



MANUAL DE LA ORGANIZACIÓN

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1. ACRONYMS

Acronym	Term
AC	Affected communities
ANI	Agencia Nacional de Infraestructura
ANLAA	Autoridad Nacional de Licencias Ambientales
APs	Affected Peoples
DAA	Analysis of alternatives
DPs	Displaced persons
EIA	Environmental Impact Assessment
ESMS	Environmental and Social Management System
IFC	International Finance Corporation
INC	Instituto Nacional de Concesiones
NTS	Non-Technical Summary
PS	Performance Standards
RAP	Resettlement Action Plan
SEP	Stakeholder Engagement Plan
SIA	Social Impact Assessment
SU	Social Unit
UF	Unidad Funcional


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2. GLOSSARY OF TERMS


Term	Definition
Census	A complete count of the population affected by a Project activity including collation of demographic and property information. This will identify and determine the number of APs and the help to identify the nature and levels of impact.
Community	Usually defined as a group of individuals broader than the household, who identify themselves as a common unit due to recognised social, religious, economic or traditional government ties, often through a shared locality.
Compensation	Payment in cash or in kind for an asset or resource acquired or affected by the Project.
Cut-off date	The date that the RAP will be disclosed to affected communities. Structures and crops established in the impact area after this cut-off date are not eligible for compensation and resettlement assistance. Newcomers who settle in the resettlement affected area after this date are not entitled to compensation.
Displaced persons (DPs)	Displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas.
Easement	A right to cross or otherwise use someone else's land for a specified purpose
Economic displacement	Loss of assets or access to assets that leads to loss of income sources or other means of livelihood (see 'livelihood' below).
Entitlements	Compensation due to displaced persons to mitigate losses in cash or in-kind. Entitlements may also include livelihood restoration measures such as training or provision of crop insurance.
Grievance Mechanism	This is a process by which DPs can raise their concerns and grievances to Project authorities.
Holder (<i>Poseedor</i>)	One who owns a real estate with the intention of lord and master according to what is available in the civil code. The holder must satisfy in the property or with the property his basic necessities
Household	A group of persons living together, who share the same cooking and eating facilities, and form a basic socio-economic and decision-making unit. One or more households may occupy a house.
Host community	People living in or around areas to where physically displaced people will be resettled
Improvement (<i>Mejora</i>)	An improvement constitutes one or more additional attributes to the land that add value to the real estate as a product of anthropic intervention,

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Term	Definition
	including crops, constructions, irrigation systems, private roads, gates, fences, commerce, industry, and wells, among others.
Inhabitant (<i>Morador</i>)	Home with or without relations of kinship with the owner of the property or improvement, who by consent of this, makes use of housing to meet their basic need, under any title.
Involuntary resettlement	Resettlement is considered involuntary when affected persons or communities do not have the right to refuse land acquisition or restrictions on land use that result in physical or economic displacement. This occurs in cases of (i) lawful expropriation or temporary or permanent restrictions on land use and (ii) negotiated settlements in which the buyer can resort to expropriation or impose legal restrictions on land use if negotiations with the seller fail.
Land	Agricultural and/or non-agricultural land which may be required for the Project.
Landlord (<i>Arrendador</i>)	Person that leases property to others.
Land acquisition	Includes both outright purchases of property and acquisition of access rights, such as easements or rights of way
Lease	A lease is a contractual arrangement whereby one party provides land (or services) to another for a specified time in return for a periodic payment. Land, property, buildings and vehicles are assets that are often leased.
Livelihood	The term 'livelihood' refers to the full range of means that individuals, families, and communities utilise to make a living, such as wage-based income, agriculture, fishing, foraging, other natural resource-based livelihoods, petty trade, and bartering.
Livelihood restoration	The measures required to ensure that displaced people have resources to at least restore, if not improve, their livelihoods
Livelihood restoration plan (LRP)	A document designed to mitigate the negative impacts of economic displacement. It establishes the entitlements of affected persons and/or communities are provided in a transparent, consistent and equitable manner.
Public space occupant	An owner or tenant of a stall, kiosk, booth or a similar construction that has been permanently established within public property in an informal manner. The property is commonly used for informal business activities.
Replacement cost	Equals market value of the asset plus transaction costs. For agricultural land, replacement cost is the market value of land of equal productive use or potential located in the vicinity of the affected land, plus the cost of preparation to levels similar to or better than those of the affected land, plus cost of any registration and transfer taxes. In determining replacement cost under international standards, depreciation of the asset

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Term	Definition
	and value of salvage materials are not taken into account nor is the value of benefits to be derived from the project deducted from the valuation of an affected asset.
Resettlement	Resettlement refers to both physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of acquisition of land or restrictions on land use or on access to legally designated parks and protected areas. These losses and restrictions are covered whether they are full or partial, permanent or temporary.
Resettlement Action Plan (RAP)	A document designed to mitigate the negative impacts of physical displacement, identify development opportunities, develop a resettlement budget and schedule, and establish the entitlements of all categories of affected persons (including host communities).
Resettlement Policy Framework (RPF)	An instrument to be used throughout Project implementation. The RPF sets out the resettlement objectives and principles, organisational arrangements and funding mechanisms for any resettlement, that may be necessary during Project implementation. The RPF guides the preparation of the RAP in order to meet the needs of the people who may be affected by the Project.
Settler (<i>Mejoratarío</i>)	One who realizes or constructs at his own cost and risk improvements on other people's land and who are recognized by means of economic compensation in the development of the land acquisition processes. The quality of a settler excludes any possibility of acknowledgment of ownership in the domain of the property.
Social Unit (<i>Unidad social</i>)	Persons that inhabit a dwelling or develops productive activities within a specific property Employees who provide their support services to a social unit do not constitute a different social unit. ¹
Stakeholders	Any and all individuals, groups, organisations, and institutions interested in and potentially affected by a Project or having the ability to influence a Project.
Tenant (<i>Arrendatario</i>)	In accordance with civil and commercial codes, the tenant is the person who owns a property because of a written or oral lease and satisfies the basic needs of the land or the farm.
Vulnerable People	Distinct groups of people who might suffer disproportionately from resettlement effects. They may be households below poverty line or will become below poverty line as result of loss to assets and/or livelihoods, women headed households, the elderly or disabled.

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3. EXECUTIVE SUMMARY

3.1 PROJECT DESCRIPTION

Mott MacDonald LLC (Mott MacDonald) has been appointed by Desarrollo Vial al Mar S.A.S. (DEVIMAR) to act as its environmental and social advisor (E&S Advisor) and to prepare a resettlement action plan (RAP) for the “Autopista al Mar 1” Toll Road in Antioquia, Colombia (the “Project”).

The Project consists of an existing 171-kilometer toll road that connects the Medellín, Santa Fe de Antioquia, and Cañasgordas municipalities to the north, and a branch that connects the Santa Fe de Antioquia and Salgar municipalities to the south. The Project has been split into four sections or Functional Units (Unidades Funcionales, or UF), where operations and maintenance (O&M), improvement, rehabilitation, and/or construction work will be conducted (depending on whether there is existing road in the UF), as part of a 25-year concession contract with the National Infrastructure Agency of Colombia (ANI).

O&M activities at all UFs with existing roads are underway with approximately 236 employees appointed so far, including environmental, social, and health and safety personnel. Construction work started in August 2017 and as of 31 August 2018, construction, improvement and rehabilitation work is ongoing at all UFs. All construction, rehabilitation and improvement works are to be completed by the last quarter of 2022.


3.2 SCOPE OF RAP

This RAP has been developed to enable DEVIMAR to demonstrate to affected people, potential international lenders and other stakeholders, that the Project is meeting Government of Colombia laws and regulations; and, good international industry practice (GIIP) for land acquisition and resettlement as reflected by the requirements of the International Finance Corporation Performance Standard 5 (IFC PS5).

The contents of the RAP are primarily based on the Project’s existing Land Acquisition Plan and Socioeconomic Compensation Plan. As displacement impacts are taking place in three UFs, this RAP covers UF1 and 3, while another RAP will be in place to comprise the other UF with displacement impact – UF2.1.

The scope of this RAP includes all 272 SU affected by displacement in UF1 and UF3. This is inclusive of the 134 SU (49%) in UF1 and UF3 where detailed socioeconomic surveys have been undertaken by DEVIMAR, containing 387 affected people, for which detailed baseline data is available.

The entitlements provided under Colombian legislation mitigate resettlement impacts on affected persons’ wellbeing and livelihoods and require active engagement and consultation

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with affected households. Colombian legislation is broadly aligned to international lender standards and no material gaps have been identified between Colombian law and international standards, as typified by PS5 entitlements and processes. The main gaps relate to the consideration of depreciation rates in the calculation of replacement costs, lack of livelihood restoration measures specifically targeting displaced persons, and lack of options for in-kind compensation. Additional compensation and support measures over and above Colombian legal entitlements are being employed to bridge these gaps including psycho-social counselling, relocation assistance to find new housing, social management programmes for affected persons with vulnerabilities, livelihood support programmes available for all households in the Project area of influence, and the non-application of depreciation rates for land and housing under a certain threshold of value.

3.3 PROJECT BASELINE AND IMPACTS


Among the 272 affected ‘social units’² (SU – residences or commercial units, or both) within UF1 and 3, a total of 134 SU containing 387 affected people (AP – residents and business owners) met the national eligibility criteria for socioeconomic compensation and were included in the socioeconomic surveys undertaken from 6 to 9 March 2018. Among the surveyed SU, 90 are residential, 28 commercial and 16 both residential and commercial. No Afro-Colombian or ethnic minority populations were identified.

The Project traverses through both peri-urban and rural areas, and there is a wide range of socioeconomic conditions among the SU. Most APs are engaged in formal employment from office jobs to low-skilled agricultural and independent merchant work, which are not likely to be significantly impacted due to relocation. However, the 44 affected businesses that mainly entail small shops or restaurants operated by the SU will be physically displaced and will be required to re-establish their businesses in a new location or turn to alternative livelihoods.

Among all affected properties, there are 127 residential structure and 8.649 m² additional installations such as sheds or adjacent building that will be required for the Project. A variety of types of crops and trees are located on affected properties including hedgerows, pastures and secondary forests. There are 37 properties that are involved in commercial agricultural production, entailing small-scale, family operations that produce crops such as coffee, vegetables and fruit trees.

APs identified as meeting national criteria for vulnerability and entitled to additional psychosocial support include 38 elderly members of households, 20 households headed by single mothers and 14 households with victims of violence or displacement, in addition to smaller numbers of APs with disabilities. There are additionally fewer than nine SU who

² Social Unit : *Understanding by Social Unit, the people who have a legal, physical or economic dependence relationship in relation to a property, which may or may not be eligible for socio-economic compensation. Article 9. Literal d. Resolution 545 of 2008 of the INCO- Now Agencia Nacional de Infraestructura- ANI*

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reported making less than the national monthly minimum wage. Overall, approximately one-third of the surveyed SU meet at least one of the national vulnerability criteria.

3.4 ELIGIBILITY & ENTITLEMENTS

The RAP will be implemented according to a compensation eligibility and entitlements framework that has been developed in line with Colombian law, as well as GIIP where applicable. In summary, the eligible SU that would experience displacement receive the following four types of compensation and support:

A. Asset compensation: Cash compensation for the value of their land, constructions, housing, and crops as applicable as per the Land Acquisition Plan, accounting for replacement value (defined as the market value of the assets plus transaction costs with depreciation taken into account)

B. Socioeconomic compensation: Financial support for relocation according to their relationship to the property as per the Socioeconomic Compensation Plan (if the SU is eligible as per Resolution 545 of 2008)

C. Social relocation and livelihood support: Social relocation assistance to ensure that they are able to restore their initial living conditions and re-establish their means of subsistence as per the Project's social management programme

D. Physical relocation support: Assistance to eligible Afro-Colombian communities (who are entitled to additional entitlements under Colombian law) and public educational institutions, to identify and acquire new properties, construct new housing/structures and relocate to the new sites

Vulnerable affected persons are provided additional entitlements under the Project's social management programmes as required by national law, including through additional compensation and social relocation support programmes in which support is given to find new housing, and follow-up visits are undertaken to verify that their living conditions and livelihoods have been restored or improved following the resettlement process.

3.5 RAP BUDGET

The compensation for loss of assets including land, structures, and crops will be approximately 64,700 million COP, while socioeconomic compensation will comprise an estimated 3,000 million COP. The overall resettlement programme, inclusive of a 10% contingency amount, will have an estimated budget of 74,452 million COP or 24.5 million USD.

3.6 RAP IMPLEMENTATION PROCESS

DEVIMAR has established land acquisition and socio-economic compensation teams and conducted public consultation meetings and consultation with APs. DEVIMAR also initiated the property purchase, compensation payments, and socioeconomic relocation support for SU being displaced in June 2017. Across all UFs, 192 SU have received social relocation support as of April 2019, in the form of real estate portfolios, one-on-one meetings, and psycho-social support for relocation and/or construction of new housing. Among affected SU in UF1 and 3, a total of 95 out of 272 eligible SU have received socioeconomic compensation payments to date. These activities are ongoing and estimated to be completed in mid-2019. A summary of progress to date is shown below in Table 1.

Table 1: RAP Implementation Progress³

Entitlement	Number of SU paid/served	Number of SU pending	Amount paid	Payment offer	Amount pending
A. Asset compensation	95 SU / 190 properties (1 st Payment)	169 SU / 47 properties	\$ 41.070.884.106,23	\$ \$ 63.071.396.697,06	\$ \$ 22.000.512.590,83
B. Socioeconomic compensation	95 / 272	169 / 272	\$ 518.522.899	\$ 837.942.403	\$ 319.419.504
C. Social relocation and livelihood support	192 out of 384 SU across all UFs	209 out of 384 SU across all UFs	-	-	-
D. Physical relocation support	Not applicable in UF1&3	-	-	-	-

Source: DEVIMAR

Monitoring is ongoing through ANI (National Infrastructure Agency) and the External Controller, who are responsible for directly monitoring DEVIMAR's resettlement process and ensuring that it is complying with contractual and legislative requirements. DEVIMAR submits data reports to ANI on a monthly as well as trimestral basis with progress in its compensation, valuation and socioeconomic survey processes. Internal monitoring is also done through development of progress reports on its land acquisition and social management programmes, and internal quality control and auditing of the property appraisals and compensation payments.

³ Exchange rate of 1 USD = 3.247 COP as of April 2019




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4. RESUMEN EJECUTIVO

4.1 DESCRIPCIÓN DEL PROYECTO

Mott MacDonald LLC (Mott MacDonald) ha sido nombrado por Desarrollo Vial al Mar S.A.S. (DEVIMAR) para actuar como su asesor social y ambiental (E&S Asesor) y para elaborar un plan de acción de reasentamiento (RAP) para el proyecto Autopista al MAR 1 en Antioquia, Colombia.

El Proyecto cuenta con una extensión de 171 kilómetros de carretera que conecta los municipios de Medellín, Santa Fe de Antioquia y Cañasgordas al norte, y una derivación que conecta los municipios de Santa Fe de Antioquia y Salgar hacia el sur. El Proyecto se ha dividido en cuatro secciones o Unidades Funcionales (Unidades Funcionales, o UF), donde se adelantarán las actividades de operación y mantenimiento (O&M), mejoramiento, rehabilitación y / o construcción (en caso de contra con una vía existente en la UF).), como parte del contrato de concesión a 25 años celebrado con la Agencia Nacional de Infraestructura de Colombia (ANI).


Las actividades de O&M en todas las UF, en las que se presentan carreteras, se realizan con 236 empleados actualmente nombrados, incluido el personal ambiental, social y de seguridad y salud en el trabajo; a partir del 31 de Agosto de 2018, se adelantan trabajos de construcción, mejoramiento y rehabilitación vial en todas las Unidades Funcionales, todas las obras mencionadas se completarán en el último trimestre del 2022.

4.2 ALCANCE DEL RAP

Este RAP se ha diseñado para permitir a DEVIMAR mostrar ante las personas afectadas por el proyecto, ante los posibles prestamistas internacionales y otros interesados en conocer el cumplimiento del Proyecto, el cumplimiento de las leyes y regulaciones del Gobierno de Colombia y de las buenas prácticas de la industria internacional (GIIP) en materia de adquisición de predios y reasentamiento poblacional, como se describen en los requisitos de la Norma de Desempeño 5 de la Corporación Financiera Internacional (IFC PS5).

El contenido del RAP se basa principalmente en el Plan de Adquisición de Predios y el Plan de Compensación Socioeconómica existentes del Proyecto. Debido a que los impactos del desplazamiento se ocasionan en tres UFs, este RAP comprende las UF 1 y UF 3; mientras que otro RAP abarcará la UF 2.1 que presenta impacto de desplazamiento poblacional.

El alcance de este RAP atiende a 272 SU afectadas por el desplazamiento en UF1 y UF3, incluyendo 134 SU (49%) en UF1 y UF3 donde DEVIMAR ha realizado encuestas socioeconómicas detalladas, que contienen 387 personas afectadas, para las cuales se dispone de datos de referencia igualmente detallados.

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Los derechos previstos en la legislación colombiana mitigan los impactos del reasentamiento sobre el bienestar y el sustento de las personas afectadas, requiriendo la participación y la consulta con las familias afectadas. La legislación colombiana está ampliamente alineada con los estándares internacionales de préstamos y no se han identificado brechas significativas entre la legislación colombiana y los estándares internacionales, como se describe en los derechos y procesos de PS5. Las principales brechas se relacionan con la consideración de las tasas de depreciación en el cálculo de los costos de reposición, de los activos requeridos, la falta de medidas de restauración de los medios de vida dirigidas específicamente a las personas desplazadas y la falta de opciones para la compensación en especie. Se están empleando medidas adicionales de compensación y apoyo adicionales a los derechos legales colombianos para cubrir estas brechas, incluyendo la asesoría psicosocial, la asistencia en el proceso de reubicación para encontrar nuevas viviendas, aplicación de programas de gestión social para personas afectadas con características de vulnerabilidad y programas de apoyo para el restablecimiento de los medios de subsistencia disponibles también, para todos los hogares asentados en el área de influencia del Proyecto y la no aplicación de tasas de depreciación para terrenos y viviendas bajo un cierto umbral de valor.


4.3 LÍNEA BASE E IMPACTOS DEL PROYECTO

Entre las 272 'unidades sociales'⁴ afectadas (SU - residencias o unidades comerciales, o ambas) dentro de UF1 y 3, un total de 134 SU que representan 387 personas afectadas (AP - residentes y dueños de negocios) cumplieron con los criterios nacionales de elegibilidad para la compensación socioeconómica, y se incluyeron en las encuestas socioeconómicas realizadas del 6 al 9 de marzo de 2018. Entre las SU encuestadas, 90 son residenciales, 28 comerciales y 16 residenciales y comerciales. No se identificaron poblaciones de minorías afrocolombianas o étnicas.

El Proyecto atraviesa áreas tanto sub-urbanas como rurales y existe una amplia gama de condiciones socioeconómicas entre las US. La mayoría de los AP están ocupadas en empleos formales, desde trabajos de oficina hasta trabajadores agrícolas independientes y trabajadores independientes, que probablemente no se verán significativamente afectados por la reubicación. Sin embargo, las 44 empresas afectadas que involucran principalmente pequeñas tiendas o restaurantes operados por la US serán desplazadas físicamente y se les pedirá que restablezcan sus empresas en una nueva ubicación o recurran a medios de subsistencia alternativos.

Entre todas las propiedades afectadas, se encuentran 127 estructuras residenciales y 8.649 m² de construcciones anexas como cobertizos o edificios adyacentes que se requerirán para el Proyecto. Una variedad de tipos de cultivos y árboles están ubicados en las propiedades afectadas, incluidos setos, pastos y bosques secundarios. Hay 37 propiedades involucradas

⁴ Unidad Social : *Entiéndase por Unidad Social, las personas que guardan una relación de dependencia legal, física o económica con relación a un inmueble, las cuales pueden ser o no susceptibles de reconocimientos de compensación socioeconómica.* Artículo 9. Literal d. Resolución 545 de 2008 del INCO- Ahora Agencia Nacional de Infraestructura.

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en la producción agrícola comercial, que conllevan operaciones familiares a pequeña escala que producen cultivos como café, hortalizas y árboles frutales.

Entra la AP identificada que cumple con los criterios nacionales de vulnerabilidad y tienen derecho a apoyo psicosocial se encuentran 38 adultos mayores, 20 hogares encabezados por madres solteras y 14 hogares con víctimas de violencia o desplazamiento, además de un número menor de AP con discapacidades. Además, hay menos de nueve SU que informaron que ganaban menos que el salario mínimo mensual nacional. En general, aproximadamente un tercio de las SU encuestadas cumplen con al menos uno de los criterios nacionales de vulnerabilidad.

4.4 ELEGIBILIDAD Y DERECHOS

El RAP se implementará de acuerdo al marco de elegibilidad y derechos de compensación que se ha desarrollado conforme con la ley colombiana, así como con el GIIP, según corresponda. En resumen, las SU elegibles que deben desplazarse recibirán los siguientes cuatro tipos de compensación y apoyo:


A. Compensación de activos: Compensación en efectivo por el valor de las áreas de terreno requeridas, construcciones, viviendas y cultivos, según el Plan de Adquisición de Tierras, que representa el valor de reemplazo (definido como el valor de mercado de los activos más los costos de transacción con la depreciación tomada en cuenta)

B. Compensación socioeconómica: apoyo financiero para la reubicación de acuerdo con su relación con la propiedad según el Plan de compensación socioeconómica (si la SU es elegible según la Resolución 545 de 2008)

C. Apoyo social para la reubicación y restablecimiento de medios de económicos: Asesoría en el proceso de reubicación social para garantizar que las SU puedan restaurar sus condiciones de vida iniciales y restablecer sus medios de subsistencia según el programa de gestión social del Proyecto.

D. Apoyo para la reubicación física: asistencia a comunidades afrocolombianas (que tienen derechos adicionales según la ley colombiana) e instituciones educativas públicas afectadas, para identificar y adquirir nuevas propiedades, construir nuevas viviendas / estructuras y reubicarse en los nuevos sitios

Las personas afectadas vulnerables cuentan con apoyo adicional mediante los programas de gestión social del Proyecto, tal como lo exige la legislación nacional, incluso mediante compensación adicional y asistencia para la reubicación social, programas en los que se brinda apoyo para encontrar nuevas viviendas, y se realizan visitas de seguimiento para verificar que sus condiciones de vida y medios de vida se hayan restaurado o mejorado después del proceso de reasentamiento.

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4.5 PRESUPUESTO RAP


La compensación por la pérdida de activos, incluidos terrenos, estructuras y cultivos, será de aproximadamente de 64,700 millones de COP, mientras que la compensación socioeconómica comprenderá un estimado de 3,000 millones de COP. El programa general de reasentamiento, que incluye un monto de contingencia del 10%, tendrá un presupuesto estimado de 74,452 millones de COP o 24.5 millones de USD.

4.6 PROCESO DE IMPLEMENTACIÓN RAP


DEVIMAR ha establecido equipos de Gestión Predial y de compensación socioeconómica y ha llevado a cabo reuniones públicas de consulta y consultas con los AP. DEVIMAR también inició la compra de propiedad, los pagos de compensación y el apoyo de reubicación socioeconómica para que la SU comiencen el traslado desde junio de 2017. En todas las UF, 192 SU han recibido apoyo psicosocial para el traslado hasta abril de 2019, con información inmobiliaria, reuniones, y visitas de apoyo psicosocial para la reubicación y/o construcción de nuevas viviendas. Entre las SU afectadas en UF1 y 3, un total de 95 de las 264 SU elegibles han recibido pagos de compensación socioeconómica hasta la fecha. Estas actividades están en curso y se estima que se completarán a mediados de 2019.

Un resumen del progreso a la fecha se muestra a continuación en la Tabla 1.

Derecho	Número de US pagadas/atendidas	Número de SU pendiente pago	Valor pagado	Valor Ofertado	Pago Pendiente
A. Compensación por activos	95 SU / 190 predios (1 ^{er} Pago)	169 SU / 47 predios	\$ 40.357.170.956	\$ 62.040.878.282	\$ 21.683.707.325
B. Compensación Socioeconómica	95 / 272	169 / 272	\$ 518.522.899	\$ 837.942.403	\$ 319.419.504
C. Apoyo Social al traslado y restablecimiento de medios económicos	192 de 384 SU en todas las UFs	209 de 384 SU en todas las UFs	-	-	-
D. Apoyo para la Reubicación física	Not applicable in UF1&3	-	-	-	-

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El seguimiento está en curso a través de ANI (Agencia Nacional de Infraestructura) y el Auditor Externo, quienes son responsables de monitorear directamente el proceso de reasentamiento de DEVIMAR y garantizar que cumple con los requisitos contractuales y legislativos. DEVIMAR presenta informes a la ANI de forma mensual y trimestral mostrando el progreso en sus procesos de compensación, valoración y fichas socioeconómicas. El monitoreo interno también se realiza a través del desarrollo de informes de progreso en sus programas de adquisición de tierras y gestión social, y el control de calidad interno y la auditoría sobre los avalúos y los pagos de compensación.

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5. PART A – RAP REQUIREMENTS AND SCOPE

Details the purpose of the document, the project description and location, the national and international regulations and standards that are applicable to the project, and ultimately the scope of this RAP.

5.1 INTRODUCTION

This document is the Resettlement Action Plan (RAP) for UFs (Unidades Funcionales) 1 and 3 of the Autopista del Mar 1 road construction and rehabilitation project (hereafter referred to as the Project) being undertaken by DEVIMAR S.A.S (hereafter referred to as DEVIMAR).

5.1.1 Overview of RAP Objectives and Scope


This RAP has been developed to enable DEVIMAR to demonstrate to affected people, potential international lenders and other stakeholders, that the Project is meeting national requirements and good international industry practice (GIIP). That is, the laws and regulations for land acquisition and resettlement of the Government of Colombia, as well as GIIP.⁵

Furthermore, this RAP demonstrates the commitments of DEVIMAR’s resettlement policy; namely, to avoid involuntary resettlement, and where unavoidable, to minimise it as well as planning and implementing appropriate measures to mitigate adverse impacts on displaced persons and communities.

The document is structured according to the following three key parts:

- **Part A: RAP Requirements and Scope:** (this part) details the purpose of the document, overarching project and the components that this RAP covers, the national and international regulations and standards that are applicable to the project that this RAP is designed to meet, and ultimately the scope of this RAP.
- **Part B: Resettlement and Livelihood Impact Assessment:** presents the approach and findings of the socioeconomic and asset census surveys undertaken as part of the RAP preparation process. This information is used to provide a socioeconomic baseline profile of the resettlement affected people and communities. Expected changes to this baseline are then described and quantified in terms of losses and other physical and economic displacement impacts predicted.
- **Part C: Resettlement Policy, Entitlements and Compensation Plan:** in accordance with national requirements, this part details the Project’s resettlement policy commitments and entitlements that will be provided to affected people. This includes monetary

⁵ As reflected by the involuntary resettlement safeguard requirements of the International Finance Corporation (IFC) of the World Bank Group when applicable.

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compensation and non-monetary measures. The approach to implementation is described including consultation, activities, institutional arrangements, monitoring, timeline and budget.

The remainder of **Part A** provides more information on the project description, the RAP scope and the legal and lender requirements related to land acquisition and resettlement.

5.2 PROJECT DESCRIPTION

5.2.1 Project context

The National Infrastructure Agency of Colombia (ANI) awarded on 14 October 2015 the concession contract No. 14 of 2015 to DEVIMAR, a consortium formed by Sacry Concesiones Colombia S.A.S., Strabag S.A.S. and Concaj S.A. This contract includes the commitment to design, construct, rehabilitate, improvement, operate, and maintain the Autopista del Mar 1 road in Colombia, expected to last from October 2015 to October 2040. It also includes commitments to oversee the environmental and social management, and land acquisition for the concession.

The concession as currently envisaged includes:

- Construction of 33km of new carriageway and improvement of existing carriageway
- Construction of a 4.6km tube parallel to the existing Occidente Tunnel
- O&M of existing Occidente Tunnel tube
- Rehabilitation of 71km of existing road
- O&M of 171 of existing and new road
- Construction of 37 new bridges
- Refurbishment/widening improvements of 22 bridges

Key milestones achieved to date include the following:

- Concession contract signed: 3 September 2015
- Concession contract start date: 15 October 2015
- Contractual financial close date: 11 September 2016

5.2.2 Concession components and project location

The concession works are to be located entirely in the Department of Antioquia as shown in Figure 1. The Autopista Al Mar 1 route connects Medellín and Santa Fe de Antioquia, then travels north to Cañasgordas and a south branch connecting towards Venecia. This will affect 13 municipalities in total.⁶

⁶ Cañasgordas, Buritica, Sopetrán, San Jerónimo, Medellín, Ebéjico, Concordia, Venecia, Salgar, Betulia, Anzá, Santa Fe de Antioquia and Giraldo

Figure 1: Autopista Al Mar 1 Concession location



Source: Plan estratégico para la construcción del proyecto autopista al mar 1, Consorcio Mar 1

The concession road sections have been divided into four main Functional Units (UF), where operations and maintenance (O&M), improvement, rehabilitation and/or construction work will be conducted (depending on whether the UF contains existing road sections) as described and depicted in Table 2 and Figure 2 below. These UF have been further divided into sub-units.

This RAP covers UF1 and UF3 (specifically UF3.1, but referred to as “UF3” for the remainder of this document for brevity). The other RAP covering UF2.1 is being developed concurrently.

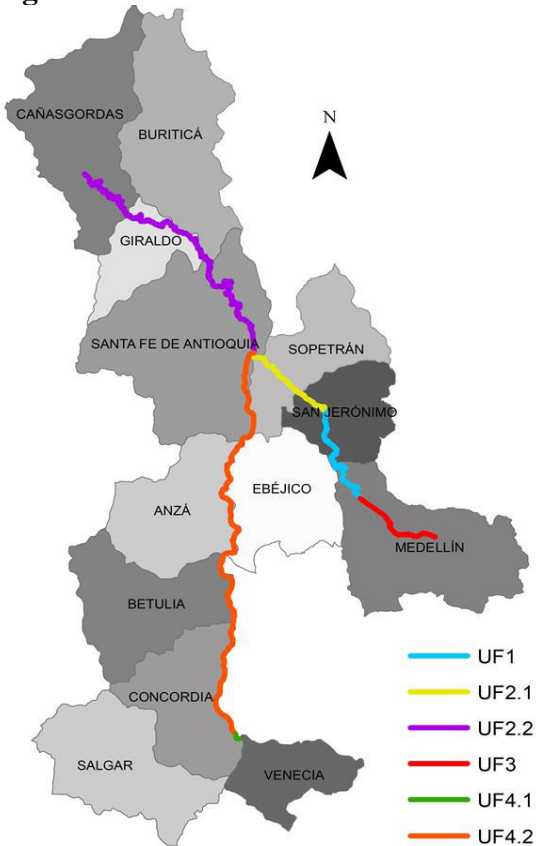
Table 2: Project functional units and scope of works

UF	Sub-unit	Length	Section	Scope of works
UF1	1 (this RAP)	19km	Occidente Tunnel (K0+107) – San Jerónimo (K19+200 left carriageway)	Improvement of existing road and construction of new parallel two-lane carriageway
UF2	2.1	14km	San Jerónimo (K19+200 left carriageway) – Santa Fe de Antioquia	Improvement of existing road and construction of new parallel two-lane carriageway
	2.2	62km	Santa Fe de Antioquia – Cañasgordas	Operation and maintenance only

UF	Sub-unit	Length	Section	Scope of works
UF3	3.1 (this RAP)	5km	Connection Vial Aburrá – Cauca – Connection Occidente Tunnel – Santa Fe de Antioquia	Construction of second tunnel and accesses
	3.2	10km	Connection Vial Aburrá – Cauca – Occidente Tunnel	Operation and maintenance of existing tunnel and road to UF1
UF4	4.1	5km	Bolombolo – Peñalisa	Construction of Bolombolo bypass ⁷
	4.2	66km	Bolombolo – Santa Fe de Antioquia	Rehabilitation of existing road

Source: APENDICE TÉCNICO 1 ALCANCE DEL PROYECTO - February 2016.

Figure 2: Location of UF sub-units covered by this RAP




Source: DEVIMAR

5.2.3 Engineering Alternatives Considered to Minimise Resettlement Impacts

Colombia has a regulatory process for the development of a detailed analysis of alternatives if the regulatory agency determines the Project needs it. To do so, the developer has to make an application in which the project is described, and the environmental authorities then

⁷ In Otrosí No.3, UF4.1 was eliminated from the construction scope.

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determine in official communication to the project proponent whether an analysis of alternatives (known as DAA) is needed.

ANI and the External Controller⁸ are responsible for evaluating and providing “no objections” to DEVIMAR’s proposed design iterations and modifications. A key condition required for the no objections includes decreasing the cost of land acquisition and minimizing social and environmental impacts, particularly land affectation. Several modifications have been proposed to reduce the number of properties that need to be acquired.

5.2.4 Scope of this RAP

In total, this Project is expected to have 406 properties and 384 social units affected by displacement impact across all the UFs as detailed in Table 3 below.

Table 3: Affected properties and social units

Type	UF1	UF2	UF3	Total
Properties	226	169	11	406
Social units	269	112	3	384

Source: DEVIMAR


Resettlement impacts have been identified in UF1, 2.1 and 3, thus RAPs have only been developed to cover those three UFs.

The scope of this RAP includes all 272 SU affected by displacement in UF1 and UF3. This is inclusive of the 134 SU (49%) in UF1 and UF3 where detailed socioeconomic surveys have been undertaken by DEVIMAR, containing 387 affected people, for which detailed baseline data is available as shown in section 0.

RAP implementation is ongoing as of the date of this RAP, with activities having commenced in 2016. Currently, property purchase, socioeconomic profiling, compensation payments and relocation of SU are underway across all UFs, as detailed in the implementation schedule in section 7.7.2.

5.3 LEGAL AND LENDER REQUIREMENTS

⁸ The body that monitors all DEVIMAR activities – more details on its roles and responsibilities are provided in section 7.1.

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5.3.1 Introduction

This section describes the reference framework against which the RAP has been developed and implemented. The RAP is primarily aimed at meeting compliance with Colombian national legislation while also aligning with GIIP as typified in the International Finance Corporation's Performance Standard (IFC PS) 5, as described in the below sections.

5.3.2 National Legal and Regulatory Requirements

The Project's Concession Contract 014 of 2015 provides the key reference regulatory framework, against which all Project-related land acquisition and resettlement activities must be based. For compliance with this contract, DEVIMAR has developed the following plans to guide the management of land acquisition and socio-economic compensation processes:

- Land acquisition plan: establishes the property valuation procedures and activities, and methodology to be applied for acquisition of properties required for the Project.
- Socio-economic compensation plan: assesses the socio-economic impacts that generate vulnerabilities; and, establishes the eligibility criteria for socio-economic compensation and the type and amount of compensation to be provided for each category of beneficiaries, in compliance with Resolution 545 of 2008.

These documents have been used as the principal basis of this RAP.

At the national level, the Constitution of Colombia provides the starting point for legal land acquisition and resettlement entitlements where it refers to the fundamental right guaranteed by private property and other rights,⁹ and states that public or social interest must prevail over private interests when projects or activities of public utility conflict with individual rights. The key legislation governing land acquisition in Colombia that this Project will comply with are as follows:

- Resolution 545 of 2008 of the National Institute of Concessions (Instituto Nacional de Concesiones, or INC), which defines the social management instruments applicable to infrastructure projects developed by INC, and establishes criteria for the implementation of the Socioeconomic Compensation Plan that is required for infrastructure projects that will have socio-economic impact on social units.
- Property appraisal laws and decrees that establish the processes to be followed.¹⁰
- The Constitution allows expropriation of private property only for reasons of public utility and social interest, and requires compensation for damages caused and prior consultation.
- Law 388 of 1997 establishes a minimum term of 30 days for the administration to reach a "formal agreement for voluntary alienation, contained in a contract of promise of sale"

⁹ Acquired under the civil laws in article 58, Modified by Legislative Act No. 1 of 1999

¹⁰ Including Law 9 of 1989, as amended by Law 388 of 1997, Law 1682 of 2013, Decree 1420 of 1998, Regulatory Resolution 620 of 2008 issued by IGAC

with the property owner. Failing that, the administration is allowed to initiate the procedure of expropriation.

- Resolution 2684 of 2015 establishes means through which the economic loss and loss of profit that must be appraised in land acquisition processes are identified for transportation infrastructure projects, contained in Law 1682 of 2013 amended by Law 1742 of 2014, for entities attached to the Ministry of Transport.
- Right to prior consultation for Afro-Colombians: Several legislations establish Afro-Colombians' rights to prior consultation in any decision that would affect their territories including Law 21 of 1991, Law 70 of 1993, Decree 1745 of 1995 and Decree 1320 of 1998.

The Project does have the option to resort to expropriation through legal channels, as ANI has transferred expropriation rights to DEVIMAR. Further details on these and other legislation is provided in Appendix A.

5.3.3 Comparison of Colombian Legislation and IFC PS5

Table 4 provides an overview of the gaps between the applicable Colombian laws and IFC PS5 requirements, as well as an analysis of the materiality of the gaps identified.

Table 4: Comparison between lenders' requirements and national legislation¹¹


#	Topic	IFC PS5	Colombian legislation	Materiality of gaps
1	Resettlement planning	PS5 requires proponents to prepare a Resettlement Plan or Livelihood Restoration Plan.	For populations subject to displacement, Resolution 545 of 2008 is applied, requiring the development of the Property Acquisition Plan and the social management instruments (Socioeconomic Compensation Plan and Social Management Program). For the Project, the requirement for a Resettlement Plan as per Resolution 077 of 2012 is not applicable.	Non-material A variety of land acquisition, compensation and social management plans and programs are required to manage resettlement activities in a systematic manner.
2	Valuation	Compensation for asset loss must be at full replacement cost, defined as market value plus transaction costs.	A property appraisal applies the commercial value of the property and its construction and plant improvements, and commercial value of crops, as well as compensation for the expenses related to notarisation, registration, dismantling, packing and transfer	Non-material Depreciation is not taken into account for land or housing under a certain threshold of monetary value. ¹² This mechanism is employed so that the SU with the

¹¹ Exchange rate of 1 USD = 3,247,72 COP as of Abril 2019

¹² Value of \$ 57.968.120 or less as established in Resolution 545 of 2008


#	Topic	IFC PS5	Colombian legislation	Materiality of gaps
		Depreciation of structures and assets should not be taken into account.	of industrial furniture, loss of crop income, formal and informal economic activities and suspension of lease agreements. A gap in Colombian law is the consideration of depreciation in appraisals. However, depreciation is taken into account only for buildings and not for plant or crop values, nor for land or housing that is worth less than \$54,686,940.	lowest-valued assets, i.e. the poorest SU who are considered most vulnerable to the economic impacts of displacement, would be fully compensated for lost assets at replacement cost.
3	Livelihood restoration	Preference for replacement land over cash for land-based livelihoods. Access to natural resources retained as far as possible, or similar alternatives. Provide opportunities to improve or at least restore livelihoods and the need for transitional support (or lost net income during the period of transition).	A property appraisal applies the commercial value of the property and its construction and plant improvements, and commercial value of crops and loss of crop income. The Project's Concession Contract requires the development of an employment policy to prioritise recruitment of APs that are being displaced for the Project. For affected persons who lose profits from their means of subsistence, compensation is accordingly provided. Transitional support is provided for loss of profit equalling six months of earnings for eligible affected persons.	Non-material Affected persons are provided compensation according to rates established at the national level based on income, including transitional support for loss of profits, to mitigate impact on livelihoods. While replacement land or livelihood restoration are not provided, other types of support including psycho-social counselling, relocation assistance to find new housing and livelihood programmes are available for the APs.
4	Additional assistance/allowances and vulnerable groups	Special assistance measures must be developed for vulnerable groups and standards of living and incomes of displaced poor and vulnerable should be improved.	A Social Management Plan and the Socioeconomic Compensation Plan are required to serve populations with economic vulnerabilities, to support them in the process of voluntary transfer and adaptation to their new property. Social units eligible for the Social Programs include mother heads of households, the elderly and families with disabled members, as further elaborated in section 7.2.2.	No gaps Compensation and additional support through social management programmes are required according to national law, to be provided for affected persons with vulnerabilities including mother heads of households, families

#	Topic	IFC PS5	Colombian legislation	Materiality of gaps
				with disabled and elderly members and poor households.
5	Participation, consultation and grievance mechanism	APs should be actively consulted and should have the opportunity to participate in planning and design of resettlement programs. A grievance mechanism should be in place.	The affected population is informed before and throughout the land acquisition process through socialization meetings as per the Property Acquisition Plan and the Socioeconomic Compensation Plan. The Project is required to have a communications and user assistance programs to inform and assist affected property owners and social units, and enable them to submit grievance and queries.	No gaps National law requires a communications program that includes ongoing consultation, engagement and a grievance mechanism.
6	Eligibility	Those without formal legal rights but with claim to the land or assets recognised under national law, those without legal right or claim to the land and seasonal or temporary residents and businesses are eligible for compensation.	Resident individuals and families with economic and social vulnerabilities who are being displaced, and participants in economic activities affected by the Project, are eligible to be beneficiaries of socioeconomic compensation. These include registered and unregistered owners, and participants in both formal and informal economic activities. Temporary residents and businesses are not eligible for compensation under national law.	Non-material Given that the majority of affected SU comprise permanent residential and commercial units, this is not considered to be a material gap for this project.
7	Payment of compensation	Choice of alternative compensation packages should be offered (land for land, cash, employment, other).	National law does not require or recommend in-kind compensation.	Non-material Support including psycho-social counselling, relocation assistance to find new housing and livelihood programmes are available that mitigate adverse impacts and enable affected persons to restore their livelihoods and living conditions.

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Colombian requirements establish a resettlement process that allows for equitable and transparent treatment of affected households, and active engagement and consultation with affected households throughout the process. Colombian legislation is generally aligned with GIIP, with regards to requirements for property appraisals and development of management plans to manage land acquisition and resettlement processes, with support for vulnerable populations.

No material gaps have been identified between Colombia law and IFC PS5. Gaps include the consideration of depreciation rates in the calculation of replacement costs, and lack of livelihood restoration measures and options for in-kind compensation. However, as detailed in the above table, it is considered that entitlements provided under Colombian legislation appropriately mitigate resettlement impacts on affected persons' wellbeing and livelihoods, including through psycho-social counselling, relocation assistance to find new housing, social management programmes for affected persons with vulnerabilities, livelihood support programmes available for all households in the Project area of influence, and the non-application of depreciation rates for land and housing under a certain threshold of value.

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6. PART B – RESETTLEMENT AND LIVELIHOOD IMPACT ASSESSMENT

This part presents the approach and findings of the socioeconomic and asset census surveys undertaken as part of the RAP preparation process. This information is used to provide a socioeconomic baseline profile of the resettlement affected people and communities. Expected changes to this baseline are then described and quantified in terms of losses and other physical and economic displacement and secondary socioeconomic impacts predicted.

6.1 SOCIOECONOMIC BASELINE

6.1.1 Socioeconomic Survey Activities and Methodology

Preliminary surveys were conducted to identify all SU in the area of land acquisition impact. Subsequently, socioeconomic surveys were undertaken by DEVIMAR at all permanent households and businesses affected by land acquisition and resettlement activities within UF2.1 between 14 March to 3 April 2017, applied to identify the types and value of socioeconomic compensation for which the SU would be eligible as per the Project's Socioeconomic Compensation Plan. The survey team comprised three male and three female staff members, including two social professionals, two lawyers and two technical engineers.

The surveys were based on questionnaires templates as established by ANI which are provided in Appendix D, and were also aligned to the requirements as established by ANLA to supplement the Project's EIA, which required collection of more detailed household data.

Data was collected on the following socioeconomic topics for each member of the affected residential and productive social units identified through the preliminary surveys. The comprehensive surveys only covered permanent residential and business SU that meet the national eligibility criteria for socioeconomic compensation. In total, 134 out of 272 affected SU were included in the socioeconomic surveys, thus it is not a 100% sample of all the APs, but rather a 100% sample of those eligible for socioeconomic entitlements. The following topics were covered:

- Location
- Property
- Age, gender and ethnicity
- Level of education
- Occupation
- Household members
- Use of land
- Length of residency in property
- Type of construction and structures
- Conditions of property
- Monthly income

- Identification of vulnerable populations (female heads of household, people with disabilities, elderly people and victims of displacement or violence)

The data collected for each SU has been tabulated in Appendix 0. This information has been summarised and analysed to complete the socioeconomic baseline profile (sections 6.1.2 to 6.1.8) and affected peoples census (section 6.1.2) in this section.

6.1.2 Demographics, ethnicity and religion


A reflection of the number and household composition of the 134 affected SU that were surveyed are shown below in Table 5. For the 138 out of the 272 SU that were not included in the survey, estimations of their household sizes have been calculated based on extrapolation from national average rates.¹³ A census and impact summary for the surveyed 134 SU is available in Appendix 0. The socioeconomic profile in the remainder of this section is based on the aforementioned sample of the 134 SU surveyed.

Table 5: Affected People Census

	Number of SU/APs	% of SU/APs
Type of SU		
Residential SU	90	67
Commercial SU	28	21
Residential/commercial	16	12
Gender (AP)		
Male	182	47
Female	205	53
Age (AP)		
0-9	46	12
10-18	47	12
19-29	78	20
30-39	48	12
40-49	53	14
50-59	43	11
60+	48	12
N/R	24	6
Ethnicity (SU)		
Colombian	134	100
Afro-Colombian	0	0
Others	0	0
<i>Surveyed SU Subtotal</i>	<i>134 / 387</i>	<i>100</i>
<i>Non-Surveyed SU Subtotal</i>	<i>138 / 402</i>	<i>100</i>
Estimated Total	272 SU / 789 AP	100

Source: DEVIMAR

¹³ National average size of households is 3.5. Source: <https://population.un.org/Household/index.html#/countries>

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A total of 134 social units (SU – residences or commercial units, or both) containing 387 affected people (AP - residents, business owners and employees) were included in the socioeconomic surveys, out of a total of 272 affected SU in UF1 and 3. Table 4 below shows an overview of these affected SU and APs. The majority (90) are used for residential purposes, with some being used for commercial purpose (28), while in others, the AP live in and operate commercial enterprises from the same premises (16).

Table 6: Profile of Affected SU Surveyed

Social unit use	Social Units	Affected people
Residential	90	290
Commercial	28	29
Residential and commercial	16	68
Total:	134	387

Source: Household socioeconomic and affected peoples census surveys undertaken by DEVIMAR

The SU are located in *veredas*¹⁴ throughout the municipalities of Medellín and San Jerónimo as shown in Table 7 below. The locations range from rural areas (in San Jerónimo) to peri-urban areas in proximity to the city of Medellín (in the Municipality of Medellín).

Table 7: Location of SU

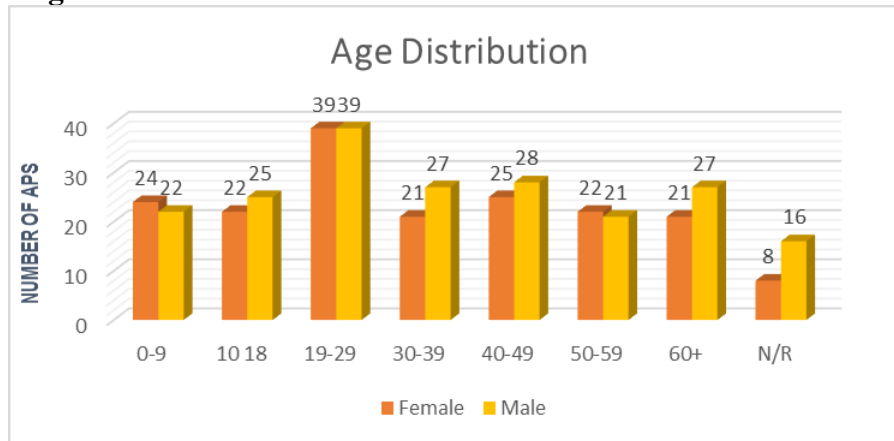
Municipality & vereda	Social units
Municipality of Medellín	
Volcana	37
La Aldea	25
Potrera	8
Pisquines	1
Urquitá	1
Municipality of San Jerónimo	
Mestizal	5
Piedra Negra	10
Llanos de San Juan	12
El Berial	35
Total:	134

Source: Household socioeconomic and affected peoples census surveys undertaken by DEVIMAR

¹⁴ Subdivisions within Colombian municipalities

The age distribution of the APs surveyed is presented in Figure 3 below, showing that most of the APs are not considered to have particular vulnerabilities based on their ages.

Figure 3: Age distribution of APs



Source: Household socioeconomic and affected peoples census surveys undertaken by DEVIMAR

Within UF1 and 3, no Afro-Colombian, ethnic or religious minority or indigenous communities have been identified among the total of 272 SU affected¹⁵.

6.1.3 Economy, employment and income sources

The affected communities are engaged in employment rates that are generally comparative or better to the national level.¹⁶ Table 8 below provides an overview of economic activities and status of APs.

Table 8: Economic Activities

	Male		Female		Total	
	#	%	#	%	#	%
Economically active sub-total:	149	72	62	34	211	55
Employed:	24	12	22	12	46	12
Self-employed:	96	47	28	15	124	32
Non-specified/various	29	14	12	7	41	11
Unemployed	0	0	0	0	0	0
Economically inactive sub-total:	57	28	119	66	176	45
Housewife	0	0	66	36	66	17
Student	34	17	31	17	65	17
No response or other ¹⁷	22	11	23	12	45	12
Total:	205	100	182	100	387	100

Source: Household socioeconomic and affected peoples census surveys undertaken by DEVIMAR

¹⁵ Based on results of preliminary surveys undertaken with all 272 SU

¹⁶ The economically inactive percentage is slightly higher at 45% than the national level, where 34.7% of men and 65.3% of women are economically inactive

¹⁷ Other: Child (18 or under)/pensioner/physically incapacitated or sick

The unemployment level is comparable to the national rate of 9%.¹⁸ Table 9 details the activities that economically active APs are engaged in. The Project traverses through a mix of peri-urban and rural areas, and most of the SU are involved in a wide range of formal employment and industries.

Table 9: Livelihoods of Economically Active APs

	Male		Female		Total	
	#	%	#	%	#	%
Employed sub-total	101	63	39	62	140	63
...in office/school	4	22	8	47	12	29
...in industrial/manufacturing service	4	3	3	3	7	3
...in construction or carpentry	13	7	0	0	13	5
...in agriculture or other entity	32	18	6	3	38	13
...in animal products or butchery	0	0	0	0	0	0
...in domestic work	0	0	1	0	1	0
...in service sector including retail, restaurants, driver	14	7	3	5	17	6
Employees not specified	34	7	18	5	52	6
Self-employed subtotal	45	32	25	30	70	32
...self-employed in animal husbandry/herder	4	2	3	5	7	3
...self-employed as merchant/trader	32	17	15	14	47	16
...self-employed as roadside vendor	0	0	0	0	0	0
...self-employed in extraction of materials	2	1	0	0	2	1
...self-employed not-specified	7	13	7	11	14	12
Non-specified/ various jobs	22	11	22	13	44	12
Unemployed	1	0	1	0	2	0
Students	36	18	29	16	65	17
Housewife	0	0	66	100	66	17
Total:	205	100	182	100	387	100

Source: Household socioeconomic and affected peoples census surveys undertaken by DEVIMAR March to April 2017

Nine SU (10% of the 90 SU that reported their income) reported earning less than the legal monthly minimum wage of \$781,242.¹⁹ These SU are considered to be vulnerable. To account for potentially vulnerable SU among those who did not report their income, surveys undertaken in subsequent stages of engagement with the SU require identification of incomes for each affected SU. The incomes of all affected SU will be reflected in the identification of vulnerabilities at later stages, and will be updated accordingly in this section once available.

Affected businesses mainly include shops or vendors of small to medium sizes operated by the SU, as seen in Table 10.

¹⁸ El Tiempo

¹⁹ Information on the affected SU's income is not comprehensive given that most SU did not feel comfortable disclosing their incomes or were not aware about their specific level of income.

Table 10: Number and types of businesses in municipalities

Municipality	Micro	Small	Medium	Large	Total
Medellín	9	8	5	0	22
San Jeromino	6	11	5	0	22
Total	15	19	10	0	44

Source: DEVIMAR

6.1.4 Education and skills

There is a wide range of educational attainment ranging from primary school to higher education. Only a quarter of adults have completed the eleventh grade at minimum as required under national law, while approximately 40% have only completed primary or middle school.

Table 11: Educational attainment of APs

	Male		Female		Total	
	#	%	#	%	#	%
Illiterate	0	0	0	0	0	0
Nursery/pre-school	4	2	1	1	5	1
Primary	63	30	53	30	116	30
Middle	21	10	21	12	42	11
Secondary	53	25	44	25	97	25
Tertiary institution	5	2	11	4	16	3
University	7	4	14	7	21	5
No response/none	52	26	38	21	90	24
Total	205	100	182	100	387	100

Source: Household socioeconomic and affected peoples census surveys undertaken by DEVIMAR March to April 2017

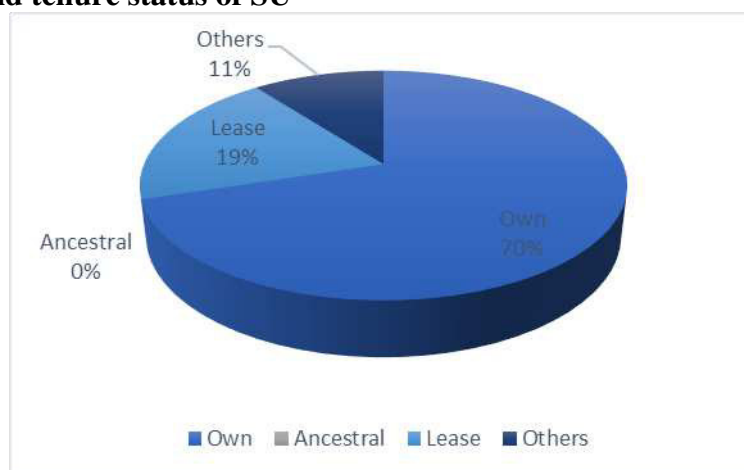
Based on survey results, the APs can be considered vulnerable, given that their access to employment opportunities is limited by their comparatively low educational attainment.

6.1.5 Housing and Tenure

At the national level, 51% of households own their own homes while 34% rent and 11.9% have usufruct agreements.²⁰ **¡Error! No se encuentra el origen de la referencia.** presents a summary of the land tenure status of the SU surveyed, showing that 70% own their own homes and therefore have security of tenure.

²⁰ Boletín de Prensa, DANE http://www.dane.gov.co/files/investigaciones/condiciones_vida/ingresos_gastos/boletin_ingresos.pdf

Figure 4: Land tenure status of SU



Source: Household socioeconomic and affected peoples census surveys undertaken by DEVIMAR

6.1.6 Crops, trees and natural resources

The affected municipality of San Jeromino primarily consists of a rural population, while the Medellín municipality is largely urban. A variety of types of crops and trees are located on affected properties within these two municipalities including hedgerows, pastures and secondary forests. There are 37 properties in total that are involved in commercial agricultural production, which are small-scale, family operations that produce crops such as coffee, vegetables and fruit trees with no outside workers employed.

6.1.7 Gender relations


Within Colombia, women experience poverty and vulnerability to a greater extent than men. The national unemployment rate is higher for women (15.6% compared to 9%) while average gender income gaps are 20%.²¹ In 2012, 51% of women in the labour force were employed in vulnerable employment compared to 47% of men in the labour force.²² Women spend an average of 32.6 hours per week on unpaid work compared to 20.2 hours for men, and 24.1% of urban women and 35.2% of rural women lack an income of their own.²³ Women-headed households (comprising 36% of Colombian households)²⁴, particularly those headed by single mothers, are likely to be vulnerable to adverse impacts of disturbances to their lives such as physical displacement, and take longer to recover and maintain their standards of living. Within UF1 and 3, there are 20 SU (or 15% of the 134 surveyed) that are headed by single women. These SU are considered vulnerable and entitled to socioeconomic compensation under national criteria, as detailed in section 7.2.4.

²¹ 'Gender Equality and Women's Empowerment in Public Administration', UNDP, available at: <http://www.undp.org/content/dam/undp/library/Democratic%20Governance/Women-s%20Empowerment/ColombiaFinal%20-%20HiRes.pdf>

²² 'Colombia' datasheet OECD, Social Institutions and Gender Index, available at: <http://www.genderindex.org/wp-content/uploads/files/datasheets/CO.pdf>

²³ 'Colombia- Country Profile', Gender Equality Observatory, available at: <https://oig.cepal.org/en/countries/9/profile>

²⁴ <https://population.un.org/Household/index.html#/countries>

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6.1.8 Vulnerable affected people and groups

Under Colombian legislation, no special recognition or compensation entitlements are provided to people identified as being vulnerable in the public land acquisition and resettlement process.²⁵ The population groups identified under national criteria are those whose special conditions are provided support by the national, departmental or municipal authorities, and include single mothers, elderly individuals, and people with physical or cognitive limitations.

The Project has established commitments as part of its compensation entitlements program to provide additional support to those that meet the national vulnerability criteria, to ensure that their living conditions do not deteriorate as a result of physical displacement.

The Concession's Socioeconomic Compensation Plan includes additional provisions to support residential SU who have been identified as being vulnerable according to the following criteria:

- SU with three minimum monthly wages of less than \$2,343,726.
- Non-registered owners of affected properties.
- Informal commercial activities that depend on the properties for its operation.
- Residents without property ownership, e.g. Tenants (*arrendatarios*) and inhabitants (*moradores*)

An additional group of SU that are not eligible for economic compensation are also prioritised and given support under the Concession's Social Management programs:

- Unskilled laborers
- Families with older adults
- Families with infants
- Families with disabled people

More details on the vulnerability criteria are provided in section 7.2.2. The compensation and displacement assistance provided to these groups under the Socioeconomic Compensation Plan and Social Management programs is detailed in the entitlements matrix in section 7.2.4. Table 12 below provides an overview of the number of SU that are considered to meet each of the national vulnerability criteria. Given that the socioeconomic surveys undertaken collected data based on the national vulnerability criteria, the data obtained do not reflect the demographics belonging to the additional vulnerability criteria established within the Socioeconomic Compensation Plan and Social Management programs as referenced above. The surveys show that almost one-third of surveyed SU will require additional support to ensure that their living conditions do not deteriorate as a result of physical displacement. In particular, there is a relatively high number of SU with elderly members and single mother-heads of households in UF1 and 3.

²⁵ This is with the exception of the agreements reached with ethnic communities (including Afro-Colombian communities).

Table 12: Vulnerable SU

Vulnerability criteria	No of SU that meet the criteria	No of AP
Disability	7	10
Elderly members ²⁶	29	38
Single mother-headed households	15	20
Victims of violence/displacement, or migrants	14	14
Afro-Colombians	0	0
Total meeting criteria (with double counting)	65 of 134 (62% of SU surveyed)	82 of 387 (21% of APs surveyed)
Total meeting criteria (without double counting)	44 of 134 (33% of SU surveyed)	

Source: Household socioeconomic and affected peoples census surveys undertaken by DEVIMAR

6.2 IMPACTS ON LAND, ASSETS, INCOME

6.2.1 Overview

DEVIMAR has contracted a private company (VALORAR) to conduct the land, property and asset valuation activities, as well as Lonja de Propiedad Raiz de Medellin and Antioquia (Real Estate Association of Medellin and Antioquia)²⁷ to assess and endorse VALORAR's valuation. The preliminary detailed measurement, assets census and valuation surveys were undertaken from January to March 2016 by VALORAR.

The commercial valuations are valid for one calendar year. Thus although this iteration of the RAP presents budgets and impacts based on the appraisals from 2016, the payments for the properties and other structures are to be made based on the final valuation, which as of November 2018 are being conducted on an individual basis for each property. Through this process, updates to values and inflation will be taken into account.

This information available as of the 2016 appraisals has been used to populate this section, which is an assessment of impacts on land, assets and income for all affected SU including those where the detailed socioeconomic surveys were not carried out.

6.2.2 Land Losses

Most of the land that will be acquired is rural or a mix of rural and suburban land as shown in Table 13: Land losses UF1

²⁶ Persons aged 65 or older

²⁷ <https://www.lonja.org.co/>

Land Type	Area required (m2)	Surplus Area (m2)	Total Area (m2)
Urban	0,00	0,00	0,00
Rural	653.812,95	5.865.271,71	6.519.084,66
Total	653.812,95	5.865.271,71	6.519.084,66

Source: Asset census surveys undertaken by DEVIMAR

Table 14: Land losses UF3

Land Type	Area required (m2)	Surplus area (m2)	Total area (m2)
Urban	0,00	0,00	0,00
Rural	24.456,35	108.639,30	133.095,65
Total	24.456,35	108.639,30	133.095,65

Source: Asset census surveys undertaken by DEVIMAR

. This indicates that the resulting relocation will likely occur within rural areas given that most of the properties are currently based in rural conditions, although this cannot be confirmed at this stage as the individual SU have yet to finalise selection and purchase of their replacement properties.

Given the larger amount of land and space available in such areas and the ongoing support provided by DEVIMAR in finding and securing new housing to the eligible SU, the affected SU are generally expected to be able to secure alternate properties without significant challenges.

The specific number of properties within each land type is unknown at this stage as completion and updating of valuations and land surveys are ongoing.

Table 13: Land losses UF1

Land Type	Area required (m2)	Surplus Area (m2)	Total Area (m2)
Urban	0,00	0,00	0,00
Rural	653.812,95	5.865.271,71	6.519.084,66
Total	653.812,95	5.865.271,71	6.519.084,66

Source: Asset census surveys undertaken by DEVIMAR

Table 14: Land losses UF3

Land Type	Area required (m2)	Surplus area (m2)	Total area (m2)
Urban	0,00	0,00	0,00
Rural	24.456,35	108.639,30	133.095,65
Total	24.456,35	108.639,30	133.095,65

Source: Asset census surveys undertaken by DEVIMAR

6.2.3 Structure Losses

As seen in Table below, the Project will impact residential housing as well as secondary structures such as sheds or adjacent buildings that will be required for the Project.

Table 15: Structure losses

Type of structure	# of Structures – Area m ²
Main buildings	295 (187 residential housing and 1 communitarian services buildings)
Main buildings area	28.100 m ²
Secondary structures	8.649 m ²
Total	36.749 m²

Source: Asset census surveys undertaken by DEVIMAR

6.2.4 Pasture and Tree Losses

Table below quantifies the loss of pastures and trees based on the quantity of area. The majority of the loss entails pasture land, among which 37 properties engage in commercial, small-scale agricultural production. These agricultural properties are expected to experience adverse impact as a result of displacement.

Table 16: Pasture and tree losses

Item	Quantity
Hedgerow	490 m ²
Pastures	559,218m ²
Secondary Forests	101,567 m ²

Source: Asset census surveys undertaken by DEVIMAR

6.2.5 Business and Income Losses

As detailed in section 6.1.3, the majority of APs in UFs 1 and 3 are engaged in low-skilled work outside of their homes including agricultural and merchant roles. Disruptions to access to their jobs may be expected due to relocation of their homes. Table below summarises the 44 businesses identified through the socioeconomic surveys that would experience displacement. These SU will have to re-establish their businesses in new locations and this

could have significant adverse impacts on their livelihoods. Given that most of the APs engaged in agricultural work are employed on other farms and are not reliant on their own access to natural resources, impact of resettlement on loss of access to natural resources is not considered adverse for their livelihoods.


Table 17: Impacts on businesses

Type of economic activities	Number of productive SU
Shop/store	19
Restaurant	12
Bar	2
Nursery	2
Locksmith	1
Pool	1
Fruit vendor	1
Bakery	1
Talleres	5
Viveros	4
Miscellaneous	8
Total	56

Source: DEVIMAR

6.2.6 Impacts on Ethnic Communities:

Don't exist impacts on Ethnic Communities on influence area of Functional Units 1 and Functional Units 3 of the Project "Autopista al Mar1"; because these lands are occupied by land colonizer, their descendants, wealthy owners and population in motion.

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7. PART C – RESETTLEMENT POLICY, ENTITLEMENTS AND COMPENSATION PLAN

In accordance with national and international requirements, Part C details the Project’s resettlement policy commitments and entitlements that will be provided to affected people. This includes monetary compensation and non-monetary measures such as replacement housing and livelihood restoration support. The approach to implementation is described including consultation, activities, institutional arrangements, monitoring, timeline and budget.

7.1 INSTITUTIONAL ARRANGEMENTS

7.1.1 Overview

The Project requires the participation and coordination of multiple actors at various authority levels. DEVIMAR is the concessionary in charge of planning, designing, executing and operating the project. At the national level, relevant institutions are in charge or infrastructure development (ANI), environmental planning (ANLA), consultation with communities (MinInterior), and property management (Catastro and Registro). At the regional level, Corantioquia oversees environmental permissions. At the local level, municipalities address public utilities infrastructure, education and public space among others. Specific roles and responsibilities of key actors are discussed below.

7.1.2 Government of Colombia


There are a number of Government of Colombia entities that are involved in the resettlement process, whose roles and responsibilities are summarised in Table 14 below.

Table 14: Relevant Government of Colombia actors

Name	Roles & responsibilities
Agencia Nacional de Infraestructura (ANI) – National Infrastructure Agency	ANI is part of Colombia’s Ministry of Transportation. It oversees concessions for public–private partnerships for the design, construction, maintenance, operation and management of transport infrastructure projects. The contract signed between ANI and DEVIMAR ²⁸ delegates DEVIMAR the responsibility for the Via al Mar project. All costs related to administrative, technical and judicial aspects of land management are the responsibility of DEVIMAR as the Concessionaire, with the technical contract between DEVIMAR and ANI establishing the amount to be funded and a funding schedule
Interventoría – External Controller	The External Controller is an independent third party hired by ANI to supervise the contractor executing a particular project. DEVIMAR’s External Controller is the Epsilon 4G consortium ²⁹ , which acts as an intermediary independent consultant between ANI and DEVIMAR to supervise all Project processes and documentation.

²⁸ Concession contract No. 14 of 2015, awarded on 14 October 2015 to DEVIMAR S.A.S

²⁹ Comprising two national firms: PROYECTOS E INTERVENTORÍAS PI LTDA and INGENIERÍA DE ESTUDIOS Y ASESORÍAS S.A.S. INESAS

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Name	Roles & responsibilities
Ministerio del Interior– Ministry of the Interior	The Ministry conducts liaison with local governments and has three divisions in charge of work with communities: Afro-Colombian affairs, indigenous peoples' affairs, and prior consultation. The Ministry has the authority to grant official recognition of ethnic communities and groups in the country.
Catastro Antioquia – Cadastral department of Antioquia	Colombian land registers are centralized in Instituto Geografico Agustín Codazzi (IGAC), the national geographic authority responsible for managing the national cadastral infrastructure. Antioquia also has a decentralized cadastral office that operates in compliance with national regulations set by IGAC.
Registro de instrumentos públicos – Public instruments registry	The Colombian property registry keeps track of all property transactions. Property owners are required to submit transaction documents (<i>escritura</i>) signed by both the selling and purchasing parties to the public notary and then to the registry, to register it as a valid transaction.
Municipalities	DEVIMAR engages with all the municipalities in the Project's area of influence on matters concerning municipal planning, public space occupancy, public utilities and services, relocation of infrastructure networks and social facilities such as schools.

Source: DEVIMAR

7.1.3 DEVIMAR

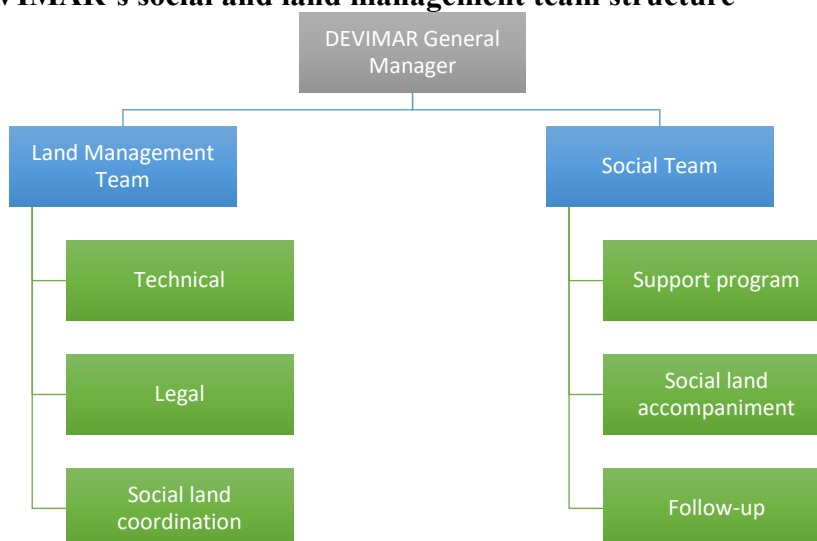
DEVIMAR has two teams working on land acquisition and resettlement activities as follows:

- Land management team that is responsible for developing the land acquisition plan, and providing economic compensation to APs according to the criteria established in Resolution 545 of 2008
- Social team that is responsible for developing the socio-economic compensation plan and providing support to APs who are being relocated with information and advice³⁰

The teams work together closely to manage the implementation of the socio-economic compensation plan and land acquisition plan. Appendix C provides further details on the list of activities conducted by the teams. Figure 5 below presents the structure of DEVIMAR's social and land management teams.

³⁰ The accompaniment team manages the social accompaniment program in which SU are provided with assistance including real estate portfolios in nearby areas and psycho-social support to help SU adjust to the process of relocation

Figure 5: DEVIMAR’s social and land management team structure



Source: DEVIMAR

The overall team that manages the land management and social support programs consists of the land management director, a technical head, three property attorneys, three land technicians, a land engineer, an external attorney, a social coordinator, two social professionals and a social land accompaniment assistant, three topography commissioners and a driver.


Key personnel within the teams possess at least eight years of relevant experience in social, community relations, property and compensation management on similar road concession projects across Colombia.

7.1.4 Consultants

DEVIMAR has contracted Mott MacDonald as an external consultant to develop this preliminary RAP document. Mott MacDonald’s involvement has entailed:

- Undertaking site visit to discuss land acquisition and resettlement processes with DEVIMAR’s teams and engage in consultation with stakeholders including APs and Afro-Colombian Community representatives
- Conducting regular calls with DEVIMAR’s social land team members to coordinate information
- Developing draft RAP for DEVIMAR’s comments and input

Mott MacDonald has not directly undertaken baseline surveys as part of this scope of work.

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7.1.5 Other agencies and institutions

DEVIMAR is also working jointly with Servicio Nacional de Aprendizaje (SENA), or National Learning Service to provide training and education for local community members interested in vocational education as detailed in section 7.3.3.

In addition, DEVIMAR maintains ongoing contact and coordinated actions with the magistrates of the San Sebastián de Palmitas and San Cristóbal towns in the municipality of Medellín, as well as with the municipal entities of Medellín and San Jerónimo.

7.2 RESETTLEMENT POLICY AND ENTITLEMENTS

7.2.1 DEVIMAR's Resettlement Policy and Principles


DEVIMAR recognises that unless properly managed, involuntary resettlement may result in long-term hardship and impoverishment for the Affected Communities and people, as well as environmental damage and adverse socio-economic impacts in areas to which they have been displaced. For these reasons, DEVIMAR is committed to avoiding involuntary resettlement. Where involuntary resettlement is unavoidable, DEVIMAR Is committed to minimising it and planning and implementing appropriate measures to mitigate adverse impacts on displaced people and host communities.

In alignment with Colombian laws and good international industry practice as typified by IFC PS5, DEVIMAR's specific involuntary resettlement principles are as follows:

1. Land acquisition and other involuntary resettlement impacts will be avoided or minimized exploring all viable alternative project designs.
2. Land acquisition will be undertaken following the principles of 'willing buyer – willing seller' using negotiated settlement, with expropriation only being used as a last resort.
3. Eligible vulnerable people's livelihoods and standards of living will be improved or restored through Resettlement Action Plan (RAP) or Livelihood Restoration Plans (LRP).
4. Compensation for lost assets will be at replacement cost³¹ and payment of compensation and resettlement assistance will be fully provided prior to taking physical possession of the land.
5. Eligible vulnerable people will be actively engaged including regular and meaningful consultation, use of an appropriate grievance redress mechanism and appropriate disclosure of project information and the RAP documentation in Spanish.
6. Vulnerable and severely affected people will be provided special assistance to safeguard them from impoverishment risks resulting from resettlement.
7. Affected people without legal title to land will be entitled to resettlement support and will be fully compensated for losses other than land.

A more detailed description of the eligibility principles is presented below.

³¹ Replacement cost is defined as the market value of the assets plus transaction costs. In applying this method of valuation depreciation of structures and assets will be taken into account. Market value is defined as the value required to allow Affected Communities and persons to replace lost assets with assets of a similar value.

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7.2.2 Eligibility Criteria

Colombian law establishes different eligibility criteria and cut-off dates for asset compensation and socioeconomic compensation.

APs entitled for asset compensation under the Project are:

- APs losing land either covered by legal title, or without legal status
- Owners of buildings, trees, or other objects attached to the land
- APs losing businesses, income, and primary livelihood streams

APs entitled to socioeconomic compensation³² and support under the Project's Social Management programme are those whose socioeconomic surveys and profiling, undertaken by DEVIMAR, determine that the SU is at risk of vulnerabilities resulting from displacement if support is not provided. This determination is up to the discretion of the social official completing the diagnosis and depends on a number of factors including, but not limited, to the SU with the following conditions:³³

- Mother heads of households
- Elderly and disabled members
- Household monthly salary of less than \$2,343,726
- Lack of formal land titles, value of housing and/or land that is less than the value of \$54,686,940
- Informal or insecure employment

The two separate cut-off dates to determine eligibility for land compensation and socioeconomic compensation are as follows:

- To be eligible for land, assets or economic loss compensation, APs are legally required to provide documents within 10 calendar days from receipt of request for evidence of formal land ownership or use rights and/or income.
- To be eligible for socio-economic compensation, the cut-off date is when the final socioeconomic survey is completed for each SU. This date is publicized starting from the start of the asset surveys to the finalization of the land appraisals.


Given that each SU has an individual schedule for property acquisition and its own cut-off date for both types of compensation, there is no single cut-off date that all SU must meet.

APs who settle in the affected areas or expand their buildings after the cut-off date range for the property or the properties in the vicinity will not be eligible for compensation.

DEVIMAR is committed to providing adequate advance notice to the APs and pay their due compensation based on the eligibility criteria defined in this RAP for resettlement, including relocation and income restoration/assistance prior to start of construction work. The APs of affected structures/assets will be paid their due compensations within the time limit agreed.

³² That is not direct compensation for lost land and assets.

³³ Additional compensations and eligibility criteria to be considered vulnerable persons, required under IFC P55, are detailed in section 6.1.8

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This time will allow them to dismantle and remove all salvageable material for rebuilding of houses and re-establishment of businesses. However, DEVIMAR reserves the right of directly demolishing such structures if the AP has not done this by the agreed deadline. Payment of compensation of assets other than structures will be made within the time limit agreed. However, in case of a dispute, the assessed/allocated amount of compensation will be pledged in the names of the concerned APs, pending a decision. Grievances or objections (if any) will be redressed as per grievance redress procedure adopted in this RAP. However, all activities related to land acquisition and resettlement will be completed prior to award of civil works contract, as civil works can only start once the owner has handed over the property.

7.2.3 Gender considerations

Provision of entitlements including financial compensation and social support are provided to SU on an equitable basis, without specific consideration for the gender composition of the household. However, supplementary support is provided to SU headed by mothers as they are considered vulnerable under national criteria, through social relocation and livelihood support programmes in which support is given to find new housing, and follow-up visits are undertaken to verify that their living conditions and livelihoods have been restored or improved following the resettlement process.

7.2.4 Compensation Entitlements


The RAP is being implemented according to a compensation eligibility and entitlements framework in line with both Colombian laws and regulations.

Efforts have also been made to align the entitlements with those specified according to good international industry practice, where possible. As detailed in section 5.3.3, while Colombian law does not account for replacement land, livelihood restoration or replacement cost as per the PS5 definition, a number of other measures are in place to enable the Project to achieve resettlement outcomes that are consistent with the PS5 objectives. This includes transitional support for loss of profits, psycho-social counselling, relocation assistance to find new housing and livelihood programmes, as well as replacement costs that do not take into account depreciation for land or housing under a certain threshold of value as detailed in Table 4.

These entitlements are presented in the project entitlements matrix in Table 15 below, and separated into three categories based on the type of entitlement as follows:³⁴

- A. **Asset compensation:** Cash compensation for the value of their land, constructions, housing, and crops as applicable as per the Land Acquisition Plan
- B. **Socioeconomic compensation:** Financial support for relocation according to their relationship to the property as per the Socioeconomic Compensation Plan (if the SU is eligible as per Resolution 545 of 2008)

³⁴ The relevant legislations are described in section 5.3.2 of this report.

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- C. **Social relocation and livelihood support:** Social relocation assistance to ensure that they are able to restore their initial living conditions and re-establish their means of subsistence as per the Project's social management programme
- D. **Physical relocation support:** Assistance to eligible Afro-Colombian communities and public educational institutions, to identify and acquire new properties, construct new housing/structures and relocate to the new sites (not applicable in this RAP)

For each entitlement, it is noted whether this is a requirement of Colombian law, or both Colombian law and good international industry practice.

Table 15: Compensation Entitlement Matrix³⁵³⁶

Item	Type of Loss	Eligibility / Definition of AP	Project Entitlements	Source of requirement: National / PSS / both
A. Asset Compensation				
1	Land loss	Owner of land affected	Cash compensation based on replacement costs based on valuation	National and GIIP
2	Structure loss	Owner of structure affected	Cash compensation based on replacement costs based on valuation	National and GIIP
3	Agricultural crop loss	Owner of agricultural crops affected	Cash compensation for value of productive crops based on valuation	National and GIIP
4	Tree loss	Owner of trees affected	Cash compensation based on replacement costs based on valuation with consideration of tree productivity and economic contribution to household incomes	National and GIIP
B. Socioeconomic Compensation³⁷				
5	Loss of permanent residential housing	Owner of residence	Cash compensation equalling \$54,686,940 ³⁸ minus value of all the required land, residential building and improvements as determined in valuation Relocation accompaniment in the form of meetings, real estate portfolios and workshops on family life and adjusting to change	National ³⁹

³⁵ To be eligible for any socio-economic compensation under national law, the DEVMIAR social official that undertakes the socioeconomic diagnosis must determine that the SU is at risk of vulnerabilities resulting from physical resettlement if support is not provided. This can include: Mother heads of households, Elderly and disabled members; Household monthly salary of less than \$2,343,726 ; Lack of formal land titles, value of housing and/or land that is less than the value of \$54,686,940; Informal or insecure employment; SU with three minimum monthly wages of less than \$2,343,726; as well as: Non-registered owners or families of affected properties; Informal commercial activities that depend on the properties for its operation; and Residents without property ownership, e.g. Tenants ('arrendatarios') and inhabitants ('moradores')

³⁶ All references to minimum monthly wages should reflect the current national amount for the given year


³⁷ All compensation to be paid per SU

³⁸ Value of Priority Social Interest Housing (VISP)

³⁹ Factor de apoyo al restablecimiento de vivienda and Factor de apoyo a moradores as per Resolution 545 of 2008

Item	Type of Loss	Eligibility / Definition of AP	Project Entitlements	Source of requirement: National / PSS / both
			Replacement housing in place of cash compensation, if requested	
		Settler (mejoritario) or holder (poseedor) of residence who has resided for at least two years	Cash compensation equalling \$54,686,940 minus value of the construction of residential building as determined in valuation Relocation accompaniment in the form of meetings, real estate portfolios and workshops on family life and adjusting to change Land titling support, for properties with surplus areas that the project does not require	National
		Inhabitant (morador) of residence who has resided for at least one year	Replacement housing in place of cash compensation, if requested Cash compensation equalling \$2,343,726 (three legal minimum monthly salary of \$781,242) for single-person household Cash compensation equalling \$4,687,452 (six legal minimum monthly salary of \$781,242) for SU with more than one person Relocation accompaniment in the form of meetings, real estate portfolios and workshops on family life and adjusting to change	National
6	Financial costs of moving	Residential unit that has resided for more than six months and has household income of less than 3 minimum monthly salaries (\$2,343,726)	Replacement housing in place of cash compensation, if requested Relocation assistance allowance in the form of cash compensation equalling \$781,242 (one legal minimum monthly salary) to comprise costs including moving	National ⁴⁰

⁴⁰ Factor de apoyo por movilización as per Resolution 545 of 2008

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Item	Type of Loss	Eligibility / Definition of AP	Project Entitlements	Source of requirement: National / PS5 / both
		Productive unit that has carried out economic activities for more than six months and has household income of less than 3 minimum monthly salaries (\$2,343,726)	furniture, with costs of finding new housing covered under Entitlement #11 below, and asset compensation covered under Entitlement #1	National
7	Loss of income from formal productive activities in permanent business	Permanent productive units that has been in place for at least six months, that must suspend their activities in a temporary or permanent manner ⁴¹	Cash compensation equalling: <ul style="list-style-type: none"> – Average monthly net profit up to six months for permanent suspension – Average monthly net profit up to three months for temporary suspension 	National
		Permanent productive units that has been in place for less than six months, that must suspend their activities in a permanent manner	Cash compensation to not exceed the sum of the net income obtained during the period	National
		Permanent productive units that has been in place for less than three months, that must suspend their activities in a temporary manner	Cash compensation to not exceed the sum of the net income obtained during the period	National
		Industrial productive unit that will incur costs for moving movable property for full land acquisition, or relocation of the property to another area for partial land acquisition ⁴²	Cash compensation equalling value of the affected building or asset, as per valuation	National
8	Loss of income from informal productive activities in permanent business	Permanent productive units engaged in informal productive activities for at least six months,	Cash compensation equalling \$4,687,452 (six monthly legal minimum salaries)	National and GIIP

⁴¹ Evidence of income required e.g. tax records

⁴² As per Resolution 2684 of 2015 issued by the Ministry of Transport

Item	Type of Loss	Eligibility / Definition of AP	Project Entitlements	Source of requirement: National / PS5 / both
		that must suspend activities in a permanent manner ⁴³		
		Permanent productive units engaged in informal productive activities for at least six months, that must suspend activities in a temporary manner	Cash compensation equalling \$2,343,726 (three monthly legal minimum salaries)	National and GIIP
9	Loss of income from leasing property	Property owners and settlers obtaining income from lease or sharecropping of part or all of the property, which has been in place for minimum six months	Cash compensation equivalent to three times the agreed monthly rental fee/monthly current yields produced from sharecropping agreement	National
10	Loss of public social services	Public services that will be displaced including schools	Relocation support in the form of new site selection and purchase, construction of new building, and temporary transport to alternate site to compensate for lost access to services for users	National
C. Social Relocation and Livelihood Support				
11	Loss of residential housing	SU being physically displaced	Social relocation support under Social Management Plan, entailing following activities: Individual meetings, real estate portfolios in nearby areas, workshops on family life and adjusting to change, psycho-social support to help SU adjust to the process of relocation, and follow-up visits to verify that the SU have legal tenure to their new properties or houses, as well as living conditions that are the same as previous conditions or improved	National
12	Livelihood support	All individuals and households affected by the Project	Eligibility to participate in training workshops on topics including	National

⁴³ Defined as productive activities whose loss of profit was not applied to the property appraisal, due to lack of evidence such as tax records

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Item	Type of Loss	Eligibility / Definition of AP	Project Entitlements	Source of requirement: National / PS5 / both
D. Physical Relocation				
13	Loss of residential housing and schools	Afro-Colombian communities being physically displaced ⁴⁴ Public educational institutions	Assistance to identify and acquire new properties, construct new housing/structures and relocate to the new sites	National

⁴⁴ National legislation that establishes Afro-Colombians' entitlements are described in section 5.3.2

7.3 SOCIAL RELOCATION AND LIVELIHOOD SUPPORT

7.3.1 Overview

This section describes measures in place to assist displaced people with their relocation and establishment at new residential sites, and measures to support them with their livelihoods. The eligible SU that would experience physical displacement receive four types of compensation and support as detailed in the entitlement matrix in section 7.2.4. This section discusses C. **Social relocation and livelihood support**. Section D. **Physical relocation support** is not applicable in UF1 and 3.

7.3.2 Social relocation support for SU

This social relocation support program is managed by DEVIMAR's Social Land Accompaniment team. The program entails activities including individual meetings to provide advice, real estate portfolios in nearby areas, workshops on family life and adjusting to change, psycho-social support to help SU adjust to the process of relocation, and follow-up visits to verify that the SU have legal tenure to their new properties or houses, as well as living conditions that are the same as previous conditions or improved, available land area and accessibility among others. This follow-up will be conducted up to one year following the completion of the relocation process.


7.3.3 Livelihood support for SU

As part of the overall Project's social management programme as regulated by the Concession's contractual requirements, several different programmes have been established. These include livelihood support, in which DEVIMAR's Social team has been working jointly with external partners to deliver training for affected persons in the local communities. Any SU affected by displacement can choose to participate in these programmes.

The programmes, which are ongoing, commenced in 2017 and have primarily entailed workshops on construction topics, as summarised in Table 16 below. The topics were selected based on consultations with the communities in the area of influence, as well as the recruitment requirements for the Project. While construction is a predominantly male industry, women stakeholders have signed up for training for roles such as administrative duties, road cleaning and traffic controlling.

Table 16: Livelihood support programmes

Partner	Training	Date started	Locations	# of sessions held	Participants
National Learning Service or Servicio Nacional de Aprendizaje (SENA)	Workshops in construction, entrepreneurship, agriculture, cooking	April 2017	Municipalities of Sopetran, Medellín, San Jerónimo	16	1-37

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Partner	Training	Date started	Locations	# of sessions held	Participants
Comfenalco Antioquia (company that offers capacity building programs)	Construction training such as working at heights	February 2018	Municipalities of Sopetran, Medellín	5	7-32

Source: DEVIMAR

As of October 2018, 1,143 out of the total of 1,511 workers (76%) contracted on the Project originate from the Project's area of influence.

7.3.4 Monitoring and evaluation

Regular monitoring will be conducted by DEVIMAR on the level of participation in the support programs. DEVIMAR will be reporting on these relocation and livelihood support activities and outcomes to the External Controller and the National Authority of Environmental Licenses (Autoridad Nacional de Licencias Ambientales) on a quarterly basis. Monitoring visits will be conducted to verify the living conditions in their new housing of all affected SU that were covered within the socioeconomic surveys, with minutes and photographic records taken to register each visit. DEVIMAR will also maintain records on the recruitment of local personnel for the Project.

7.4 RESETTLEMENT FINANCING AND BUDGET

7.4.1 Overview

This section describes the methodology used to evaluate assets and the compensation unit rates that will be used. The RAP implementation budget is summarised at the end of the section. All values are presented in Colombian peso (COP).

7.4.2 Source of Funds and their Allocation

All costs related to administrative, technical and judicial aspects of land management are the responsibility of DEVIMAR as the Concessionaire, with the technical contract between DEVIMAR and ANI establishing the amount to be funded and a funding schedule.⁴⁵ In case a bigger budget is required, DEVIMAR and ANI assumes joint responsibility over these overcosts according to the risk allocation rules provided by the Concession Agreement, which establish the proportion of costs to be borne by each party.

7.4.3 Methodology for Assessment of Compensation Unit Values

In compliance with national legislation and Concession Contract 014 of 2015, DEVIMAR has contracted a private company named VALORAR S.A. to conduct the land valuation activities, as well as Lonja de Propiedad Raiz de Medellin and Antioquia (Real Estate Association of Medellin and Antioquia) to assess and endorse VALORAR's valuation. The

⁴⁵ ANI-DEVIMAR Concession Contract Technical Appendix 7: Land Management

land valuation will be undertaken based on national legislation and GIIP when applicable in the calculation of replacement cost. As noted in the national and international comparison presented in Table 2, the national approach for valuing lost assets to be compensated takes into account depreciation of structures and assets, and so does not meet GIIP requirements for replacement costs discounting depreciation. However, as detailed in Table 4, depreciation is not taken into account for land or housing under a certain threshold of monetary value.⁴⁶ This mechanism is employed so that the SU with the lowest-valued assets, i.e. the poorest SU who are considered most vulnerable to the economic impacts of displacement, would be fully compensated for lost assets at replacement cost.

7.4.4 Asset Compensation Budget

The quantification of impacts presented in section 6.2 have been used to estimate the total compensation amounts offered for lost assets in Table 17 below. This valuation is inclusive of all 238 properties owned by 272 SU in UF1 and 3 regardless of their eligibility for socioeconomic compensation, and also includes the damages to be provided for costs incurred and loss of profits (to comprise costs including notary, registry, packing, unpacking and transfer of industrial goods).

Table 17: Total valuation of land, structures, and crops

Land	Main and auxiliary structures	and Crop and forestal species	Amount ⁴⁷	Total
\$	\$	\$	\$	\$
30.077.674.303	29.200.708.890	1.673.974.680	3.816.334.057	64.768.691.930

Source: DEVIMAR: Sabana Predial

7.4.5 Socioeconomic Compensation Budget

Table 18 summarises the budget for the socioeconomic compensation to be provided to each type of SU, based on their relation to the affected structure. This valuation is only inclusive of the 272 SU in UF1 and 3 that have been identified to meet the national eligibility criteria for socioeconomic compensation. As the individual study of property titles for the remaining 177 SU who have not been paid compensation are still ongoing, the total pending amount per type of SU is not available to date.

Table 18: Socioeconomic compensation budget based on type of SU

Type of SU	SU paid	Amount paid
Owner/Propietario	12	\$ 60.080.168
Holder/Poseedor	18	\$ 80.619.036
Improver/Mejoratorio	20	\$ 233.922.160
Landlord/Arrendadores	4	\$ 1.500.000

⁴⁶ Value of 54,685,940 or less as established in Resolution 545 of 2008

⁴⁷ "Daño emergente y lucro cesante" or costs incurred & loss of profits

Type of SU	SU paid	Amount paid
Local commercial landlord	8	\$ 7.688.543
Productive social unit	4	\$ 6.726.503
Inhabitant/Moradores	29	\$ 127.986.489
Total:	95	\$ 518.522.899

Table 19 below shows the socioeconomic compensation that has been paid to date based on the category of compensation, as well as the number of SU that have received or are pending payments.

Table 19: Socioeconomic compensation paid based on type of compensation

Socioeconomic compensation category	Amount paid	Amount pending	Total amount
Restoration of housing	\$ 316.058.644	\$ 987.009.416	\$ 1.303.068.060
Inhabitants/moradores	\$ 106.634.013	\$ 42.288.051	\$ 148.922.064
Mobilization	\$ 62.243.841	\$ 36.348.081	\$ 98.591.922
Restoration of social services			
Restoration of economic activities	\$ 26.067.705	\$ 1.425.922.419	\$ 1.451.990.124
Landlords	\$ 7.518.696	\$ 65.973.696	\$ 58.455.000
SU paid (%)	95 (35%)		
SU pending (%)	177 (75%)		
Total value	\$ 518.522.899	\$ 2.542.504.271	\$ 3.061.027.170


7.4.6 Summary Budget

The total amounts in the above tables are reflected in the summary table below. The final amounts will not be known until the payment of all compensations is complete, and the exact amounts may end up differing than those estimated.

Table 20: Summary of budget

Item	Total COP	Total USD ⁴⁸
UF1 and 3		
Land, structures, crops and species required	\$ 64.768.691.930	\$ 19.942.818
Socio-economic compensation	\$ 3.002.572.170	\$ 924.516
10% contingency	\$ 6.768.412.160	\$ 2.084.050
Total	\$ 74.539.676.260	\$ 22.951.386

⁴⁸ Exchange rate of 1 USD = 3.247,72 COP as of April 2019

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7.5 PUBLIC CONSULTATION AND DOCUMENTS DISCLOSURE

7.5.1 Overview

This section describes the Project's resettlement consultation and disclosure programme. It includes disclosure of the RAP to create awareness among the APs regarding their entitlements, compensation payment procedures and the grievance redress mechanism.

7.5.2 Consultation Meetings with Affected Peoples

As of April 2019, DEVIMAR has conducted 22 public consultation events in UF1 and 3 concerning the Project, which have focused on the contents of the Environmental Impact Assessment, the start of construction works on the route and land acquisition and compensation processes. Attendance has ranged from 7 to 135 individuals. Primary concerns identified in the process undertaken so far include the following.

- Type of social support to be provided in finding and purchasing new housing in addition to the financial compensation
- Valuation of land and improvements
- Compensation for residents without legal property titles
- Timeframes for the land acquisition processes

Responses to the queries were provided at the events, with details on the compensation and social relocation assistance to be provided to all eligible SU including those without legal property titles.

A list of the consultation events held is provided in Appendix F.

7.5.3 Information Disclosure

In addition to the public consultation meetings, information has been disclosed to affected social units through the socioeconomic survey processes and more information is provided through the negotiation processes as summarized in Figure 6 below.


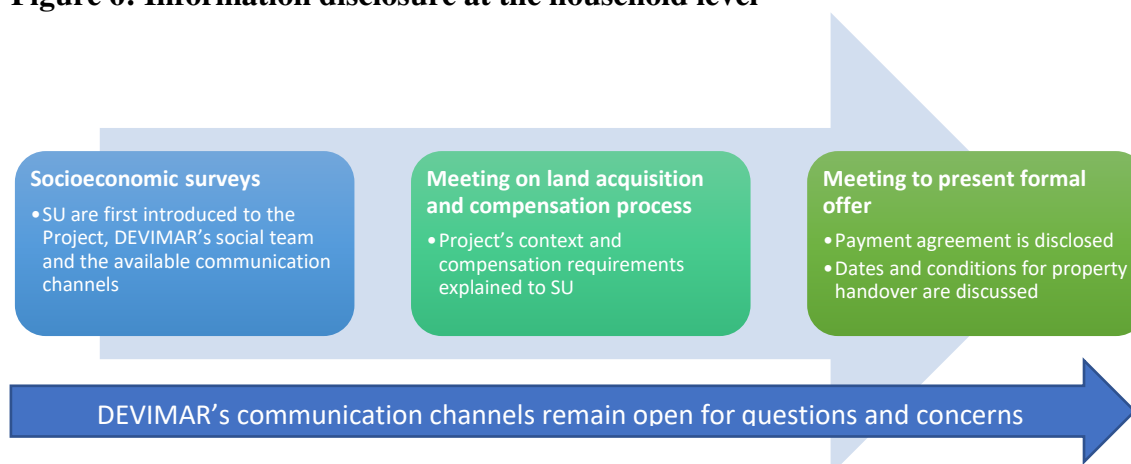
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Figure 6: Information disclosure at the household level



Source: DEVIMAR

DEVIMAR has developed a trimestral bulletin series, a land acquisition flyer, real estate portfolios, and a family life project handbook. The publications are directly distributed to SU and are also available at its offices and mobile units located in key towns within the area of influence. Examples of these are provided in Appendix E, summarised as:


- **Land acquisition flyer:** shows a diagram with the land acquisition process, DEVIMAR's land management team contact details, and the role of VALORAR S.A. as the valuator and Lonja de Propiedad Raiz de Medellin and Antioquia as valuation supervisors.
- **Real-estate portfolios:** magazines created as guides that show a variety of properties of existing homes or lots of land to develop, and a wide range of prices in all municipalities in the area of influence of the project. DEVIMAR has developed four issues to date.
- **Family-life project handbook:** a guide that provides advice on preparing and adapting to relocation, as part of the social accompaniment support for those experiencing physical displacement.

This RAP will be disclosed on DEVIMAR's public website with confidential information removed, to enable affected people to review the entitlements and relocation and livelihood support measures being offered.

One-on-one meetings with affected SU are ongoing to monitor their relocation activities and impacts on living conditions following relocation.

7.5.4 Grievance Mechanism

A grievance mechanism is available to allow APs to appeal any disagreeable decision, practice or activity arising from land or other assets compensation. In accordance with Law 1682 of 2013 and its amendment in Law 1742 of 2014, in the process of property acquisition, the owners of properties, structures, and economic activities affected by the purchase of the property have access to a mechanism to present concerns, questions or observations

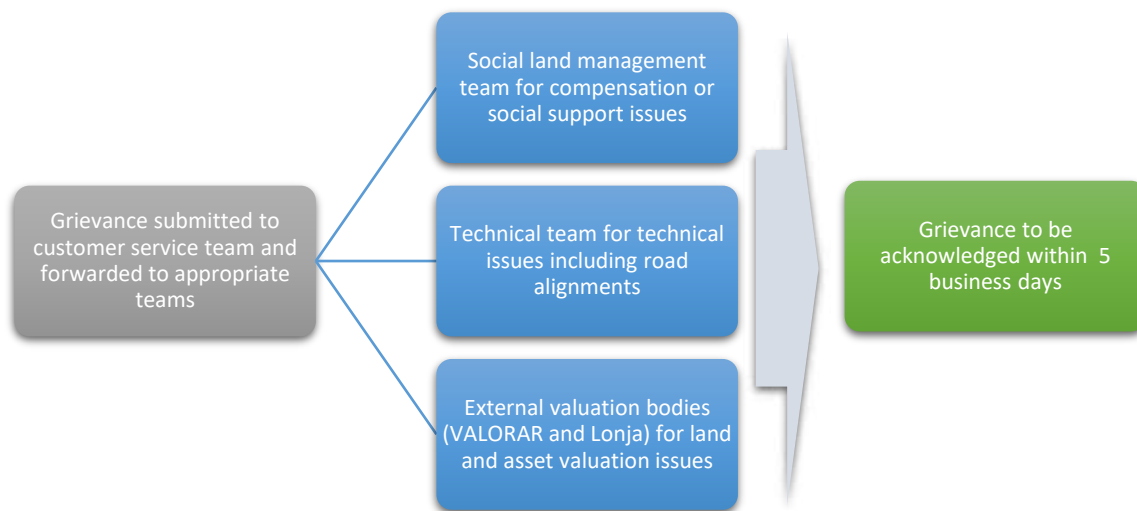
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concerning the formal offer of purchase, which are attended and answered by DEVIMAR's property acquisition officials. These claims are then included in the files of each property, during the entire negotiation period until the final deed of the property on behalf of ANI.

As grievances are tracked, recorded and resolved in individual files rather than in a central grievance management system, this system does not quantify or provide general statistical information related to grievances received about the property management process.

DEVIMAR receives all grievances, requests and complaints directly and adheres to the process summarised in Figure 7 below.

Figure 7: Grievance management process




Source: DEVIMAR

When submitting a grievance concerning a valuation, APs can also present their own independent valuation to be considered.

The customer service team receives grievances at the fixed and mobile offices as shown below, in addition to telephone hotlines, email and online submission forms⁴⁹.

- One central office (Santa Fe de Antioquia-Cabecera municipality),
- Three satellite offices (located at the Tunel de Occidente, San Jerónimo, and Santa Fe de Antioquia-Vereda Espinal regions),
- Two mobile offices (Located in different points throughout the UFs and moved periodically).

⁴⁹ <http://www.devimar.co/index.php/pqrs.html>

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Their contact details as well as the procedure for submitting grievances are disseminated directly to the APs through brochures and newsletters provided at individual meetings and public consultations, to ensure that all affected persons including women and vulnerable persons are able to voice their concerns.

All efforts are made to settle the issues through community consultation as a first step. If not, all possible attempts are made to resolve issues through the application of other conciliatory methods established in the Concession Agreement. The steps to take to address grievances concerning compensation amounts and valuations are summarized below:

1. DEVIMAR will issue a formal response no later than 15 business days after receipt of the grievance as per national law.⁵⁰ This response will either be an offer for compensation or change to valuation amount to the complainant, and invitation to discuss the issue further at a private meeting or an explanation for the dismissal of the complaint.
2. Complaints are not closed until a written response is received and approval is given by the External Controller.
3. If the AP does not agree with the compensation offer, valuation or reasons for dismissal, the APs should present their grievance to ANI
4. If the complainant is still not satisfied with the decision of ANI and is willing to continue with their complaint, they can register or file their case in the court whose decision will be final.
- 5.

DEVIMAR's grievance mechanism contact details are provided below in Table 21. The main focal point for APs is Jaime Ordoñez within the social resettlement team.

Table 21: Grievance mechanism contact details

Area	Name	Phone	Email
Social resettlement	Jaime Ordoñez	(4) 322 03 93 Ext. 106	jaordonez@devimar.com.co
Legal	Lina Albaraccín	(4) 322 03 93 Ext. 101	lablarracin@devimar.com.co
Technical	Jesús David Torres	(4) 322 03 93 Ext. 104	jdtorres@devimar.com.co

Source: DEVIMAR

The roles of DEVIMAR's different teams are available in section 7.1.3. DEVIMAR is required to maintain records of all communication received and sent out through the grievance mechanism for review by ANI and the External Controller. Monitoring of the grievance mechanism is further detailed in section 0.

⁵⁰ Under the right to petition, an instrument created by Colombian law in order to set a maximum response time for petitions made by citizens to public institutions, or private entities that have received delegations, like DEVIMAR.


7.6 MONITORING AND EVALUATION

7.6.1 Monitoring programme

The RAP will be subjected to both internal and external monitoring. Internal monitoring will be conducted by ANI, the government body granting the Project's concession to DEVIMAR. External monitoring and auditing is assigned to the External Controller. The monitoring activities are detailed in Table 22 below.

Table 22: Monitoring programme

Party	Responsibility	Frequency
DEVIMAR	Land acquisition and resettlement: Submission of data report to ANI with progress in its compensation, valuation and socioeconomic survey processes	Monthly and trimestral
	Grievance mechanism: Progress report to be submitted on response times and resolution of grievances received. A survey to be developed by an independent survey firm to obtain information on satisfaction of users in terms of response times and resolution.	Monthly Semester
	Local recruitment programme: Progress report to be submitted on proportion of workers contracted from Project's area of influence per type and category of work	Monthly
	Consultation programme: Survey to be developed by an independent survey firm on impact of consultation strategy on stakeholders in the area of influence	Annual
	Internal auditing and quality control including: <ul style="list-style-type: none"> ● Internal quality control of property appraisals ● Follow-up to the negotiation process for claims in ongoing negotiation with landowners ● Internal audit of compensation payments for restoration of housing 	Daily
ANI	<p>Directly monitoring of DEVIMAR's resettlement process through its property committee. The property committee is composed of social, property and technical staff who conduct monitoring and control activities to ensure that DEVIMAR is complying with contractual and legislative requirements.</p> <p>Indicators reviewed on a monthly basis include the following:</p> <ul style="list-style-type: none"> ● Number of social documentation completed ● Number of SU identified ● Value of compensation approved ● Value of compensation paid ● Number of SU in process of being transferred ● Number of SU being transferred 	Monthly progress report and property committee meeting

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Party	Responsibility	Frequency
External Controller (discussed in section 7.1)6)	Serving as the external government monitor and auditor of the resettlement process, as part of its overall responsibility to control and verify the execution and completion of the Project. Responsible for approving each step of the property management and appraisal process, relocation follow-up and delivery of socio-economic compensation.	Ongoing throughout execution of Project
International Project Lender(s) – once engaged	Undertake independent third-party monitoring of the resettlement process for compliance with applicable lender requirements	Based on lender schedule

Source: DEVIMAR

Once all resettlement activities have been completed, an independent completion audit should be undertaken to assess whether the adverse impacts of resettlement were addressed in a manner in accordance with this RAP, national legislation and principles of IFC PS5.

7.7 RAP IMPLEMENTATION

7.7.1 Implementation status


RAP implementation is ongoing as of the date of this RAP, with activities having commenced in 2016, with tasks having been successfully completed including the following:

- Establishment of land acquisition and socio-economic compensation teams
- Appointment of international resettlement consultants
- Publication of preliminary notification expressing the intent to acquire land
- Public consultation meetings and consultation with APs
- Completion of socioeconomic surveys for 272 households in UF1 & 3.
- 192 SU (across all UF components) have received accompaniment support as of April 2019, in the form of real estate portfolios, psycho-social support for relocation and/or construction of new housing


Currently, property purchase, socioeconomic profiling, compensation payments and relocation of SU are underway across all UFs, as detailed in the implementation schedule in section 7.7.2 below.

7.7.2 Implementation schedule

A timeline for RAP preparation, implementation and post implementation has been prepared in accordance with different steps covered under this RAP, as well as the UF1 & 3 land acquisition schedule provided in DEVIMAR's Socioeconomic Compensation Plan, and presented in Table 23. The timeline is based on the projected completion time of three years and six months (from 2017 to 2019) for the relocation and resettlement processes.

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8. APPENDICES

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A. COLOMBIAN LEGAL AND POLICY BACKGROUND

A.1 THE CONSTITUTION

The National Constitution of Colombia, referring to the fundamental right guaranteed by private property and other rights acquired under the civil laws in article 58,⁵¹ states: "When the application of a law issued on grounds of public utility or social interest conflict the rights of individuals, private interest must yield to the public or social interest. It further adds: "For reasons of public utility or social interest defined by the legislator, there may be expropriation through judicial judgment and prior compensation. This will be fixed in consultation with the interests of the affected. In cases determined by the legislator, such expropriation may be brought forward by administrative procedure, including with respect to the price.

Article 82 of the Constitution states that: "It is the duty of the State to ensure the protection of the integrity of the public space and its destination to common use, which prevails over the private interest".

A.2 CIVIL CODE

The Civil Code regulates the right to private property, however this is a right that is subject to the needs that at any given moment the State may have representing the interests of all parties, as stated above within the Constitution.

A.3 RESOLUTION 545 OF 2008

Resolution 545 of 2008 of the National Institute of Concessions (Instituto Nacional de Concesiones, or INC) defines the social management instruments applicable to infrastructure projects developed by INC and establishes criteria for the implementation of the Socioeconomic Compensation Plan within the framework of sustainable development international, constitutional and legal standards, which ensure conditions of social participation, equity and improvement of the quality of life of the population affected by the projects.

This Resolution repeals the previous Resolution 609 of December 29, 2005.

A.4 RESOLUTION 1776 OF OCTOBER 16, 2015

Adds to Resolution 545 of 2008, by which the social management instruments applicable to infrastructure projects developed by the INC are defined and criteria are established for the implementation of the Socioeconomic Compensation Plan.

⁵¹ Modified by Legislative Act No. 1 of 1999

A.5 PROPERTY APPRAISAL AND VALUATION

The following laws and decrees establish the process of elaboration of property appraisals to be followed:

- Law 9 of 1989, as amended by Law 388 of 1997
- Law 1682 of 2013
- Decree 1420 of 1998
- Regulatory Resolution 620 of 2008 issued by IGAC
- Resolution 898 of 2014 issued by the IGAC
- Resolution 1044 of 2014 issued by the IGAC
- Resolution 316 of 2015 issued by the IGAC
- Resolution 2684 of 2015 issued by the Ministry of Transportation

Valuation is undertaken according to IGAC Resolution 620 of 2008 and Decree 1420 of 1998, and applies the following valuation methodology called “method of comparison or market”:

The commercial value of the good is established, based on the study of the recent offers or transactions, of similar goods and comparable to the valuation object. Such offers or transactions shall be classified, analysed and interpreted to arrive at the estimate of the commercial value.⁵²


It should be noted that this does take into account depreciation.

The characteristics taken into account in the national valuation process are summarised in Table 24 below.

Table 24: Characteristics taken into account in assessment of compensation unit values

Goods	Characteristics taken into account in appraisal
Land	<ul style="list-style-type: none"> ● Physical aspects such as area, location, topography and shape ● Soil Classes: urban, rural, urban sprawl, suburban and protection ● The current urban planning rules for the area or property ● Type of buildings in the area ● The provision of primary, secondary and public networks of residential public services, as well as the road infrastructure and transport service ● In rural areas, in addition to the above characteristics, soil and water agrologic conditions should be taken into account ● The socioeconomic stratification of the property
Buildings and structures	<ul style="list-style-type: none"> ● The area of existing, legally authorized constructions ● The structural elements used in its structure and finishes ● Existing additional or complementary works ● The age of materials ● The physical state of conservation ● The remaining economic and technical useful life ● The functionality of the building for which it was built

⁵² Decree 1420 of 1998

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Goods	Characteristics taken into account in appraisal
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Crops (including trees)	<ul style="list-style-type: none"> ● For goods subject to horizontal ownership,⁵³ the characteristics of common areas ● The variety ● The density of the crop ● The remaining life in accordance with the vegetative cycle of the crop ● The phytosanitary status ● The productivity of the crop, associated with the climatic conditions where it is located ● Estimation of area actually planted
----------------------------	---

Source: Decree 1420 of 1998, Law 1682 of 2013 and Resolution 620 of 2008

A.6 OTHER RELEVANT LEGISLATION

Other relevant national legislation includes the following:


- Law 1682 of November 12, 2013: Establishes measures and provisions to be adopted for transport infrastructure projects.
- Law 1561 of July 11, 2012: Establishes a verbal process to grant property titles to holders.
- Law 1537 of June 20, 2012: Issues rules to facilitate and promote urban development and access to housing and other provisions.
- Decree 2190 of June 12, 2009: Partially regulates the Laws 49 of 1990, 3 of 1991, 388 of 1997, 546 of 1999, 789 of 2002 and 1151 of 2007 in relation to the Family Subsidy of Housing of Interest Social in money for urban areas.
- Law 1742 of 2014: Establishes measures and provisions to be adopted for transport infrastructure projects, potable water and basic sanitation, and other sectors that require expropriation in investment projects that the State is progressing.
- Resolution 2684 of August 6, 2015: Establishes means through which the elements of damage and loss of profit that must be appraised in the processes of land acquisition for transportation infrastructure projects, contained in Law 1682 of 2013 amended by Law 1742 of 2014, for entities attached to the Ministry of Transport.

A.7 LAND ACQUISITION PROCESS

DEVIMAR follows the general process for land acquisition in alignment with national law, as shown below:


1. Project designs are submitted to and approved by ANI
2. First property inputs are carried out
 - a. Property records (*ficha predial*)
 - b. Study of titles (*estudio de títulos*)

⁵³ Property ownership in which all owners of the property have equal interest

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3. In parallel, the social accompaniment program is initiated in which SU are provided with assistance including real estate portfolios in nearby areas and psycho-social support to help SU adjust to the process of relocation
4. Collection of documents from SU on their properties and socioeconomic data
5. The property documents are then sent to the External Controller who reviews them within 10 business days
6. The commercial property appraisal is developed, with the valuation sheet including details on the area, buildings, value of improvements and crops.
7. In the property records, DEVIMAR's property team gets information on the properties/real estates including valuation, while the social property team gets information for the socioeconomic records. Throughout this process the social accompaniment is conducted in tandem.
8. Formal offer of purchase is made by personal notification to the owner, as well as by registered mail (sent to the heirs of the deceased in case of death, who have five days to officially present as per timelines established by national law), publication on the web pages of ANI and DEVIMAR and billboard in the main office of DEVIMAR.
9. The offer is registered with the Office of Public Instruments after which 15 calendar days are available to present concerns. Economic and property-related concerns that are submitted are forwarded to the Lonja de propiedad raíz de Antioquia (evaluators), topographical ones to the technical team, and loss of profit to the social team (only in exceptional cases based on the information provided by the owner).
10. Acceptance of the offer. If the offer is not accepted, the observations are addressed after which the affected property has 30 days to respond.
11. Updated location and boundaries, with the municipal cadastre of Medellín or departmental cadastre.

If the offer is still not accepted, a process of judicial expropriation is undertaken. Files are sent to the External Controller who has five days to review, this proceeds to the ANI following no objection. ANI signs and notifies the owner who can submit observations. The complaint is distributed to the courts. Infrastructure Law guarantees early delivery, so as not to delay the execution of the project.

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B. AFFECTED PEOPLE CENSUS AND IMPACT SUMMARY

The below table provides the detailed census information for the 134 SU that were included within the socioeconomic surveys undertaken in UF1 and 3.


Table 25: Census and impact summary

SU #	Name of head of household	AP #	Land type affected	Business affected
1	Luís Fernit Mercado Ortega	5	Residential	None
2	Gabriel Antonio Arroyave	5	Residential	None
3	Jorge Willian Guerra Arroyave	4	Residential	None
4	Luís Ovidio Cano	6	Residential	None
5	Jhon Fredy Mora Ledesma	4	Residential	None
6	Ileida Johana Muñoz Pulgarín	4	Residential	None
7	Robertina Pulgarín Muñoz	4	Residential	None
8	Claudia Elena cardona	5	Residential	None
9	María Rosmira Muñoz Muñoz	2	Residential	None
10	Camilo de Jesús Velasquez Muñoz	3	Residential	None
11	Otoniel de Jedús Pulgarín Muñoz	3	Residential	None
12	Mirian de Jesús Pulgarín Marín	4	Residential	None
13	Heriberto de Jesús Pulgarín Marín	4	Residential	None
14	Edgar Hernando Tellez Gómez	4	Residential	None
15	Rigoberto Guerra	3	Residential	None
16	Leidy Cecilia Muñoz Torres	3	Residential	None
17	Amparo de Jesús Torres Ortiz	2	Residential	None
18	Gladis Marín Ospina	5	Residential	None
19	Luís carlos Muñoz Muñoz	9	Residential	None
20	Flor Enidia Álvarez	3	Residential	None
21	Jaime de Jesús Álvarez	3	Residential	None
22	Jorge Ignacio Álvarez	3	Residential	None
23	Jaime Álvarez Muñoz	1	Residential	None
24	Rigoberto Cardona Marín	1	Residential	None
25	Erika Janeth Arroyave Castro	4	Residential	None
26	Blanca Dora Castro Caicedo	1	Residential	None
27	Blanca Lilian Bedoya Arroyave	4	Residential	None
28	Rigoberto de Jesús Ortiz	1	Residential	None
29	María Zeneida Álvarez Muñoz	4	Residential	None
30	María Clementina Álvarez Muñoz	1	Residential	None
31	María Leíría Caro Muñoz	5	Residential	None
32	Aurora Arroyave Álvarez	6	Residential	None
33	Durley Argiro Arroyave Álvarez	4	Residential	None
34	Rigoberto de Jesús Álvarez	3	Residential	None
35	Fabio Nelson Álvarez Pulgarín	4	Residential	None
36	Ramiro de Jesús Álvarez Galeano	3	Residential	None
37	Yasmín Correa Bedoya	4	Residential	None
38	Rodrigo Correa Pérez	4	Residential	None
39	María Bertilda Hernández Cano	2	Residential	None
40	Carlos Enrique Correa	3	Residential	None
41	Yeimy Tatiana Correa Bedoya	3	Residential	None
42	Samuel Nerardo Bedoya	3	Residential	None
43	José Romualdo Londoño	6	Residential	None
44	Wilfredy Acevedo	6	Residential	None
45	Jorge Enrique Acevedo	6	Residential	None
46	Jorge Eleazar Zapata	4	Residential	None
47	Rubén Darío Ríos Ortiz	2	Residential	None
48	Arcadio de Jesús Escudero	1	Residential	None

SU #	Name of head of household	AP #	Land type affected	Business affected
49	Gustavo de Jesús Ortiz	3	Residential	None
50	Juan Guillermo Cano Velásquez	3	Residential	None
51	Paula andrea Zapata	4	Residential	None
52	Carlos Andres Correa Ospina	1	Residential	None
53	Diego Alberto Roa Giraldo	3	Residential	None
54	Saul Angel Velasquez	4	Residential	None
55	Angela Maria Diaz Jaramillo	4	Residential	None
56	Stiven Salas Carvajal	2	Residential	None
57	Juliana Marin Velz	3	Residential	None
58	Hector Hernan Carvajal	3	Residential	None
59	Mercedes Silva	2	Residential	None
60	Cristian Silva	2	Residential	None
61	Edelmira pulgarin	7	Residential	None
62	Rodrigo Herrera Solano	2	Residential	None
63	Ramon Antonio Garcia Bedoya	2	Residential	None
64	Mario de Jesus Gallego Munera	1	Residential	None
65	Luis Eduardo Osorio Cano	1	Residential	None
66	Gladis Amparo Henao Henao	5	Residential	None
67	Gladis Amparo Henao Henao	6	Residential	None
68	Leonardo Antonio OsorioCano	2	Residential	None
69	Roque Antonio Caro Gomez	1	Residential	None
70	Reina del Carmen Sepulveda Holguin	4	Residential	None
71	Piedad del Socorro Zapata	1	Residential	None
72	Alexander Almanza Chiquillo	3	Residential	None
73	Carlos Adrian Carballo Higuita	4	Residential	None
74	Sandra Paola Rodriguez Perez	2	Residential	None
75	Jose Emilio Betancurt Fernande	2	Residential	None
76	Argemira de Jesus Zapata	1	Residential	None
77	Jose Javier Perez Vargas	3	Residential	None
78	Maricel Perez Galindo	2	Residential	None
79	Luz Yaneth Guisao	2	Residential	None
80	Julio Cesar Marulanda	1	Residential	None
81	Johan Esteban Zapata	3	Residential	None
82	Carlos Velasquez Restrepo	3	Residential	None
83	Fredy Manuel Polo	3	Residential	None
84	Gilberto Antonio Chavarria	6	Residential	None
85	Camilo Andres Jaramillo Cano	4	Residential	None
86	Marta Gladis Muñoz	1	Residential	None
87	Gustavo de Jesus Cano	1	Residential	None
88	Carmen Tulia Cano Cano	3	Residential	None
89	Maria Daniela Cano	4	Residential	None
90	Nelson De Jesus Hospina	3	Residential	None
91	Diego de Jesús Cardona López	1	Commercial	Bar
92	Hector Fabio Gutierrez	3	Residential/Commercial	Bakery
93	Jorge Ivan Muñoz	1	Commercial	Vegetables shop
94	Francisco Vargas	1	Commercial	Store
95	Francisco Vargas	1	Commercial	Hardware store
96	CARLOS ALBERTO VILLA CARDONA	1	Commercial	Agricultural supplies

SU #	Name of head of household	AP #	Land type affected	Business affected
97	CARLOS ENRIQUE MUÑOZ TORRES	1	Commercial	Restaurant
98	IGNACIO ÁLVAREZ	1	Commercial	Bar / Gallera
99	NICOLAS ALBEIRO ATEHORTUA RAMIREZ	1	Commercial	Restaurant
100	JUAN ESTEBAN ATEHORTUA	1	Commercial	Butcher shop
101	LUZ ADRIANA VASCO VASCO	1	Commercial	Candy shop
102	ALVARO CORREA BARRERA	1	Commercial	Vegetables shop
103	HECTOR OVIDIO ARROYAVE ACEVEDO	1	Commercial	Store
104	HECTOR OVIDIO ARROYAVE ACEVEDO	1	Commercial	Tire retreading shop
105	JAZMIN CORREA BEDOYA	1	Commercial	Store
106	NIXON ALEXANDER MENDOZA	1	Commercial	Locksmith
107	ALEXANDER DARÍO CORREA	1	Commercial	Tire retreading shop
108	BLANCA TERESA OSPINA	1	Commercial	Restaurant
109	GUILLERMO LEON ARBOLEDA PULGARIN	1	Commercial	Restaurant
110	LUZ ELENA GALEANO	1	Commercial	Vegetables shop
111	GUSTAVO DE JESÚS ORTIZ ÁLVAREZ	1	Commercial	Store
112	Amada de Jesús Arboleda	4	Residential/Commercial	Restaurant
113	Shirley Yurany Carvajal	2	Residential/Commercial	Pool
114	Eutimio de Jesus Correa Arboleda	1	Residential/Commercial	Restaurant
115	Jorge Ivan Londoño	4	Residential/Commercial	Restaurant
116	Ovidio Ospina Ospina	2	Commercial	Store
117	Jorge Alberto Diaz Rodriguez	2	Residential/Commercial	Vegetables shop
118	Diana Patricia Bustamante	3	Residential/Commercial	Store
119	Eucaris Diaz Jaramillo	6	Residential/Commercial	Restaurant
120	Nolberto Lopera	1	Commercial	Restaurant
121	Luz Marina Gómez	5	Residential/Commercial	Store
122	ASADOS DOÑA ROSA	1	Commercial	Restaurant
123	ARGIRO HUGO ARBOLEDA	1	Commercial	Restaurant
124	Jose Alfredo Salas Correa	5	Residential/Commercial	Marbles
125	James Willington Guzman Macias	3	Residential/Commercial	Furniture store
126	Fabio de Jesus Martinez	6	Residential/Commercial	Nursery
127	Saul Triana Mahecha	4	Residential/Commercial	Nursery
128	Jose Alberto Zapata Velasquez	3	Residential/Commercial	Fruit vendor
129	Javier de Jesus Delgado Zapata	4	Residential/Commercial	Store
130	Beatriz Elena Cano	5	Residential/Commercial	Store
131	John Jairo Muñoz	1	Residential/Commercial	Bloque
132	Jose Arvey Clavijo	4	Residential/Commercial	Store
133	Iván Darío Jaramillo Jaramillo	1	Commercial	Restaurant
134	Javier de Jesus Ossa Lopez	6	Residential/Commercial	Sale of antiques
	Total	388		

Source: DEVIMAR

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C. SOCIAL LAND MANAGEMENT ACTIVITIES

DEVIMAR's social land management team follows the below list of activities, as established by DEVIMAR's land acquisition methodology document:

- Receipt and analysis of the legal, technical and cadastral information of the properties of the direct area of influence of the project
- Field and home visits for the characterization of Social, Productive Units or other Units, through the application of formats required by Resolution 545 of 2008
- General characterization of the property
- Characterization of Resident Social Units
- Characterization of Productive Units
- Management of documents required according to Resolution 545 of 2008 and complementary, to verify the information provided by the Social, Productive Units or other Social Units
- Identification of the impacts that the Social and Productive Units will face for the development of the Project
- Consolidation of the Social Statement recommending the application of various types of support for each Social Unit in particular
- Justification of the non-allocation of Support Factors to Social and Productive Units, in case of evidence of the absence of social and economic impacts; or if there are no residential or economic activities in the area required by the project, as defined in ANI Resolution 545 of 2008
- Management for the verification of the fulfilment of the preconditions by the Social, Productive Units or other Units, to enable the Clearing Agreements
- Drawing up and signing the agreements for the recognition of Socioeconomic Compensations established in Resolution INCO 545 of 2008, when this occurs
- Field visits and home visits to follow up on the application of the economic surveys awarded to each Social Unit
- Preparation of periodic progress reports on Socio-Real Estate Management and monthly updating of the Compensation Plan estimates, annexing: 1) Information derived from the Social Files approved by the Audit Office. 2) Progress information in Compensation Agreements. 3) Matrix of Follow-up to the Compensation Plan of the ANI. 4) Variations existing with respect to the previous month, estimated the total value by Socioeconomic Compensations. 5) The number of properties on which there is a definitive Compensation plan 6) The value of the Compensation Agreements achieved. 7) The number of missing lands 8) The estimated value of remaining economic resources

D. ANI Socioeconomic Survey Forms


D.1 Form GCSP-F-012 – General characterizations of the building

	SISTEMA INTEGRADO DE GESTIÓN		Código: GCSP-F-012
	PROCESO	GESTIÓN CONTRACTUAL Y SEGUIMIENTO DE PROYECTOS DE INFRAESTRUCTURA DE TRANSPORTE	Versión: 001
	FORMATO	FICHA SOCIAL - CARACTERIZACIÓN GENERAL DEL INMUEBLE	Fecha: 12/11/2011

Formato No. 1 de la Ficha Social.- Se diligenciará a razón de uno por cada inmueble. (al cual se adjuntarán las fichas de caracterización de unidades sociales, el registro fotográfico y el Diagnóstico Socioeconómico de cada unidad social):

1. DATOS GENERALES						
Proyecto _____	Ficha Predial _____	Trayecto _____				
Municipio _____	Vereda/ Barrio _____	Dirección _____				
Nombre del propietario (según Estudio de títulos) _____						
Datos de contacto (Dirección / Tel / Cel / e-mail) _____						
<i>(En caso de más información escriba en el ítem de Observaciones o al reverso de este formato)</i>						
2. CARACTERÍSTICAS DEL INMUEBLE						
Requerimiento del terreno por el proyecto: Total _____ Parcial _____ Se requieren edificaciones: SI _____ NO _____						
El valor del área a adquirir es inferior a tres (3) SUMMV? SI _____ NO _____ <i>(Según el Avalúo en caso de adquisición predial)</i>						
Usos Actuales del Inmueble: Vivienda* _____ Comercio _____ Industria _____ Institucional _____ Ninguno _____						
Otros? _____						
¿En el área no requerida se puede restablecer el uso actual <i>(en caso de requerimiento parcial)</i> ? SI _____ NO _____						
¿Existe vivienda en el inmueble? SI _____ NO _____ ¿La vivienda se encuentra habitada*? SI _____ NO _____						
¿La vivienda se requiere para el proyecto*? SI _____ NO _____ Parcial _____ Identifique las condiciones actuales*:						
Servicios Básicos:		Distribución por número de:		Material predominante		
Acueducto		Alcobas		Paredes	Pisos	Techo
Alcantarillado		Cocinas		Ladrillo	Baldosa	Teja de Barro
Energía Eléctrica		Sala		Bloque	Cemento	Eternit
Teléfono		Baños		Adobe/Bahareque	Madera	Paja
Otro:		Comedor		Madera	Tierra	Zinc
				Otro:	Otro:	Otro:
* Los campos marcados con (*) se diligencian solo cuando en el inmueble exista vivienda.						
¿Existen edificaciones con infraestructura mínima para el desarrollo de actividades productivas? SI _____ NO _____						
¿Cuales? _____						
<i>(En caso de más información escriba en el ítem de Observaciones o al reverso de este formato)</i>						
3. UNIDADES SOCIALES IDENTIFICADAS						
¿Existen Unidades Sociales relacionadas con el Inmueble? SI _____ NO _____ ¿Cuántas? _____ Identifíquelas:						
No.	Categoría ¹	Relación con el inmueble ²	Responsable Unidad Social ³	Número de Integrantes ⁴	Firma del Responsable de la Unidad Social	
1.						
2.						
3.						
4.						
5.						
¹ Vgr. Unidad Social Residente (USR); Unidad Social Productiva (USP); Otras Unidades Sociales. ² Vgr. Propietario; Mejoritario; Arrendador; Morador; Arrendatario de local comercial. ³ En caso de hogares corresponde al Jefe de Hogar. ⁴ Solo en caso de unidades sociales residentes; en caso de Unidades Sociales Productivas no aplica. <i>(En caso de más información escriba en el ítem de Observaciones o reproduzca una tabla anexa al reverso de este formato)</i>						
4. OBSERVACIONES						
<i>(En caso de no requerir este espacio por favor círcelo con una línea, o de contar con más información escriba al reverso de este formato, firmándolo al final)</i>						
Fecha de levantamiento de la información		El Profesional Social certifica que en la fecha levantó la información contenida en el presente documento:				
		Nombre / Cargo			Firma / C.C.	
DÍA / MES / AÑO						


D.2 Form GCSP-F-013 – Characterization of residential social unit

	SISTEMA INTEGRADO DE GESTIÓN		Código: GCSP-F-013
	PROCESO	GESTIÓN CONTRACTUAL Y SEGUIMIENTO DE PROYECTOS DE INFRAESTRUCTURA DE TRANSPORTE	Versión: 001
	FORMATO	FICHA SOCIAL - CARACTERIZACIÓN DE UNIDAD SOCIAL RESIDENTE	Fecha: 12/11/2013

Formato No. 2 de la Ficha Social.- En caso de establecer la existencia de unidades sociales residentes, se diligenciará una ficha por cada Unidad Social identificada en la vivienda:

1. DATOS GENERALES					
Proyecto _____	Ficha Predial _____	Trayecto _____			
Municipio _____	Vereda/ Barrio _____	Dirección _____			
*Unidad Social No. _____	*Relación con el inmueble _____				
<i>*(De acuerdo con la información contenida en el numeral 3 de la Ficha de Caracterización General del Inmueble)</i>					
2. IDENTIFICACIÓN DE LOS INTEGRANTES DE LA UNIDAD SOCIAL RESIDENTE					
<i>(Esta información se recoge en la entrevista al responsable de la unidad social correspondiente)</i>					
Responsable de la Unidad Social: _____ Identificación: _____ Edad: _____					
Ocupación: _____ Otras actividades que le reportan ingresos: _____					
Valor de ingresos Mensuales (sujetos a verificación): _____					
Datos de verificación (Dirección de Trabajo/Tel / Cel / e-mail): _____					
¿Además del Responsable quienes integran la Unidad Social Residente y cuál es su relación con éste? Identifíquelos:					
Nombre e Identificación ¹	Relación	Edad	Ocupación	Ingresos Mensuales ²	Datos de verificación ³
<small>¹ Solicitar fotocopia de los documentos de identidad./ ² En caso de que aplique, sujeto a verificación./ ³ Dirección de Trabajo, institución educativa, etc. /Tel /Cel / e-mail</small>					
¿Cuál es la suma aproximada de ingresos de la totalidad de integrantes de la Unidad Social? _____					
¿Hace cuánto tiempo habitan en esta vivienda? _____ En caso de arrendamiento ¿Cuál es el Canon? _____					
¿Algún integrante de la Unidad Social cuenta con otro inmueble? SI _____ NO _____ ¿Cuál? _____					
¿En caso de traslado, podrían hacerlo a dicho inmueble? SI _____ NO _____ ¿Por qué? _____					
¿Cuántos integrantes de la Unidad Social gozan de cualquiera de los siguientes Servicios contratados con una entidad legalmente reconocida que pueda certificarlo? Guardería Infantil _____ Restaurante Escolar _____ Transporte Escolar _____					
Educación Básica _____ Rehabilitación _____ Apoyo Geriátrico _____ Ninguno de los anteriores: _____					
¿Además de residir, la Unidad desarrolla actividades productivas en el inmueble? SI _____ NO _____ ¿Cuáles? _____					
<small>(En caso de requerirse más espacio escriba al reverso de este formato)</small>					
3. APORTE DE DOCUMENTOS					
Relacionar los documentos aportados por la Unidad Social en el desarrollo de la entrevista, como documentos de identidad, copias de contratos, certificaciones, declaraciones extrajudicio, etc. (En caso de no contar con éstos el responsable podrá aportarlos durante el mes siguiente al levantamiento de la presente Ficha):					
<small>(En caso de requerirse más espacio escriba al reverso de este formato)</small>					
Fecha de levantamiento de la información	El Profesional Social certifica que en la fecha levantó la información contenida en el presente documento:		El responsable de la Unidad Social certifica que en la fecha atendió personalmente la entrevista, y verificó la información contenida en el presente documento:		
DIA / MES / AÑO	Nombre: Firma: C.C.	Nombre: Firma: C.C.			

D.3 Form GCSP-F-014 – Characterization of productive social unit

	SISTEMA INTEGRADO DE GESTIÓN		Código: GCSP-F-014
	PROCESO	GESTIÓN CONTRACTUAL Y SEGUIMIENTO DE PROYECTOS DE INFRAESTRUCTURA DE TRANSPORTE	Versión: 001
	FORMATO	FICHA SOCIAL - CARACTERIZACIÓN DE UNIDAD SOCIAL PRODUCTIVA	Fecha: 12/11/2013

Formato No. 24 de la Ficha Social.- En caso de establecer la existencia de unidades sociales productivas, se diligenciará esta ficha por cada unidad identificada en el inmueble.

1. DATOS GENERALES					
Proyecto _____	Ficha Predial _____	Trayecto _____			
Municipio _____	Vereda/ Barrio _____	Dirección _____			
*Unidad Social No. _____		*Relación con el inmueble _____			
*(De acuerdo con la información contenida en el numeral 3 de la Ficha de Caracterización General del inmueble)					
2. IDENTIFICACIÓN DE LA ACTIVIDAD PRODUCTIVA					
<i>(Esta información se recoge en la entrevista al titular de la Actividad Productiva correspondiente)</i>					
Titular de la Actividad Productiva: _____ Identificación: _____					
Datos de verificación (Dirección de residencia/Tel / Cel / e-mail): _____					
Nombre y/o razón social del establecimiento (En caso de aplicar) _____ Nit: _____					
Descripción de la actividad productiva desarrollada: _____					
¿Cuanto tiempo hace que desarrolla la actividad en el inmueble? _____ En caso de arrendamiento, ¿Cuál es el valor del Canon mensual de arrendamiento? _____ ¿Cuándo es el próximo vencimiento de contrato? _____					
¿Lleva algún tipo de contabilidad de la actividad productiva? SI _____ NO _____ ¿Cual? _____					
¿Cuenta con los siguientes documentos para el desarrollo de la Actividad? Licencia de Funcionamiento _____ Certificado de Cámara y Comercio _____ RUT. _____ Inscripción de Industria y Comercio _____ Declaraciones de Renta _____ Declarac. IVA _____ Declarac. ICA _____ Balance de Estados y Resultados _____ Ninguno de los anteriores _____					
¿Cuanto considera que recibe por utilidades netas mensuales aproximadamente? (sujeto a verificación): _____					
En caso de que exista la posibilidad física y legal de continuar el desarrollo de la actividad productiva en el mismo inmueble, estaría interesado en continuar posteriormente? SI _____ NO _____ ¿Porque? _____					
<i>(En caso de requerirse más espacio escriba al reverso de este formato)</i>					
3 ARRENDADORES					
<i>(Esta información se recoge en la entrevista al Arrendador de una parte o la totalidad de inmueble)</i>					
Nombre del Arrendador: _____ Identificación: _____					
Datos de contacto y verificación (Dirección de residencia/Tel / Cel / e-mail): _____					
Contratos de arrendamiento en ejecución (sujeto a verificación):					
Nombre e Identificación del arrendatario ¹	Objeto del Contrato	Fecha de Suscripción	Fecha prevista de Terminación	Valor del Canon Mensual	Valor por Terminación Anticipada
¹ Solicitar fotocopia de los documentos de identidad					
<i>(En caso de requerirse más espacio escriba al reverso de este formato)</i>					
4.. APOORTE DE DOCUMENTOS					
Relacionar los documentos aportados por la Unidad Social en el desarrollo de la entrevista, como documentos de identidad, copias de contratos o declaraciones tributarias, etc. (En caso de no contar con éstos el responsable podrá aportarlos durante el mes siguiente al levantamiento de la presente Ficha).					
<i>(En caso de más información escriba al reverso de este formato)</i>					
Fecha de levantamiento de la información:	El Profesional Social certifica que en la fecha levantó la información contenida en el presente documento:	El titular de la actividad certifica que en la fecha atendió personalmente la entrevista, y verificó la información contenida en el presente documento:			
DÍA / MES / AÑO	Nombre: Firma: C.C.	Nombre: Firma: C.C.			

D.4 Form GCSP-F-015 – Photo registry

	SISTEMA INTEGRADO DE GESTIÓN		Código: GCSP-F-015
	PROCESO	GESTIÓN CONTRACTUAL Y SEGUIMIENTO DE PROYECTOS DE INFRAESTRUCTURA DE TRANSPORTE	Versión: 001
	FORMATO	FICHA SOCIAL - REGISTRO FOTOGRAFICO	Fecha: 13/11/2013

Formato No. 3 de la Ficha Social.- incorpora las fotografías tomadas en la visita al inmueble y en la entrevista a unidades sociales, según el caso:

I. DATOS GENERALES			
Proyecto _____	Ficha Predial _____	Trayecto _____	
Municipio _____	Vereda/ Barrio _____	Dirección _____	
*Unidad Social No. _____	*Relación con el inmueble _____		
<small>*(De acuerdo con la información contenida en el numeral 3 de la Ficha de Caracterización General del Inmueble)</small>			

Las siguientes fotografías constituyen evidencia visual de la visita al inmueble y entrevista unidades sociales así: I. Condiciones externas del inmueble, mínimo dos (2) fotos; II. Condiciones internas del inmueble (cuando existan edificaciones) mínimo dos (2) fotos; III. En caso de existir actividades productivas, mínimo dos (2) fotos que permitan evidenciar la infraestructura; IV. Composición de Unidades Sociales relacionadas con el inmueble, mínimo una (1) foto por cada unidad social. En todo caso el registro fotográfico será a color y tamaño 8 x 7, registrando la fecha de la foto, que debe coincidir con la de levantamiento de la ficha social:

Registro No	Registro No
Descripción:	Descripción:

Registro No

Registro No

Fecha de levantamiento de la información:	El Profesional Social certifica que en la fecha levantó la información contenida en el presente documento:	
	Nombre / Cargo	Firma / C.C.
DÍA / MES / AÑO		

E. INFORMATION DISCLOSURE DOCUMENTS

Figure 8: DEVIMAR Bulletin Issue #7



Source: DEVIMAR

Figure 9: Land acquisition flyer



Source: DEVIMAR

Figure 10: Real estate portfolio



Source: **DEVIMAR**
Figure 11: Family life project handbook



Source: **DEVIMAR**

F. LIST OF CONSULTATION EVENTS HELD

Table 26: Consultation events held in UF1 and 3

#	Date	Location	Attendees	Topics discussed
1	01/08/2017	Site of the Council of the Municipality of San Jeronimo	20	Environmental license, Start of work and land acquisition
2	02/08/2017	House of Government San Sebastian de Palmitas Municipality of Medellín	24	Environmental license, Start of work and land acquisition
3	04/08/2017	Community Hall Vereda la Frisola- Municipality of Medellín	25	Environmental license, Start of work and land acquisition
4	05/08/2017	Communal Hall San Vicente Neighbourhood Municipio of San Jeronimo	46	Environmental license, Start of work and land acquisition
5	12/08/2017	Municipality of Medellín. Vereda La Volcana.	49	Environmental license, Start of work and land acquisition
6	14/08/2017	Municipality of San Jerónimo Vereda Mestizal.	46	Environmental license, Start of work and land acquisition
7	16/08/2017	Municipality of Medellín Vereda La Aldea	33	Environmental license, Start of work and land acquisition
8	23/07/2017	Municipality of San Jeronimo Vereda Llanos de San Juan	63	Environmental license, Start of work and land acquisition
9	25/08/2017	Municipality of San Jeronimo Vereda Piedra negra	15	Environmental license, Start of work and land acquisition
10	28/08/2017	Municipality of San Jerónimo Vereda Pesquinal	29	Environmental license, Start of work and land acquisition
11	29/08/2017	Municipality of San Jerónimo Vereda El Berrial	34	Environmental license, Start of work and land acquisition
12	12/03/2018	Municipality of San Jerónimo "Veeduría Committee"	135	Modification of environmental license and land acquisition
13	02/09/2017	Municipality of Medellín Vereda La Sucia	29	Environmental license, Start of work and land acquisition
14	12/08/2017	Municipality of Medellín. Vereda Urquité	29	Environmental license, Start of work and land acquisition

#	Date	Location	Attendees	Topics discussed
15	31/07/2017	Vereda el Uvito- Intercambiador Store Municipality of Medellín	19	Environmental license, Start of work
16	03/08/2017	Municipality of Medellín Chapel Room Vereda la Cuchilla	22	Environmental license, Start of work and land acquisition
17	11/08/2017	Municipality of Medellín Government House of San Cristóbal.	11	Environmental license, Start of work and land acquisition
18	13/08/2017	Municipality of Medellín. Corregimiento of San Cristóbal. Naranjal Trail	N/a	Environmental license, Start of work and land acquisition
19	24/08/2017	Municipality of Medellín. Sidewalk El Llano. Communal living.	44	Environmental license, Start of work and land acquisition
20	08/08/2017	Aula Azul Centro Administrativo Medellín- Municipality of Medellín	24	Environmental license, Start of work and land acquisition
21	17/08/2017	Municipality of Medellín. Vereda La Palma	7	Environmental license, Start of work
22	30/08/2017	Municipality of Medellín. Trail Travesías.	34	Environmental license, Start of work

Source: DEVIMAR