



## LAND ACQUISITION PLAN

DNISTROVSKIY 100 MW WIND POWER PROJECT

UKRAINE

May 2019

## Document History

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## 1. Overview

### 1.1. Historical Context

In the former Soviet Union, farmers were required to give up their property to collective farms called kolkhozes. Farmers faced starvation if they did not give up their land to the kolkhozes. The farmers who operated the kolkhozes were paid as salaried employees on the basis of the quality and quantity of labor contributed to the cooperative agricultural enterprise. By 1929, the kolkhoz was the dominant form of agricultural enterprise in the Soviet Union.

In the DWPP Project area, kolkhozes did not come about until 1946 after the annexation of Southern Bessarabia (also known as Budzhak) into the Ukrainian Socialist Soviet Republic. This area was inhabited at the time by various nationalities including Ukrainians, Russians, Romanians/Moldovans, Bulgarians, Gagauz, and Armenians. At the same time, Central and Northern Bessarabia were annexed into the Moldovan Socialist Soviet Republic, which was populated by Romanians/Moldovans.

After the Ukrainian Independence took place, all farmland that had been seized by the former Soviet State was redistributed to the former kolkhoz employees and pensioners. Shares of the successor entity to the kolkhoz were distributed to former kolkhoz employees and pensioners. Most of them ended up selling their shares in the successor entities at a steep discount during the economic crisis of the 1990s to make ends meet.

The typical size of a kolkhoz was 5000ha in fields, with up to 5ha being distributed to an individual employee after the dissolution of the collectives. Rather than use this land, most people continued to rent their individual plots back to the successor entity of the kolkhoz, usually in return for a small fee or for agricultural products (or a combination).

Given the land redistribution, Ukraine soon passed strict land legislation with an official registration of land leases so that a person with a long-term (up to 49 years) lease contract could not break the contract to pursue a contract with another tenant who was willing to pay more. Simultaneously, a moratorium on the sale of farmland was put in place to protect villagers from being cheaply dispossessed from their land. This moratorium also helped Ukrainian farming companies to avoid competition with foreign investors who could drive up land prices given their access to cheap capital. Finally, a moratorium was also extended to zoning changes for privately owned farmland, so that the farmland moratorium could not be circumnavigated by changing the zoning of the land and then selling it. Given the historical factors and Ukrainian land legislation, Ukrainian farmland today is primarily owned by older villagers or their heirs (however as early as the 1980s there was an exodus of young people from the villages given poor living conditions and a lack of amenities).

Today some farming investment groups have acquired many such successor entities and control (through leases by such successor entities) up to over 500,000ha. In comparison, UPR only requires about 0.32 ha from each plot and less than 10ha in total. Consequently, UPR's land requirements have a minimal impact on agriculture and are viewed favorably by the farming community and current tenants. In order to comply with the moratorium on the sale of land, UPR requests servitudes/easements from the tenants in return for payments.

Moreover, it has been UPR's systematic policy to have WTGs only along existing field roads and/or tree wind breaks so to minimize disruption in tractor cultivation patterns, and thus in loss of cultivation areas due to tractor turns.

### **1.2. Land Acquisition in Ukraine**

Securing land for wind turbine placements in farmland areas takes place in the following steps, due to Ukraine's current moratorium on land sales:

1. Private landowner submits an application to the State service of Ukraine for geodesy, cartography and cadaster to split their land plot, with a 3,200 square meter (or more if required for the access road) land plot being set apart for the turbine foundation and a main crane pad.
2. The State service of Ukraine for geodesy, cartography and cadaster splits the initial land plot into two separate land plots, assigning new cadaster numbers to each (i.e. the 3,200 sqm land plot for the turbine location and the remaining area).
3. The private landowner then renounces ownership of the 3,200 sqm land plot and returns it to the local community, while the landowner is paid for a servitude on the remaining land the landowner keeps.
4. Based on the amendment to the Detailed Plan of Territory approved by the State District Administration after public hearing, the local community then reassigns the purpose of the 3,200 sqm land plot from agricultural production to energy production and leases the land plot to the wind power company.

### **1.3. Summary of EBRD Requirements**

The main objectives of the EBRD Requirement PR 5 "Land acquisition, involuntary resettlement and economic displacement" include the following:

- to mitigate adverse social and economic impacts from land acquisition by:
  - providing compensation for loss of assets at replacement cost; and
  - ensuring that resettlement activities are implemented with appropriate disclosure of information, consultation, and the informed participation of those affected

- to improve or, at a minimum, restore the livelihoods and standards of living of displaced persons, including those who have no legally recognizable rights or claims to the land, to pre-project levels
- to establish a grievance mechanism to receive and address in a timely fashion specific concerns about compensation and relocation that are raised by displaced persons, including a recourse mechanism designed to resolve disputes in an impartial manner.

For the full text of the EBRD 2014 Environmental and Social Policy see the following webpage: <https://www.ebrd.com/news/publications/policies/environmental-and-social-policy-esp.html>

## 2. Selection Process for Wind Turbine Locations

UPR acquired land on a voluntary basis. Although there was an option available for expropriation, UPR chose not to use this option.

The following steps outline UPR's strategic land acquisition strategy for the Dnistrovskiy Wind Power Project.

**Step 1.** UPR determined eligible construction spots.

Principally, UPR sought out spots along existing wind breaks (tree lines) with a field road along them which would minimize disturbance to field activities from transportation. Building in the middle of fields requires the construction of roads which are an imposition to farmers whose tractors must go around them. The construction of roads in the middle of fields also reduces the amount of land available for agriculture, reducing yields.

**Step 2.** A wind study was conducted to select the optimal spots among the areas identified along the tree lines (see Step 1).

**Step 3.** A study of necessary security zones and restrictions was conducted so that WTGs do not disturb existing activities.

In accordance with all local and internationally recognized standards and guidance, the following minimum distance requirements were applied:

- 700m from village borders;
- 410m from roads (to mitigate potential ice-throw);
- 205m from main OHLs (to mitigate against a potential turbine collapse which could cut the electricity regional supply if it were to hit the OHLs; this requirement does not apply to small local OHLs 10kV or below);
- 700m from international borders (in the case of the Project, this consists of the Moldovan border)
- 1300m from the Dnister estuary

Any locations that did not meet those minimum distance requirements were immediately and voluntarily dropped from consideration.

**Step 4.** A list of ideal locations was drafted.

UPR came up with a list of locations from N1 to N43. This nomenclature was used internally but does not have any particular significance as it relates to this Land Acquisition Plan.

**Step 5.** UPR researched the borders of plots in the cadastral database; for each location, a list of acceptable plots was created.

Generally, the list of acceptable plots included those within 100m of the ideal location. For example, for the WTG location N30, UPR considered the alternatives N30-1, N30-2, N30-3, N30-4, and N30-5.

**Step 6.** Consultation with owners and tenants.

In order to consent their approval and for UPR to consider moving forward with discussions about a servitude/easement, owners were required to be:

- Alive (or successor must have finished the 6-month long process of inheritance as there is a carence period in case other heirs show up);
- Living in the region;
- Independently willing and able to grant a servitude/easement for the specified compensation and plot size; (any location where an owner disagreed or they were not in a position to do so, was immediately removed from consideration)
- Able to physically go to a notary or have a Power of Attorney handling the matter (or alternatively, to get a decision by the tutor, if under tutorship);
- Have necessary documentation (i.e. passports, land ownership documentation)

**Step 7.** Check documents and determine which plots meet all documentation requirements.

It is important to note that the Ukrainian land legislation has changed significantly over the past few years. For example, many owners have acts of ownership which are no longer valid and were to be replaced by an excerpt from the cadaster; most however have not obtained the newly required excerpt from the cadaster.

**Step 8.** Any locations where a tenant of a specific land plot disagreed was immediately removed from consideration.

The entire Northern area of Starokozache was removed from consideration, including N1, N3, N5, N7, N8, N9, given that UPR could not reach unanimous agreement with all tenants and

stakeholders, and the original locations of N34 to N38, as the land in question was a state farm undergoing liquidation.

**Step 9.** If after Steps 6-8, all ideal locations (see Step 5) for a given WTG had been eliminated, UPR determined additional potential locations based on the wind study (see Step 2) and restrictions (see Step 3).

For example, locations N34a, N34b, N34c were added for consideration. Then a list of acceptable plots was drafted: N34c-1 etc.

**Step 10a.** Large land plots were split.

If a land plot was large (usually 4ha) it must typically be split. In such circumstances, the owner must apply to split his/her plot into two parcels. Then the owner applied to give up the 0.32ha plot that UPR seeks to use and retains the larger one. On the larger plot, UPR takes a servitude for 5 years to establish secondary crane pads for the assembly of the main crane.

At the same time, the tenant must also terminate his/her lease agreement on the “old” plot (the plot that required splitting) and reassign it to the larger of the 2 split plots (or give consent to the split and terminate the lease agreement at a later date).

**Step 10b.** Small land plots did not require splitting (typically around 0.50ha in the geographical center of the wind farm), but a servitude on a neighboring plot was required for secondary crane pads.

The tenant terminates the lease agreement with the owner and gives up the plot; UPR takes a servitude on this plot and compensates the tenant.

Since these small plots are not long enough to accommodate a secondary crane pad, UPR must take a servitude on a neighboring plot.

**Step 11.** After changing the land zoning of the plots given up to the local community, the local community leases them to UPR.

### 3. Land Acquisition Status

The DWPP territory includes areas that are outside the settlements of four villages in the Bilhorod-Dnistrovskiy district: Udobne, Starokozache, Seminivka, Moloha.

UPR is approaching its land acquisition process sequentially; status for each village is as follows in the village sub-sections. In total, 30 plots have been signed and notarized (4 of which are reserve plots). 29 of the 30 plots are now in the communal ownership, except for T12. T12 is a



reserve plot and the transfer to the communal ownership is underway at the time of publication of this LAP.

### **3.1. Udobne Village**

First meetings with landowners: 01.03.2018

Initial prospective turbine locations: 7

Current number of locations signed and notarized: 12

Current numbers of locations with notarized application for split of the plot by landowners: 1

Current number of prospects for additional locations: 0

### **3.2. Starokozache Village**

First meetings with landowners: 10.03.2018

Initial prospective turbine locations: 7

Current number of locations signed and notarized: 0

Current numbers of locations with notarized application for split of the plot by landowners: 0

Current number of prospects for additional locations: 0

Comment: given the opposition of farmers (tenants) for most locations, we abandoned the other locations which were left isolated.

### **3.3. Kozatske Village (part of Starokozache territorial community)**

First meetings with landowners: 15.03.2018

Initial prospective turbine locations: 13

Current number of locations signed and notarized: 6

Current numbers of locations with notarized application for split of the plot by landowners: 0

Current number of prospects for additional locations: 0

### **3.4. Seminivka Village**

First meetings with landowners: 10.05.2018

Initial prospective turbine locations: 7

Current number of locations signed and notarized: 5

Current numbers of locations with notarized application for split of the plot by landowners: 0

Current number of prospects for additional locations: 0

Comment: following opposition of 2 farmers in Starokozache, the main farmer of Semenivka suspended his judgement and he turned positive after having visited an existing wind farm but we had already acquired the necessary plots for Phase 1 and 2.

### **3.5. Moloha Village**

First meetings with landowners: 15.04.2018

Initial prospective turbine locations: 5

Current number of locations signed and notarized: 6

Current numbers of locations with notarized application for split of the plot by landowners: 0

Current number of prospects for additional locations: 0

### **3.6 Andriyivka Village**

Initial prospective turbine locations: 5

Comment: Abandoned due to the process of liquidation of the state farm being in process.

## **4. Land Acquisition Documentation**

4.1 Excerpts from the cadaster and the register of real estate demonstrate the owners and tenants, whose consent are needed.

4.2 If the land plot is leased, the land lease is terminated (agreement for the termination of the lease between the owner and the tenant).

4.3 If the initial land plot is large, the land owner applies for splitting it into the part we need and what he will keep (Application for splitting the land plot).

4.4 Following actions under 4.3, the state agency for geodesy, cartography and cadaster delivers new excerpts for the new plots with new cadastral number.

4.5 The owner applies for surrendering his/her plot to the local community (application by the owner to the local community).

4.6 The local community decides to accept the land plot (Decision of the local community).

4.7 The owner and the local community conclude a notarized agreement on the transfer of ownership the land plot (Agreement on the transfer of ownership).

4.8 On the base of the approved amended detailed plan of territory the local community changes the land zoning and leases the land plots out to Dnistrovkiy WPP (land lease agreement).

## 5. Building Consensus with the Village Councils

Consultation with key stakeholders has been a priority for the UPR development team from the earliest states of the land acquisition process. It was and continuous to be of the utmost importance that village councils are included in every step of the decision-making process with regards to the proposed siting of the Dnistrovskiy Wind Power Project in the villages of Udobne, Starokozache, Semenivka, and Mologa. Regional authorities engaged in this process include representatives from the Bilgorod-Dnistrovskiy District and the Odessa Regional Council, in addition to the local village councils.

During the stakeholder engagement process, UPR focused on identifying local needs, interest and concerns related to the proposed Wind Power Project. This was accomplished through i) public meetings, ii) facilitated group conversations, and iii) interviews and surveys which were distributed to villagers. Through each of the aforementioned processes, risks, impacts and benefits of the proposed Project were discussed and assessed.

Infrastructure was emphasized during the outreach effort; chiefly, that during the construction process, it will be critical to improve local infrastructure including access roads, which benefits both local communities and UPR.

UPR also highlighted its Corporate Social Responsibility Program during the outreach. Through UPR's CSR Program an annual payment of EUR 1,000 per MW is dedicated to support local communities during the life of the proposed Project. More information on UPR's CSR activities is available upon request.

It was emphasized that wind power projects can produce significant benefits, including financial, environmental and social benefits. Potential benefits of the proposed Dnistrovskiy Wind Power Project within local communities include:

- The use of local contractors during construction;
- Increased investment in local communities, with potential to draw more investment opportunities;
- Potential opportunity for local landowners, groups and individuals to be involved in development process;
- Regular tax payments benefiting local budgets;
- Employment of some local laborer during the operational phase of the Project, including maintenance activities;
- Improvement to local infrastructure, including access roads;
- Educational benefits around topics like sustainable development;
- Sponsorship of socio-cultural and sporting events in the Project area.

Following outreach activities, Memorandums of Understanding and Cooperation were signed with each village counsel.

## 6. Impacts in Relation to Land Acquisition

Impacts associated with land acquisition for the Project are described and analyzed in detail in the Project ESIA. The following section provides an overview only of impacts that require mitigation, during construction and operation. Impacts from decommissioning will be similar to those during the construction phase.

### 6.1. Impacts during construction

During construction, voluntary resettlement, possibly leading to economic displacement may occur during construction for the following categories of people:

- Persons who own the land plots which have been or will be acquired for the project,
- Persons who are using the land plots which have been or will be acquired for the project, but who are not owners of land, and whose crops may be affected by construction.
- Persons who are using the land plots which will be crossed during the transport and installation of WTGs in their future locations or other land which may be disrupted during construction, whose crops may be affected. Businesses operating along transport routes that may be affected by increased traffic or access road design.

Renting of land is very rare in the area and therefore the likelihood of the existence of users of land, who are not owners, is very small. The existence of individuals using the land without the knowledge of the owners is even less possible as all land is intensely farmed. Nevertheless,

measures to compensate and assist such persons in case they are encountered at later project stages, are included in the LAP.

The present construction plan includes the possibility of moving a heavy crane directly from turbine location to another turbine location, across agricultural fields and not via existing roadways. This will inevitably cause damage to crops and compaction of the agricultural soil. The impact for an average land plot is expected to last less than one month, although any crops on land along the transport corridor will be lost. The Project will reimburse all farmers impacted with just and fair compensation for the harvest lost due to large crane displacements.

Transport and increased traffic are not expected to have impacts on livelihoods, as discussed in the Project ESIA.

## 6.2. Impacts during operation

During the construction and operation of the wind farm, land owners may face use restrictions and be unable to use a portion of the land plot for agricultural activities due to the presence of cranes or other machinery used for the installation and/or repair of the wind turbines. Servitude agreements have been signed to fully compensate for the farming use restrictions. Similar to the construction phase, voluntary resettlement, which may include economic displacement (i.e. the temporary loss of access to certain parts of land used for agricultural purposes or an impact to crops), could potentially occur for persons who are using the land plots which may be crossed during repairs of WTGs. UPR will compensate the land owners for any damages to the land or crops or economic displacement during the operation period.

## 7. Entitlement Matrix

Description of affected persons / land	Number of affected properties / households / amount of affected land	Entitlement
Persons who own land plots which have been or will be used by the Project through easement agreements or land leases	Approx. 40 households	<ul style="list-style-type: none"> <li>• Cash compensation for use of land for secondary crane and equipment storage.</li> <li>• Cash compensation for voluntary transfer of plot to village council</li> <li>• All compensation is made according to easement agreements, which were signed for a period of 5 years, with a one off</li> </ul>

		<p>compensation payment for the loss of land plot transferred to the village council (concluded and paid from May to June 2018), and a yearly payment per year for 5 years for the use of the land plot.</p>
<p>Persons who are using the land plots which have been or will be acquired for the project, whose crops may be affected by construction.</p> <p>Apart from owners of land, this category includes persons who are leasing land (tenants) or persons who may be using it under some other arrangement.</p>	<p>Approx. 40 households</p>	<ul style="list-style-type: none"> <li>• Cash compensation for all affected crops at full replacement cost</li> <li>• Reinstatement of land</li> <li>• Livelihood restoration assistance, in case compensation alone is not sufficient to enable them to restore their livelihoods</li> <li>• Construction is expected to last 10-20 months in total, therefore either none or at most one season's crops will be affected dependent on the construction start date at each WTG location. For any one WTG assembly per plot, no longer than 3 weeks is anticipated. Compensation has been paid, with the compensation calculation based on the farmers' margins from growing crops to the end of the lease less the average remaining rental payment made to the owner.</li> </ul>
<p>Persons who are using the land plots which will be crossed during the transport and installation of WTGs in their future locations or other land which may be disrupted</p>	<p>From 0 to 5 households</p>	<ul style="list-style-type: none"> <li>• Cash compensation for all affected crops at full replacement cost</li> <li>• Reinstatement of land</li> <li>• Livelihood restoration assistance, in case</li> </ul>

<p>during construction, whose crops may be affected.</p> <p>Apart from owners of land, this category may include persons who are leasing land or using it under some other arrangement.</p>		<p>compensation alone is not sufficient to enable them to restore their livelihoods</p> <ul style="list-style-type: none"> <li>• No compensation payments have been made as the level of potential disruption has not been determined at present and therefore the number of impacted households is unknown. Once the transport and installation plan has been developed, compensation for crops will be made on the same basis as above.</li> </ul>
<p>Businesses operating along transport routes which may be impacted by increased traffic and access road design (formal or informal businesses), in case they are identified upon the selection of the final transport route for the Project.</p>	<p>1 business identified at the time of developing the LAP</p>	<ul style="list-style-type: none"> <li>• Compensation for affected assets or access to assets, at full replacement cost</li> <li>• Livelihood Restoration Assistance in case compensation alone is not sufficient to enable them to restore their livelihoods</li> <li>• No compensation payments have been made as yet, as negotiations are on-going</li> </ul>

## 8. Description of Mitigation Measures and Entitlements

Prior to construction, UPR will undertake certain measures to mitigate land acquisition related impacts, and these include:

- Provide timely information to users of land of when construction is planned to begin and consult and agree with them on the process by which lost crops and damages will be compensated (e.g. valuation of affected crops, location of offices where affected people will be able to submit their requests, payment of cash compensation to their bank accounts, etc.)
- Provide timely information to people/households/businesses located along selected transport route about the Transport Management Plan, discuss impacts and agree on mitigation measures.

- Compensate any business losses at full replacement cost, in accordance with the Ukrainian legislation and IFI policies.
- If compensation alone is not sufficient to restore livelihoods, implement livelihood restoration measures

During construction, UPR will undertake the following activities:

- Minimize the amount of land occupied during construction and the damages to surrounding fields / crops
- Compensate all lost crops and damages in accordance with the Ukrainian Law and the principles described in the LAP.
- Upon the completion of construction activities, fully reinstate the land not permanently occupied

During operations, UPR will limit land use restrictions only to areas needed for the safe operation of wind farms and easy access for repairs and maintenance, to optimize land use. All damages and crops will be fully compensated.

During decommissioning, UPR will remove all materials and equipment from sites and fully reinstate the land.

### **8.1. Categories of affected people**

Owners are defined as individuals who have formal legal ownership of land, registered in the State Geocadaster. There may be cases where individuals are in fact owners however they do not have appropriate ownership documentation available to be able to prove their ownership status and consequently sign compensation contracts. This may be as a result of issues such as unprocessed inheritance procedures or unregistered sale / purchase agreements, etc. If such cases are encountered during the land acquisition and compensation process, UPR will assist property owners in confirming their ownership status and securing the appropriate documentation (e.g. from the Geocadaster), whenever necessary, to facilitate contract signing and payment of compensation.

Users of land can be divided into formal and informal users. Formal users may have legal contracts allowing them to use private or public land (e.g. land lease). Informal users may be using land without the owner's permission (e.g. if the owner is abroad and is not using the land) or using public land. Both categories of users are entitled to compensation at full replacement value for all crops, trees, plants that they planted, as well as any improvements they made to the land (e.g. fences, irrigation channels). In addition, if the acquisition of land results in the economic displacement of users, they will be entitled to appropriate livelihood restoration assistance.



Owners of both formal and informal businesses are entitled to compensation for any losses they incur (lost net income), either permanently or temporarily. This can take the form of cash compensation and/or the implementation of livelihood restoration measures.

Some individuals or groups may be considered more vulnerable than the majority of the population and, if affected by UPR's operations, might require special assistance. Such groups could include:

- elderly single headed households
- single parent households
- illiterate persons,
- informal users of land who have no sources of income or assets of their own, etc.

UPR will assist such individuals / households in accordance with their specific needs. For example, certain groups may need legal or other assistance to be able to receive compensation. It should be noted that no vulnerable groups, as defined by EBRD<sup>1</sup>, were identified during the process.

For any future expansion of the project, a census and corresponding socio-economic survey should be carried out to determine the project-affected persons and households, including any affected vulnerable groups.

## **8.2. Valuation of affected assets and replacement cost**

Replacement value is calculated as the market value of assets plus any transaction costs associated with restoring such assets (e.g. transfer taxes, registration costs). Replacement value of land corresponds to the market value of land with similar characteristics in the vicinity of the affected land and any transaction costs.

Assets are evaluated by independent court certified land surveyors and valuers. The valuation of land takes into account the quality and productivity of land. Valuation of plants and trees takes into account various important features, such as their age or the resources and amount of time that would be needed to grow a new tree/plant. Even after receiving compensation, project affected people are allowed to salvage plants / trees, i.e. remove them with roots and attempt to replant them in other locations.

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<sup>1</sup> Vulnerable groups refers to people who, by virtue of gender identity, sexual orientation, religion, ethnicity, indigenous status, age, disability, economic disadvantage or social status may be more adversely affected by project impacts than others and who may be limited in their ability to claim or take advantage of project benefits. Vulnerable individuals and/or groups may also include, but not be limited to, people living below the poverty line, the landless, the elderly, women and children headed households, refugees, internally displaced people, ethnic minorities, natural resource dependent communities or other displaced persons who may not be protected through national legislation and/or international law.

### **8.3. Livelihood Restoration Measures**

In case the implementation of the Project causes economic displacement of project affected people, defined as loss of assets or access to assets that leads to loss of income sources or means of livelihood, alongside compensation for affected assets, UPR will implement livelihood restoration measures. Such measures may include:

- compensation for the cost of re-establishing business activities elsewhere
- provision of any transitional support
- compensation for or assistance with transport of equipment or machinery
- training, skill development, access to job opportunities, etc.

All land temporarily acquired for the Project will have to be fully reinstated before being returned to the user of land. This means that all sites will be cleared of waste and that all equipment will be removed. It may also include top soil conservation to preserve the quality of the affected land. Undertaking these measures will enable owners / users of land to continue using it in the same way they used it before the implementation of the Project and prevent economic displacement.

## **9. Grievance Mechanism**

UPR has developed a grievance mechanism to receive and consider all comments and complaints associated with the Project, including those related to land acquisition. The grievance mechanism is described in more detail in the Project Stakeholder Engagement Plan.

Any person or organization may send comments and/or complains in person, by phone or via post or email using the following contact information:

Ukraine Power Resources, LLC  
Contact Person: Iryna Bondarenko, Team Coordinator  
Tel: +38 097 951 09 25  
E-mail: [ibondarenko@ukrainepowerresources.com](mailto:ibondarenko@ukrainepowerresources.com)  
Web address: [www.ukrainepowerresources.com](http://www.ukrainepowerresources.com)

UPR will keep a grievance log of all Project related grievances, clearly marking those related to land acquisition to enable monitoring of this process.

## **10. Monitoring and Reporting**

UPR Environmental and Social Manager will regularly monitor land acquisition and the implementation of the LAP against the indicators listed in the table below. A land acquisition database on the individuals / households whose properties have been affected by the Project,

compensation and livelihood restoration measures that have been implemented will be developed and regularly updated. All information on individuals / families, their properties and their compensation payments will be kept confidential.

Independent third-party compliance monitoring will be carried out to check whether the implementation of compensation and livelihood restoration is in compliance with EBRD's Policy.

### ***Key Performance Indicators***

<b>Indicator</b>	<b>Source of Information</b>	<b>Frequency of Measurement</b>
<b>Input indicators</b>		
Overall spending on compensation and resettlement	UPR financial records	Biannually prior to and during construction, annually during operations
Number of staff involved in implementation of the LAP	UPR management reports	Same as above
<b>Output indicators</b>		
Number of project affected individuals / households, per category (owner / user / informal user)	UPR land acquisition database	Biannually prior to and during construction, annually during operations
Number of affected vulnerable individuals / families	UPR land acquisition database	Same as above
Number of concluded easement / sale purchase agreements / lease	UPR land acquisition database	Same as above
Number and sizes of land plots acquired for the project	UPR land acquisition database	Same as above
Number of resolved and outstanding (or unresolved) grievances	Grievance management records	Biannually prior to and during construction, annually during operations
Average time for payment of compensation / provision of livelihood restoration assistance	UPR financial records	Same as above
Does compensation represent full replacement cost?	Meetings / contacts with project affected households Grievance management records	Same as above
Have incomes been restored?	Meeting / contacts with businesses (i.e. number of	Same as above

	workers, incomes)	
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Using the monitoring framework described above, UPR will produce reports on the progress achieved with the implementation of the LAP. These reports will consolidate the information on compensation and livelihood restoration measures, consultations measures, information on negotiations and results, provision of assistance to vulnerable groups, grievance management, etc.

Information from these reports will be summarized and included in the UPR annual Environmental and Social Management Reports, distributed to relevant stakeholders, including EBRD.