

**Earthquake and Tsunami Emergency Support Project (ETESP)
External Resettlement Monitoring Report**

Sector : **Housing**
Subproject : **Housing Construction in Seuneudon
Cordaid-Off Budget**



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October 2007

Abbreviations and Acronyms

ADB	Asian Development Bank
AP	Affected Person
APBK	District Government Budget
APBN	Central Government Budget
BPN	Badan Pertanahan National (National Land Department)
BRR	Badan Rehabilitasi dan Rekonstruksi NAD-Nias (Reconstruction and Rehabilitation Board)
Camat	Subdistrict Leader
CAP	Community Action Plan
ERM	External Resettlement Monitor/ing
ETESP	Earthquake and Tsunami Emergency Support Project
Geuchik	Village Leader
LAC	Land Acquisition Committee
LARAP	Land Acquisition and Resettlement Action Plan
LARPFPG	Land Acquisition and Resettlement Policy Framework and Procedural Guidelines
NAD	Nanggroe Aceh Darussalam
NGO/CBO	Non Government Organization/Community Base Organization
Pemda	Local Government
PIC	Project Implementation Consultant
Satker	Satuan Kerja (Project Implementation Unit)
UN	United Nations
VDF	Village Development Forum

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Earthquake and Tsunami Emergency Support Project (ETESP) External Resettlement Monitoring Report

Sector : Housing
Subproject Title : Housing Construction in Seuneudon, Aceh Utara (Off Budget)
– Cordaid

A. INTRODUCTION

1. The subproject involves the building of 380 housing units in Seunuddon sub district, Aceh Utara by Cordaid under a direct contract with ADB. Each housing unit will be provided with a toilet with septic tank, and kitchen. It will also include the rehabilitation and upgrading of the existing drainage system in 5 adjoining villages in the sub district.

2. Prior to this subproject, Cordaid helped build 600 houses for tsunami victims in the sub district according to BRR requirements. Cordaid also supported many infrastructures like road, potable water supply, power supply, health and sanitation promotion and livelihood restoration in the area. To meet the remaining housing requirement of the tsunami affected households in the sub district, Cordaid requested for fund support from ADB to build an additional 380 houses (type-36) in 5 villages - Matang Lada village, Lhok Pu'uk, Teupin Kuyun, Ulee Reubek Timur and Ulee Reubek Barat.

3. The subproject is helpful to the beneficiaries who lost their house. Also, the location is very strategic and with the necessary support infrastructure. The preparation of the subproject involves the community. The residents are involved in the planning and supervision of works.

4. Land is the main issue in this sub project. Some community residents lost their land as a result of the tsunami. Those who still have remaining land can rebuild on their own land. To help those who lost their home plots, the District Government of Aceh Utara provided a resettlement site where they could rebuild their houses. However, the land is still under the name of the District Government of Aceh Utara. Documentation on the transfer of ownership of the individual home plots to the resettled beneficiaries is still pending.

5. A total of 68 households were provided plots in three resettlement sites – 41 in Ulee Rubek and Lhok Pu'uk, and 27 in Teupin Kuyun. Cordaid coordinated with the Reconstruction of Aceh Land Administration System Project (RALAS) and the National Land Board (BPN) to firm up and provide legal documentation on land ownership.

6. The total land acquired to be used for the new settlements is 55,242 sqm. The land at Ulee Rubek and Lhok Pu'uk was purchased by the Aceh Utara district government earlier using its own funds. An additional 14,521 sqm at Ulee Reubek Barat, 7,693 sqm at Lhok Puuk, and 4,645 sqm at Teupin Kuyun were acquired by BRR to meet the demand. A total of 20 landowners agreed to sell their land to be used as resettlement sites for the subproject.

External Resettlement Monitoring (ERM) Objectives

7. The ERM aims to validate agreements made and documentation related to the preparation of the CAP, identify resettlement impacts during subproject implementation, assess conditions of people affected by subproject implementation and adequacy of support for restoring damages/losses to assets and livelihoods. External Resettlement Monitors (ERM) from Syiah Kuala University -under a separate contract with ADB and under direct supervision of the BRR Supervisory Board- was mobilized for this purpose.

8. Specifically, the ERM aims to:

- a. confirm the extent of impact of the subproject to the APs, their awareness of their entitlements under the LARPFPG and agreements reached with the APs and BRR
- b. validate if the assistance provided to the APs comply with the provisions of the Land Acquisition, Resettlement Policy Framework and Procedural Guidelines (LARPFPG) as agreed in the ETESP Grant Agreement,
- c. assess if there are impacts on the APs that were not foreseen during the CAP preparation.
- d. determine if the standards of living of the APs have improved, remained the same or worsened and the factors behind these.
- e. verify from the field if there are APs who were not included in the CAP and assess the subproject impacts on these APs
- f. recommend appropriate measures, if needed, to ensure that APs are assisted to restore their living conditions and livelihood, or are at least do not become worse off as a result of the subproject.

Scope of the Monitoring, Data Sources and Schedule

9. The monitoring covers the preparation/socialization, and compensation process to the affected persons, and resettlement impact of the subproject. Data were taken from interviews with the: (a) affected persons, (b) ETESP Housing Sector Oversight Consultant (OC), and (c) Cordaid as implementing partner.

10. The ERM interviewed 14 APs in Teupin Keuyun, Lhok Puuk and Ulee Reubek Barat. The team also held a meeting with the village leaders. It took four days to collect data, from 25 to 28 September, 2007. The ERM team conducted intensive consultations with the OC and Cordaid. (see Annex A for the list of persons interviewed).

B. MONITORING PROCESS

Staffing

11. There are two systems related to housing subprojects funded under ETESP: on-budget and off-budget. On-budget housing subprojects are implemented by the BRR satkers using funds under the annual BRR budget (DIPA). Off-budget housing subprojects are implemented by NGOs and UN agencies under direct contract with ADB. This subproject is implemented under the off-budget system.

12. For this subproject, staff recruitment was done by Cordaid in Medan. Some previously hired-staff were again recruited by Cordaid for the subproject. Staff from the district, sub district, BRR/Satker and BPN was also involved. The number of staff/consultants/other agencies involved in the preparation of the subproject is shown in Table 1.

Table 1. Number of Staff/Consultant/Other Agencies in the Housing Subproject at Seunodon, Aceh Utara (Aceh Utara SP-Cordaid)

No	Stakeholder	# of people
1.	BRR/Satker BRR	2
2.	Oversight Consultant	2
2.	Aceh Utara District Government	4
3.	Kecamatan/Sub District	2
4.	BPN/ National Land Board	1
5.	CAP include :	
	Cordaid	4
	Village Development Forum (VDF) =3 people/village (3 village: Teupin Kuyun, Ulee Rubek Barat, dan Lhok Pu'uk)	9
	Local village leaders	Vary

13. The roles of the different units/groups/stakeholders involved in the preparation and implementation of the subproject and CAP are as follows:

- “Badan Rehabilitasi dan Rekonstruksi NAD-Nias” (BRR) handles the overall coordination of LAR related activities. The BRR Land Administration and Community Mapping Department is responsible for processing land acquisition for BRR-supported projects.
- Oversight Consultant (OC) monitors the subproject preparation done by Cordaid.
- Cordaid prepared the Subproject Project Preparation Report (SPPR) and designed the site, housing type, as well as verified beneficiaries and APs.

- The District and Sub district Governments (District Aceh Utara, Seunuddon Sub District) purchased land for new settlements for the housing beneficiaries.
- National Land Board (BPN) handles land adjudication and registration and is the implementing agency for the Reconstruction of Aceh Land Administration System (RALAS) Project
- Local village leaders/communities are beneficiaries who were included and came to the sub project preparation meetings together with Cordaid or local government agent and Village Development Forum (VDF) related to the housing subproject.
- Village Development Forum (VDF) is responsible for facilitating community meetings/consultations in the village. It also helps link the community to Cordaid, and vice versa. VDF is composed of representatives of the community chosen in a meeting held by the community. Usually, VDF consists of three people per village – 1 represents the men, 1 represents the women, and a village leader.

14. There was no special training carried out for the recruited staff because they were Cordaid staff recruited in the previous project and considered to have enough experience and capacity to run the tasks. In order to make the staff aware about the subproject implementation, Cordaid conducted orientation sessions to discuss the guidelines in relation to land acquisition and resettlement. In general, there was no problem on staff mobilization. Activities were conducted as scheduled.

Consultation, Participation and Grievance Resolution

15. Cordaid is one of the NGOs which have been working earlier to help people in Seuneddun after tsunami. That has created good relationship between Cordaid and the community prior to preparing and implementing the housing subproject under ETESP.

16. The consultation activities conducted by Cordaid started in August 2006 when Cordaid did an assessment of the subproject location. After that, they gave information to the village leaders about the housing subproject to be supported under ETESP.

17. During the meeting with the village leaders, it was agreed to organize follow up discussions and consultations with the community. The meeting schedule in the CAP process was flexible. In each village, the beneficiaries elected their representatives to the VDF (Village Development Forum).

18. Several meetings were facilitated by the VDF. Things discussed in these meetings include the design of houses, criteria and selection/validation of housing

beneficiaries, and the locations for rebuilding the houses. It took about 3 months to carry out the CAP process concerning the problems faced by the community.

19. The VDF, together with the village leaders, conducted meetings with the community to help address the concerns of tsunami-affected families with no land to build their houses. They identified possible locations and consulted the owners of such lands. Based on the agreements reached between the community and the land owners, the VDF proposed the sites to be acquired by the local government and BRR. The local government then conducted direct meetings with the APs discussing the consultation and compensation. After reaching an agreement, the compensation payment was processed.

20. In the beginning, participation from the community was high. About 95% of them attended the meetings. However, participation in subsequent meetings decreased due to conflict in work schedule and diminished interest of the community.

21. Community planning for the reconstruction of houses on lands already owned by the beneficiary-households was faster than those who need to relocate to a settlement site due to land acquisition matters.

22. To be eligible to receive housing grant from the subproject, the household needs to meet the following criteria: (a) affected by tsunami, (b) has not receive any housing grant, (c) married, (d) owns land, either personal or relocation land with required document. Also, the location of the plot should be accessible (connected to a village road, access road or alley). Beneficiaries were asked to choose between two kinds of house design, *rumah panggung* (traditional model) and conventional house (type 36 plus).

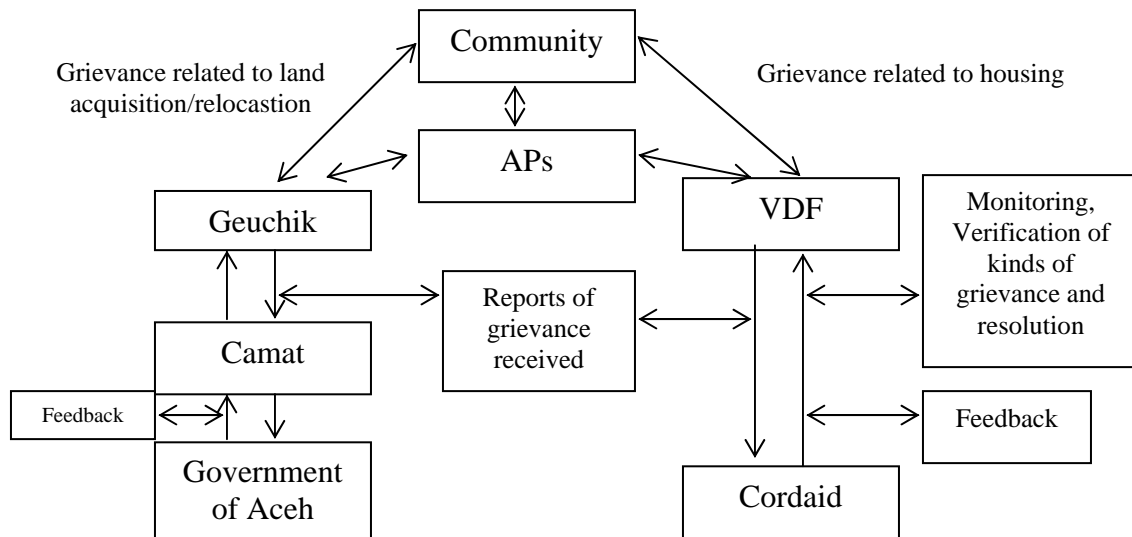
23. According to residents of Lhok Puuk, some members of the community contributed part of their land to provide access roads/alleys and for other needed public facilities. Data on the number of people who donated portions of their plots were not available. However, informants mentioned that most of the land donors contributed less than 10 m² each.

24. After obtaining the list of candidates who are eligible to receive housing grant during the first meeting, Cordaid validated the data by securing statements from neighbours and community leaders. Those without confirmations were removed from the list.

25. In general, there were no significant problems or complaints from the community during the conduct of the CAP. Regular meetings helped resolve most emerging problems. The grievance procedures and feedback related to land acquisition, relocation and housing can be seen in Figure 1.

26. In Ulee Rubek Barat, some beneficiaries complained that the delay in the issuance of certificates of transfer of ownership of the individual plots to the relocated households by the District Government of Aceh Utara has resulted in delay in the housing construction. According to the secretary of Alue Rubek Barat, they will visit the District Government of Aceh Utara to follow up this matter.

Figure 1. Grievance Procedures and Feedback



Procedures of Operation and budget

27. In general, the procedure of asset verification was done by involving the VDF, geuchik and local leaders, Cordaid, local government, and the community.

28. To determine the validity of land ownership claims, a certificate that attests the ownership of the plot was secured from the geuchik and the camat (head of subdistrict). The VDF and Cordaid further validated the ownership informally by interviewing adjacent landowners/neighbors.

29. To determine the beneficiary households who are eligible to obtain housing plots in the relocation sites, the geuchik facilitated a meeting in the village among local leaders, VDF, landowners and residents with no plot to rebuild their houses. During the meeting, the number of people needing relocation, relocation area, land size needed, and the price of land were determined. The data were then delivered to the subdistrict government which was then forwarded to the District Government of Aceh Utara or BRR for support.

30. The land price was determined based on the prevailing market price in the area and agreement achieved in the meeting. Compensation payment to Mr. Ishak Alibasyah

and Mrs, Halimah Affan (Teupin Kuyun) was done through direct transfer of funds to their bank accounts. Other landowners with limited affected lands in Ulee Rubek Barat and Lhok Puuk were paid in cash. The payment was conducted at the Seunnudon sub district office. The system of compensation payment can be seen in Figure 2.

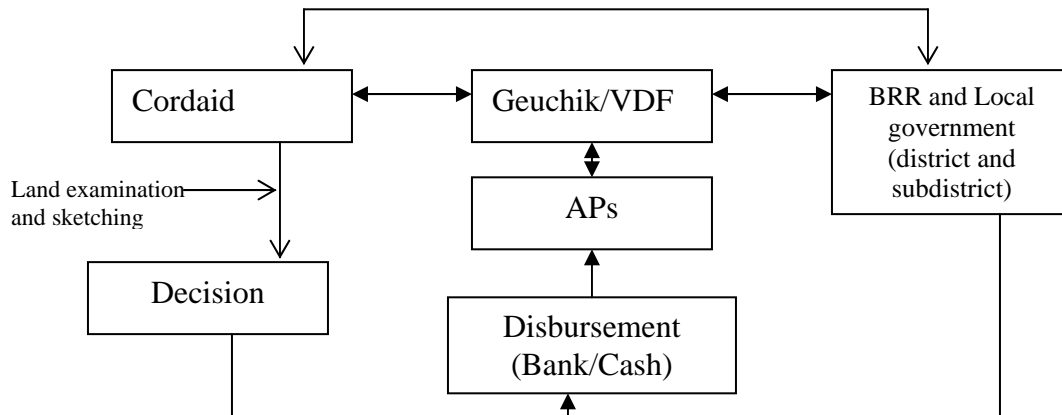


Figure 2. System of Compensation Payment

31. Through the VDF, Cordaid coordinated with the geuchiks, local leaders, and the local government for the housing construction on the beneficiary-owned land. For housing construction at the relocation areas, Cordaid coordinated with BRR, the District/subdistrict government, geuchik and local leaders, VDF and land owners.

32. All houses to be built under the subproject should be connected to a road. During the monitoring, no problems have been found with regard to this aspect. All houses being built are accessible through the existing village road or alleys.

C. PROGRESS AND FACTORS AFFECTING THE OUTPUTS

33. The total land area needed for relocation is 55,242 m². The District Government of Aceh Utara shouldered the payment for 28,383 m², while BRR shouldered the payment for the other 26,859 m². All compensation payments have been completed. Number of APs and assets affected by the housing subproject (relocation) in the three villages can be seen in Table 2.

34. In general, there are no complaints related to the compensation payment for land required for the subproject except for one AP (Mr. Ishak Wahi) in Lhok Puuk. According to A. Rani Ali (also an affected person), at the beginning Mr. Ishak agreed along with the other adjacent property owners to sell his land to be used as a relocation site at a price of Rp 7,000/m². However, due to the influence of his son, he later demanded for a higher compensation amount at Rp 10,000/m² for his other land. Because of this, the community (through the VDF) decided not to continue with the

purchase of the other portion of his land. Minor adjustments were made in the other available sites to accommodate more beneficiary-households.

Table 2. Number of APs and asset affected by the housing subproject located in Teupin Kuyun, Ulee Rubek Barat, and Lhok Puuk.

Location	# APs	Land size (m ²)	Remarks
Teupin Kuyun	2	4,645	No complaint on compensation payment
Ulee Rubek Barat	5	14,521	No complaint on compensation payment
Lhok Puuk	13	7,693	One AP did not want to accept the rest of compensation payment in the second phase. However, he has received payment in the first phase and the land has been used for the subproject.

35. The compensation price for the relocation area was collectively determined in the village meeting involving the community leaders, local settlers, local government or BRR, and APs. The land price was determined with consideration to the location and the prevailing market price.

36. There are 2 APs in Teupin Kuyun. The price agreed was based on the total size of land. Mr. Ishak Alibasyah received Rp. 48,000,000 for 3,345 m², while Mrs. Halimah Affan received Rp. 15,000,000 for her 1,300 m² land. The land was valued at Rp. 15,000/m².

37. The compensation payment to APs in Teupin Kuyun was done through their bank accounts. It took about 2 weeks to get the payment. Both APs received the compensation as agreed. In Ulee Rubek Barat and Lhok Puuk, the compensation price was agreed at Rp. 7,000 per sqm. This area involved more APs due to the land required for relocation. Instead of paying the APs through their bank accounts, they were paid cash directly due to the small amount of cash involved per AP.

38. The APs vary on how they utilized the compensation payments they received. Around 75% of the interviewed APs reported that they used their compensation for productive economic activities, while the other 25% of the APs who received smaller compensation amounts used it mostly for household consumption.

39. In the case of Mr. Ishak Alibasyah, he spent 85% of his compensation to buy a 1.5 ha fishpond. Fortunately, his pond was included among others to be rehabilitated under the ETESP fisheries sector. He gave the rest of his compensation to his son as working capital. Mr. Ishak stated that because of the compensation he received, his livelihood improved. Formerly, he earned about Rp. 200,000/month from his coconut trees located on the land which he sold. Now, he earns about Rp.3,000,000-

Rp.5,000,000/month from his fishpond. Meanwhile, Mrs. Halimah Affan, a widow with no dependent, spent 75% of the compensation payment she receive to pay for her hajj pilgrimage. She spent the remaining amount for the celebration.

40. Mr. H. Salam in Ulee Rubek Barat received Rp. 37,000,000 for his affected land. He used 80% of the amount to rehabilitate his shop and for working capital. According to him, he is now able to run his business again because of the compensation he received. Another example is Mr. Ramli Ali. After selling his 3,000 m² land for relocation, he bought a 56,000 sqm of irrigated paddy field in Matang Cut. Now he can plant twice a year.

41. Based on some of the cases mentioned above, it can be stated that there are several positive impacts experienced by the APs whose lands were acquired as relocation sites. It was not a problem to the APs to sell their lands for relocation because the lands have been idle and unproductive after the tsunami.

42. The ERM team visited the relocation area in Teupin Kuyun and noted that the construction of the housing foundation and bricks has started. There were about 68 houses being built. None of the units have been completed and turned over to the beneficiaries. Delay in the construction was attributed to some factors like problems between the carpenters and the contractor. In Ulee Rubek Barat and Lhok Puuk, 30% of houses are completed and ready to be handed over to the beneficiaries, 35% are still undergoing construction, while the other 35% has not been started pending the land ownership transfer documents to be issued by the Aceh Utara District Government.

43. The subproject hired around 40% of its laborers from within the community. The other residents currently work as fishermen and farmers.

44. At the relocation site, some beneficiary-households reported that fighting among children and violation of cultural and religious norms sometimes occur. They say that this is due to the unfamiliarity of the new settled households to each other. The use of sanitary facilities such as bathroom and toilet also sometimes result in misunderstanding among the new neighbors.

45. The delay in the required land documentation to be issued by the Aceh Utara District Government has also resulted in the delay in the construction of some housing units. As a result, four beneficiary-households in Ulee Rubek Barat bought land using their own money.

D. ISSUES AFFECTING THE IMPLEMENTATION OF THE CAP

46. Some issues that affected CAP implementation are as follows:

- 46.1 Building housing has started on the relocated land. However, there is still one location in Ulee Rubek Barat which has not been issued the documentation which transfers the ownership of the land from the District Government to the beneficiary household. This has caused delay in housing construction. The village leader plans to follow up with the District Government on the matter
- 46.2 Earlier in the process, one affected landowner changed his mind with regard to the compensation amount he is willing to accept for his affected land which slightly delayed the process. However, the community (through the VDF) decided not to pursue the acquisition of the APs land and accommodate all beneficiary-households requiring relocation in the other available sites.
- 46.3 Frictions and conflicts among new neighbors in the new settlements emerge due to lack of familiarity and still loose social cohesion among the beneficiary-households which, if not mitigated, may result in further conflicts in the community.

E. RECOMMENDATIONS

47. Following are the recommendations of the ERM team based on its findings:

For the PMO-BRR

- 47.1 Coordinate with the district government to facilitate the transfer of land certificate to the beneficiaries in Ulee Rubek Barat;

For the District Government of Aceh Utara

- 47.2 expedite the issuance of the necessary documentation on land ownership transfer to the beneficiary-households in order to enable the construction of the remaining housing units.
- 47.3 inform the community, through the village government the reasons for the delay and actions to be taken to address these.

For the Sub District Government of Seunudon

- 47.4 help the village of Ulee Rubek Barat in following up with the District Government the issuance of the necessary documentation
- 47.5 work closely with Cordaid and VDF in improving social cohesion especially among the relocated households. Orientation on nuances in local practices/norms and institutions among the households is also important.

For Cordaid and the VDF

- 47.6 help follow up with the District Government the issuance of the required land acquisition and ownership transfer documentation with the District Government of Aceh Utara.
- 47.7 continue the conduct of community activities and discussions to help improve social cohesion among the relocated households, assist the village leaders in identifying sources of frictions among beneficiaries and help establish a sustainable mechanism for addressing conflict within the community.

Annex A: List of the interviewees

No	Name	Position
1	Suwondo	Social Specialist, OC
2	Rizal	Project Staff, Cordaid
3	Adji Darsoyo	Project Staff, Cordaid
4		Geuchik of Teupin Kuyun
5		Facilitator of Teupin Kuyun
6		Geuchik of Lhok Puuk
7		Secretary of Ulee Reubek Barat

Interviewed APs

No	Name	Sex	Location
1	Ishak Alibasyah	M	Teupin Kuyun
2	Halimah Affan	F	Teupin Kuyun
3	A. Rani Ali	M	Lhok Puuk
4	Amin Latif	M	Lhok Puuk
5	Ishak Wahi	M	Lhok Puuk
6	Ismail Kaoy	M	Lhok Puuk
7	Sulaiman Ali	M	Lhok Puuk
8	Halimah Kasem	F	Lhok Puuk
9	M. Aji	M	Lhok Puuk
10	H. Usman Ubit	M	Ulee Reubek Barat
11	H. Salam	M	Ulee Reubek Barat
12	Adam Hamdi	M	Ulee Reubek Barat
13	Imran Idris	M	Ulee Reubek Barat
14	Salamah Nagoe	F	Ulee Reubek Barat

Annex B
ETESP CAP Summary Monitoring Indicators

Type of Monitoring	Basis for Indicators	Assessment	Remarks
Budget and Time Frame	Have all land acquisition and resettlement staff been appointed and mobilized for the filed and office work on schedule?	Yes	
	Are resettlement implementation activities being achieved against agreed implementation plan?	No	Relocation of some housing beneficiaries is hampered by the delay in the issuance of transfer of land ownership and housing construction
	Are funds for resettlement being allocated to concerned units/agencies on time?	Yes	Funds for land purchase have been provided by both BRR and the District Government
	Have resettlement offices received the scheduled funds?	Yes	
	Have funds been disbursed according to the LARAP/CAP?	Yes	
	Has the social preparation phase taken place as scheduled?	Yes	
	Has all land been acquired and occupied in time for subproject implementation?	Yes	Overall, all lands have been acquired and occupied. However, there is one location in Ulee Rubek Barat which has not been developed as specified (for housing) due to the unavailability of land document (transferring rights on land property) which should have been issued by the local government.
Delivery of AP Entitlements	Have all APs received entitlements according to numbers and categories of loss set out in the entitlement matrix?	Yes	All landowners whose lands were acquired for the subproject have been compensated.
	Have APs received payments on time?	Yes	All affected landowners received their compensation payments either from BRR or the district government
	Have APs losing from temporary land borrow been compensated?	NAP	None of the APs are temporarily losing land.
	Have all APs received the agreed transport costs, relocation costs, income substitution support and any resettlement allowances, according to schedule?	NAP	None of the affected landowners will need to relocate.
	Have all replacement land plots or contracts been provided? Was the land developed as specified? Are there measures to provide secure tenure (titles) to APs?	NAP	None of the affected landowners were provided replacement land. All were given cash compensation
	How many AP households have received secure tenure (titles)?	NAP	None of the affected landowners will be relocated to a new site or provided with replacement land. However, the subproject beneficiaries (not APs) will be provided with land certificates through RALAS.

Type of Monitoring	Basis for Indicators	Assessment	Remarks
	Does house quality meet the standards agreed?	Yes	APs are not provided with housing units. However, the housing units for the beneficiaries (not APs) are of good quality.
	Have relocation sites been selected and developed as per agreed standards?	Yes	The relocation sites for some beneficiaries (not APs) have been provided with roads and drainage systems and are connected to the main village road.
	Are the APs occupying the new houses?	Yes	Some has occupied the houses whereas the others have not yet due to the unfinished house construction.
	Are assistance measures being implemented as planned for host communities?	NAP	The resettlement sites for the beneficiaries (not APs) are within the same village.
	Is restoration proceeding for social infrastructure and services?	Yes	Village meeting centers and other facilities are being constructed in the community as part of the general tsunami reconstruction in the area.
	Are APs able to access schools, health services, cultural sites and activities?	Yes	The schools and health services in the area prior to tsunami are also being reconstructed for the beneficiaries (not APs) and other community residents.
	Are income and livelihood restoration activities being implemented as set out in the income restoration plan, for example utilizing replacement land, commencement of production, numbers of APs trained and provided with jobs, micro-credit disbursed, number of income generating activities assisted?	NAP	The land acquisition did not result in adverse livelihood impact to the affected landowners since all the acquired lands are idle since the tsunami. However, for the village in general, several livelihood restoration activities (i.e. tambak rehabilitation, fishing boats, etc.) are being implemented in the area.
	Have affected businesses received entitlements including transfer and payments for net losses resulting from lost business and stoppage of production?	NAP	No businesses were affected.
	Are there APs who were not included in the LARAP/CAP and were measures made to compensate for the impacts? Were these measures sufficient to replace losses/restore livelihoods?	No	All the affected landowners were identified and compensated for the impacts.
Consultation, Grievance and Special Issues	Have consultations taken place as scheduled including meetings, groups, community activities? Have resettlement leaflets been prepared and distributed?	Yes	Consultations with the affected landowners were made. But no leaflets were prepared.
	How many APs know their entitlements? How many know if they have been received?	All	All landowners know that they should be paid based on prevailing market rates.
	Did the APs contributing land/asset do so in their own free will and without pressure, intimidation or deceit?	NAP	All those beneficiary households who donated around 10m ³
	Have any APs used the grievance redress procedures? What were the outcomes?	Yes	VDF has communicated the matter to the local government and is still waiting for the response.

Type of Monitoring	Basis for Indicators	Assessment	Remarks
	Have conflicts been resolved?	No	The local government has not yet issued the document required so that Cordaid has not been able to continue the work on housin.
	Was the social preparation phase implemented?	Yes	
	Were special measures for indigenous peoples implemented?	NAP	
	What changes have occurred in patterns of occupation, production and resource use compared to pre-subproject situation?	Improvement of production	The occupation has been more productive giving impact on better income.
	What changes have occurred in income and expenditure patterns compared to pre-subproject situation? What have been the changes in cost of living compared to pre-subproject situation? Have APs incomes kept pace with these changes?	Improvement of income	There is an increase on income and expenditure compared to pre-subproject situation.
	What changes have taken place in key social and cultural parameters relating to living standards?	NAP	
	What changes have occurred for vulnerable groups?	NAP	