# PROJECT: THE NORTH-EAST ROAD CONNECTIVITY SUPPORT PROJECT

**COUNTRY: TUNISIA**

## SUMMARY FULL RESETTLEMENT ACTION PLAN (RAP)

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<tbody>
<tr>
<td><strong>Team Leader</strong></td>
<td>J. N’GUESSAN, Chief Transport Engineer</td>
<td>M.A.ISMAEL, Principal Transport Economist</td>
<td>RDGN.3</td>
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<td></td>
<td></td>
<td>M. KINANE, Principal Environmental Expert</td>
<td>SNSC/RDGW4</td>
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<td></td>
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<td>V. FAGBOHOOUN, Principal Legal Adviser</td>
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<td></td>
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<td>P. H. SANON, Principal Social Development Expert</td>
<td>SNSC/RDGN4</td>
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<td>A.KIES, Consultant</td>
<td>RDGN</td>
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<td>G.J MALEMBETI, Procurement Consultant</td>
<td>SNFI.1</td>
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<td><strong>Sector Director</strong></td>
<td>A. OUMAROU</td>
<td></td>
<td>PICU</td>
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<td><strong>Regional Director</strong></td>
<td>M. EI AZIZI</td>
<td></td>
<td>RDGN</td>
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<td><strong>Sector Division Manager</strong></td>
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<td>PICU.1</td>
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INTRODUCTION

At the request of the Tunisian authorities, the African Development Bank will support the implementation of the North-East Road Connectivity Support Project.

From an environmental and social perspective, the project is classified under Category 1, given its scope and the main environmental and social impacts identified.

The bridge construction, its expressways and interchanges will result in the displacement of households, disruption of socio-economic activities and damage to the livelihoods of people within the existing right-of-way of the infrastructure and its easements.

Consequently, in accordance with the African Development Bank policy on the involuntary displacement of populations (Operational Safeguard 2 - OS2), the Government of Tunisia has drawn up a Comprehensive Resettlement Plan (CRP) for the compensation and resettlement of project-affected persons (PAPs). Its objectives are to: (i) minimize involuntary displacements as much as possible; (ii) avoid destruction of property to the extent possible; and (iii) compensate affected persons for loss of residential plots, farm land, buildings and equipment, as well as loss of income.

The CRP, which is the subject of this summary, defines the principles and procedures for implementing the measures designed to compensate and resettle project-affected persons, and establish an approximate budget and an indicative timetable for its implementation.

1. PROGRAMME DESCRIPTION AND RATIONALE, PROGRAMME IMPACT AREA

1.1 Programme Description and Rationale

Currently, there is a mobile bridge linking the city of Bizerte with the Zarzouna delegation, and with the two main roads connecting the city with Tunis, National Road 8 (RN8) and Highway A4. As a result, traffic in the city centre and between the two banks of the canal is hampered by congestion problems, which are most acute during the opening hours of the mobile bridge. Analysis of the current situation of the city of Bizerte confirms the traffic congestion problems at the city centre and between the two banks (Zarzouna and the city of Bizerte) via the Bizerte canal. This situation is worse at each opening of the mobile bridge, which is the main crossing point between the capital city of Tunis and the Bizerte Governorate – an economic and military nerve centre. Thus, this mobile bridge has become a bottleneck obstructing the urban development of the city and even of the Governorate of Bizerte. It is an established fact that today the two shores of Lake Bizerte have become ill-adapted to the high levels of traffic, causing numerous malfunctions and significant nuisance for local residents and users alike.

To ease congestion on the roads currently in use, cope with the growing traffic in the urban area of Bizerte and at the same time provide an efficient road network that facilitates the development industrial and commercial activities of the city and the northern region, a project to build a new crossing on the canal linking the main existing roads on both sides is timely. It will be a structuring
link opening the doors to the city’s development, as well as to the industrial and port areas of Bizerte and its neighbouring villages by meeting urban and regional traffic needs.

The North-East Road Connectivity Support Project (PACR) is part of Tunisia's road sub-sector strategy and supports two of the five pillars of the Development Strategy Plan (DSP) for the period 2016-2020.

- **Project Description**

The PACR provides for the building of a 9.5 km-long 2x2-lane suburban highway on a new alignment bypassing the city of Bizerte to the southwest. The new bypass connects roads A4 and RN8 to road RL438, the western access to the city. It comprises a new 2.1 km-long bridge over Lake Bizerte and access roads at both ends of the structure totalling 7.4 km. It also incorporates four interchanges, a new 1.5 km-long service road, an operations centre, a maintenance centre, and ancillary developments consisting of the rehabilitation of the roads in neighbourhoods adjacent to the bypass.

- **Project Objectives**

The project objective is twofold: (i) improving the competitiveness of the Tunisian economy by responding to the growing demand in terms of transportation of goods and people across the urban area of Bizerte, thus helping to ease congestion on access roads to the three industrial areas and the port, and to equalize network loads; and (ii) fostering mobility and trade between the Northern and Eastern regions of the country.

- **Project Components**
The project is structured around the following components:

<table>
<thead>
<tr>
<th>No.</th>
<th>Name of Component (Costs in EUR million)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>ROAD WORKS (260.94)</td>
<td>1.1. Development of a new south suburban 2x2-lane expressway from PK 0+000 to PK 4+639 connecting road A4/RNr8 to the Viaduct; 1.2. Viaduct with composite meshwork deck and double composite action from PK 4+639 to PK 6+749; 1.3. Development of a new north suburban 2x2-lane expressway from PK 6+749 to PK 9+446 connecting the Viaduct to RL 348 1.4. Control and supervision of roadworks and structures. (Three works supervision missions and three technical inspection missions).</td>
</tr>
<tr>
<td>2</td>
<td>ANCILLARY DEVELOPMENTS (5.25)</td>
<td>2.1. Construction on the south bank of a 2.4 km-long paved road linking the city of south Zarzouna and the Technopole to north Zarzouna and Manzel Abderahman 2.2. Development of a 25 000 m² landscaped park under the viaduct 2.3. Rehabilitation of the cities crossed, namely Etemouh and Binigrou on the southern side of the project, and the fishing villages of Hafer Moher and Bir Msyougha on the northern side of the project through the construction of roads of a total length of 14 km and the construction of sanitation and rainwater management and street lighting networks.</td>
</tr>
<tr>
<td>3</td>
<td>PROJECT MANAGEMENT (8.06)</td>
<td>3.1. Technical assistance and project management 3.2. Monitoring and evaluation of the project’s socio-economic and environmental impacts; 3.3. Project accounting and financial audit; 3.4. Road safety audit; 3.5. Project technical audit; and 3.6. Project communication.</td>
</tr>
</tbody>
</table>

- **Project Cost and Financing**

The total estimated cost of the project stands at TND 753.374 million, or EUR 274.25.

The project will be financed by the African Development Bank Group (AfDB) to the tune of EUR 120.95 million (including funding from the Africa Growing Together Fund - AGTF), the European Investment Bank (EIB) to the tune of EUR 123 million and the Tunisian Government in the amount of EUR 30.30 million. The total estimated cost of the project stands at TND 753.374 million, or EUR 274.25 (at the rate of EUR 1 = TND 2.747 in June 2017).

1.2 **Project Impact Area**

The project impact area (PIA) comprises the Bizerte and Beja Governorates. With a surface area of 3 740 km², the Beja Governorate has 303 032 inhabitants with a population growth rate of 0.05% and an urbanization rate of 44.3%. It is divided into 9 delegations, 12 municipalities, 7 rural councils and 101 imadats. Its working population stands at 108 228. Known for its agricultural wealth, the Beja Governorate is a territory that is generously endowed with natural resources. As for the Bizerte Governorate, it has a surface area of 3 750 km² and is located in the far north of Tunisia and, together with Cape Blanc on its outskirts, it forms the northernmost point of Africa. It is best known for its strategic position at the centre of the Mediterranean, its important commercial port, agricultural and fishing activities, industrial traditions and its tourist sites. It has 568 219 inhabitants with a population growth rate of 0.81% and an urbanization rate of 65.3%. Its working population of 198 112 persons is divided among the 14 delegations, 16 municipalities, 7 rural councils and 102 imadats.
The project’s direct impact area is the Bizerte built-up area. The latter is located on the northern tip of the country, about 65 km to the north of Tunis. It has about 180,000 inhabitants (2014), of whom about 50.2% are female. Over the past few decades, the city has witnessed an unplanned and unregulated urban development and expansion towards the outskirts, notably with the development of the locality of Zarzouna and the cities of Menzel Jemil and Menzel Abderrahmane, on the other side of the canal, and cité Belvédère, Pêcherie and Kharrouba, on the northern and north-western sides.

The areas affected by this permanent link construction project are almost completely electrified (97.31% in Menzel Djmil delegation versus 95.69% in Zarzouna delegation). Regarding drinking water supply by SONEDE, those rates in the three delegations range between 83.97% and 95.67%.

In terms of education, enrolment rates in the study area are fairly high, and stand at around 97.8% for the Menzel Djemil delegation, 96.9% for South Bizerte delegation and 96% for Zarzouna delegation. The enrolment rate of girls aged 6-14 years is 85%, 82%, 84% and 85%, respectively in Zarzouna, South Bizerte and Menzel Djemil delegations;

Unemployment rates stand at 15.27%, 13.7% and 13.05%, respectively, in Zarzouna, South Bizerte and Menzel Djmilet delegations. It is worth noting that this unemployment rate is higher among women, standing at 20.87%, 20.5% and 22.2% in Zarzouna, South Bizerte and Menzel Djemil, respectively.

From a socio-economic standpoint, this project impact area (PIA) has multiple and diversified potential, and is known mainly for its strategic position in the middle of the Mediterranean, its important commercial port, its agricultural, livestock and fishery activities, as well as its industrial traditions and tertiary sector. The economic activity of the region is mainly focused on agriculture, industry and fisheries. In the region, there are 368 industrial enterprises - of which 248 are totally export-oriented – employing over 50,000 people. These enterprises operate mainly in the textile, leather and footwear, agri-food, mechanics and electronics sectors.

1.3 Project Beneficiaries

The project will improve the movement of persons and goods in Bizerte and Beja. Indeed, at the local level, the project will meet the needs of road users crossing the urban area of Bizerte. The interchanges to be created will link the communes and areas on the outskirts of the city of Bizerte, including Menzel Jemil and Menzel Abderrahmane on the south side.

Regarding ancillary developments, the rehabilitation works in the Atomouh, Ben Nigro, El Massida, HaferMahr and BirMasyougha neighbourhoods will facilitate accessibility for the 9,000 residents of these neighbourhoods, since the works will entail the construction of 14 km of secondary roads, 8 km of rainwater drainage system and lighting improvement of with the installation of 300 lighting points.

In terms of socio-professional integration and employment promotion, the project will facilitate the recruitment of 700 men/months for the works implementation. It will also enable 100 young people registered in work-study programmes, including at least 20 young women, to undertake internships designed to promote their employability. Lastly, the project will help to support 850 jobseekers registered in the "Green Jobs Platform in Bizerte (PEV);" project through the development of the landscaped park.

Regionally, the project will link the northern and eastern regions of Tunisia, thereby boosting the production and commercial activities of industries and the Bizerte commercial port.
2. POTENTIAL IMPACTS

Given that the potential impacts on the human environment and the natural environment are presented exhaustively in the Environmental and Social Impact Assessment (ESIA), this paragraph will only deal with the impacts on the human environment in terms of expropriation and socio-economic prejudice related to the release of the road’s right-of-way and the realization of the works, which could be mitigated by minimizing the resulting nuisance.

It is worth noting that the sizing and location of the works were limited depending on the built-up areas crossed (open countryside or cities) in order to minimize the harm that may be caused to populations whose property is located in the project’s right-of-way.

2.1. Sources of Impacts

Activities that may lead to population displacement or loss of income-generating activities are mainly listed as follows: Deforestation, blasting in crushed rock quarries, installation of worksite accommodation facilities, opening of borrowing sites and extraction of quarry materials, earthworks (cuts and fills), construction of crossing, drainage and waste disposal structures, preparation of bitumen, construction of express roads and exchanges.

2.2. Potential Project Impacts

The project implementation will have both positive and negative social impacts as shown below:

Positive Social Impacts

The positive impacts of the project during the preparation, construction and operation phases of the roads are:

- The project will improve the movement of persons and goods in the city of Bizerte and Beja.
- It will create a link between the communes and areas on the outskirts of the city of Bizerte, including Menzel Jemil and Menzel Abderrahmane on the southern side
- It will enable the 9,000 inhabitants of the Atomouh, Ben Nigro, El Massida, HaferMahr and BirMasyougha neighbourhoods to live and work in an easily accessible, clean, and electrified environment.
- The project will enable 700 men/months to be recruited for the works implementation, as well as 100 young people registered in work-study programmes, including at least 20 young women, to undertake internships designed to promote their employability. Lastly, it will help to support 850 jobseekers registered in the “Green Jobs Platform in Bizerte (PEV)” project through the development of the landscaped park.
- At the regional level, the project will help to link the northern and eastern regions of Tunisia.
- It will boost the production and commercial activities of industries in the Bizerte commercial port.
- It will reduce transport costs for users, especially the owners heavy goods vehicles, by providing a more direct route that does not entail going through the city centre or using the lake bypass;
- It will increase time savings for users by significantly reducing the average inter-canal travel time (11 minutes on average in the year of commissioning compared with the situation without a new link); and

- It will reduce the number of accidents by improving the road network and road service levels.

**Negative Social Impacts**

The negative impacts on the human environment are:

- **Nuisances on the Population**: First of all, the extension road construction works will inevitably generate additional traffic on urban roads leading to the project site. This increase in traffic is attributable to the movement of personnel and the transportation of construction materials and quarry products. The main nuisances affecting the population are those produced by works at the construction sites.

- **Impact of the release of the Right-of-Way**: The expropriated property (land, property and businesses) will be acquired or allocated for the project implementation: (i) the total area to be acquired for the project stands at 81.4 hectares; (ii) the area of cultivated land and/or land to be acquired totals 80 ha; (iii) the total area of land belonging to the public and private domains of the State, the refinery, the cement plant and the railway stands at 34.2 ha; (iv) the area of land to be acquired from private owners corresponds to 47.1 ha. The number of persons surveyed is 319. This number represents the PAPs allegedly affected by the project, and is broken down as follows: (i) 125 household heads registered/surveyed; (ii) 198 land owners and land users; and (iii) 11 traders. In addition, the number of persons directly or indirectly affected stands at 1309.

- **Impacts on Cultural Heritage**: The project will possibly impact the cultural heritage, especially during the construction phase. In principle, protected or cultural elements are not expected to be directly affected by the project’s right-of-way. The National Heritage Institute has informed us of the existence of a single archaeological site called Remadia, which covers an area of about 3 hectares and has been identified as comprising a number of ruins and a wall. It is located in the military zone and will not be directly affected by the works. On the other hand, steps should be taken to avoid any indirect impact.

- **Impacts on Public Utility Infrastructure and Commercial Facilities**: Heavy vehicle traffic and transportation may cause damage to the road surface and leave concrete, sand and mud trails on access roads to the site. This could be a source of nuisance and complaints from the neighbourhood. Also, the construction phase is likely to hamper commercial and craft activities in this urban and semi-urban area if access and traffic are not well managed.

- **Health and Safety**: For the construction site staff and local residents, the entire site will be a source of accidents, due to the movement of machinery and vehicles, and also as a result to falling objects and the handling of dangerous objects and products.

Regarding the **Lake Bizerte Crossing**:

- **Health and Safety**: There will be a significant number of transport, refuelling and support vessels in the area. Generally, due to the large number of materials and vessels required to build the structure, there is a risk that accidents may occur during the transportation of materials between the two banks of the lake, as well as accidental spills of stored materials, etc., Lastly, working in the marine environment (diving,
falling from a height, etc.) exposes workers to the risk of drowning.

3. ORGANISATIONAL RESPONSABILITY

The proposed organizational framework for the CRP implementation comprises the following agencies:

3.1 The Public Project Procurement Commission

Pursuant to Law No. 2016-53 of 11 July 2016 on expropriation for public use, this Commission shall be responsible, under the chairmanship of the Governor or his representative, for carrying out all the preliminary procedures regarding the proposal of the draft decree of expropriation for public use. At the regional level, and for this project, this responsibility will devolve on the Public Project Procurement Commission of Bizerte.

The composition and functioning of the Commission were defined by order of the Head of Government issued on 13 March 2017 to determine the composition of the Public Project Procurement Commission and its operating procedures.

The members of the Public Project Procurement Commission were appointed by Order No. 304/7 of 16 May 2017. The Commission comprises the following:

- Governor of Bizerte or his representative: Chairperson of the Commission
- Ms Faten Ben Jemaa: Rapporteur representing the Bizerte Regional Directorate for State Property and Land Affairs;
- Mr Hssin El Khamessi: representative of the Topography and Land Registry Office (OTC);
- Mr Hatem Khsiba: representative of the State property expert; and
- Mr Fathi El Deli: representative of the Regional Directorate of Procurement and Demarcation,

3.2 Project Management: Management by Objectives Unit for the Construction of the Bizerte Bridge

MEHAT is responsible for the project’s implementation through the Directorate General for Highways and Civil Engineering (DGPC) which set up the dedicated project unit established by Government Decree No. 2017-626 of 28 April 2017.

This Unit will be physically based in Bizerte and will comprise 11 engineers (central and regional levels) and a financial expert assigned exclusively to the project implementation.

3.3 The Regional Committee within the Regional Governorate of Bizerte

The Regional Committee in the Regional Governorate of Bizerte is chaired by the Governor. In addition, it also comprises representatives of the service responsible for the project as well as representatives of the domain of State property and government members (delegate, omda, a representative of the municipality, etc.).

The Committee will process all enumerated project-affected persons (PAPs) who do not have formal property title deeds and vulnerable groups with or without property title deeds. These PAPs will be taken over by the government, which, acting through the regional commission, will compensate these persons and offer them the necessary assistance to enable them to find an equivalent source of income.
before the start-up of works, including by helping to defray all costs related to possible relocation or resumption of activity.

3.4 Expropriation Procedure stipulated by Law No. 2016 of 11 July 2016

Establishment of the plot-relate file - (MEHAT/OTC/DGPC/DGAFJC)

Preparation of the expert report - (MDE/DGE)

Forwarding of the plot-related file to the Ministry of State Property with the expert report

Forwarding of the expropriation file to the Governor of Bizerte by the MDE after vérification of all the necessary documents

Forwarding of the expropriation file by the Governor of Bizerte to the Public Project Procurement Commission (CAPP)

CAPP directs MEHAT to instruct the OTC to draw up plans for the final fragmentation of property to be partially expropriated and final plans for non-registered property.

CAPP publicizes the intention to expropriate for a period of 60 days

CAPP proceeds to the consideration and inscription of objections in a recognition register opened for that purpose

MEHAT / DGAFJC shall forward a copy of the expropriation decree with a copy of the final fragmentation plan to the territorially competent governor in order to post the text of the decree for a month.
3.5 NGOs and Civil Society

Tunisian civil society associations cover a wide range of areas of activity, for example, culture, support for the disabled, combating violence against women, human rights, the press, health, various productive sectors and small income-generating activities, micro-credit, environmental protection, education, etc.
It is worth noting that during the preparation of the site-specific PARC, it will be necessary to describe the NGOs involved and that are in a position to help in the resettlement of vulnerable groups. Regular coordination meetings with NGOs should be held by the expert in charge of the PARC construction.

4. COMMUNITY PARTICIPATION

4.1 Requirements in terms of Community Participation/Public Consultations

Specific consultation of stakeholders in the context of the ESIA was, for long, not explicitly required in Tunisia. In recent years, substantial progress has been made, beginning with the introduction of decentralization and participatory democracy in the new Constitution of 2014. The Tunisian State has developed a legal framework for facilitating the inclusion of the people in local political life and the establishment of citizen participation at the local level. This framework consists of the new Constitution of 2014, the revision of the Organic Law of communes, the participatory development of communal investment plans and free access to information. Article 139 states that "Local authorities shall adopt participatory democracy mechanisms and the principles of open governance in order to ensure the broadest participation of citizens and civil society in the preparation of territorial development and planning projects and the monitoring of their implementation, in accordance with the law."

According to the AfDB Integrated Safeguard System (ISS) for 2013, throughout the environmental and social assessment process, the Bank is committed to ensuring that the borrower or client organizes transparent consultations with affected communities, especially vulnerable groups, to enable them to participate in a free, prior and informed manner in decisions concerning the prevention or management of environmental and social impacts. (i) Free: without intimidation or coercion; (ii) Prior: timely for the evaluation process, allowing sufficient time to access and understand the information, and prepare responses; and (iii) Informed: providing relevant, comprehensible and accessible information in advance and in the appropriate language. As shown in the following sections, these requirements have been complied with throughout the process for the preparation of both the ESIA and the resettlement plan.

4.2 Public Consultations for the Development of Project Documents

The project was included in the Development Strategy Plan (PDS), which was drawn up with a broad consultation framework at both the regional and national levels. The project study was conducted following a participatory approach. Thus, the choice of the variant was the subject of two public consultations, which generated enthusiasm among the population and led to the acceptance of the variant.

During the preparation of environmental and social impact assessments and the technical and economic studies, the various stakeholders were consulted simultaneously. The consultations were carried out nation-wide, as well as at the level of the Bizerte Governorate, delegations and the population of the project area: (i) from 6 April 2013 to 8 October 2013 and 3 June 2014 for the preliminary project design (APS) phase; (ii) on 3 April 2016, 14 November 2016, and 26 May 2017, specifically with respect to the project-affected persons (PAPs) within the framework of the ESIA and CRP.

The inventory of the affected populations and expropriated property was based on an individual resettlement survey of all households located on the right-of-way, conducted from February to April 2016. Consultation and awareness meetings were held with the project-affected populations on the sidelines of the survey.

During the Bank's preparation and evaluation missions, the key players and institutions were met to obtain their opinions and complaints in order to take them into account in the project formulation, particularly with regard to ancillary developments, the ESMP and CRP.
The discussions focused on the following themes: (i) Importance of the project and its impact on the region (Information on the project and the collection of the opinions of the target population on this point); (ii) Target expectations and resettlement processes and complaint management procedures (information on the rights and nature of compensation and on existing laws and principles of the EIB and the AfDB); (iii) involvement of target populations in the project implementation and the resettlement process (setting up of a project monitoring, mediation and support committee to create synergy between targets, local authorities and civil society actors).

There was considerable consultation of the population during the public consultation campaigns and the focus group and the people were able to express their opinion on the place of the project in the priorities of the delegations surveyed, the current problems in the area, their expectations from the project and their fears about expropriations. The summary of the discussions is provided below.

<table>
<thead>
<tr>
<th>Themes</th>
<th>Opinion</th>
<th>Expectations</th>
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</table>
| Project impact on the region | Project acceptance:  
- The project will enable economic flows  
- Unemployment problems will be solved | Improvement of the economic situation of the city of Bizerte and end of its isolation thanks to the bridge |
| Project impact on the targets: Resettlement process (Rights, laws in force, EIB and AfDB principles) | Impact of the project on the targets: Resettlement process (Rights, laws in force, EIB principles and ADB). The target population did not see any direct impact on them. They expressed concern stemming from a sense of insecurity. They did not know when the works and the resettlement would start.  
They were afraid of being thrown into the street, not receiving compensation, especially since many of them were settled on land belonging to the State. They likened this project to other similar projects where the target communities were not compensated. | Be informed on a regular basis about the progress of the project.  
Be informed on the laws governing involuntary resettlement.  
Receive compensation prior to commencement of works.  
Others expressed dissatisfaction because they were awaiting the beginning of works and had not received a clear answer in that regard. |

The expectations were taken into account in the compensation through the development of the comprehensive resettlement plan. Also, the development of the stakeholder engagement plan will take into account the expectations related to keeping the population informed.

4.3 Participation and Public Consultation in the Context of Project Implementation

This participatory approach will be maintained and strengthened during project implementation through a Stakeholder Engagement Plan (PEPP) at the national level and at the level of the Bizerte Governorate, the delegations and the population of the project area.

This plan, which provides for the setting up of a Monitoring, Mediation and Support Committee, is composed of:

- Representative of the Client: DGPC / Project Management Unit
- Representative of the Governorate of Bizerte
- Representative of the Steering Committee on the release of the Right-of-Way and Social Action
<table>
<thead>
<tr>
<th>Representatives of the Regional Directorates of the various Ministries involved in the project</th>
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<tbody>
<tr>
<td>Representatives of the 3 Delegations</td>
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<tr>
<td>Representatives of PAPs - one representative per delegation</td>
</tr>
<tr>
<td>Representatives of civil society and associations of Bizerte Governorate</td>
</tr>
</tbody>
</table>
The associations that have expressed their willingness to participate in and to be associated with the Monitoring, Mediation and Support Committee are:

- Association for the Defence of the Right to be Different
- ATID Association / Bizerte Section
- Bizerte High School Alumni Association
- Association for the Protection of Medina Bizerte
- Bizerte Smart City.

This Committee will be responsible for: (i) regular meetings with the population of the two governorates (Bizerte and Beja), aimed at increasing awareness and social mobilization of these riparian populations, public and private operators; (ii) dissemination of key information on the website of the Ministry of Equipment and Habitat and in the media, etc.

5. **INTEGRATION WITH HOST COMMUNITIES**

The problem does not arise as such, given that the people who will be displaced following the loss of homes will be resettled in the same delegation. They will occupy the social housing being constructed by real estate corporations with assistance from the Tunisian State.

6. **SOCIOECONOMIC STUDIES**

6.1 **Census of the Current Occupants of the Affected Area**

The social survey targeted three categories:

**Group 1**: Households/ owners and occupiers

**Group 2**: Occupants of agricultural parcels

**Group 3**: Public and/or community buildings and equipment.

The property expropriated (land, property and businesses) will be procured or allocated for the implementation of the project to build a permanent link between highway A4 and the city of Bizerte.

6.1.1 **Household Census Results**

The socio-economic survey of the project's right-of-way led to the establishment of the socio-economic characteristics of the 125 households\(^1\) that may be resettled in the four different areas of operation (imadas). The household and farm plot questionnaire the (198 farmers\(^2\)) collected information on households and housing and identified the women and men eligible for the individual interview. Thus, the main characteristics of members of the households surveyed, their constituent population and the persons surveyed, as well as information on the occupants of the agricultural plots, crops, housing and the farmer population that makes up those households. The following table summarizes all the PAPs surveyed/identified:

<table>
<thead>
<tr>
<th>No. 1</th>
<th>Table: Typology of PAPs</th>
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\(^1\) The list of household heads surveyed is in annex

\(^2\) The list of those farming the land is attached
### Table 5: Breakdown of the 125 plots belonging to the households identified by imada

<table>
<thead>
<tr>
<th>Imada</th>
<th>Zarzouna</th>
<th>South Bizerte (EL Massida)</th>
<th>Menzel Djmil</th>
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<tbody>
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<td>Residential area</td>
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<td></td>
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<td>rural</td>
<td>rural</td>
<td></td>
</tr>
<tr>
<td>Number of households</td>
<td>10</td>
<td>71</td>
<td>12</td>
<td>31</td>
<td>125</td>
</tr>
</tbody>
</table>

The responses obtained concerning the land tenure status on the 125 household plots are summarized in the figure below.

![Figure: Land tenure status of 125 household plots](image)

Of the 101 household plots without title deeds, 15 are in the process of being registered, compared with 85 registered household plots.

#### 6.1.2 Characteristics of Identified Households and Plots (Category 1)

- **Characteristics of Plots**

The 125 household plots identified are broken down into the four localities (imadas) of the project area and from the data collected and summarized in Table 5 below, it may be noticed that stakeholders in the South Bizerte administrative area have a high representation (72 household plots). That means that this residential area will be the most affected by the project.

The population of the 125 household heads identified is made up mostly of relatively old people (aged above 46 years). These household heads are 75 in number out of a total of 125 and thus account for

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3 The list of the 125 household heads identified is provided in Annex 1 of this document.
60% of the whole. The age pyramid of the 125 household heads surveyed shows a regular pattern typical of the country:

- It is observed that almost one-quarter of household heads (21.6% + 3.2% = 24.8%) are 60 years of age or older
- In terms of gender, an uneven distribution is observable: men (109, or 87.2%) are much more than women (16, or 12.8%), representing femininity ratio of 14.7 women to 100 men.

The figure shows that household heads in the 20-35 age bracket, especially men, are proportionately fewer in number than those in the 60+ age group, which may be due, in part, to the fact that Tunisian young men marry at a much later age.

It may also be noted that there is a high over-representation of female household heads in the 46-59 age bracket.

In conclusion, we may assert that, on average, households in the four imadas covered by the project have a fairly low vulnerability level.

With regard to marital status, it is worth noting that, in the context of our survey, all men and women formally married were deemed to be in a union:

- Following this definition, the majority of household heads (88.8%) were in a union at the time of the survey.
- 4% were single.
- The number of separated household heads (widowed, divorced or separated) accounted for 7.2% of the respondents.
We distinguished 4 levels of education. The table below gives, for each imada, the breakdown of the 125 household heads surveyed by their level of education. The data in the latter table indicate that education levels differ from one imada to another and according to the socio-economic capacity of households.

The education level of the 125 household heads surveyed is relatively low: **15.2% of them never went to school**, 31.2% attended primary school a few years ago, 45.6% attained the secondary education level and only 8% attained higher education.

**Table: Level of education of household heads by imada**

<table>
<thead>
<tr>
<th>Delegation</th>
<th>Zarzouna</th>
<th>South Bizerte</th>
<th>Menzel Djmil</th>
<th>Menzel Abderrahmen</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nil</td>
<td>-</td>
<td>10.4%</td>
<td>0.8%</td>
<td>4%</td>
<td>15.2%</td>
</tr>
<tr>
<td>Primary</td>
<td>0.8%</td>
<td>17.6%</td>
<td>2.4%</td>
<td>10.4%</td>
<td>31.2%</td>
</tr>
<tr>
<td>Secondary</td>
<td>5.6%</td>
<td>25.6%</td>
<td>4.8%</td>
<td>9.6%</td>
<td>45.6%</td>
</tr>
<tr>
<td>Higher</td>
<td>0.8%</td>
<td>4%</td>
<td>1.6%</td>
<td>1.6%</td>
<td>8%</td>
</tr>
</tbody>
</table>

The figure above shows the breakdown of the economic activity at the time of survey of the 125 household heads.
It reveals that 40% of household heads are non-farm labourers against a minority of senior executives and members of the liberal professions (2.48%).

Unemployed persons (jobless people actively looking for work) account for only 4% of the households heads identified, which is well below the national average.

More than a quarter of household heads (28%) were unemployed at the time of the survey. Of the household heads employed at the time of the survey (72%), almost one-third (62.4%) are labourers and employees (most have irregular occupations), compared with only 3.2% that are executives and 2.4% independent craftsmen. Very few of them are employed in the modern sector. Regarding the existence of another source of income, only 4.8% (6 household heads out of 125), compared with 119 household heads (95.2%) who do not have any additional income. These latter rates appear appropriate when compared with results at national level.

Another Legal Aspect: Status of Household Plots

Regarding the legal aspect of plots, 84% of the 125 plots are held by sole proprietors, compared with 6% held by heirs. Of the 20 plots (16%) held by heirs, 18 are in the hands of brothers/sisters/fathers/mothers, only one is held by uncles/aunts and one by grandchildren. The variable duration of plot occupation is shown in the following figure. Moreover, 57 plots (45.6%) are occupied by the owners, 6 (4.8%) are rented and almost half (49.6%) of the plots (62 plots) are co-owned.
6.1.3 Farmer census results (category 2)

For the purposes of the agricultural census, an agricultural holding is defined as a production unit fulfilling the following three criteria:

- it produces agricultural products;
- its day-to-day management is independent; and
- it is above a certain threshold in terms of surface area, production or number of animals.

Thus, following the above definition of agricultural holding, this part of the report deals with the analysis of the data collected on agricultural plots. It consists of the study of a certain number of characteristics of the plots that make up agricultural holdings as well as the socio-economic characteristics of the occupants of agricultural plots.

➢ Characteristics of the Agricultural Plots Identified

The breakdown of the 198 agricultural plots identified by locality covered by the project (4 imadas) and by residential environment (urban versus rural) shows a high representation of the administrative sector: Menzel Djmil (68 agricultural plots). This means that Menzel Djmil will be most affected by the project in terms of the number of agricultural holdings.

Similarly, Table 19 shows that the total surface area affected by the project stands at 1 070 793 m², (107 0793 ha) and that in the imadas covered by the project there is an imbalance in terms of surface area affected by the project in the four imadas.

The rest of the total surface area impacted is shared between the other two imadas - Zarzouna and South Bizerte - which account for 17.96% and 14.46%, respectively.

<table>
<thead>
<tr>
<th>Imada</th>
<th>Zarzouna</th>
<th>South Bizerte (EL Massida)</th>
<th>Menzel Djmil</th>
<th>Menzel Abderrahmen</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Place of residence</td>
<td>urban</td>
<td>rural</td>
<td>urban</td>
<td>rural</td>
<td></td>
</tr>
<tr>
<td>Number of agricultural parcels</td>
<td>25</td>
<td>-</td>
<td>44</td>
<td>1</td>
<td>58</td>
</tr>
<tr>
<td>Total area of parcels (ha)</td>
<td>19 231.6</td>
<td>15 481.3</td>
<td>14 790.8</td>
<td>57 575.6</td>
<td>1 070 793</td>
</tr>
</tbody>
</table>

Table 19: Breakdown of the 198 agricultural plots identified by imada

➢ Land Tenure Status of Agricultural Holding

For the four imadas covered by the project and according to the declarations of the farmers, only 54 farmers have a title deed, representing a rate of 27.27% of all agricultural holdings.

Moreover, since the majority of the plots listed do not have title deeds which could serve as a guarantee for bank loans, access to credit remains difficult for such agricultural holdings.
The distribution of the 198 agricultural holdings between the two land types is presented in Table 9 below. Although the data in Table 20 above indicate an almost equal distribution of uncultivated bare land (51.52% of land is uncultivated) and cultivated land (48.48%), it may be seen, in particular, that the number of uncultivated parcels forming part of the agricultural holdings identified surpasses that of cultivated land in three administrative sectors or imadas, except for Menzel Abderrahmen (27 as against 33).

<table>
<thead>
<tr>
<th>Imada</th>
<th>Zarzouna</th>
<th>South Bizerte (EL Massida)</th>
<th>Menzel Djmil</th>
<th>Menzel Abderrahmen</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Uncultivated bare land</td>
<td>13</td>
<td>24</td>
<td>38</td>
<td>27</td>
<td>102</td>
</tr>
<tr>
<td>Cultivated land</td>
<td>12</td>
<td>21</td>
<td>30</td>
<td>33</td>
<td>96</td>
</tr>
<tr>
<td>Total</td>
<td>25</td>
<td>45</td>
<td>68</td>
<td>60</td>
<td>198</td>
</tr>
</tbody>
</table>

The distribution of agricultural holdings abandoned for more than a year (65 out of a total of 198) is as follows: Zarzouna: 4, South Bizerte: 12, Menzel Djmil: 27, and Menzel Abderrahmen: 22. The reasons for the abandonment are:

- the owners are considering the possibility of undertaking a building project (33.85%);
- the farm is up for sale (13.85%); and
- the farm is owned by heirs (15.38%).

The registration of agricultural holdings shows that 55.05% of respondents said it is registered to the farmer himself as an individual, compared with 39.39% who declared that it is registered to the farmer himself as representative of a family. The following figure illustrates the responses to the latter question.
Mode of Tenure

Mode of tenure is the manner of developing a piece of land or agricultural holding, characterized by the relationship between the landowner and the farmer. There is a distinction between direct landholding (where the landowner and the farmer are one and the same), renting (the landlord transfers the use of the property to a tenant) and sharecropping (a contract by which the owner of a property leases it out for a specified period to a lessee who undertakes to cultivate it for profit and loss sharing). Our survey revealed that the direct tenure system is practised for 93.94% of the total agricultural holdings in the four localities covered by the project, while for indirect land tenure (land leasing), the rate is still very limited, affecting only 1.01% of agricultural holdings. Figure 15 below shows the proportions of the responses obtained in connection with the mode of land tenure.

Information on disadvantaged groups and persons in whose favour special measures need to be adopted:

Among the population surveyed under the project, there are poor families and vulnerable people.

- 16 vulnerable households (poverty) and whose homes are built on land belonging to the domain of the State
- 66 persons with disabilities (mentally challenged, deaf and dumb) were identified.

Buildings and Equipment Census (Category 3)

The building and equipment census helped to identify 11 commercial shops: 5 in the Zarzouna and 6 in the South Bizerte administrative sectors. Moreover, of the 11 buildings identified, 6 are registered
while 5 are unregistered. Of the 7 building owners (shops) declared to have a title deed, only one failed to present the document. The majority of building owners in the project area have title deeds to the land or a space occupation authorization.

The others have either letters of award, building permits or provisional concessionary acts issued by the competent authorities, in particular, the City Council, the District or the Ministry in charge of construction.

On the other hand, one has no deed of ownership or occupancy, only a land purchase receipt issued by an individual.

For the 11 boutiques identified as shown in the table below, the only activity recorded is trade: 5 in the informal sector and 6 in the formal sector. All the structures were built 2000.

<table>
<thead>
<tr>
<th>Number of plots</th>
<th>Type of building</th>
<th>Right of occupancy</th>
<th>Surface area occupied (m²)</th>
<th>Type of business</th>
<th>LOT</th>
</tr>
</thead>
<tbody>
<tr>
<td>68</td>
<td>Formal trade shop</td>
<td>Not registered</td>
<td>280</td>
<td>Spare parts workshop</td>
<td>1</td>
</tr>
<tr>
<td>92</td>
<td>Formal trade shop</td>
<td>Registered</td>
<td>230</td>
<td>Building material depot</td>
<td>1</td>
</tr>
<tr>
<td>86</td>
<td>Formal trade shop</td>
<td>Not registered</td>
<td>153</td>
<td>Building material depot</td>
<td>1</td>
</tr>
<tr>
<td>58</td>
<td>Formal trade shop</td>
<td>Registered</td>
<td>1812</td>
<td>Plastics recycling project</td>
<td>2</td>
</tr>
<tr>
<td>144</td>
<td>Formal trade shop</td>
<td>Registered</td>
<td>111</td>
<td>Superette</td>
<td>2</td>
</tr>
<tr>
<td>153</td>
<td>Formal trade shop</td>
<td>Not registered</td>
<td>243</td>
<td>Hairdressing + Vegetable Shop</td>
<td>2</td>
</tr>
<tr>
<td>154</td>
<td>Formal trade shop</td>
<td>Registered</td>
<td>51</td>
<td>Superette</td>
<td>2</td>
</tr>
</tbody>
</table>

6.2 Social and Cultural Characteristics of Displaced Communities.

6.2.1 Socioeconomic aspects (category 1)

(i) Characteristics of Homes owned by Households

The survey made it possible to gather information on the characteristics of homes (type of home, use of electricity, availability of SONEDE water supply, electricity supply, etc.), as well as on the possession of certain other items that could serve as a yardstick for measuring the socioeconomic status and comfort level of the household. The table below shows some characteristics of the houses occupied by the 125 heads of households enumerated. It also shows that the majority of homes (80.85%) have been completed and that 37.6% of household plots have a second building other than the main house, the majority of which is a garage, compared with almost one-third of the cases (62.4%) where the home is the only building on the household plot.

<table>
<thead>
<tr>
<th>Type of housing</th>
<th>Simple villa</th>
<th>Villa with two or more floors</th>
<th>House in a good state</th>
<th>House in a precarious state</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of rooms</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
<td>12.3%</td>
<td>14.3%</td>
</tr>
<tr>
<td>3</td>
<td>37.5%</td>
<td>40%</td>
<td>50.9%</td>
<td>33.3%</td>
</tr>
<tr>
<td>4</td>
<td>43.7%</td>
<td>21%</td>
<td>52.4%</td>
<td></td>
</tr>
<tr>
<td>5 et +</td>
<td>9.4%</td>
<td>13.3%</td>
<td>3.5%</td>
<td></td>
</tr>
<tr>
<td>Built-on surface area (min-max)</td>
<td>70 - 360</td>
<td>50 - 766</td>
<td>57 - 250</td>
<td>75 - 290</td>
</tr>
</tbody>
</table>
The four project Imadas are covered by STEG electricity supply; 91.2% of the homes listed are well connected to this power source. However, the latter rate is lower than the power connection averages for three delegations (Zarzouna: 95.69%, South Bizerte: 96.14% and Menzel Djmil: 97.31%).

Regarding the drinking water supplied by SONEDE for consumption, 92% of the households identified by the survey have access to this drinking water source. Moreover, less than two-thirds of the households surveyed (64%) are connected to the ONAS sanitation system. This rate is definitely low compared to the average rate for the three delegations of Zarzouna, South Bizerte and Menzel Djmil (nearly 81%*).

In summary, it is clear that most housing units on household plots have access to such basic amenities as drinking water, connection to the STEG power grid and the sewerage system. However, there are also shortcomings in terms of basic services (schools, hospitals or dispensaries, etc.), housing areas that have not yet been approved, and precarious neighbourhoods with little or no development.

(ii) **Assessment of the Living Standard of Household Heads Surveyed**

The overall standard of living of the 125 household heads surveyed may be assessed through 5 key questions. Three of the questions relate mainly to the financial situation of the households. The other two assess their capacity to save and the possibility of living in contentment. Figure 22 below summarizes the opinions of the 125 household heads surveyed through a questionnaire on standard of living.

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* cf. first part of this report.
Agreement on the satisfaction of the normal needs of household members was generally high: almost three-quarters of respondents (31.2% and 47.2%) said their households had enough money to meet the normal needs of their members. The disagreement rate (21.6%) may be considered acceptable in view of the above-listed economic characteristics of household heads. Asked about the possibility of lending money or giving some food to others in need, almost three-quarters (71.2%) of respondents (55.2% and 16%) said they were in agreement and only 28.8% disagreed. The third finding of the responses described in the figure is that less than half of respondents (45.6%) declared that their households could rely on people outside the household for assistance in case need for money or food. With regard to indebtedness, more than half (60%) of respondents said that their households were in debt. Conversely, only 17.6% of respondents totally disagreed that their households were indebted.

![Figure: Standard of living assessment](image)

It should be pointed out that the answers of the 125 respondents to the question as to whether the household income allows them to live in contentment were largely affirmative (82.4%), while only a relatively small proportion - less than 10%, or 8.8% to be more exact - of respondents strongly disagreed or partially disagreed.
(iii) Profiles of members of the surveyed households

As already mentioned, the number of households identified by the household survey is 125, and then the total population enumerated in these households is 494, that is, an average of 3.95 persons per household ± 1.74 persons. The breakdown of the 125 households by size is given in the figure below.

**Figure:** Breakdown of the 125 households by size of household

By gender, the overall distribution is fair: 255 males as against 239 females. This population is predominantly young (aged below 30). In fact, there are 233 young people and this accounts for 47.17% of those listed. The number of adults aged 30 and above is 261, representing a rate of 52.83%, and children aged 0 to 10 years are 80, representing a rate of 16.19%.

In addition, a correlation was observed between the number of children and the housing amenities: the most miserable families have, on the whole, fewer children than the others. Also, heads of households who are occupationally in a precarious situation have smaller families than those with a job and therefore a steady income.

**Figure:** Distribution of the 494 persons by age brackets

This distribution is almost similar in the four imadas that make up the project area. The averages can therefore be taken as the benchmark figures. In addition, 24.81% of households (32 out of 125) have a size of 4 persons, which is almost the national average, and 81.41% (105 of 129) of households are made up of less than or equal to 5 persons.

The average age was 33.1 ± 20.9 years. Figure 11 above summarizes the distribution of the 494 persons that make up the 125 households, in accordance with various age groups.
In addition, the table below shows the distribution of the 494 persons identified by **type of relation with the household head**. It is clear that most of the 125 household heads live in the same house with only their wives and children.

<table>
<thead>
<tr>
<th>Household head</th>
<th>Spouse</th>
<th>Father / Mother</th>
<th>Father-in-law / Mother-in-law</th>
<th>Son / Daughter</th>
<th>Sister-in-law / Brother-in-law</th>
<th>Sister Brother</th>
<th>No relation</th>
</tr>
</thead>
<tbody>
<tr>
<td>125</td>
<td>102</td>
<td>22</td>
<td>2</td>
<td>221</td>
<td>3</td>
<td>9</td>
<td>10</td>
</tr>
</tbody>
</table>

**The working-age population of households**, that is, people in the four localities of the project area aged 15 and above, are estimated at 385, or 77.93% of the total population (494 persons). This workforce comprises 185 men (48.05%) and 200 women (51.95%).

The distribution of members of identified households (494 persons) is subdivided into the broad categories shown figure 24 below. Note the numerical predominance of persons with no income-generating occupation (43.12%). Labourers (agricultural and non-agricultural) account for 21.04% of this population. Lastly, farmers are the least represented in this population.

![Figure: Distribution of the 494 household members]

Of the 494 persons that make up the households enumerated during the household plot survey, 464 have no disability or incurable disease and 30 have disabilities\(^5\).

**6.2.2 Socioeconomic aspects of farmers (category 2)**

(iv) **Characteristics of Identified Farmers**\(^6\)

The population of 194 farmers is predominantly composed of relatively old people (above 46 years of age), since farmers of this age bracket are 154 out of a total of 194, and thus account for 77.78%. Hence, farmers aged 46 and above are highly represented, reflecting the aging nature of the farming community, with the average age ranging between 54 and 58 years.

The age pyramid of the 194 farmers surveyed shows a regular pattern typical of the country: farmers aged 46-59 years make up the broadest base, which narrows rapidly as one moves towards the lowest ages (Figure 19). Similarly, almost two-fifths of farmers (39.9%) are over 60 years of age.

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\(^5\) The disabled range from the deaf and dumb to the mentally challenged.

\(^6\) The project area comprises 198 agricultural holdings and the list of the occupants enumerated is provided in the annex to this document.
In terms of gender, an unequal distribution is observed: men (151 or 76.26%) are almost three times as many as women (47 or 23.74%), a femininity ratio of 31.12 women to every 100 men. It may therefore be rightly said that women are correctly represented in this survey.

The above figure shows that farmers aged 20 to 35 years, and particularly women, are proportionately fewer than those in the group aged 60 and above (8 times less), which may partly be explained by the fact that young Tunisi ans do not take up agriculture as an economic activity. There is also a fairly substantial over-representation of female farmers in the 46-59 age group.

With regard to marital status, it is worth noting that, in the context of our survey, all men and women formally married were deemed to be in a union. According to this definition, the majority of the farmers (87.88%) were in a union at the time of the survey. Conversely, only 5.05% were single. The proportion of unmarried farmers (widowed, divorced or separated) accounted for 7.07% of respondents.

Table 25 below shows the distribution of the 194 farmers for each imada according to the level of education attained. The data in this table indicate that levels of education vary depending on the imada and on the socio-economic status of the farmers. As can be seen from the data in Table 25 below and as illustrated in Figure 21, the level of education of the 194 farmers surveyed is relatively low: 14.65% of the population never went to school, 31.82% attended primary school for a few years;
33.84% attained secondary education level compared with only 13.64% that attained higher education level.

<table>
<thead>
<tr>
<th>Delegation</th>
<th>Zarzouna</th>
<th>South Bizerte</th>
<th>Menzel Djmil</th>
<th>Menzel Abderrahmen</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nil</td>
<td>4.04%</td>
<td>5.56%</td>
<td>3.03%</td>
<td>2.02%</td>
<td>14.65%</td>
</tr>
<tr>
<td>Primary</td>
<td>3.03%</td>
<td>7.58%</td>
<td>13.64%</td>
<td>7.58%</td>
<td>31.82%</td>
</tr>
<tr>
<td>Agricultural secondary school</td>
<td>0.00%</td>
<td>1.01%</td>
<td>0.00%</td>
<td>1.01%</td>
<td>2.02%</td>
</tr>
<tr>
<td>Non-agricultural secondary school</td>
<td>3.03%</td>
<td>6.06%</td>
<td>11.62%</td>
<td>11.11%</td>
<td>31.82%</td>
</tr>
<tr>
<td>Agricultural vocational school</td>
<td>0.00%</td>
<td>0.00%</td>
<td>0.51%</td>
<td>0.00%</td>
<td>0.51%</td>
</tr>
<tr>
<td>Non-agricultural vocational school</td>
<td>0.51%</td>
<td>0.00%</td>
<td>0.51%</td>
<td>4.55%</td>
<td>5.56%</td>
</tr>
<tr>
<td>Agricultural higher institution</td>
<td>0.00%</td>
<td>0.51%</td>
<td>0.00%</td>
<td>0.00%</td>
<td>0.51%</td>
</tr>
<tr>
<td>Non-agricultural higher institution</td>
<td>2.02%</td>
<td>2.02%</td>
<td>5.05%</td>
<td>4.04%</td>
<td>13.13%</td>
</tr>
</tbody>
</table>

Figure: Level of education of the 194 farmers by imada

(v) **Land use by Farmers**

In the project area, 21 farmers out of a total of 96 or 21.87% use agricultural holdings for productive stockbreeding. Figure 28 below shows the proportions of the various listed animal rearing activities carried out by the 21 farmers.
Poultry farming is predominant in the project impact area, given the size of uncultivated land. However, sheep (61.9%) and cattle (57.14%) rearing is also practised likewise as a result of vast size of uncultivated land, as well as the availability of rangelands and watercourses that make the area ideal for grazing, as there is no fodder crops especially in summer for cattle breeding. However, with regard to beekeeping in the project impact area, 23 beehives were declared. The herd numbers by category reported by the 21 farmers (head count) are summarized in Table 26 below.

<table>
<thead>
<tr>
<th>Category</th>
<th>Cattle</th>
<th>Sheep</th>
<th>Goats</th>
<th>Poultry</th>
<th>Rabbits</th>
<th>Beehives</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>32</td>
<td>173</td>
<td>103</td>
<td>433</td>
<td>3</td>
<td>23</td>
</tr>
</tbody>
</table>

Moreover, farmers survey reveals that 33 out of a total of 96, or 34.37%, were using the land to grow crops at the time of the survey. All the 33 farmers were growing olive trees. The proportion of fig trees is also significant, which stands at 36.36%. As for the rest of the fruit trees (almond, vine, table olive and citrus), the survey found that they are cultivated by the 33 farmers in more or less the same proportions. Figure 29 below, illustrated by Table 27, indicating the number of trees planted, shows the proportions of various crops identified to be cultivated by the 33 farmers.
When asked about the existence of construction on the agricultural plots, 35 (17.68%) respondents answered in the affirmative out of a total of 198, as against 163, representing 82.32%. The 35 people who answered yes to question B16a relating to the existence of built-up structures on their agricultural plots were further asked to specify the type of buildings involved. The responses of the 35 respondents are summarized in figure 30 below.

Figure 22: Types of buildings on the agricultural holdings

The subjective assessment of the overall standard of living of the 198 farmers identified was conducted on the basis of five main questions. Three questions were mainly related to the financial situations of the various households. The other two measured their saving capacity and the possibility of living satisfactory lives. Figure 31 below summarizes the opinions of the 198 farmers who responded to the questions included in the agricultural plot questionnaire relating to living standards.

The number of affirmative answers relating to the satisfaction of the basic needs of household members was generally high: almost eight out of ten respondents (39.9% and 39.9%) said they totally or partially agreed that their households had enough money to satisfy the basic needs of their members. The rate of negative responses (20.2%) may be considered as acceptable in light of the economic characteristics of the identified farmers presented above. Asked about the possibility of lending money or giving some food to others in need, the respondents gave responses which showed that less than half (42.42%) of them (25.25% and 17.17%) would agree to do so, compared with 57.58% who would not. The third finding highlighted by the responses described in Figure 24 is that less than half of the respondents (45.6%) state that their households can rely on persons outside of the household for money or food assistance in case of need. Regarding the question of debts, less than half (43.43%) of the respondents state that their households are still in debt. Meanwhile, 39.9% of respondents claim that their households are no longer in debt, whereas 16.67% affirm that their households are likely to incur debt.

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\(^{7}\) Cf. Annex
It should be pointed out that the responses of the 198 respondents to the question of "whether the household income allows the members to live satisfactorily", are largely affirmative (87.37%), as against only a relatively small proportion of less than 10%, or 7.07 % to be more specific, of respondents whose answers are firmly negative.

(viii) Member Profiles of Surveyed Farmers’ Households

As mentioned earlier, the number of households surveyed by the agricultural parcels survey is 194, representing a total population of 815 individuals within those households, that is, an average of 4.2 persons per household, ± 1.7 persons. The breakdown of the 194 households by size is given in Figure 23 below.
This breakdown is basically the same in the four imadas which make up the project area. We can therefore consider the averages as benchmark figures. Moreover, an analysis of the data collected shows that 25.26% of the households (49 out of 194) comprise 5 individuals, which is higher than the national average. It is also revealed that 76.29% (148 out of 194) of households are of a size less than or equal to five individuals.

**With regard to gender,** the distribution is shown to be rather unequal: **440 of the sample are male,** **versus 375 females.** The population itself is predominantly young (less than 30 years of age). In fact, the number of young people stands at 358, representing 43.93% of the total. Adults aged 30 and over are 457, or 56.07%, while children aged 0 to 10 years are 112 in number, making up a rate of 13.74%. Lastly, the breakdown reveals that the number of individuals aged 60 and above is fairly high, at 144, representing a proportion of 17.66%.

**The average age** was 35.6 ± 21.8 years. Figure 22 above summarizes the distribution of the 815 persons who make up the 194 households by age group.

Furthermore, Table 13 below shows the distribution of the 811 persons identified according to the type of relationship they have with the head of the household. It is revealed that the majority of the 194 household heads live in the same houses with only their wives and children.

---

8 811 persons refer to the 194 farming households surveyed.
Table 25: Breakdown of the 815 individuals according to their relationship with the household head

<table>
<thead>
<tr>
<th>Household head</th>
<th>Spouse</th>
<th>Father/Mother</th>
<th>Father-in-law/Mother-in-law</th>
<th>Son/Daughter</th>
<th>Sister-in-law/Brother-in-law</th>
<th>Sister Brother</th>
<th>Other relatives</th>
</tr>
</thead>
<tbody>
<tr>
<td>194</td>
<td>165</td>
<td>14</td>
<td>1</td>
<td>391</td>
<td>10</td>
<td>10</td>
<td>26</td>
</tr>
</tbody>
</table>

The population of farming households of working age, that is, 15 years of age and above in the four imadas covered by the project, is estimated at 642 persons, or 79.16% of the total population of the project area (811 individuals). It is composed of 342 men (53.27%) and 300 women (46.73%). In addition, an analysis of the data collected reveals a total of 756 individuals, or 92.76%, who are not involved in farm-related work, while 11 people in the group have a secondary occupation.

The population of all the members of the 194 households studied during the agricultural parcel survey is subdivided into broad categories, as represented in the figure below. Based on the data displayed in that last figure, there is a numerical predominance of people with no income-generating activity (36.44%). Pupils and students are equally well represented in this population, making up 25.89% of the total, although the average age of this population segment was 35.6 years ± 21.8 years. Workers (both agricultural and non-agricultural) account for 13.25% of the total population under study. Lastly, it is worth noting that the percentage of farmers is only 0.98%, that is, approximately 82 persons. These figures confirm the fact that 51.52% of agricultural holdings are left fallow (uncultivated).

Figure: Distribution of 811 members of 194 households

The data collected shows that out of the 811 persons who make up the total number of members of agricultural plots in the agricultural plot survey, 775 do not suffer from any incurable disability or illness, while 36 persons are disabled.

6.3 Assistance to Vulnerable Persons

6.3.1 Identification of Vulnerable Persons

Vulnerable persons are persons who, because of their gender, ethnicity, age, physical or mental disability, economic disadvantage or social status, are likely to be more affected by resettlement than others. Their ability to claim or access the assistance granted within the context of resettlement and related development benefits may be limited. According to the GAC definition, vulnerable households include the following categories, especially where these households cannot rely on social networks, and to the extent that they are affected by the physical and or economic displacement process:
households that include a member with a significant physical or mental disability;
- people suffering from serious and chronic diseases;
- the elderly (70 years is normally the benchmark age);
- single-parent households (divorced or widowed);
- orphans whose livelihood depends on other persons.

6.3.2 Activities to Assist Vulnerable Households

Assistance to vulnerable households affected by land expropriation and resettlement includes:

- identification of vulnerable households, as well as the causes of their vulnerability
- identification of the additional assistance necessary at the various stages of the process: negotiations, compensation, relocation, etc.;
- follow-up and continuation of assistance after relocation and/or additional compensation, if necessary;
- other specialized assistance, depending on the requests and needs of vulnerable households.

Such assistance, as the case may be, could include:

- assistance in understanding the expropriation and compensation procedures
- relocation assistance;
- helping to re-register children in schools;
- assistance in the area of social integration.

7. LEGAL FRAMEWORK, INCLUDING DISPUTE RESOLUTION AND APPEALS MECHANISMS

7.1 Regulatory Framework at National Level

The normative framework of expropriations for of public projects in Tunisia comprises the following:

- Law No. 2016-53 of 11 July 2016 relating to expropriation in the public interest, modifying and supplementing Law No. 76-85 of 11 August 1976
- Order of the Head of Government of 13 March 2017, listing the documents to be compiled for expropriation in the public interest.
- Order of the Head of Government of 1 March 2017, to determine the value of buildings expropriated by the State, subject to the authorization of the Head of Government.
• For the purpose of determining compensation, Law No. 64-28 of June 4, 1964 and the instruments that amended and supplemented the law, defining collective land.

• For the purpose of determining compensation, Law No. 76-85 of 11 August 1976, relating to the review of legislation on expropriation in the public interest, amended and supplemented by Law No. 2003-26 of 14 April 2003.

• Section 305 (new) 9 of the Real Property Code for Registered buildings.

• Sections 96 and 108 of the Code of Civil and Commercial Proceedings.

7.2 Current Regulatory Framework of the African Development Bank

The implementation of the project must meet the requirements of the Integrated Safeguards System (ISS) and in particular Operational Safeguard 2 (OS2) on Involuntary Resettlement, Land Acquisition, Population Displacement and Compensation. It aims to clarify all issues related to physical and economic displacement but which are not specifically related to land acquisition. The specific objectives of OS2 are to: (i) avoid involuntary relocation to the extent possible, or minimize its impact when such involuntary relocation is inevitable, after all alternative designs of the project would have been explored; (ii) ensure that displaced persons are effectively consulted and given the opportunity to participate in the planning and implementation of resettlement programmes; (iii) ensure that displaced persons receive substantial assistance for their resettlement under the project, such that their standards of living, income-generating capacity, productive capacity and overall means of subsistence are improved beyond what they were prior to the project; (iv) provide clear guidance to borrowers on the requirements to be fulfilled in relation to issues linked to involuntary resettlement within the context of banking operations in order to mitigate the negative impacts of displacement and resettlement, actively facilitate social development, and construct a viable economy and society; (v) guard against poorly prepared or poorly implemented resettlement plans by putting in place a performance monitoring mechanism for involuntary resettlement programmes as relates to banking operations, with a view to resolving problems as they arise.

The implementation of the project is equally consistent with Operational Safeguard 5 on Labour Conditions, Health and Safety.

The other relevant policies and guidelines of the Bank shall remain applicable once they are triggered within the framework of the ISS. These are mainly: (i) The Bank Group’s Gender Strategy (2001) - The 2014-2018 Bank Group's Gender Strategy (2014); (ii) the Framework for Enhanced Engagement with Civil Society Organizations (2012); (iii) the Policy on Disclosure and Access to Information (2012); (iv) the Handbook on Stakeholder Consultation and Participation (2001); (v) The Bank’s Policy on Population and Strategies for Implementation (2002); and (vi) the Environmental and Social Assessment Procedures for Bank Operations (2015).

7.3 Complaint and Conflict Management Procedure

- Objectives and Overall Presentation

The complaints management mechanism was set up by the Expropriations Commission for application in public projects in accordance with the regulations in force, and for the purpose of enabling all stakeholders, in particular those affected by the Project, to submit their assessments of Project proposals, express their concerns and, through the same channels, access information or seek remedies or solutions. The mechanism must be effective, accessible, predictable, fair, transparent, and compatible with human rights. It should also operate on the basis of commitment and dialogue, and enable all parties involved, including the project developers, to benefit from lessons.

Section 305 (new) - Any real property right shall be effective only as a result and from the day of its entry into the Land Register. Registration cancellation may not be enforceable against a third party with legitimate rights to the property and by virtue on entries in the Register.
- **Types of Complaints and Conflicts related to the PARC**

It is possible for conflicts to arise during RAP implementation. Experience shows that a high number of complaints may be lodged. In practice, complaints and disputes that could arise during the implementation of a resettlement and compensation program may include the following:

- Errors in the identification and evaluation of goods, areas of use, etc.;
- Disagreement over the boundaries of the plots/areas of use, either between the affected person and the expropriation agency, or between two neighbours;
- Conflict over ownership of property (two or more affected people or villages claiming ownership of a particular property);
- Disagreement on the evaluation of a parcel / area of use or other property;
- Successions, divorces, and other family problems, causing conflicts between inheritors or members of the same family in respect of property, parts of a property, or another separate property;
- Disagreement on resettlement measures, the location of a resettlement site, the type of compensation or dwelling proposed, or the characteristics of the parcel or the quality of the new areas of use.

- **Resolution Mechanism**

In accordance with the provisions of the law, the Public Projects Procurement Commission receives and registers complaints and objections in a logbook of complaints opened specifically for the project. The Commission then conducts an investigation to verify the claims.

Furthermore, any other affected individuals may present themselves to the Monitoring, Mediation and Support Committee, and record their observations in the register of acknowledgement opened for that purpose.

**Out-of-court dispute resolution**: The preferred option for resolving the various cases of registered complaints and grievances, as well as those that might arise within the context of the RAP, is amicable settlement. In all cases, the Public Project Procurement Commission designs a conciliatory approach in order to preserve the rights and interests of each party. In the event of failure, where all possibilities of an amicable settlement have been exhausted, the complainant may refer the matter to the competent courts.

**Settlement of disputes through legal proceedings**: Any owner or presumed owner whose name does not appear on the list of names of owners following the publication of the intention to expropriate should appeal to the Public Projects Procurement Commission. Such owner should file his/her objection no later than sixty days from the date of publication of the intention to expropriate.

Any owner or presumed owner who objects to the value of the provisional compensation determined by the Procurement Commission following the publication of the intention to expropriate must address his appeal to the Secretariat of the Expropriation Commission for public projects, and should file his/her objection no later than sixty days with effect from the date of publication of the intention to expropriate. He/she may, within a period of fifteen days with effect from the date of his/her objection to the value of the provisional compensation, obtain a court order to assess his/his building, farmlands, existing structures and edifices, for the purpose of mounting a legal challenge against the proposed value.
Any owner or presumed owner who opposes the identification of the building or its constituent parts must address his appeal to the Secretariat of the Expropriations Commission for public projects. The Commission shall then carry out an investigation of the claims. The challenger or any other concerned individual may appear before the Commission and record their observations in the register of acknowledgments opened for that purpose.

Any owner or presumed owner who is unable to produce a title of ownership, or whose title of ownership so produced does not appear to be legitimate, must submit a document specifying the location of the expropriated property, its surface area and the name of the presumed owner to the Governor, which details will be posted in the premises of the Governorate for a period of sixty days.

Any owner or presumed owner must report to the Governor within the timeframe specified by the decree in order to present the titles of ownership for the expropriated property, and within the same timeframe, provide the Governor or the MEHAT with the names of the tenants and owners of property rights for the expropriated real estate. Should such owner or presumed owner intentionally fail to make the aforementioned declaration, he/she will be liable to pay to the rightful claimants the compensation to which they are entitled.

If the value of the real estate, having been settled on an amicable basis, is not paid or guaranteed by a deposit within four months of the date it was established, civil interests shall start running automatically from the date of signature of the contract.

In the event of judicial determination of the compensation for expropriation, such interests shall start accruing from the end of the two-month period following notification of the judgment, having the force of res judicata.

8. INSTITUTIONAL FRAMEWORK

8.1 Institutions Involved

Ministry of Infrastructure, Housing and Spatial Planning (MEHAT)

- Directorate-General for Highways and Civil Engineering (DGPC): Coordination and monitoring of the land expropriation process.

- Management by Objectives Unit for the construction of the Bizerte bridge. The Unit was set up pursuant to Government Decree No. 2017-626 of 28 April 2017, establishing a Management by Objectives Unit to monitor construction works on the Bizerte bridge, and defining its organization and operational modalities.

- The DGPC / Unit for the release of rights-of-way for highways and road network projects. Tasks relating to the release of rights-of-way for projects constitute one of the responsibilities of the Rights-of-Way Release Unit.

- DGPC/Regional Directorate for Infrastructure and Housing of Bizerte: on-the-ground monitoring, materialization of rights-of-way, and the project components relating to city road networks; monitoring of the preparation of site plans for the plots of land covered by the rights-of-way of the road network, monitoring of the survey activities; preparation of the site plans of unregistered plots (various specific works), collective plans and final housing development plans; transfers and information on registered plots; releasing of the rights-of-way in collaboration with the various stakeholders and all parties concerned; monitoring of all actors located in the rights-of-way, and implementation of procedures for the identification and deviation of the various networks for the purpose of releasing the project’s rights of way.
• Sub-Directorate of General Affairs/Accounting Department: Payment of compensation amounts into the General Treasury of Tunisia; payment of registration fees; and payment of publication costs.

• Directorate-General for Land, Legal and Litigation Affairs (DGAFJC) / Directorate of Land Affairs (DAF) (coordinator between the MEHAT and the MDEAF): monitoring and follow-up of all land-related operations carried out by the ministry; supervision and monitoring of expropriation operations carried out by or on behalf of the MEHAT in cooperation with the MDEAF and the Ministry of Justice (MJ); relations with the Property Court (drafting of contracts, decrees, etc.); consignment, registration and payment of compensations in collaboration with the various stakeholders involved (preparation of consignment orders and their transmission to the DGPC (Accounting Department).

• Office of Topography and Land Registry (the technician tasked with this procedure) (OTC): shall be responsible for the following activities: performing the duties necessary to ensure, throughout the national territory, the establishment and conservation of a geodesic network, as well as a precision levelling network; implementing and supervising the technical work related to the registration of land and the land registry service; demarcating public land and estates, as well as administrative districts; activities related to the sub-division of landed property and co-ownership; re-establishment of property boundaries; various topographical works; establishment of tourist and thematic plans; aerial photography and establishment of large-scale topographical plans.

• Société Nationale Immobilière de Tunisie (Nation Property Development Corporation of Tunisia) (SNIT-Nord): a national public corporation responsible for undertaking and financing ousing projects for the various social classes.

• Head of Government

In accordance with the Prime Ministerial decree of 1 March 2017, determining the value of property procured for the State subject to the authorization of the Head of Government, any such expropriated properties whose value exceeds one million dinars shall be subject to the approval of the Head of Government.

Ministry of Public Domains and Land Affairs (lead institution)

Within the framework of this project, the MDEAF shall be responsible for the following tasks: (i) procurement and expropriation of property for the benefit of the State and public administrative institutions at their request and in collaboration with the ministries concerned; (ii) the preparation of appraisals and the determination of the market and rental values of immovable property before any purchase, sale, exchange or lease transactions involving the State and, at their request, for the benefit of public administrative institutions, local and regional government authorities, and public enterprises; (iii) implementation of the delineation operations of State public and private domains in collaboration with the ministries concerned; (iv) monitoring of land registration and expropriation related to the public and private domains of the State and public administrative institutions; and (v) monitoring the enforcement of judgments rendered in cases concerning property belonging to the State and public administrative institutions.
Directorate-General for Appraisals: It is responsible for carrying out appraisals and fixing the market and rental values of real estate prior to any transactions for the purchase, sale, exchange or lease of such property involving the State or, at their request, for the benefit of public administrative entities, regional and local government authorities, and public enterprises;

Preparation of expert reports;
The National Commission, chaired by the Minister in charge of State Lands: Defines the criteria for determining the financial value of the property necessary for the execution of public projects, their components, and their revision modalities, as well as their update on a five-yearly basis, or whenever the need arises. The composition and functioning of the said Commission shall be determined by decree of the Government.

The General Directorate for Expropriations and Delimitation: Monitoring the enforcement of judgments rendered in cases concerning property belonging to the State and public institutions; monitoring operations relating to the demarcation of State public and private property, in collaboration with the ministries concerned; monitoring the work of the Reconnaissance and Conciliation Commission.

Ministry of Finance

- Revenues office: registration of sales contracts for the property being procured
- General Treasury of Tunisia (payments agency): The General Treasury is responsible for the management of deposits and consignments, and the payment of public expenditures committed, authorized and chargeable to the Treasury.

Ministry of Justice: This Ministry intervenes in the event of disputes

Ministry of the Interior/ Bizerte Governorate

- Bizerte Governorate: In the exercise of his powers, the Governor must take all necessary measures to enforce the order of the President of the court of first instance with jurisdiction to take possession of the expropriated property, and to guarantee hitch-free access to the property. The Governor, who is responsible for regional development, as well as being the “custodian” of State authority, is personally responsible for the administration of the Governorate. He is assisted by the regional administration, delegates, sector chiefs, and a secretary general. Three advisory institutions have been established to assist the governors, delegates and sector chiefs in the accomplishment of their missions: the Local Development Council; the Rural Council, and the Neighbourhood Committee. The Governor is also assisted by the Regional Council: an advisory body chaired by the Governor, of which one third of the members are elected, while the others are appointed by the Governor from amongst the chairpersons of the rural councils, members of parliament, presidents of municipalities, etc. He is responsible for dealing with "all matters of interest to the Governorate in the economic, social and cultural spheres". As such, he presents his views on the programmes and projects that the State intends to carry out in the Governorate;
Public Project Procurement Commission: According to Law No. 2016-53 of 11 July 2016 on expropriation in the public interest, the said Commission, chaired by the Governor or his representative, is responsible for undertaking all the preliminary procedures for proposing the draft decree of expropriation in the public interest at the level of the region regarding this project. In the case of the present project, the organ responsible is the Public Project Procurement Commission of Bizerte. The composition and functioning of the Commission were spelt out in the Prime Ministerial order of 13 March 2017 defining the composition of the Public Project Procurement Commission and its operational modalities.

The Delegation (Menzel Aberrahmen) and Imadas (Menzel Djinil, Bizerte South and Zarzouna): these representatives, and especially the omda, provide information on the individuals affected by the project, their property earmarked for expropriation, and their living conditions.

8.2 Institutional Capacity Building

The implementation of environmental management is the devolves on the following institutions:

- the ESMP Implementation Team (subsidiary project company);
- the international environmental expert from the supervisory authority;
- the PMU, which includes an environmental expert responsible for monitoring the environmental and social aspects; and
- technical assistance to the PMU, whose members include an environmental expert and a socio-economist to support the PMU team.

The main objectives of this technical assistance (TA) will be to assist the PMU in monitoring the implementation of the ESMP, including the CRP in accordance with national requirements and those of the AfDB/EIB. In particular, building the capacities of the main ESMP actors in the following areas:

(i) Training on AfDB environmental and social safeguard policies for the DGPC and the ANPE;
(ii) Hygiene, safety and environmental (HSE) training prior to and during the execution of the works for the benefit of the PMU management, and of the DRH of Bizerte;
(iii) Training on the study of the sound impact of the infrastructure and acoustic monitoring for the benefit of the managers of the PMU and the ANPE;
(iv) Training in the implementation and monitoring of the ESMP for the management of the PMU and the DRH of Bizerte;

(v) Training on the monitoring of work in a marine environment for the benefit of the PMU and ANPE managers.

9. ELIGIBILITY


- Expropriation in the public interest will be declared subject to the payment agreed upon on an amicable basis, or determined through legal processes in accordance with the provisions of Law No. 2016-53 of 11 July 2016. Expropriated property can be effectively taken possession of after the payment of a deposit or provisional compensation, as the case may be.

- Exceptionally, an agreement may be entered into with the owner of the property in the form of compensation in kind if the expropriation concerns agricultural land subject to protection regulations, and which is within the limits of available reserves.

- Nonetheless, while the rights of the expropriated person to seek legal redress in accordance with the general principles of law must be preserved, the expropriation compensation referred to above may not, under any circumstances, include or involve amounts requested as compensation for indirect damages attributable to the implementation of the public project.

- No compensation shall be awarded for rights resulting from unlawful acts perpetrated for the purpose of obtaining the said compensation.

- Holders of rights to immovable or movable property who may claim compensation separately from that which is due to the owners will be notified of the proposals relating to them in accordance with the same compensation procedures.

- Expropriation in the public interest will be granted by government decree presented to the Administrative Court for an advisory opinion. The decree in question must indicate the nature of the property and the project to be carried out.

- Property of which a part has been expropriated in the public interest will be fully expropriated if the owners so desire by submitting a handwritten application, latest one month from the date of the notification stipulated in Section 24 of the present law.

- Notwithstanding all situations and all cases under petitory action, ownership will be transferred to the expropriating party by virtue of the expropriation decree, while taking into account the provisions of Section 305 (new) 10 of the Real Property Code for registered property subject to the effect resulting from the registration.

- The transfer of possession of immovable property to the expropriating party may only become effective after payment of a deposit or provisional compensation set by the property expert of the State or the judicial expert appointed by the project affected party.

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10 Section 305 (new) - Any real property right shall be effective only as a result and from the day of its entry into the Land Register. Registration cancellation may not be enforceable against a third party with legitimate rights to the property and by virtue on entries in the Register.
9.2 Eligibility Deadline

The eligibility deadline will be the end of the period of identification of the affected persons and their properties in the study area. Beyond this date, the occupation and/or use of a plot of land or a resource earmarked for the project can no longer be subject to compensation. The identification of those affected by the construction of permanent link between Highway A4 and the city of Bizerte was conducted in November 2016 for Lot 1, and April 2017 for Lot 2.

The deadline has been set for 30 April 2017. The said deadline was explained to the general public during the consultation meetings, and at the time of the surveys for identification purposes.

10. ASSESSMENT OF AND COMPENSATION FOR LOSSES

10.1 Damage Assessment

In accordance with the provisions of Sections 11, 12, 13, 14 and 15(d) of Law No. 2016-53 of 11 July 2016, the party concerned by the project will commission the expert of State administered property to determine the financial value of the property required for carrying out the project, as well as existing farms, buildings and structures. He/she may also assign one or several legal experts appointed through a court order. To that effect, the administrative entity concerned may obtain the necessary legal orders granting access to all parts of the property to be expropriated.

The expert appraisal mainly takes into account: (i) the nature of the property; (ii) the actual purpose for which the property was used on the date of the publication of the expropriation decree; and (iii) a comparison with the current prices of similar property located in the same expropriation area on the aforementioned date.

The financial value of the property required for implementing the public project, regardless of its current use, as well as the values of existing farms, buildings and other structures, will be determined on the basis of their nature, use, and urbanization level of their location for the purpose of the on-going revision of the urban planning instruments where applicable.

A National Commission, chaired by the Minister in charge of State lands, will define the criteria for determining the financial value of the property necessary for the execution of public projects, their components, and their revision modalities, as well as their update on a five-yearly basis, or as and when necessary.

The list of criteria will be approved by government decree upon the proposal of the Minister in charge of State lands, and after the National Commission has expressed its opinion.

10.2 Compensation Calculation Scale

The loss assessment will be made following an expert appraisal to be carried out by the State property expert in accordance with the provisions of Law No. 2016-53 of 11 July 2016 on expropriations in the public interest. The expert study will be conducted following the established list of criteria, and mainly taking into account:

The financial value of property, regardless of its use, as well as the values of existing farms, buildings and other structures, which will be determined on the basis of their nature, use, and urbanization level of their location for the purpose of the on-going revision of the urban planning instruments where applicable.

A National Commission, chaired by the Minister in charge of State lands, will define the criteria for determining the financial value of the property necessary for the execution of public projects, their components, and their revision modalities, as well as their update on a five-yearly basis, or as and
when necessary. The list of criteria will be approved by government decree upon the proposal of the Minister in charge of State lands, and after the National Commission has expressed its opinion.

It should be noted that if the expropriation value of the property exceeds one million dinars, the proposed value will be submitted to the Head of Government for approval.

1. **The unit costs of land parcels according to their nature are categorized as follows:**

<table>
<thead>
<tr>
<th>Designation</th>
<th>Description</th>
<th>Unit Value in TND</th>
</tr>
</thead>
<tbody>
<tr>
<td>UAA1</td>
<td>Individual dwelling</td>
<td>120</td>
</tr>
<tr>
<td>UBA3</td>
<td>Collective dwelling</td>
<td>100</td>
</tr>
<tr>
<td>UBA</td>
<td>Industrial</td>
<td>90</td>
</tr>
<tr>
<td>Aj</td>
<td>Recreational areas</td>
<td></td>
</tr>
<tr>
<td>ZM</td>
<td>Military</td>
<td></td>
</tr>
<tr>
<td>NAA</td>
<td>Agricultural</td>
<td>80</td>
</tr>
<tr>
<td>NAI</td>
<td>Agricultural and unbuildable</td>
<td></td>
</tr>
<tr>
<td>NAA</td>
<td>Agricultural</td>
<td>70</td>
</tr>
<tr>
<td>Roads</td>
<td>Road right-of-way</td>
<td>60</td>
</tr>
</tbody>
</table>

2. **Unit costs per type of crop:**

**Olive trees**

<table>
<thead>
<tr>
<th>Category</th>
<th>Type</th>
<th>Unit Price (TND)</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Productive olive tree in good condition</td>
<td>120 000</td>
</tr>
<tr>
<td>02</td>
<td>Productive olive tree in average condition</td>
<td>80 000</td>
</tr>
<tr>
<td>03</td>
<td>Young olive tree</td>
<td>50 000</td>
</tr>
</tbody>
</table>

**Fruit trees (citrus, fig, pomegranate, peach, almond, etc.)**

<table>
<thead>
<tr>
<th>Category</th>
<th>Type</th>
<th>Unit Price (TND)</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Productive tree in good condition</td>
<td>80 000</td>
</tr>
<tr>
<td>02</td>
<td>Productive tree in average condition</td>
<td>50 000</td>
</tr>
<tr>
<td>03</td>
<td>Young tree</td>
<td>30 000</td>
</tr>
</tbody>
</table>

**Windbreak trees**

<table>
<thead>
<tr>
<th>Type</th>
<th>Unit price (TND)</th>
</tr>
</thead>
<tbody>
<tr>
<td>windbreak tree: cypress</td>
<td>Between 5 TND and 7 TND per linear metre</td>
</tr>
</tbody>
</table>

- For built-up structures, the assessment of their values depends on the surface area and construction materials used. There are three types of structures:

<table>
<thead>
<tr>
<th>Category</th>
<th>Type</th>
<th>Unit price (TND)</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Farm house</td>
<td>Between 80 and 100</td>
</tr>
<tr>
<td>02</td>
<td>Warehouse</td>
<td>Between 100 and 250</td>
</tr>
<tr>
<td>02</td>
<td>Commercial building and premises</td>
<td>Between 500 and 700</td>
</tr>
<tr>
<td>03</td>
<td>Residential building</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Traditional dwelling</td>
<td>Between 450 and 600</td>
</tr>
<tr>
<td></td>
<td>Villa</td>
<td>Between 600 and 800</td>
</tr>
<tr>
<td></td>
<td>Luxury residence</td>
<td>Between 850 and 1000</td>
</tr>
</tbody>
</table>
10.3 Payment of Compensation

The payment of the expropriation amount reached by amicable agreement shall be subject to the prior registration of the transfer of ownership of the expropriated property, or the completion of the disclosure formalities, as the case may be.

The payment of compensation for expropriation determined through legal proceedings shall be subject to the issuance of a legal decision with force of res judicata.

In the event of failure to reach an amicable agreement on the value of the compensation, and pending a final judicial decision, the expropriated party may apply to the court of first instance seized for the withdrawal of the amount deposited in his/her name within the limits of the proposal by the expropriating party, provided that he/she has already fulfilled the registration or disclosure formalities stipulated in Sections 36 and 38 of Law No. 2016-53 of 11 July 2016\(^\text{11}\).

10.4 Forms of Compensation

There are two types of compensation that should be underscored within the framework of this CRP: (i) compensation in cash: this involves carrying out a financial evaluation of the investments made on the site and then reimbursing the said investments; and (ii) compensation in kind: this refers to the replacement of the affected property with a similar one.

11. IDENTIFICATION OF POSSIBLE RESETTLEMENT SITES, CHOICE OF SITE(S), SITE PREPARATION, AND RELOCATION

As part of the project, 125 affected families will be relocated to built-up houses within the same Delegation. Land issues did not arise in the host communities.

12. HOUSING, INFRASTRUCTURE AND SOCIAL SERVICES

The houses, infrastructure and social services that are only very slightly affected by the works will be systematically rebuilt. Nevertheless, in a bid to improve the living conditions of residents of the area, the project plans to promote ancillary developments and activities with a view to opening up the affected neighbourhoods and improving their sanitation and public lighting.

In this regard, there are plans to enhance the socio-economic impact of the project through: (i) the construction on the south bank of a 2.4 km asphalt road linking South Zarzouna to the Technopole in North Zarzouna and Manzel Abderahman; (ii) the development of a 25 000 m\(^2\) landscaped park under the viaduct; (iii) the rehabilitation of the affected neighbourhoods, namely Etemouh and Binigrou on the south side of the project, and the La Pecherie, Hafer Moher and Bir Msyougha neighbourhoods on the north side of the project, through the construction of road networks measuring a total of 14 km, and the construction of sanitation, rainwater and street lighting systems.

13. ENVIRONMENTAL PROTECTION

The environment will be protected in accordance with the Environmental and Social Management Plan (ESMP) contained in the Environmental and Social Impact Study.

14. IMPLEMENTATION SCHEDULE

The general schedule for the implementation of the Comprehensive Resettlement Plan is presented in the table below:

\(^{11}\) See annex to the CRP report.
15. COSTS AND BUDGET

15.1 Cost of the CRP

The budget, which covers all the measures adopted in the current plan, including the implementation and follow-up-assessment costs of the project, stands at 52 000 000 TND.

<table>
<thead>
<tr>
<th>No</th>
<th>Budget Head</th>
<th>Plot 2 + plot 3 In TND</th>
<th>Plot 1 In TND</th>
<th>Total Plots In TND</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>COMPENSATIONS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Compensation costs</td>
<td>13 800 000</td>
<td>24 110 665</td>
<td>41 641 145</td>
</tr>
<tr>
<td>B</td>
<td>IMPLEMENTATION OF THE PARC</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Assistance to vulnerable persons, and for relocation and resettlement</td>
<td></td>
<td>100 000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Resettlement in new houses (additional payments for SNIT houses)</td>
<td>10 000 000 (96 houses at a cost of 110 000 TND each)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Implementation of the Communication and Consultation Plan</td>
<td></td>
<td>60 000 (20 000 TND per delegation)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>PMU capacity building</td>
<td></td>
<td>50 000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Follow-up and supervision of the implementation of the RAP</td>
<td></td>
<td>100 000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Completion audit of the RAP</td>
<td></td>
<td>40 000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>GRAND TOTAL in rounded figures (TND)</td>
<td></td>
<td></td>
<td>52 000 000</td>
</tr>
</tbody>
</table>

15.2 Financing plan

<table>
<thead>
<tr>
<th>Institution</th>
<th>Amount (TND)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Government of Tunisia</td>
<td>54 000 000</td>
</tr>
</tbody>
</table>
16. MONITORING AND EVALUATION

16.1 Monitoring and Evaluation Principles

Monitoring and evaluation of the resettlement are two complementary aspects. The purpose of monitoring is to correct "in real time" the methods used during the implementation of the Resettlement Action Plan (RAP), while evaluation is, in addition, intended to ascertain that the recommendations to be followed are being complied with.

It is advisable that the monitoring and evaluation of the Population Resettlement Plan (PRP) should be properly funded, undertaken by qualified specialists and integrated into the overall project management process.

As far as possible, the populations concerned will be involved in all phases of project impact monitoring. The monitoring process must continue beyond the completion of the PRP to ensure that income restoration efforts and development initiatives have been successful.

Monitoring and evaluation of resettlement are two complementary aspects. The purpose of monitoring is to correct "in real time" the methods used during the implementation of the Comprehensive Resettlement Plan (CRP), while evaluation aims, in addition, to ascertain that the recommendations to be followed are being complied with, as well as to (i) verify whether the general objectives of resettlement have been adhered to and (ii) draw lessons from the operation with a view to changing strategies and implementation methods in the longer term.

In accordance with the law, the procurement commission for public projects in Bizerte, whose composition and operation were defined by the Order of the Head of Government of 13 March 2017, will be responsible for the implementation of the CRP.

16.2 Monitoring

The implementation will be monitored by the Monitoring, Mediation and Support Committee. This Committee will be involved in the collection of grievances, subsequent consultations, information sessions, and follow-up to determine whether the resettled people have regained their previous standard of living.

Operationally, the Project Implementation Unit (PMU), through its involuntary resettlement consultant, will conduct an ex-post evaluation of all project components to determine whether the resettlement objectives have been achieved. If not, additional measures may be proposed and implemented in agreement with the European Investment Bank and the AfDB. The evaluation should identify the practices that are effective and those that are not, with a view to improving future Resettlement Action Plans (RAPs). Following up on complaints is an integral part of monitoring reports shared with lenders.

The idea is to ensure that all PAPs are compensated, relocated and resettled within the shortest possible time and without any negative impact. Monitoring deals mainly with the following aspects: (i) social and economic monitoring; monitoring the situation of displaced and resettled persons; possible changes in the cost of land in the area intended for the settlement of displaced persons; state of the environment and hygiene; restoration of livelihoods, including agriculture, trade and crafts, wages, employment, and other activities; (ii) monitoring of vulnerable persons; (iii) monitoring of the complaint and conflict processing system; and (iv) assistance in restoring livelihoods. The monitoring process involves the use of a number of indicators, including:

- Number of households and persons affected by project activities (either temporarily or permanently);
- Amount of compensation paid to PAPs;
• Number of households compensated by the project;
• Number of households relocated by the project;
• Number of claims received;
• Number of claims settled and not settled.

16.3 Evaluation

Evaluation is based on the documents resulting from internal monitoring. The evaluators will conduct their own field analyses through surveys of stakeholders and project-affected persons. The evaluation compensation and possible resettlement activities will be carried out by competent experts selected on the basis of objective criteria. Evaluation will be conducted after completion of resettlement operations at the end of the project (ex-post evaluation). At least, the following points should be addressed:

• compliance of the implementation with the objectives and methods specified in the PARC;
• compliance with national laws and regulations, as well as with EIB and AfDB standards;
• procedures for the conduct of compensation, displacement and relocation activities;
• adequacy of compensation and resettlement measures in relation to the losses incurred;
• impact of resettlement programmes on the incomes, living standards and livelihoods of PAPs, particularly in relation to the EIB standard on improving or, at least, maintaining their living standards at their previous levels; and
• corrective measures to be taken to remedy any shortcomings noted.

For both monitoring and evaluation, indicators need to be identified and operationalized to facilitate data collection and integration, as well as to ensure that essential aspects are not left out. These indicators are:

• Participation
  ✓ Number and type of actors involved
  ✓ Level of participation
  ✓ Number of public consultation sessions and persons attending
  ✓ Compensation negotiation
  ✓ Area temporarily affected

• Compensation negotiation
  ✓ Surface area temporarily affected
  ✓ Number of garages, workshops, kiosks temporarily affected
  ✓ Number and age of trees permanently destroyed
Surface area of plots permanently destroyed
- Nature and amount of compensation
- Report of the signed agreements
- Settlement of all legitimate grievances
  - Number of conflicts
  - Type of conflict
  - Report of resolutions (agreements)
- Satisfaction of project-affected persons (PAPs)
  - Number of PAPs sensitized
  - Type of support granted
  - Type of support granted
  - Level of integration and resumption of activities
  - Number of people relocated

16.4 CRP Implementation Completion Audit

The completion audit is intended to determine whether the implementation of the activities achieved the desired outcomes, including whether the livelihoods of PAPs have been restored. It is therefore conducted after the implementation of measures designed to restore livelihoods, in order to verify the effective restoration of the income of affected persons. In the present case, the completion audit will be conducted 1 year after completion of the PARC.

The objectives of the completion audit are:
- overall evaluation of compliance with the objectives and methods stipulated in the PARC;
- evaluation of the implementation of compensation and displacement procedures;
- evaluation of the adequacy of compensation measures in relation to losses incurred;
- evaluation of the impact of the PARC on incomes, living standards and livelihoods; and
- evaluation of any corrective action taken in the context of monitoring and evaluation of changes to the strategies and methods used for compensation.

The following prerequisites should have been met prior to the conduct of the completion audit:
- the compensation process is completed;
- the land has been replaced and families are relocated; and
- the restoration of livelihoods is complete; complaints relating to compensation are
resolved (a limited number of exceptions may be acceptable, particularly in the case of complaints brought before the courts.

The terms of reference for the external evaluation of the CRP implementation will include the organization of sample surveys with different representative categories within the project-affected population and the identification of the degree of satisfaction of possible grievances and the level of income restoration.

The completion audit shall result in the production of a document describing the project's compliance and any outstanding issues and recommended resolution. This report shall be a public document.

The organization of this activity shall fall within the competence of the Project Management Unit (PMU), but the completion audit itself shall be performed by an independent expert.

17. REFERENCES AND CONTACTS

17.1 References

This summary was prepared on the basis of the following documents:

- ESMP report on the North-East Road Connectivity Support Project. June 2017
- CRP report on the North-East Road Connectivity Support Project. June 2017
- Stakeholder Engagement Plan (PEPP). June 2017

17.2 Contacts

For further information, please contact:

For the Directorate-General for Highways (Direction Générale des Ponts et Chaussées (DGPC))

- Lilia Sifaoui, DGPC Project Manager, Email: lilia.sifaoui@mehat.gov.tn
- Zeineb Belhout, Environmentalist, DGPC, Email: zeinebbelhout@yahoo.fr

For the African Development Bank (AfDB)

- Joseph N’Guessan, Project Task Manager, Email: j.nguessan@afdb.org
- Modeste KINANE, Principal Environmentalist, Email: m.kinane@afdb.org
- Pierre Hassan SANON, Principal Social Development Specialist, Email: h.sanon@afdb.org