

South Tarawa Sanitation Improvement Sector Project – Entitlement Matrix As per the PPTA Document					
Sl. No.	Type of loss	Application	Entitled Person	Compensation Policy	Implementation Issues
			without legal title	b) 60 days advance notice c) Provision of land rental value during the duration of temporary acquisition d) Restoration of affected land	
7.	Temporary loss of access	Temporary loss of access to land, structure, utilities, common property resource	Owner(s) with legal title, tenant(s), leaseholder(s), APs without legal title	a) 60 days advance notice b) Provision of temporary access where possible c) Restoration/enhancement of affected land, structure, utilities, common property resource	NA
8.	Temporary loss of livelihood	Temporary loss of livelihood/ source of income	owner(s), tenant(s), leaseholder(s), employee(s), agricultural worker(s), hawker(s)/ vendor(s), APs	a) 30 days advance notice regarding construction activities, including duration and type of duration b) Contractors' action to ensure there is no income/access loss through provision of access etc.	NA

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			without legal title	c) Assistance to mobile vendors/hawkers to temporarily shift for continued economic activity d) For construction activities involving unavoidable livelihood disruption, compensation for lost income or a transitional allowance for the period of disruption, whichever is greater e) Restoration of affected land, structure, utilities, common property resource	
9.	Any other loss not identified		Unanticipated involuntary impacts shall be documented and mitigated based on the principles provided in ADB's safeguard policies.	NA	
Note: AP= affected person; MELAD= Ministry of Environment, Lands and Agricultural Development.					

Issues for discussion and recommendations on the various allowances and assistances to be provided under the resettlement framework as earlier designed under the PPTA

Definition of Compensation and Assistances/allowances to be paid under the Resettlement Framework					
Sl. No.	Item	Description	Months or number (as defined in the RF of the PPTA)	Unit rate in AUD (proposed)	Total in AUD
1.	Shifting assistance	One time assistance (as per informal public consultations).	1	1,500.00	1,500.00
2.	Transitional Allowance	Minimum wages (Annexure 5 PSO data) @4505 annual income the lowest category of salaries (calculated on a basis of 26 pay days per year).	3	346.53	1,040.00
3.	Rental Allowance	Minimum rental as per prevailing rates (as per informal public consultations).	3	750.00	2,250.00
4.	Vulnerable category allowance	Minimum wages (Annexure 5 PSO data) @4505 annual income the lowest category of salaries (calculated on a basis of 26 pay days	3	346.53	1040.00

Definition of Compensation and Assurances/allowances to be paid under the Resettlement Framework					
Sl. No.	Item	Description	Months or number (as defined in the RF of the PPTA)	Unit rate in AUD (proposed)	Total in AUD
		per year)			
5.	Subsistence/livelihood Allowance	Minimum wages (Annexure 5 PSO data) @4505 annual income the lowest category of salaries (calculated on a basis of 26 pay days per year).	3	346.53	1,040.00
6.	Crops	Days of notice period.	60 days.		
		Compensation based on market rates per kilogram of the grains/etc. grown.	As given defined by the Agriculture department.		

Definition of Compensation and Assurances/allowances to be paid under the Resettlement Framework					
Sl. No.	Item	Description	Months or number (as defined in the RF of the PPTA)	Unit rate in AUD (proposed)	Total in AUD
7.	Trees	Compensation based on Department of Land rates per tree in accordance with the defined values.	As defined by the Department of Lands. (Annexure 1 & 2)		
8.	Temporary land utilization	Lease value of land as per the Department of Land.	As defined by the Department of Lands. (Annexure 3)		
9.	Land Acquisition	Market value as per the Department of Lands.	As defined by the Department of Lands. (Annexure 4)		

Definition of Compensation and Assurances/allowances to be paid under the Resettlement Framework					
Sl. No.	Item	Description	Months or number (as defined in the RF of the PPTA)	Unit rate in AUD (proposed)	Total in AUD
		Difference between market value and government value to be paid as assistance under this project.	To be decided by the MPWU		
		Any land that is acquired 25% or more of the existing property then the complete land are to be compensated as the remaining land becomes unviable.	To be decided by the MPWU		
10.	Structure Impact	Any land that is acquired 25% or more of the existing property then the complete structure are to be compensated as the remaining structure becomes unusable.	As defined by the Department of Lands on compensation. (Annexure 2)		

References:

1. The Department of Lands, Government of Kiribati;
2. The Public Service Office, Government of Kiribati; and
3. The Discussions with the various officers from the following departments:
 - a. Project Coordinator, Project Management Unit, STSSIP;
 - b. The Project Coordinator, The Ministry of Public Works and Utilities;
 - c. The Director, Architecture Department;
 - d. The Director, Department of Planning;
 - e. The Director, Department of Lands;
 - f. The Secretary, Public Services Office; and
 - g. Local communities (informal discussions with local people).
 - h. All amounts mentioned in Australian Dollars.

South Tarawa Sanitation Improvement Sector Project – Entitlement Matrix with suggested changes as per recommendations					
Sl. No.	Type of loss	Application	Entitled Person	Compensation Policy	Implementation Issues
1A	Loss of land	Homestead land, agricultural land, or vacant plot	Owner(s) with legal title	a) Compensation at replacement value or land-for-land where feasible. If the replacement cost is more than the compensation, as determined by MELAD, then the difference is to be paid by the project in the form of “assistance.”	Vulnerable households to be identified during detailed measurement surveys conducted as part of the resettlement plan
				b) Provision of stamp duty, land registration fee, capital gains tax, and value added tax incurred for replacement land	
				c) Option to be compensated if remaining land is no longer viable. <i>(25% of any land or existing property being acquired would make the balance property economically unviable and</i>	

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				<p>should be compensated fully).</p> <p>d) Transitional allowance based on three months minimum wage rates (@AUD 346.53 per month)</p> <p>e) Shifting assistance for households (@AUD 1500.00 one time)</p> <p>f) Notice to harvest standing seasonal crops. If notice cannot be given, compensation for share of crops will be provided.</p> <p>g) Additional compensation for vulnerable households (item 4)</p>	

South Tarawa Sanitation Improvement Sector Project – Entitlement Matrix with suggested changes as per recommendations					
Sl. No.	Type of loss	Application	Entitled Person	Compensation Policy	Implementation Issues
1B	Loss of land	Homestead land, agricultural land, or vacant plot	Tenant(s) and/or leaseholders	a) Compensation equivalent to up to 3 months of rental (@AUD 750.00 per month)	a) Landowners will reimburse tenants and leaseholders land rental deposit or unexpired lease.
				b) For agricultural lands, 60 day notice to harvest standing seasonal crops. If notice cannot be given, compensation for share of crops will be provided.	b) Vulnerable households to be identified during detailed measurement surveys conducted as part of the resettlement plan
				c) Additional compensation for vulnerable households (item 5)	No Issues
1C	Loss of land	Homestead land, agricultural land, or vacant	AP(s) without legal titles	a) 60 days advance notice to shift from occupied land.	a) Vulnerable households to be identified during

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		plot		<p>b) Resettlement assistance (land, other assets, cash, employment, etc.) in lieu of compensation for the land they occupy.</p> <p>c) Additional compensation for vulnerable households (item 5).</p>	detailed measurement surveys conducted as part of the resettlement plan.
2A	Loss of structure	Residential/ commercial structure and other assets	Owner(s) with legal titles	<p>a) Cash compensation equivalent to replacement value of structure (or part of structure).</p> <p>b) Option to be compensated for entire structure if remaining structure is no longer viable (25% of any land or existing property being acquired would make the balance property economically unviable and should be compensated</p>	a) Vulnerable households to be identified during detailed measurement surveys conducted as part of the resettlement plan

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				fully).	
				c) Rights to salvage materials from structure	
				d) Provision of all taxes, registration costs, and other fees incurred for replacement structure	
				e) Transfer (as per the GOK norms for transfer of ownership) and subsistence allowance (for 3 months @346.53 AUD per month)	
				f) Additional compensation for vulnerable households (item 5)	

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2B	Loss of structure	Residential/ commercial structure and other assets	Tenant(s) and or leaseholders	a) Cash compensation equivalent to replacement value of structure (or part of structure) constructed by the AP	a) Vulnerable households to be identified during detailed measurement surveys conducted as part of the resettlement plan b) Structure owners will reimburse tenants and leaseholders rental deposit or unexpired lease.
				b) Rights to salvage materials from structure	
				c) Provision of all taxes, registration costs, and other fees incurred for replacement structure.	
				d) Transfer (as per the GOK norms for transfer of ownership) and subsistence allowance (for 3 months @346.53 AUD per month)	

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				e) Lease /rental agreements to be continued after the reconstruction of the structure	
				f) Additional compensation for vulnerable households (item 5)	
2C	Loss of structure	Residential/ commercial structure and other assets	AP(s) without legal titles	a) Cash compensation equivalent to replacement value of structure (or part of structure) constructed by the affected persons	a) Vulnerable households to be identified during detailed measurement surveys conducted as part of the resettlement plan
				b) Rights to salvage materials from structure	
				c) Provision of all taxes, registration costs, and other fees incurred for replacement structure	

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				<p>d) Transfer (as per the GOK norms for transfer of ownership) and subsistence allowance (for 3 months @346.53 AUD per month)</p> <p>e) Additional compensation for vulnerable households (item 5).</p>	
3	Loss of livelihood	Livelihood/ source of income	Business owner (s), tenant (s), leaseholder(s), employee(s), agricultural worker(s), hawker(s)/ vendors(s), APs without legal title	<p>a) Assistance for lost income based on three months lost income or minimum wage rates (@AUD 346.53 per month).</p> <p>b) Additional compensation for vulnerable households (item 5)</p>	<p>a) Vulnerable households to be identified during detailed measurement surveys conducted as part of the resettlement plan</p>

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4	Loss of crops and trees	Standing crops and trees	Owners with legal titles, tenant(s), leaseholder(s), APs without legal title	a) 60 days advance notice to harvest standing seasonal crops; if harvest is not possible, cash compensation for crops (or share of crops) equivalent to prevailing market price	a) Work schedule to allow harvesting prior to acquisition and avoid harvest season.
				b) Cash compensation for perennial crops and fruit-bearing trees based on annual net product market value multiplied by 5 years (as per prescribed rates of the Department of Land)	b) Market value to be determined
				c) Cash compensation equivalent to prevailing market price of timber for non-fruit trees (as per prescribed rates of the Department of Land)	c) Tree replanting for shade to be considered wherever possible

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Sl. No.	Type of loss	Application	Entitled Person	Compensation Policy	Implementation Issues
5	Impacts	All Impacts	Vulnerable	a) Additional allowance for loss of land or structure	a) Vulnerable households to be identified during detailed measurement surveys conducted as part of the resettlement plan
				b) Vulnerable households will be prioritized in any employment required for the Project	
6	Temporary loss of land	Land temporarily acquired for the Project	Owner(s) with legal title, tenant(s), leaseholder(s), APs without legal title	a) Temporary use will happen only with agreement with affected people/landowners (as per lease rates of the Department of Land).	No issues
				b) 60 days advance notice	
				c) Provision of land rental value during the duration of temporary acquisition (as per lease rates of the Department of Land).	

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				d) Restoration of affected land to original position as was provided to the contractor before the project activities were initiated.	
7	Tempora ry loss of access	Temporary loss of access to land, structure, utilities, common property resource	Owner(s) with legal title, tenant(s), leaseholder(s), APs without legal title	a) 60 days advance notice b) Provision of temporary access where possible (by considering the rental rates as per lease rates of the Department of Land). c) Restoration/enhancement of affected land, structure, utilities, common property resource	No issues

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8	Temporary loss of livelihood	Temporary loss of livelihood/ source of income	owner(s), tenant(s), leaseholder(s), employee(s), agricultural worker(s), hawker(s)/ vendor(s), APs without legal title	a) 30 days advance notice regarding construction activities, including duration and type of duration	No issues
				b) Contractors' action to ensure there is no income/access loss through provision of access, etc.	
				c) Assistance to mobile vendors/hawkers to temporarily shift for continued economic activity	
				d) For construction activities involving unavoidable livelihood disruption, compensation for lost income or a transitional allowance for the period of disruption,	

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				whichever is greater	
				e) Restoration of affected land, structure, utilities, common property resource	
9	Any other loss not identified		Unanticipated involuntary impacts shall be documented and mitigated based on the principles provided in ADB's safeguard policies.	No issues	
Note: AP= affected person; MELAD= Ministry of Environment, Lands and Agricultural Development.					