement plan, land tenant or user will be consulted, to ensure satisfaction on the process, within 3 months.

In case land is owned by another government entity, the same procedure will apply for notification period, documentation and compensation procedures.

2.4.2.3 [ENR Land Screening Practices](#)

Systems have been established as part of ENRRP to help ENR follow procedures to determine the land related issues prior to construction, the impacts associated with land acquisition for construction work and to identify mitigation measures and corrective measures associated with it, namely:

- Before the start of implementation and upon completion of identifying all sites required for construction activities, ENR will prepare a **Master list** for subcomponents component 2.2, 2.3 (c), 2.4 that will include a description and data for all construction sites, including signaling structures and level crossings, storage rooms etc. Site visits will be conducted to those sites, in coordination

with the project department at ENR (Cairo), the contractor that will be hired to conduct the works on the segment and the ENR properties department at the local level. Annex 2: Example of Master lists for CATLDP Project_list looks like.

- **Land Screening Form:** The Land Screening form includes a measurement of a number of elements to assess the situation in light of the requirements of WB ESS5 regarding resettlement and Livelihood (Annex 1 Land Screening form).
- Based on the results of the Land Screening form, ENR will propose appropriate mitigation measures. A Resettlement Plan is needed in the following cases:
 - Works require acquisition of private land (temporarily or permanently)
 - Works impact assets such as residential or commercial building, fences, water wells, or other household structures such as kitchens, outside toilets
 - Works result in loss of crops, or trees
 - Works result in physical displacement of individuals, family, and businesses
 - Works result in temporary or permanent loss of economic activities such as farming or business from shops
 - Works impact individuals or entities encroaching on land
- Preparation of RP is covered in section 7.
- ENR EAD will participate in monthly project meeting to be kept in the loop abreast of subproject (sites) developments and upcoming sites that will be handed over to contractor.

2.4.3 Procedures for the dualization segment (subcomponent 2.3 (a) and (b))

Since the dualization segment (subcomponent 2.3 (a) and (b)) may fall within the ENR RoW at some sections and beyond it at other sections, the following procedure is proposed by ENR to indicate if the land will fall under ENR jurisdiction or will be under ESA's responsibility and to determine ENR's procedures for repossessing the use of land.

Once the design of the dualization related works and the location of the dualization (left or right side) are determined, ENR property representative of each area will delimit the RoW of ENR. This delimitation will determine if additional land will be needed out of ENR property. In case of potential impacts on affected persons on ENR Property, ENR will handle on its own the repossession of the use of land. In case land acquisition, ENR will coordinate with ESA and national system will apply (law 10/1990).

For lands within the RoW the following procedures will be implemented:

- A resettlement plan will be prepared, and ENR PMU will hire a consultancy firm to prepare this RP.
- The Consultancy firm will work closely with the Social Specialist and will contact the ENR properties department (ENR properties representative) at the local level to request land related data.
- A census survey on the proposed parallel line route to collect data on the types of land users present, area of used lands by PAPs, impacted areas used by PAPs and data on their socio-economic profiles. During the census survey, land users or tenants will be notified about the repossession of the use of land. If physical displacement will be needed, notification will be conducted 3 months prior to any land taking. The notification date will be the same as the cut-off date for the land plot.
- Completion of the census will be conducted, within 2 weeks of the notification, in consultation with the PAPs to assess the situation and impacts in light of the requirements of WB ESS5 regarding resettlement and livelihood.

- The Project's entitlement matrix lists the required mitigation measures for various cases. Moreover, mitigation measures will include adjusting documentation in ENR property registry to ensure that PAPs are not paying annual fees for land that they are not using or not renting. For example, for cases of partial repossession of the use of land where rental contracts exist, the RPs will include modification of the land area to be used by the PAPs in the rental contract between the land tenant and ENR. If no rental contract exists, the ENR property representative will change the land to be used in his registry and will ensure that annual fees paid for usufruct are considering those changes.
- During preparation of the Resettlement Plans, findings will be consulted on with PAPs.
- No construction activities will start prior to harvesting crops, rental receipts modified, and compensation disbursed, if needed. After implementation of the resettlement plan, land tenant or user will be consulted, to ensure satisfaction on the process, within 3 months.

In the case of the need of lands beyond the RoW, the same procedures for land acquisition by the ESA present in section 3.4.1 (procedures for subcomponent 2.1) will be followed.

- For owned lands, the compensation method and evacuation period will be the same as what is noted in Law 10/1991 and amendments.
- For encroached land owned by the state, ENR will follow similar procedures as land users on the RoW and will ensure that adequate notification period is provided (i.e 3 months) and construction activities will not start prior to harvesting crops. ENR will provide support and assistance to the PAPs. After implementation of the resettlement plan, land tenant or user will be consulted, to ensure satisfaction on the process, within 3 months.

ENR EAD will participate in monthly project meeting to be kept in the loop abreast of subproject (sites) developments and upcoming sites that will be handed over to contractor. For CATLDP implementation, ENR EAD will coordinate work with the Social Specialist of the PMU.

3 DEFINING AFFECTED PERSONS

Project affected persons (PAPs) are defined in this framework as individuals who may be subjected to adverse economic, social, or cultural impacts by the WB’s funded projects. These impacts may constitute anything from the loss of physical assets such as land, farm lands, crops, commercial properties, homes, personal belongings, sources of income, and cultural / historical / religious sites, to nonphysical assets such as social capital and cultural networks and activities. Moreover, adverse impacts also include the loss of access to the physical and non-physical assets and the involuntary restriction of access to legally designated parks and protected areas. The following Table highlights some of the key losses that may arise from land acquisition.

Table 9: Possible Losses from Land Acquisition

Land	<ul style="list-style-type: none"> ▪ Agricultural land (rented or owned) ▪ Access to land
Structures	<ul style="list-style-type: none"> ▪ Houses or living quarters (rented or owned) ▪ Other physical structures (rented or owned)
Income	<ul style="list-style-type: none"> ▪ Income from crops ▪ Income from wage earnings ▪ Income from affected business ▪ Access to formal employment opportunities
Communal¹⁰	<ul style="list-style-type: none"> ▪ Public Schools ▪ Public Hospitals ▪ Markets ▪ Cemeteries ▪ Social capital: networks, activities, relationships ▪ Mosques
Environmental	<ul style="list-style-type: none"> ▪ Access to natural resources ▪ Negative environmental impacts resulting from land acquisition or from the project itself

¹⁰The projects should not be permitted to infringe on or damage in any way public cemeteries or private graveyards or graves physical assets. If extremely necessary, such cases shall be subject to the Egyptian law to this regard and WB ESS5.

4 METHODS OF VALUATION OF AFFECTED ASSETS AND COMPENSATION

4.1 Policies

WB ESF - ESS5 requires that resettlement and compensation plans provide prompt and effective compensation **at full replacement cost** for losses of assets attributable directly to a WB-financed project. Replacement cost is the method of valuation of assets that helps determine the amount sufficient to replace lost assets and cover transaction costs. In applying this method of valuation, depreciation of structures and assets shall not be taken into account in determining their value.

For losses that cannot easily be valued or compensated for in monetary terms such as access to public services, customers, and grazing, or forest areas, the WB-financed project shall provide access to equivalent and culturally acceptable resources and earning opportunities.

Where Egyptian law does not meet the standard of compensation at full replacement cost, compensation under Egyptian law is supplemented by additional measures necessary to meet the replacement cost standard defined in ESS5.

Land and assets will be valued and compensated according to the World Bank ESF - ESS5, Egyptian regulations and ENR practical operations and procedures, using tools developed for Egypt National Railways Restructuring Project (ENRRP) and Railways Improvement and Safety for Egypt Project (RISE).

4.2 Asset Valuation

The valuation of losses in assets depends on the type of the lost asset. For physical assets, market value should be assessed to estimate the replacement cost plus the 20% mandated top up. This should consider any associated costs to bring the asset to its pre-displacement value. The WB also gives big attention to intangible assets although estimating their value is a relatively a subjective process. Alternative opportunities should be provided to PAPs as a way for compensating their loss for intangible assets. Alternative opportunities may include job opportunities with ENR if possible. Alternative opportunities will be decided case by case depending on the socio-economic profile and impacts

For intangible losses that cannot easily be valued in monetary terms (i.e. access to employment opportunities, public services, natural resources, social capital), the project should attempt to establish access to equivalent resources and earning opportunities that are acceptable to the PAPs. This will be done through a case by case study and consultations carried out with PAPs (see section 3.4 institutional and organizational arrangement for land acquisition).

4.3 Compensation Valuation and Payment

Compensation will be provided to all individuals whose assets or access to assets is affected or damaged, as a consequence of land acquisition or any other activities undertaken by the projects. The compensation for the loss of physical and nonphysical assets will vary depending on the type of loss, and eligibility of the PAPs. Compensation may come in the form of cash compensation, in-kind compensation, and/or assistance.

All PAPs will be entitled to type of compensation or assistance that accords with their entitlements as per the entitlement matrix. The monetary compensation should be paid at replacement cost as per the requirement of the Egyptian Law, noting the market value (at the entitlement cut-off date) **for affected tangible assets plus the mandated 20% top-up** in addition to the Bank interest on the compensation amount from the date of depositing in the bank account. Another option may be in-kind compensation where the affected assets would be replaced with an asset of similar size, value, and quality. The decision on which type of compensation is used should be jointly agreed upon between the project staff and the PAPs and shall be subject to the availability of replaceable assets and reflected in the RP. Moreover, development and resettlement transitional assistance needed to restore the livelihood¹¹ and standard of living of PAPs under the subproject to pre-project levels (i.e. short-term jobs, subsistence support, moving allowance, salary maintenance, food assistance, etc.).

It should be noted here that compensation for losses in communal property (i.e communal property may belong to private owners but serves the community) shall only be in-kind for the community as a whole, and shall take the form of reconstruction of the affected or damaged facility (i.e. public school buildings, markets, etc.) to - at least - the same standard it was on prior to the project's implementation.

4.3.1 Forms and Calculation of Compensation

Although the type of compensation may be an individual's choice, compensation in kind (such as land-for-land) is preferred, if the loss amounts to more than 20% of the total loss of assets. Compensation refers to both compensation for expropriated assets and restoration of income.

Compensating property and assets are estimated according to the prevailing prices at the time of the expropriation decision, and additional (20%) twenty percent of the value of the estimate included in the compensation based on law No. 187/2020 and law No. 24/ 2018 and ministerial decree 20/2019 (Executive regulations for law 10/1990).

Table 10: Forms of compensation and calculation methods

Types of Compensation	Calculation Method
Cash Payments	Compensation will be calculated and paid in local currency. Rates will be adjusted for inflation
In-Kind Compensation	Compensation may include items such as land, houses other buildings, building materials, seedlings, agricultural inputs and financial credits for equipment.
Other Assistance	Assistance may include moving allowance, transportation and labor, title fees, or other related costs.

4.3.2 Land Compensation and labor cost evaluation

Compensation for land is aimed at compensating the land, crops that are not yet yielded/harvested, plantations, and any fixed assets such as buildings/rooms, wells, fences etc..., and labor used to prepare the land and cultivate the crop. The labor cost for preparing replacement land is based on costs for clearing and framing the land. Labor costs will be paid in Egyptian currency per the prevailing labor law. The rate used for land compensation is to be updated to reflect values at the time compensation is paid. Other assistance may also have to be provided to workers in the informal sector will lose income sources/ livelihoods as a

¹¹ Livelihoods should be improved or at least restored to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

result of the project that affect their work. Assistance can include offering training programs to raise their competence and provide them with skills that qualify them for the labor market. The term “Land” refers to an area or homestead in cultivation, being prepared for cultivation, or cultivated during the last agricultural season.

Land and assets are valued and compensated for according to the following guidelines and as appropriate for the project:

- Compensation cost values are based on full replacement cost, as of the date that the full replacement is to be provided or at the date of project or subproject identification, whichever is higher,
- Full market prices for crops have to be determined based on their values as determined by the appropriate agency. For this Project this should be the Agriculture Association under the Ministry of Agriculture and Land Reclamation.
- PAPs that lose farmland allotted by the village under customary tenure are provided an equivalent plot.
- In cases of repossession of the use of the leased lands (land-based livelihoods) ownership "ENR property" procedures are found in section 3.4.2

- **Willing-Temporary Use and Rental Arrangements**

The contractor will rely on providing a storage area for equipment and building materials. In the case that there is not enough area in ENR’s property, this will be done based on the following protocol for temporary use or rental of private land:

- Giving the owner of the land the right to approve or reject to rent his land, and in this case the contractor will look for another plot of land;
- The landowner has the right to negotiate the price with the contractor;
- The owner has access to the grievance mechanism at the project level;
- The contractor must return the land to its original condition after the lease period ends, and any other specifications agreed upon with the landowner;
- Land lease or use agreements will be documented.

4.3.3 Compensation for Buildings and Structures

Compensation for buildings and structures will be paid by replacing huts, houses, farm outbuildings, latrines, fences and other impacted structures. Any homes lost will be rebuilt on the acquired replacement land. However, cash compensation will be available as a preferred option for structures that are not the house in which someone is living. The applicable replacement costs for construction materials, as well as associated labor costs needed to build replacement structure, will be used to calculate the values. Alternatively, compensation will be paid in-kind for replacement cost without depreciation of the structure. The Bank-financed project will survey and update construction material prices on an ongoing basis.

4.3.4 Compensation for Sacred Sites

Compensation for sacred sites (e.g., proprietary rights and reconstruction) is determined through negotiation with the appropriate parties. Sacred sites include but are not restricted to: altars, initiation centers, mosques, ritual sites, tombs and cemeteries. Sacred sites include such sites or places that are accepted by local laws including customary practice, tradition and culture as sacred.

In the case of potential mosques to be removed in some stations as a result of developing the level crossings and stations: It is a facility of cultural value to individuals. The ENR will coordinate with the Ministry of Awqaf to avoid any problems that may arise as a result of the removal of some of these facilities. ENR will coordinate with them in case of demolition of mosques and the establishment of other alternative. The Ministry of Awqaf responsible for the Islamic houses of worship in Egypt, ENR made a memorandum agreement with Al Awqaf to coordinate the removal of some mosques for development projects. Coordination includes:

- Conducting consultation activities with community members,
- Establishing alternative mosques or contributing to the establishment and expansion of mosques already established; as appropriate and appropriate compensation from members of the local community. This should be done before construction begins.

4.3.5 Vulnerable Groups

The Egyptian regulation does not specifically state any privileges for those vulnerable groups. However, the World Bank ESF - ESS5 emphasizes the need to give special attention to the right of vulnerable groups to make sure that they are not excluded from any adopted measures within the overall resettlement.

By conventional definition, the vulnerable population are those groups of people who are typically excluded, disadvantaged or marginalized based on their economic, ethnic, social, or cultural characteristics. Various groups could fit within this description (e.g., women, youth, people with disabilities, refugees), there is always a need for a more specific and focused identification for them within the context of the project.

Vulnerable groups may likely be adversely affected by environmental and social impacts, while also being least likely to benefit from the project. Particular attention will be paid to the needs of Vulnerable Groups subject to displacement, which include those below the poverty line, the landless, the elderly (including retirees of ENR who lease houses within the RoW), minorities, women, children, those who are experiencing accumulated impacts as a result of frequent land acquisition (e.g., land acquired for the regional ring road and for this project) and informal land users (e.g. squatters, individuals, and groups who might be losing their source of livelihoods as a result of land acquisition/ repossession of the leased lands ownership "ENR property" that is used by individuals); land tenants who rely on the reposessed use of land as a significant source of livelihood; and those who may be disadvantaged in securing alternative livelihoods.

Vulnerable people will be identified at socio-economic survey stage in preparing Resettlement Plan and case by case assistance will be provided.

4.4 Entitlement Matrix

Each RP should develop a resettlement matrix that identifies the expected negative impacts from the project, the eligible persons for compensation, and the compensation standards that are to be applied. The entitlement to compensation and assistance of livelihood stabilization shall be defined according to the Egyptian regulations in compliance with WB ESS5 “livelihoods should be improved or at least restored to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher”. Entitlement shall be categorized based on the proposed eligibility to the loss. Since the detailed activities under this project have not yet been specifically identified, Table 7-3 **Error! Reference source**

not found. is entitlement matrix that may serve as a generic tool for identifying the possible losses arising from the expected projects and the respective entitlement benefits of the PAPs.

Table 11: Entitlement Matrix for Affected Persons

Type of Losses	Level of Impact	Entitled Person(s)	Project Compensation Policy & Standards	Other Measures
Agricultural Land				
Loss of arable and grazing agricultural land or access to it	Permanent (complete or partial) loss of arable and grazing land located in the project sites	Farmers/Individuals who have formal legal ownership rights to land	<ul style="list-style-type: none"> • Provide cash compensation at replacement cost for the lost land, in addition to the cost of preparing the land to levels similar to those of the affected land, plus the cost of any registration and transfer taxes plus 20% mandated top up • Provide cash compensation for loss of crops or trees, at replacement cost. 	<ul style="list-style-type: none"> • Consultations and formal agreement with PAPs on type of compensation (cash or in-kind) • If available and requested by the PAPs and agreed to by the project and concerned authorities: provide equivalent land nearby, of similar size, value, and quality • In case of relocation, provide assistance to farmers during and after the relocation process • Provide development and transitional assistance in locating new replacement land • No land will be acquired prior to compensation. • For the transitional period, it is recommended that: Transitional assistance should be provided on case-by case basis, as needed. Market value of the crops should be considered, which is calculated based on the transitional cycle of re-growing the same type of crop, and cost involved.
Loss of arable and grazing agricultural land or access to it	Permanent (complete or partial) loss of arable and grazing land located in the project sites	Farmers/Individuals who do not have formal legal ownership rights to land but have temporary or leasing rights (tenants)	<ul style="list-style-type: none"> • Provide development and transitional assistance in locating new replacement lease land. • Provide cash compensation for loss of crops or trees at replacement cost. 	
Loss of arable and grazing agricultural land or access to it	Permanent (complete or partial) loss of arable and grazing land located in the project sites	Farmers/Individuals who do not have any recognizable legal right or claim to the land	<ul style="list-style-type: none"> • No compensation for land. • Provide landless PAPs with resettlement assistance in securing temporary or lease rights to replacement land • Provide cash compensation for loss of crops or trees at replacement cost. 	
Loss of arable and grazing agricultural	Temporary (complete or partial) loss of all	Farmers/Individuals who have formal legal	<ul style="list-style-type: none"> • No compensation for land if returned to owner in less than one year. 	

Type of Losses	Level of Impact	Entitled Person(s)	Project Compensation Policy & Standards	Other Measures
land or access to it	or part of arable and grazing land located in the project sites	ownership rights to land	<ul style="list-style-type: none"> • Provide cash compensation equivalent to the replacement cost at market price of renting the land during the temporary use. • Provide cash compensation for loss of crops or trees at replacement cost and compensation for loss of net income from subsequent crops that cannot be planted for the duration of the lease. 	<ul style="list-style-type: none"> • If the temporary loss continues for more than one year, PAPs will be given a choice of either continuing with the temporary arrangements, or selling the affected land to the project at full replacement cost at current market value including various transactional costs • Provision of development assistance to enable farmers/landowners to restore land to its previous condition or better quality by providing measures to improve land quality in cases of land being adversely affected.
Loss of arable and grazing agricultural land or access to it	Temporary (complete or partial) loss of all or part of arable and grazing land located in the project sites	Farmers/Individuals who do not have formal legal ownership rights to land but have temporary or leasing rights (tenants)	<ul style="list-style-type: none"> • Provide cash compensation equivalent to the replacement cost at market price of renting the equivalent land during the temporary use. • Provide cash compensation for loss of crops or trees at replacement cost and compensation for loss of net income from subsequent crops that cannot be planted for the duration of the lease. 	<ul style="list-style-type: none"> • Consultations and formal agreement with PAPs on type of compensation (cash or in-kind) • Provision of development assistance to enable farmers/landowners to restore land to its previous condition or better quality by providing measures to improve land quality in cases of land being adversely affected. • Provide adequate notification period (e.g. 3 months) • Allow tenants to harvest crops
Loss of arable and grazing agricultural land or access to it	Temporary (complete or partial) loss of all or part of arable and grazing land located in the project sites	Farmers/Individuals who do not have any recognizable legal right or claim to the land	<ul style="list-style-type: none"> • Provide cash compensation for loss of crops or trees at replacement cost. 	<ul style="list-style-type: none"> • Consultations and formal agreement with PAPs on type of compensation (cash or in-kind) • Provision of development assistance to enable farmers/landowners to restore land to its previous condition or better quality by providing measures to improve land quality in cases of land being adversely affected • Provide adequate notification period (e.g. 3 months) • Allow users to harvest crops

Type of Losses	Level of Impact	Entitled Person(s)	Project Compensation Policy & Standards	Other Measures
				<ul style="list-style-type: none"> Provision of development and resettlement assistance to landless PAPs with no legal rights.
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	<ul style="list-style-type: none"> Provide cash compensation at replacement cost of land of equal size and use, with similar or improved public infrastructure facilities and services and located in the vicinity of the affected land, plus the cost of any registration and transfer taxes plus 20% mandated top up In the case that there are structures on the land, provide cash compensation at replacement cost for the materials, labor and other relevant costs used to rebuild the structures or to partially repair an affected structure. 	<ul style="list-style-type: none"> A list of available non-arable land in each affected Governorate A list of PAP and entitled persons Consultations and formal agreement with PAPs on type of compensation (cash or in-kind) If available and requested by the PAPs and agreed to by the project and concerned authorities: provide equivalent land nearby, of similar size, value, and quality Provision of development and resettlement assistance, mainly in form of transition allowances for severely affected PAPs (transition subsistence allowance for food, moving incentive allowance, assistance in locating new residential or commercial leasing, and income transition allowance if businesses are affected).
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 do not have formal legal ownership rights to land but have temporary or leasing rights	<ul style="list-style-type: none"> In the case where there are structures on the land which have been built by the users, provide cash compensation at replacement cost for the materials, labor and other relevant costs used to rebuild the structures or to partially repair an affected structure. 	<ul style="list-style-type: none"> For the transitional period, it is recommended that: Transitional assistance should be provided on case-by-case basis, as needed if not more for all PAPs.

Type of Losses	Level of Impact	Entitled Person(s)	Project Compensation Policy & Standards	Other Measures
			<ul style="list-style-type: none"> • Provide development and transitional assistance in locating new replacement lease land 	
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 do not have any recognizable legal right or claim to the land	<ul style="list-style-type: none"> • Provide no compensation for land. • In case that there are structures on the land which have been built by the users, provide cash compensation at replacement cost for the materials, labor and other relevant costs used to rebuild the structures or to partially repair an affected structure. • Provide landless PAPs with resettlement and transitional assistance to secure alternative commercial or residential land and to restore their livelihoods. 	
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 ownership rights to land	<ul style="list-style-type: none"> • No compensation for land if returned to owner in less than one year. • Provide cash compensation equivalent to the replacement cost at market price of renting the land during the temporary use • Provide cash compensation for loss of crops, trees, or structures at replacement cost 	<ul style="list-style-type: none"> • If the temporary loss continues for more than one year, PAPs will be given a choice of either continuing with the temporary arrangements, or selling the affected land to the project at full replacement cost at current market value • Consultations and formal agreement with PAPs on type of compensation (cash or in-kind) • Provide adequate notification period (e.g. 3 months) • Provision of assistance to enable the land owners to restore land to its pre-subproject condition by providing measures to improve land quality in cases where land is adversely affected

Type of Losses	Level of Impact	Entitled Person(s)	Project Compensation Policy & Standards	Other Measures
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 do not have formal legal ownership rights to land but have temporary or leasing rights	<ul style="list-style-type: none"> • Provide cash compensation equivalent to the replacement cost at market price of renting the land during the temporary use • Provide cash compensation for loss of crops, trees, or structures at replacement cost 	<ul style="list-style-type: none"> • Consultations and formal agreement with PAPs on type of compensation (cash or in-kind) • Provide adequate notification period (e.g. 3 months) • Provision of assistance to enable the land users to restore land to its pre-subproject condition by providing measures to improve land quality in cases where land is adversely affected
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 do not have any recognizable legal right or claim to the land	<ul style="list-style-type: none"> • Provide cash compensation for loss of crops, trees, or structures at replacement cost 	<ul style="list-style-type: none"> • Consultations and formal agreement with PAPs on type of compensation (cash or in-kind) • Provide adequate notification period (e.g. 3 months) • Provision of assistance to enable the land users to restore land to its pre-subproject condition by providing measures to improve land quality in cases where land is adversely affected • Provision of resettlement assistance to landless PAPs with no legal rights
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 rights to the structures	<ul style="list-style-type: none"> • Provide cash compensation at replacement cost which is equal to the market cost of materials, labor and other relevant costs used to build a replacement structure of similar area and quality. No deduction will be made for salvageable materials and that no depreciation will be applied plus 20% mandated top up 	<ul style="list-style-type: none"> • A list of available structures in each affected Governorate • A list of PAP and entitled persons • Consultations and formal agreement with PAPs on type of compensation (cash or in-kind, i.e., relocation)

Type of Losses	Level of Impact	Entitled Person(s)	Project Compensation Policy & Standards	Other Measures
Loss of structures or access to them	Permanent (complete or partial) loss of urban residential or commercial non-arable land	tenants (e.g. those renting flats or commercial shops)	<ul style="list-style-type: none"> • Provide assistance in moving and finding similar and affordable rental accommodation (this may include moving allowance and rental allowance for a transitional period). 	<ul style="list-style-type: none"> • A 3-months' notice - at least - to be given to the tenants.
Loss of structures or access to them	Permanent (complete or partial) loss of urban residential or commercial non-arable land	Individuals who do not have any recognizable legal right or claim to the land (squatters)	<ul style="list-style-type: none"> • Provide cash compensation or other appropriate alternative at replacement cost for the structures if they were built by the users. • Provide assistance in moving and finding similar and affordable rental accommodation (this may include moving allowance and rental allowance for a transitional period). 	<ul style="list-style-type: none"> • The Environmental and Social Development Officer may look into the possibilities of formalizing the structures following their repair.
Standing Crops, Trees, and Plants				

Type of Losses	Level of Impact	Entitled Person(s)	Project Compensation Policy & Standards	Other Measures
Loss of standing crops, trees, or plants or access to them	Permanent (complete or partial) loss of standing crops, trees, or plants	Farmers or individuals who cultivate the land and who have either formal legal ownership rights to the land on which the crops are planted or who do not have formal legal ownership rights to land but have temporary or leasing rights (tenants) or who do not have any recognizable legal right or claim to the land	<ul style="list-style-type: none"> • Provide cash compensation for loss of crops, trees, or plants at replacement cost. 	<ul style="list-style-type: none"> • A comparative list of the prices of agricultural products in local markets. • A list of tree and plant species in the affected area. • The project activities should take into consideration the cropping patterns and seasons in order to avoid partial or complete loss if possible. • All efforts shall be made to allow for harvesting of crops prior to any land-related impacts. • Provide adequate notification period (e.g., 3 months)
Income or Access to Income (Commercial, Business, and Industrial Activities)				
Loss of source of income or access to source of income	Permanent loss of income source or access to it	Owner or workers in formal registered businesses	<ul style="list-style-type: none"> • Provide transitional cash compensation until new permanent employment is secured based on net income (on a case by case basis). • Provide development assistance to PAPs (i.e. training in specific areas) in order to help them to maintain and/or improve their income 	<ul style="list-style-type: none"> • A list of available commercial, industrial, and business activities in each affected Governorate • A list of PAP and entitled persons. • The Environmental and Social Development Officer shall assist in the provision of development assistance to severely affected
Loss of source of income or access to	Permanent loss of income source or access to it	Owner or workers in informal not registered businesses		

Type of Losses	Level of Impact	Entitled Person(s)	Project Compensation Policy & Standards	Other Measures
source of income			<p>generation potential and access to gainful employment.</p> <ul style="list-style-type: none"> • Priority shall be given to severely affected PAPs in the provision of any relevant employment in the activities related to the sub-project. 	<p>PAPs and vulnerable groups as specific attention should be paid to their needs.</p> <ul style="list-style-type: none"> • The RPs will include these vulnerable groups and take into consideration their individual circumstances. Subsequently, the provision of development assistance to severely affected PAPs and vulnerable groups will be through design training programs, formalizing informal activities, and access to credit.
Loss of source of income or access to source of income	Temporary loss of income source or access to it	Owner or workers in formal registered businesses	<ul style="list-style-type: none"> • Provide cash compensation for the duration of business/income generation that is disrupted based on net income. 	<ul style="list-style-type: none"> • If the transitional cash compensation 6 months period expires without the PAPs having restored their living standard, then the period could be extended to another 3 months. However, this extension is to be granted on a case-by-case basis. Therefore, it is recommended that an Environmental and Social Officer has to make a case study for each PAP prior to the decision.
Loss of source of income or access to source of income	Temporary loss of income source or access to it	Owner or workers in informal unregistered businesses	<ul style="list-style-type: none"> • Provide cash compensation for the duration of business/income generation that is disrupted based on the minimum wage per month in the respective district. 	
Community Resources				
Loss of community assets or access to them	Permanent (complete or partial loss) of community physical assets	All members of the community	<ul style="list-style-type: none"> • Affected land will be replaced in areas identified in consultation with affected communities and relevant organizations and authorities. • Provide alternative or similar resources to compensate for the loss of access to community physical resources 	<ul style="list-style-type: none"> • Identify different forms of social capital from PAPs' point of view (i.e. social credit, networks, social cohesion, etc.) • Consultation with PAPs to identify measures to rectify the permanent or partial losses in social capital.
	Temporary (complete or partial loss) of	All members of the community	<ul style="list-style-type: none"> • Restoration of affected community buildings and structures to original or better condition 	

Type of Losses	Level of Impact	Entitled Person(s)	Project Compensation Policy & Standards	Other Measures
	community physical assets		<ul style="list-style-type: none"> • Provide alternative or similar resources to compensate for the temporary loss of access to community physical resources 	
Loss of socio economic and/or social-cultural relationships/networks or access to them	Permanent (complete or partial loss) of community non-physical assets	All members of the community	<ul style="list-style-type: none"> • Provide development assistance to enable community members to take advantage of income restoration measures noted above 	
	Temporary (complete or partial loss) of community non-physical assets	All members of the community	<ul style="list-style-type: none"> • Provide alternative or similar resources to compensate for the temporary loss of access to community social capital 	

5 ORGANIZATIONAL ARRANGEMENTS AND PROCEDURES FOR DELIVERY OF ENTITLEMENTS

5.1.1 Institutional and Organizational Arrangement of ENR

The overseeing power and associated responsibility lie with the MoT. The ENR under MoT is responsible for railway construction and operation. ENR will act as the Project Management Unit (PMU) and manage the implementation of all components in close coordination with the MoT. GARB will be responsible for implementing the civil work in component 2.

A dedicated Project Management Unit (PMU) within the ENR and created for the implementation of the RISE project will implement CATLDP and will coordinate and carry out project activities and will liaise with the Bank. The PMU will be strengthened with support from ENR Environment Affairs Department (EAD). The EAD department will have the overall responsibility on the project's environmental and social requirements and will dedicate to the project one environmental and social manager for the project, two environmental specialists, two occupational and health and safety specialists (OHS), and two social specialists. The ENR PMU will coordinate with EAD in addition to five other ENR departments: signaling system, track renovation, telecommunication system, power supply system, and centralized train control. As critical risk mitigation, the ENR will reinforce the PMU with the necessary resources exclusively dedicated to the CATLDP Project. ENR has signed an agreement with the GARB, an entity with ample experience procuring and implementing major transport infrastructure projects in Egypt. As part of this agreement, ENR will provide technical specifications for the civil works needed for construction activities under component 2. The PMU will be headed by a director, who reports directly to ENR's Chairman and General Manager. The PMU will include a Social Specialist that will support implementation of the RF.

PMU will hire a project supervisor and project system integrator to manage and integrate the design and construction of industrial works financed by the MoT with local counterpart funds in accordance with the project's E&S instruments and works financed with loan proceeds in Component 2. The system integrator will provide also capacity building to the PMU E&S staff. PMU will also hire a technical audit for the works under Component 2 including the E&S performance of the project.

Under ENR, the EAD has already been set up and it was locally approved by the ENR. It is already practicing its tasks but still needs the final approval from the organization and management affairs. Currently, there are eight environmental and social specialists in EAD headed by a General Director.

For CATDLP, the Social Specialists of the PMU will be responsible for handling land related issues. The role of the PMU Social Specialists will be critical in reaching out to the site locations, conducting consultations, monitoring the implementation of all the social measure associated with the environmental and social management plan (ESMP), ensuring the grievance system is operational, examining the need for preparing RPs and participating in the process of the RP preparation and monitoring. The Social Specialist will continue to monitor the complaints received from PAPs and ensure that prompt response is offered to deal with their concerns.

At the local level, ENR has land property representatives who work for the ENR property department and are responsible for the land usage of the right of way. The officers are responsible for a specific segment of the railway corridor. This division is made on a basis of ENR regions and is not necessarily linked to the governorates. This department reports to the General Manager of rental agreement in ENR Cairo. ENR property Representative are responsible for the conducting regular census surveys of the right of way and detecting any encroachments. If encroachments are observed, they are responsible of collecting annual fees from land users, this can be done on an installment basis. No contracts are newly established with ENR, the fee is a symbolic value with a receipt in return indicating that land can be taken when needed. Currently, the

fee is about 200 EGP per kerat. For establishing contracts, the land user can go to MOT, a company assigned by ENR to invest their land plots. The rental value for new contracts is as the market price and therefore, most land users prefer to not have formal contract and pay to ENR a symbolic fee.

Moreover, ENR forms a committee to identify technically appropriate sites for the implementation of project. This committee is comprised of representatives from the following entities: project department (Cairo), signaling department (local level), permanent railways department (local level), properties department (local level), contractor and supervision consultant. The PMU environmental and social team in the EAD should be included in this committee for WB projects, or at least made aware in due time of the findings of those meetings. This is to ensure that land acquisition is avoided or at least minimized, is not delaying the project and is conducted as per the ESF – ESS5.

The implementation arrangements are provided in the below Figure 11 including the contractual arrangements and reporting lines. The ENR PMU will have the overall responsibility of ensuring the overall project compliance with the National requirements and the ESF. The key roles and responsibilities of the different entity and the proposed E&S staffing requirements are preliminary (not an exhaustive list of responsibilities) provided in the below table. It should be noted that the site-specific E&S instruments should provide more accurate assessment and staffing requirements.

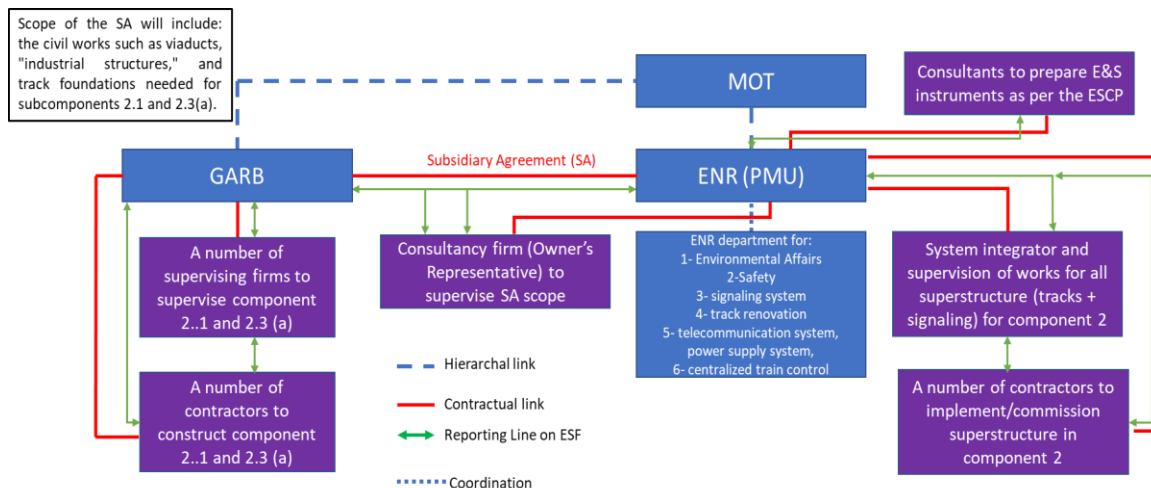


Figure 11: the implementation arrangements scheme

Table 12: Institutional framework

Entity	Main roles and responsibilities	E&S staffing
ENR PMU and ENR Environmental Affairs Department (EAD)	<ol style="list-style-type: none"> 1- Ensure compliance of all the project components with the E&S National and ESF requirements. 2- Provide visible top management involvement in the E&S for all the project works 3- Coordinate between all the relevant departments within ENR 4- Provide clearance to all the E&S documents to be prepared including contractors' construction management plans 	<p>the PMU within the ENR that is tasked with ESHS management, with support from ENR Environmental affairs department (EAD). The EAD department will have the overall responsibility on the project's E&S requirements and will dedicate to the project:</p>

Entity	Main roles and responsibilities	E&S staffing
	<ul style="list-style-type: none"> 5- Provide clearance for all bidding/contracts of civil works under the component 2 6- Provide clearance for all bidding/contracts of supervision works 7- Prepare the TORs for the technical studies in Component 1 and insure it includes adequate E&S arrangements 8- Prepare TORs for the project's future E&S instruments 9- Implement the procedures listed in section 7.1 10- Ensure collaboration with other entities, including the ESA and GARB. 11- Perform regular monitoring and spot check visits to ensure compliance of the projects. 12- Ensure timely implementation of all the project instruments including ESCP, LMP, ESMF, SEP, ESIA, RF and any other instruments to be prepared. 13- Prepare frequent E&S progress report for all the project 14- Prepare and implement E&S operation management plan for the project during operation 	<ul style="list-style-type: none"> (1) E&S manager for the project, (2) environmental specialists, (2) Occupational and health and Safety specialists (OHS), (2) Social specialists.
<p data-bbox="231 1288 477 1400">Owner Representative for SA scope.</p> <p data-bbox="231 1512 477 1848">Scope of the SA will include: the civil works such as viaducts, "industrial structures," and track foundations needed for subcomponents 2.1 and 2.3(a).</p>	<ul style="list-style-type: none"> 1- Provide GARB with ENR standards, requirements, obligations, specs including the E&S requirements of the project's E&S instruments including future ones. 2- Ensure compliance of all infrastructure works for subcomponent 2.1 and 2.3 (a) with the E&S National and ESF requirements. 3- Coordinate between ENR PMU/EAD, ESA and GARB for all E&S related aspects to subcomponent 2.1 and 2.3 4- Support in conducting consultation activities and share information with community members, as per the SEP and in collaboration with ENR. 5- Ensure that in case of land taking from land users, encroachers, tenants, or owners no civil works are happening on the ground without preparation and 	<p data-bbox="1053 1288 1359 1467">The owner Representative firm for the SA scope will include adequate number of experienced:</p> <ul style="list-style-type: none"> - Environmental specialist(s) - social specialist(s), - Occupational and health and Safety specialist(s) (OHS), - Community Liaison Officer(s) (CLOs)

Entity	Main roles and responsibilities	E&S staffing
	<p>implementation of appropriate resettlement plans by ENR as per the RF</p> <p>6- Ensure adequate integration of the site-specific E&S instruments including enforcement measures in case of poor performing contractor in the bidding documents /contracts of supervision firms and civil works contractors</p> <p>7- Perform frequent monitoring and spot check visits to ensure compliance of the projects with the E&S requirements.</p> <p>8- Ensure timely implementation of the site-specific E&S instruments.</p> <p>9- Prepare frequent E&S progress report for subcomponent 2.1 and 2.3 (a)</p> <p>10- Provide technical assistance and on the job training to ENR EAD as needed to ensure project compliance.</p> <p>11- assist ENR in investigating any E&S incident and prepare Root cause analysis.</p> <p>12- Prepare E&S progress report to ENR PMU/EAD</p>	
GARB	<p>1- Prepare TORs, bidding/contracts for subcomponent 2.1 and 2.3 (a) and ensure integration of the E&S requirements in accordance with the project E&S instruments</p> <p>2- Provide visible top management involvement in the E&S for all the project works</p> <p>3- review and approve supervising firm progress reports</p> <p>4- Ensure compliance of all the project components with the E&S National and ESF requirements.</p> <p>5- Implement timely all the project instruments including ESCP, LMP, ESMF, SEP, ESIA, RF and any other instruments to be prepared</p>	GARB will dedicate adequate number of focal points for E&S issues
Supervising firms including (firms to supervise component 2.1, 2.3 (a) Works Supervisor and integrator	1- Prepare all bidding/contracts of civil works under the component 2.1 and 2.3 (a) and ensure adequate integration of the site-specific E&S instruments including enforcement measures in case of poor performing contractor	The supervising firms will allocate sufficient resources in accordance with the progress on the ground. At least every supervising firm will include minimum

Entity	Main roles and responsibilities	E&S staffing
<p>supervising firm/s for all superstructure.</p>	<ul style="list-style-type: none"> 2- review and approve the Contractors' Environmental, Social and Health and Safety Management Plans in accordance with the CATLDP project E&S instruments. 3- Monitoring the implementation of the approved construction Environmental, Social and Health and Safety Management Plans during the entire duration of the execution of the Contract: 4- in the event of accidents or incidents resulting in serious injury or fatalities, investigate root causes of accidents and oversee implementation of Corrective action plans. 5- ensure that in case of land taking from land users, encroachers, tenants, or owners no civil works are happening on the ground without preparation and implementation of appropriate resettlement plans by ENR as per the RF 6- undertake liaison, from time to time and as necessary, with project stakeholders to identify and discuss any actual or potential ES issues 7- Works Supervisor and integrator to develop and implement an E&S capacity building plan for ENR EAD. 	<p>number of environmental, social and OHS specialists to cover their scope in a risk based approach.</p>
<p>Contractors for all infrastructure and superstructure.</p>	<ul style="list-style-type: none"> 1- prepare and implement the Contractors' Environmental, Social and Health and Safety Management Plans in accordance with the CATLDP project E&S instruments. 2- ensure compliance with the E&S requirements at all the times 3- provide training to workers and ensure adequate communication with the local communities in accordance with the SEP and site-specific E&S instruments 4- monitoring and reporting the project's E&S performance. 	<p>The supervising firms will allocate sufficient resources in accordance with the progress on the ground. At least every supervising firm will include minimum number of environmental, social and OHS specialists to cover their scope in a risk based approach.</p>

Other support entities

- **Ministry of Agriculture**
- **Governorate Authority and Local Governmental Units**

I. About Resettlement Plan

RP should assess the number of PAPs, propose alternative locations for the sub-projects if possible, identify the eligibility criteria, include provisions for compensation and assistance, and address the means by which the project monitoring and evaluation will take place to ensure that the PAPs receive their compensation and that their grievances are heard and addressed. The mitigation measures and compensation standards proposed in the RP shall be disclosed to the PAPs for feedback and comments.

Once the project activities have been identified, they should be screened by ENR to determine whether or not they will require the involuntary resettlement of people within the determined project area, and they will be responsible of the application of the ESSs including ESS5. For the purpose of this RF, the following section will present the main steps for the preparation of the RP.

The project RP should consider the following design criteria:

Box 2: Design Criteria for RP

<p>Design Criteria for RP</p> <ul style="list-style-type: none"> - A description of the project activities and a discussion of how the displaced will maintain or upgrade their living standards - Identification of potential impacts - Objectives of RP - A census survey of displaced persons and valuation of assets - Relevant findings of the socio-economic study - Legal framework - Institutional framework - Eligibility criteria and eligible PAPs - Valuation and compensation for losses - Services offered after relocation (e.g. employment, electricity, etc.) based on an assessment of their needs - Resettlement measures - Site selection, site preparation, relocation, provision of services (facilitation of relocation) - Housing, infrastructure, and social services - Environmental protection and management - Community participation - Integration with host populations - Grievance procedures - Organizational responsibilities and timetable (what institution is responsible for implementation of the relocation) - Implementation schedule - Costs and budget - Monitoring implementation and outcomes - Evaluation
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The key minimum elements that an RP should cover are listed in the box below depending on the complexity of resettlement.

Box 3: Minimum Elements to be included in RP

<p>Minimum Elements to be included in ARP</p> <ul style="list-style-type: none"> - Project activities requiring acquisition of land or other assets with required details such as sketch maps - A census survey of displaced persons and valuation of assets

- **Officially certified enumeration of the persons affected and the types of impact**
- **Entitlements, description of compensation and other resettlement assistance to be provided and the bases of compensation rates**
- **Consultations with displaced people about acceptable alternatives**
- **Institutional responsibility for implementation and procedures for grievance mechanism**
- **Time table for implementation of the action**
- **Arrangements for monitoring and implementation**
- **A timetable and budget**

I. RP and the Project Cycle

- **RP during Project Identification**
 - o Project Screening

During the screening phase, cadastral information might involve gathering information about land ownership, structures and uses of the land that would be directly affected by the works, either temporarily or permanently. This information shall be verified by a qualified consultant who shall provide written and visual records and enumerate all economic, residential or other ownerships and uses of the land that would be affected, along with an estimation of the number of people affected by this type of impact.

This same phase should also include conducting introductory meetings with communities, including PAPs and vulnerable groups, in order to inform them about the project and to disseminate the prepared RF and inform people about their rights and entitlements.

- o Preparation of the Socio-economic Survey

Following the identification of the project component that may necessitate involuntary resettlement, the next step would be preparing a socio-economic study, in which baseline data within the project's target areas is collected. The study should be carried out by a social and resettlement consultant assisted by the local community leaders. It should examine the nature of the impacts; the socio-economic and cultural setting, local organizations, social risks, total land holdings and affected assets as well as the indicators that would ensure that the project affected people, at minimum, regain their former quality of life or, preferably, are enabled to improve it. The information should be collected from PAPs and related household members or dependents. This information will be documented in writing, used in the preparation of the RP and in determining the appropriate compensation and assistance for each affected individual/ household. The box below demonstrates the objectives of the socio-economic survey.

- A cut-off date should be determined as the time when the census starts. Persons who encroach onto the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance. Affected individuals, households, and communities, who have been identified earlier under the socio-economic survey, will be consulted about their compensation preferences.

Box 4: The Socio-economic Survey Objectives

The Socio-economic Survey Objectives

- **Introduce the project to the PAPs**
- **Collect census data to identify PAPs on individual and household levels**
- **Description of the affected households including information about livelihoods, production and labor systems, standards of living, an analysis of their legal rights and informal entitlements, and any issues of potential conflict**
- **Collect census data to identify vulnerable and severely affected PAPs**
- **Collect census data on the overall socio-economic environment of the affected communities**
- **Statement of the magnitude of the expected loss (total or partial) of assets and the extent of physical or economic displacement**
- **Identify stakeholders**

- **Identify impacts of the project activities on the livelihoods of the PAP (i.e. property, structures, income...etc.)**
- **Identify any concerns or worries the PAPs may have**
- **Identify the resettlement preferences of the PAPs**

For projects that will require the preparation of the RP, their preparation should be considered prior to the appraisal phase. The preparation of the RP should consider the key design criteria previously presented in Box 1 and 2.

- **RP during Project Appraisal**

The prepared RP needs to be reviewed by the relevant agency on the local and central levels/authorities and then submitted for final approval by the Bank. The RP shall include the proposed mitigation measures which will help in making a decision regarding the implementation of the project or not. The prepared RP shall take into consideration the communities concerns and worries raised in the process of conducting the socio-economic survey.

- **RP during Project Implementation**

- Prior to the project implementation, PAPs that have been determined to be identified as eligible for compensation should be compensated in accordance with the Egyptian laws and WB ESF - ESS5 as detailed in this RF.
- The PAPs will be formally informed through written or verbal notification (in case some of the PAPs are illiterate) delivered in the presence of at least one public official.
- The PAP will be required to sign a contract detailing the acquired land plots and/ or partially or completely affected structures and the corresponding types of compensation (i.e. cash or in-kind). In the case of illiterate PAPs, fingerprint stamps substitute for written signatures and additional witnesses should be present. The contracts may also include contracts on possible transitional or developmental assistance and income restoration measures that will be given to the PAPs.
- A grievance mechanism should be devised in order for the PAPs to be able to voice their concerns, complaints, or dissatisfaction with any part of the compensation process and to seek redress. ENR should also perform a role in facilitating the response to these grievances. Particular attention will be paid to vulnerable groups. It is also important for the committees to ensure proper documentation for all grievances and reach their resolution within the timeframe allotted to responding to grievances (i.e. 15 calendar days).
- If the grievances or other disputes cannot be resolved through administrative action, the PAPs can initiate legal proceedings in accordance with the provincial and the national law and have may recourse to the Appellate Courts and the Supreme Court but this should be maintained as a last option.

- **RP during Monitoring and Evaluation (M&E)**

Monitoring and Evaluation (M&E) are key components of the RP and have the following objectives:

- Monitoring of specific situations or difficulties arising from implementation and how it complies with the objectives and methods set out in the RP;
- Verifying that project activities have been effectively completed with respect to quantity, quality and time;
- Evaluation of medium and long-term impacts of resettlement on the livelihood, environment, local capacities and economic development of the affected households

In carrying out all activities related to monitoring, evaluation and supervision, consideration will be given to the vulnerability issues. The different vulnerable groups referred to above should be consulted during the monitoring process to ensure that their concerns are handled fairly. Regular monitoring of the RP

implementation will be conducted internally, by ENR/ PMU. The need for M&E by an independent party will depend upon the complexity of the resettlement process. Thus, where resettlement risks are deemed significant, a third-party monitoring may supplement ENR in RP implementation and monitoring.

Box 5: Guidelines for the Monitoring Indicators

Guidelines for Monitoring Indicators

The main indicators that will be monitored regularly are as follows:

- **Check that the screening activities have been carried out to determine the need for the preparation of a RP**
- **Payment of compensation to PAPs in various categories, according to the compensation standard described in the RP; with special focus on the vulnerable groups and avoiding discrimination based on gender, tribal backgrounds or any other factors**
- **Delivery of income restoration and social support entitlements**
- **Dissemination of public information and consultation procedures, without any personal information**
- **Committing to grievance procedures and outstanding issues requiring management's attention and equity of access**
- **Attention given to the priorities of PAPs regarding the proposed alternatives**
- **Co-ordination and completion of resettlement activities and award contracts of civil works**

- The RP should include a time schedule; it includes WB review and clearance, and approval by the bank. Implementation of an RP will be considered completed when the adverse impacts of resettlement have been addressed in a manner that is consistent with the relevant plan and requirements outlined in this Standard.
- The RP should include a detailed budget for all costs of the compensation.

7 CONSULTATION AND DISCLOSURE ARRANGEMENTS

The project will employ inclusive and systematic stakeholder engagement and consultation mechanisms throughout the project cycle. The project's Stakeholder Engagement Plan (SEP) sets out the various processes to support such an approach for all of the project's stakeholders.

When land acquisition or displacement impacts are concerned, it is crucial that affected persons and other primary stakeholders are consulted from the very early stages, and that relevant and adequate information about the project and its activities is provided to them in a timely manner, since this would:

- Help to identify the project impacts and the affected individuals, households, and communities (especially the most vulnerable groups)
- Allow for the collection of more accurate data for the socio-economic survey
- Make the delivery of compensation measures more transparent
- Reduce the potential for conflicts and minimize the risk of project delays
- Support the formulation and design of resettlement programs and rehabilitation measures that meet the needs and priorities of the affected people

7.1 Consultations during project preparation

Throughout the period from December 2021 to April 2022, several field visits were conducted to different project locations. The field visits were very helpful in obtaining firsthand information from relevant stakeholders as well as visual observations. Large number of community and other stakeholders' meetings, interviews and public consultations took place in April and May 2022 on different project locations with the objective of getting the views of stakeholders on the anticipated impacts and risks of the project and obtain views on the appropriate mitigation measures.

Summary of the conducted consultations during Preparation Phase:

- **Key Informant Interviews (KIIs) and the Focus Group Discussions (FGDs):**
 - Three Key Informant Interviews were conducted with the Head and deputies of each of El Sadat (13/04/2022), Badr (13/04/2022), and Monsha'et El Kanater (14/04/2022) Cities and Units.
 - Three Focus Group Discussions were conducted with representatives of civil society, local authorities, and local residents to closer assess main concerns, perceived impacts, and mitigation measures. The first in Monsha'et El Kanater City on 14/04/2022 (7 participants). The second in Sadat city on 16/04/22 (10 participants), and the third in Badr City on 18/04/22 (10 participants). Meetings were set up and conducted in respective city councils.
- **Interviews conducted along Bashteel-Etay El Baroud Line**
 - A train drive through along the line took place 11-18/04/2022 to select a random sample of passengers, and local residents and businesses around the stations. A total of 79 semi-structured interviews (68 males and 11 females, age 17-79 years) were conducted with passengers inside the train and local residents and businesses around the stations to better understand local perceptions, impacts, and mitigation measures.
- **Meetings conducted on the new proposed line**
 - Two Key Informant Interviews were conducted with Bani Salama Agricultural Cooperative and Member of the Parliament (07/08/2022) to collect information on agricultural activities in the village.
 - A Focus group discussion in Bani Salama Local Unit 09/08/2022 (13 participants).
 - Key Informant Interviews were conducted with the Head and deputies of each of Bani Salama (07/08/2022) Local Unit, New Sphinx City (14/08/2022 & 18/08/2022), and New October City (18/08/2022).
 - Key Informant Interview with National Company for Oil Production and Development (23/08/2022)

For more information on the perceived impacts by relevant stakeholders and PAPs refer to section 2.2 (negative impacts)

7.2 Consultations during project implementation

Consultation with affected persons will take place as early as possible in implementation of project activities and well in advance of activities such as final site selection of signaling, trenching activities, work at level crossings, etc. and ENR handover of work sites to contractors. The strategy involves provision of a full opportunity for involvement and will be an ongoing process. For example, consultation with affected persons would occur at the following stages for the PAPs around ENR ROW and those who will be impacted from dualization:

- Preparation of master lists and screening phases to identify affected persons and perform initial assessment of impacts
- Preparation of the socio-economic studies
- Preparation of RP (where needed)
- Drafting and reading of compensation agreements or changes in lease arrangements
- Disseminating the GM
- Implementation of RP
- Monitoring for the RP

With regard to PAPs located on the alignment of the greenfield, and in addition to the above, the process will be informed by the work that ESA does on the ground. For instance: :

- ESA will inform the PAPs on their assigned dates to attend a meeting with the survey committee to confirm their assets and rights
- ESA will note down reasons why PAPs refused to sign the census survey list with their name
- ENR will additionally consult with land tenants or users after the implementation of the resettlement plan, land tenant or user will be consulted, to ensure satisfaction on the process, within 3 months.

Affected persons shall be well informed of the following information:

- Project Components
- Project Impacts
- Public consultation and disclosure of information
- PAP's legal rights and entitlements
- Alternatives offered to them (as appropriate)
- Compensation and transitional support policies
- Resettlement activities
- Grievance Mechanism
- Implementation schedule
- Organizational responsibilities

In details, stakeholder engagement for land taking on ENR right of way, is detailed as follows:

As part of CATLD project, to determine that a land plot has been determined is technically acceptable:

- Resettlement Plans will demonstrate how the views of affected persons have been taken into account. No construction will start prior to harvesting crops, rental receipts modified, and compensation disbursed, if needed. After implementation of the resettlement plan, land tenant or user will be consulted, to ensure satisfaction on the process, within 3 months.
- In case land is owned by another government entity, the same procedure will apply for notification period, documentation and compensation procedures and should still be led by ENR.
- Consultation processes shall ensure that women's perspectives are obtained and their interests are factored in to resettlement planning and implementation.
- Specifically, site visits have to be paid to the vulnerable groups in order to inform them about the project and its positive and adverse impacts. Additionally, they are to be informed about the grievance mechanism and given the contacts in order to get the needed information.

- ENR will maintain records of all consultation processes with affected persons including correspondence, minutes of meetings, interviews.

Timeline for consultation

Consultation will be dealt with as an ongoing process throughout the different stages of the project. The Stakeholders Engagement Plan (SEP) that was drafted for the project includes a comprehensive account of the different groups of the PAPs, how to consult with them, when and the appropriate tools for information sharing and consultation. Consultation plan has been also developed as part of the SEP.

Consultation with PAPs should start early in the process and once the design of the activities is available.

7.3 Information disclosure and local access to information

ENR will take steps to ensure that affected persons and communities can obtain relevant information relating to the project in general and the land acquisition and resettlement arrangements in particular in a timely and proactive manner. As a first step, PAPs should be aware of the different alternatives they have, the compensation they are offered including compensation rates for all categories of land and assets, basis of valuation, eligibility criteria for all modes of assistance, and information regarding the project grievance procedures. All information should be shared in a culturally sensitive manner using communication techniques that are appropriate to the diverse range of PAPs (e.g. illiteracy). ESA will be following the law requirement to notify the potential PAPs using locally appropriate and accessible notification tools (as per the recent Law update).

The RF and RP documents will be disclosed and available to the public, in English and Arabic on ENR/ project website, in the premises of different entities at the central and local levels, including local government units, as per the SEP. Summary of the RP with the core data needs to be disseminated directly to the PAPs. In the RPs, no personal information of PAPs will be disclosed.

8 GRIEVANCE MECHANISMS (GM)

The objective of a grievance mechanism is to ensure that all comments and complaints from any project stakeholder are considered and addressed in an appropriate and timely manner.

ENR, GARB and contractors must be committed to avoiding, reducing, limiting and, if necessary, remedying any adverse impacts caused by their activities on local populations and on their social and physical environment. One of the tools for identifying, preventing, and managing unanticipated impacts is a Grievance Mechanism (GM).

The project will use the GM that is being established as part of RISE and linkages to the institutional-level GM of ENR (section 9.3) will be established as per the ESCP.

Moreover, the project has a separate GM that handles project workers complaints and grievances, including civil servants assigned to the project. The GM for project workers is outlined in the project's Labor Management Procedures (LMP).

8.1 Grievance Channels

- Complaint boxes at the entrance of the construction site, with a complaints form (Annex 3: Grievance Form and logComplaints form that was developed for the project);
- Submit an oral complaint to the site manager or contractor official;
- Two phone numbers: available on the project identification board at the entrance to the construction sites.
 - Contractor's official, and it changes from one site to another
 - ENR official (from ENR EAD).
- Community Liaison Officer

Grievances are documented through the grievance log, which is designed for this project to ensure documentation and follow-up (see Annex 3: Grievance Form and logGrievance Log).

The contractor is responsible for receiving, following up and resolving complaints, and ENR is responsible for monitoring. An assessment on the current RISE project level GM is going to take place in the coming weeks by ENR with support from the social consultant hired under the project. It aims at assessing the functionality of the GM system, identifying any existing gaps and working on addressing them. The lessons learned from the current assessment will serve the CATLDP project level GM and enhance its operationalization.

8.2 Grievance Cycle

As part of the CATLDP implementation, project-level grievances will follow the following cycle. Complainants have the full right to submit their grievance to any of the project-level as well as institutional level channels. While the institutional GM (described below) has not been used by the project yet, linkages will be established, as per the ESCP.

8.2.1 Grievances' Tiers Composition

Various tiers of grievances will be adopted by the project. The complainant can target his/her complaint to one or more tiers at the same time. Following are the proposed tiers of grievances:

- **Tier 1:** Local level: Contractor and/or site engineer, ENR property officer at the local-level and CLO during construction and station Manager during operation
- **Tier 2:** The Social Specialist of the PMU at Headquarters in Cairo;
- **Tier 3:** Through the Ministry of Transport website

All complaints are anticipated to be solved on the site level. In the meantime, even if handled at the site-level, communication with Social Specialist of the PMU should be regular to ensure that complaints are being handled as per the SEP and ESF requirements. However, for those who want to escalate their complaint to a higher level, will also be able to do so as indicated above. Moreover, complainants will also be able to resort to the court, if they desire.

One of the project's functions is to provide aggrieved people with an avenue for amicable settlement without necessarily having to pursue a court case. The aggrieved person has to receive the response to his/her complaint within 10 days.

If the grievance mechanism, was not properly re-solved, the aggrieved persons are entitled to raise their complaint to higher level.

The following paragraphs describe a grievance mechanism that will be established as part of CATLDP and that is consistent with ESS10.

8.2.2 Response to Grievances

A best practice standard is to acknowledge receipt of complaints within 2 calendar days and to respond complaints, within a maximum of 10 working days. This is also applicable for cases that do not need any corrective action. For complaints that will be resolved in a longer period due to their complexity, the following steps will be considered:

- The aggrieved person has to be informed of the proposed corrective measure within a maximum of 10 days.
- Implementation of the corrective measure and its follow up have to be communicated to the complainant and recorded in the grievance register.

Response will be made either verbally or in writing, in accordance with the preferred method of communication specified by the complainant.

The complainant, through the use of the complaint tracking number, can follow up on their complaints through a range of methods including postal mail, e-mail, phone, customer service, and/or project location.

8.2.3 Registration of Complaints

The project management will keep a grievance log and the grievances and communications received by the PMU Social Specialist will be registered and appropriate documentation of the process will be kept. Proper administration and internal records of stakeholder complaints and communications are essential for transparency and quality of ENR responsiveness and reporting to stakeholders on the resolution of grievances. Comments will be reviewed and taken into account in the project preparation.

Report on grievance management will be included as part of the quarter project progress reports and annual grievance management reports will also be prepared.

8.2.4 Confidentiality

Individuals who submit their comments or grievances have the right to request anonymity. Communication with complainants, in those cases, will depend on the available information complainant has shared. Confidentiality should be declared during the process of disseminating GM information.

8.2.5 Management of GM

During construction and operation phases, grievances in relation to construction activities will be managed by the social specialist of the PMU. With regard to complaints submitted through the Institution level channels, direct communication will take place with the social specialist of the PMU.

8.2.6 Monitoring of Grievances

All grievances should be monitored by ENR in order to verify the process. Monitoring will be carried out for the following indicators:

1. Number of monthly received grievances (disaggregated by channel, gender, age);
2. Categories of grievance received;
3. Number of grievances resolved;
4. Number of unresolved complaints;
5. Timeframe for resolving complaints;
6. Number and type of dissemination activities implemented;
7. Number of complainants responded in a satisfactory manner;
8. Timeframe for responding to complaints;
9. Level of satisfaction with solutions;
10. Documentation efficiency.

Quarterly Grievance Monitoring Report should be developed to keep track of all grievances submitted. The quarterly reports should include an analysis for the above-mentioned indicators. Moreover, main findings and analyses should be documented in annual report that will be disclosed as detailed in section 9.2.7. The report should be developed by the Monitoring and Evaluation staff at ENR headquarters.

8.2.7 Disclosure of grievances

Grievance channels should be disclosed as well as an annual report analyzing the received complaints should be prepared. The annual report will include as indicated previously in the above-mentioned indicators. Moreover, any disclosed grievances will be kept anonymous and/or only the annual report will be disclosed.

8.3 Current GM Central/ Institution level utilized by ENR

In the meantime, ENR has a complaints system for passengers and the public. The management and operation of this institutional level GM are the responsibility of the Complaints and Customer Service Directorate, which is affiliated to the Presidential Affairs Central Directorate. ENR's institutional GM is accessible to project beneficiaries and stakeholders, so it is possible that project related complaints are submitted through the institutional channels. Therefore, linkages between the project GM and the institutional GM of ENR will be established.

8.3.1 Grievance Channels at the central level

Complaints could be submitted through multiple intake points, including submission by hand, telephone, or by email. Below are the main channels for grievance:

- Complaint boxes in all railway stations;
- An email address linked to the ENR website (support@enr.gov.eg);
- A landline disclosed on the ENR website (+2 02 25748279);
- A digital complaint form linked to the website of the Ministry of Transport;
- Two telephone lines (01274422925 - 0225753555), and
- A hotline (15047).

Through those channels, ENR receives about 1-5 complaints per day, and about 70-80 complaints per month. Complaints are followed up until closure of the complaint. For each of those channels, employees are working to receive complaints, record them and transfer them to the competent departments. Further assessment of ENR's GM will be taking place under RISE and will benefit CATLDP.

8.3.2 Gender-based Violence (GBV) Grievance mechanism

ENR, in cooperation with the EBRD and the National Council for Women, launched the (Railway Safety السكة امان) campaign on December 1, 2020, which is a campaign to develop awareness against harassment and encourage individuals who use railway services to submit their complaints through ENR's hotline (15047). The campaign was announced on the official website of the Ministry of Transport on December 2nd.

The campaign operates in eight stations (that are not part of the RISE project) for a period of two weeks. Before launching the campaign, a survey was conducted on a sample of train passengers to receive feedback on usage of the hotline to submit a GBV related complaint, and another evaluation survey will be conducted at the end of the campaign, to know their feedback on the campaign.

Submitted complaints are recorded 1) through customer services who will register the details in a form that was specially prepared for the campaign, and 2) a form designed for complainants to register the details themselves.

A limited number of employees work in the ENR customer service (four female employees work from 8 am until 3pm, and then only one employee work from 3pm until 8 am the next morning). In addition, transportation inspectors are present in trains and station entrances to respond to passenger's complaints. ENR officials also explained that the devices customer service use to receive complaints only enable them to receive one call at a time. This enables them to track all complaints to resolve the complaint or take the necessary measures in a timely manner.

Therefore, the role of the customer service staff is limited to: a) Receive contact b) Record the complaint in Form c) Direct the complainant to another party represented by the station or police overseer available in the stations or the train to take the necessary measures and deal with the complaint.

For the CATLDP project, this campaign information will be made available at the project sites. However, further developments are needed to handle GBV and specifically SEA/SH complaints at the different stages of the project, as per ESS 4. Anonymous channels need to be in place and referral system should be established in coordination with relevant national entities in charge (e.g. the National Council for Women).

Once lessons learned arise from the implementation of the campaign, the project will also take them into consideration as needed and as feasible.

9 BUDGET ESTIMATION AND FUNDING

• Estimated Budget

At this stage, where the final locations of several project components have not yet been determined, and when the number of PAPs cannot be identified thoroughly, it is not possible to provide an accurate budget for the total costs of resettlement that may be associated with the implementation of the project. However, a preliminary cost may be estimated. The total length of the new trajectory is 68.5 km and starts from Bani Salamah Station (Manashy) on the Bassteel – Itay El Baroud section (Subcomponent 2.3). As mentioned earlier, about 22.3 km of agricultural land is subject to potential partial expropriation. Approximate total land area subject to potential expropriation is roughly calculated at 216 feddan (equivalent 905,000 m²). These can be classified into 3 main group as follows:

Table 13: Estimation of land to be expropriated and potential costs, as per the consultation conducted and mentioned in the SEP

Location from to	Approx. length in km	Approx. width in m	Approximate calculation	Approx. total area in m ²	Approx. total area in feddan	Estimated market value per feddan in EGP	Estimated total cost for land in EGP
Km 47-52.5	5.5	40	5,500x40	220,000	52	750,000	39,000,000
Km 52.5-64	11.5	40	11,500x40	460,000	110	1,000,000	110,000,000
Km 64-68	4	40	4,000x40	160,000	38	1,200,000	45,600,000
2 curves at the northern end of the alignment	1.3 (0.65 km x2)	50	1,300x50	65,000	16	1,200,000	19,200,00
Total	22.3			905,000	216		213,800,000

• Responsible Financing entity

The implementing agency (ENR) will have to finance the resettlement compensation because they will be impacting on the people's livelihoods.

• Funding Flow

Process of compensation deposit to ESA account could be also done following Law 10 / year 1990 and its amendments, ESA shall inform the owner of the project/the entity requesting land acquisition for its project (ENR) about required compensation amounts to be deposited to a governmental bank account with interest in the name of ESA. Depositing the compensation amounts shall not exceed a month from the date of issuance of the land acquisition decree for the project. The owner/entity requesting expropriation shall notify ESA about the depositing; ESA will then be responsible to issue payment orders for PAPs including payment due date.

Concerning land users on the RoW, ENR will provide assistance to all PAPs on the RoW in the dualization line (subcomponent 2.3) and upgrading lines (subcomponent 2.2 and subcomponent 2.4) as long as those PAPs are among the users who have certain arrangement with ENR to utilize the RoW. Compensation budget will be calculated depending on each situation. Although no compensation will be required as per the ENR

contract with tenants¹², ENR will carry out the work after harvesting season to reduce any economic losses and will explore further the type of additional support that could be offered

¹² There is a possibility that the RoW will be too small for the dualization activities at some areas of the pathway, this may also result in land expropriation (subcomponent 2.3). This is not calculated within the budget. However, upon finalizing the project design stage and deciding on the parallel line location, the RP will be prepared, and compensation will be calculated.

10 MONITORING AND EVALUATION ARRANGEMENTS

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

The ENR, with support from the Environmental Affairs Department, will institute an administrative reporting system that:

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

RF requires that where appropriate and where determined to be cost effective, ENR should host the monitoring and evaluation of the project. In carrying out all activities related to monitoring, evaluation and supervision, consideration will be given to the vulnerability issues. The different vulnerable groups referred to above (and in the SEP) should be consulted during the monitoring process to ensure that their concerns are handled fairly.

Arrangements will require various levels of monitoring:

- Internal Monitoring: at the level of the specific RP by those directly implementing the RP; by the PMU that has oversight over all project related resettlement; and at the level of overall project results monitoring post-resettlement. They will be responsible for ensuring efficient consultation with all land owners, their representatives, fairness of agreement, proper implementation of the compensation process and its effects on the PAPs socioeconomic status. A quarterly report will be prepared for the WB.
- External monitoring: PMU develops in cooperation with the RP consultant a detailed list of indicators as the RP will be the baseline study for the project affected people. Halfway through the RP process, an independent consulting firm will be contracted by ENR in order to apply a rapid assessment for the activities done under the RP, as well as, the impact of involuntary resettlement on the livelihood of community people. A final impact report will be prepared and submitted to the WB.

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

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

10.1 Indicators

In order to assess whether these goals are met, indicators capable of measuring RP performance will have to be developed. A number of objectively verifiable indicators must be used to monitor the impacts of the compensation and resettlement activities. These indicators will be targeted at quantitatively measuring the physical and socio-economic status of the PAPs, to determine and guide improvement in their social and economic wellbeing.

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

- a) Land being used compared to before
- b) Standard of house compared to before
- c) Level of participation in project activities compared to before
- d) Number of children attending schools compared to before
- e) Health standards compared to before

In view of the above, the resettlement and compensation plans have overarching socioeconomic goals by which to evaluate its success:

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

In order to assess whether this goal has been met, indicators capable of measuring the resettlement plan performances will have to be developed. The resettlement and compensation plans will provide measurable parameters to be monitored and provide resources necessary to carry out the monitoring activities. For example, the following parameters and verifiable indicators could be used to measure the resettlement and compensation plans performance:

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

10.2 Record Keeping

Financial records regarding all land transactions will be maintained by ENR.

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

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

11 REFERENCES

[1] World Bank, Environmental and Social Standards (ESS), ESS5, ESS10.

Available at: <http://documents.worldbank.org/curated/en/476161530217390609/ESF-Guidance-Note-10-Stakehold-Engagement-and-Information-Disclosure-English.pdf>

<https://www.worldbank.org/en/projects-operations/environmental-and-social-framework/brief/environmental-and-social-standards#ess5>

Italferr/Mena Rail Consulting (2021). Feasibility Study And Demand Assessment For the Construction Of a Freight Railway Line Connecting Manashy/Itay El Baroud line with The Logistic Port of Km 66, Giza/wahat Line

ANNEX 1: LAND SCREENING FORM

Land Questionnaire to determine whether ESS5 will be triggered or not

Project Name:

Site Name:

Date of Questionnaire:

	Statement	Yes	No	Notes
1	Will the works require acquisition of private land (temporarily or permanently)?	Yes	No	
2	Will the works impact assets such as residential or commercial building, fences, water wells, or other household structures such as kitchens, outside toilets?	Yes	No	
3	Will the works result in loss of crops, or Trees?	Yes	No	
4	Will the works result in physical displacement of individuals, family, and businesses?	Yes	No	
5	Will the works result in temporary or permanent loss of economic activities such as farming or business from shops?	Yes	No	
6	Will the works impact individuals or entities encroaching on land?	Yes	No	
<input type="checkbox"/> If the answer to any of the above Questions is “yes”, appropriate mitigating measures and documentation are required in accordance with the project’s RF. (A RP or other documentation would need to be prepared for these cases)				
7	Are the works located in the vicinity of a place of spiritual or cultural meaning or use, have historic value, or might contain historical artefacts?	Yes	No	
8	Any other potential community health and safety impacts noted (e.g. proximity of works to schools; traffic or pedestrian safety issues) ?	Yes	No	
<input type="checkbox"/> If the answer to Question 7 or 8 is “Yes” the contractor EHS Plan must address these issues.				
9	<u>Information about land user:</u>	- Name: - Age: - Function: - Phone: - Social status: - Number of sons/daughters: -Number of employed sons:		

10	<u>Information about the land:-</u> Existence of tenancy contract: Duration of contract: The cost value of tenancy: Farmers who using the land: Total area of the used land: The area of the plot needed to be deducted: Crops planted in the land: Average annual income of the land:	Yes No -----	
11	The impact of annual income:		
12	Other livelihoods for the land user: Using of other lands: Possession Type: Land Area: Total annual income	Yes No	
13	Date of handing over the land plot to ENR.		
14	Date of notifying the land user		
15	Existence of any complaints: Description of Complaint: Date of complaint: Reply to complaint: Other proposals:	Yes No <input type="checkbox"/> Answered <input type="checkbox"/> No response	
16	Were there alternatives sites before the design of the project?	Yes No	
17	Are the procedures of land acquisition documented with land users? (If so please provided documentations)	Yes No	

➤ **ESS5:** triggered not triggered

ANNEX 2: EXAMPLE OF MASTER LISTS FOR CATLDP PROJECT

1. Master List for Subcomponent X (Date)

• **Signaling provision on Subcomponent X:**

No	Signaling structure location name	Location (km)	Governorate	Baseline (empty land, ENR property, Private property, Encroached property)	Update Status (work progress/start date)	Final status
1.				e.g: Signaling structure will be added on an empty land		
2.						
3.						
4.						

• **Level Crossings (LXs) on Subcomponent X:**

No.	LX Location Name	Location (km)	Governorate	Baseline (land status)	Update Status (work progress)	Final status
1.						
2.						
3.						

• **Other essential structures on subcomponent X:**

No.	Type of structure (storage area, accommodation area etc.)	Permanent or Temporary	Location (km)	Governorate	Baseline (land status)	Update Status (work progress)	Final status
1.							
2.							
3.							

Grievance Log

سجل الشكاوى							
الرقم التسلسلي	اسم مقدم الشكاوى	مواقع العمل	نوع الشكاوى (إدارية - انضامية - سلامة)	طبيعة الشكاوى	تاريخ تقديم الشكاوى	الجهة المختصة	الحالة
المسألة	تاريخ القفل						
١							
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