LAND ACQUISITION FRAMEWORK

ABSTRACT

The Land Acquisition Framework (LAF) outlined in this document is developed in accordance with the Sociocultural Analysis (SCA) and aims to provide comprehensive procedures and guidelines for acquiring land necessary for project implementation. Compliance with national laws and the Environmental and Social Policy Frameworks (ESPF-5 and ESPF-7) of the Inter-American Development Bank (IDB) is prioritized to ensure legal and ethical adherence throughout the land acquisition process.

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1. *Introduction*

Established in 1959, the Inter-American Development Bank (IDB) stands as a pivotal institution dedicated to fostering economic, social, and institutional development across Latin America and the Caribbean. As the primary source of financing for projects aimed at reducing poverty and inequality, the IDB plays a crucial role in improving health, education, and infrastructure while promoting sustainable development practices.

At the heart of the IDB's mission lies a commitment to achieving measurable results while upholding the highest standards of integrity, transparency, and accountability. Central to this endeavor is the Environmental and Social Solutions Unit (VPS/ESG), tasked with ensuring that IDB-funded projects adhere to stringent environmental and social policies.

In alignment with this commitment, this framework is inherent to the preparation of environmental and social documents essential for the development of a multiple work operation ("Bio-SWEET") project. This multifaceted initiative aims to enhance the Bio-economy potential for indigenous communities in Suriname's Sipaliwini District by bolstering energy, water, and telecommunications infrastructure. To achieve this, the framework will adhere to the IDB's Environmental and Social Policy Framework (ESPF) and its Performance Standards (ESPSs), building upon ongoing assessments and deliverables.

In summary, this Land Acquisition Framework represents a pivotal step in ensuring that land acquisition processes align with national laws, IDB guidelines, and the overarching goal of promoting equitable and sustainable development in Suriname. Through collaborative efforts and adherence to best practices, we aim to foster positive outcomes for all stakeholders involved.

The project entails territorial allocation for infrastructural works to provide energy, water and telecommunication in the 10 (ten) Indigenous villages of south Suriname (Trio and Wayana).
Prior to conducting surveys, communities were engaged in an early stage, according to the FPIC principles. Consequently, at each stage of the project's realization, careful consideration was given to adhering to the FPIC following the 'Community Engagement Strategy' as developed by ITP organizations. *(figure 1)*

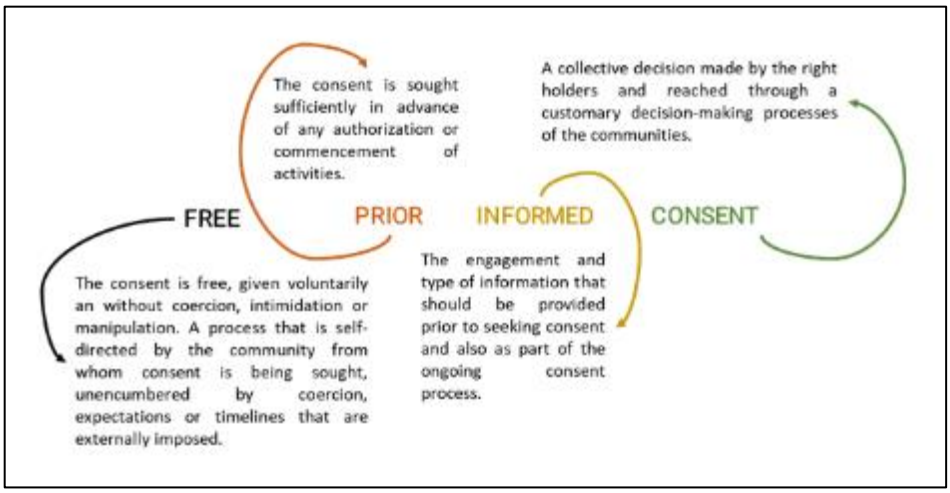

Figure 1 Brief summary of Free, Prior and Informed Consent

The process below describes the steps to the project realization of Energy, Water, Telecommunication, and most importantly the Bio-economic improvement. *(figure 2)*

Figure 2 Process from demand assessment to the start of project implementation

Prior to executing the field missions, during the surveys, as mentioned before, preparatory meetings between the responsible consultancy team, and the Ministry of Regional Development and Sport (ROS) and Natural Resources (NH), in addition also with, ITP coops (VIDS and KAMPOS) were engaged.

Upon arrival in the villages, the Sustainable Development for Indigenous People (DDOI =Directoraat Duurzame Ontwikkeling Inheemsen), a branch of the Ministry of Regional Development & Sports, engaged in dialogue with the Traditional Leaders of the communities. The objective was to inform all parties about the project objectives and the need for a field visit. Upon receiving verbal consent from the traditional authorities, logistical and technical preparations were then followed.

2. *Brief Project Overview/objectives*

The project aims to finance the implementation of essential infrastructure components in the 10 Indigenous villages of south Suriname, namely energy, water, and telecommunication systems. These components are pivotal for fostering socio-economic development and improving the livelihoods of the indigenous communities in the region, as mentioned before.

The process for project realization involves several key steps, beginning with preparatory meetings as mentioned before, between the consultancy team, relevant government ministries, and indigenous cooperatives. Subsequently, upon arrival in the villages, engagements are initiated with traditional leaders and community representatives to inform them about the project objectives and seek verbal consent for field visits.

To be able to start the survey, the project overview and objectives are communicated during community-wide meetings, where the consultancy team introduces themselves and outlines the project specifics and timelines. Discussions are held to solicit community assistance in assessments, logistical arrangements, and preliminary land allocation for potential construction.

The consultancy team is then organized into groups, each focusing on specific expertise areas such as environmental and social impacts, water systems, telecommunication, and energy assessments. These groups conduct extensive interviews and technical assessments with community members and local experts to gather data and insights necessary for project planning and design.

During the demand assessment field missions, preliminary land allocation for project construction was discussed critically with the community. It was emphasized that land allocation is essential for implementing infrastructure projects effectively, particularly for energy, water, and telecommunication systems. Additionally, considerations were made for bio-economic initiatives to ensure sustainability and opportunities for self-determination among the indigenous populations.

In summary, the project aims to finance the development of crucial infrastructure components in indigenous villages, with a strong emphasis on community engagement, environmental sustainability, and socio-economic empowerment. Through collaborative efforts and adherence to best practices, the project endeavours to foster positive outcomes for the indigenous communities of South Suriname.

The purpose of the community-wide meeting in all villages was to:

- Introduce each member of the team, including representatives from IADB, MROS, MNH, the expert groups ILACO, Communication team, ACT, and TTA, as well as outlining the activities planned by the expert group.
- Presenting the project specifics and a tentative project timeline, highlighting the goal of enhancing access to water, telecommunications, and energy to foster socioeconomic development through productive uses. Visual aids were also provided to illustrate the project timeline and the steps involved, emphasizing that it is an estimated timeline.

- Addressing the team's request for community assistance in conducting assessments and arranging local logistics, such as engaging local experts in water, telecommunications, socioeconomic matters, and energy, as well as requesting guidance from local traditional authorities regarding preliminary land allocation for potential project construction.
- Agreeing to convene another Krutu (village meeting) before departure to share preliminary findings/assessments and discuss follow-up actions, involving both the team and the community.

Table 1 The team organized in groups with a brief summary of conducted activities and engagement processes

Group	Expertise	Brief description & engagement processes
1	Environmental & Social Experts (ACT)	An extensive interview with community members to assess the social and environmental impacts the projects may carry, and creating safeguards if there are any negative impacts. ACT has recordings of the interviews, list of interviewees (attendance sheet (see Annex I)), and an extensive report that encloses both.
2	Water Experts (ILACO)	Team of water experts, guided by three local water experts, conducted the technical assessment for a proposed design of new potable water systems, if not improvement of existing systems. The water Team was supported by 3-4 people from the community, in particular to help in the identification of potential water sources such as creeks. Together with the community they mapped each of the villages to identify the location of users on paper, and make it a more inclusive process. The team produced extensive reports for each community.
3	Telecommunication Expert (Monique Lehman)	In Kwamalasamutu, Apetina, Pelelu Tepu, Palumeu, and Kawemhakan, the team was guided by local members responsible for the maintenance of the telecommunication towers. In the locations without telecommunications towers, the Team, engaged with at least 2-3 people to look at potential sites for towers around the community. Monique together with her assistant participated on several Krutu meetings to understand the current uses of telecommunications in the communities were available as well as the needs and barriers in those without access to telecommunications.

Group	Expertise	Brief description & engagement processes
		The team also produced reports of their findings.
4	Energy Experts (TTA)	The energy team were also guided by local community members that where responsible for the diesel generation or that were designated during the initial Krutu to support with the energy assessment. In most cases, the Captain or village leader accompanied the group to look at the different land areas, along with other community members.

After the Krutu, the groups followed through with conducting their demand assessment/field studies. As figure 3 shows, every engagement with the community during the demand assessment field mission, preliminary allocation of land for potential project construction was mentioned critically by every group, where the importance of it was explained to the community.

During the survey, all four project components (Energy, Water, Telecommunication and Bio-economics) led to the need for some land allocation. Primarily Energy, Water and Telecommunication were discussed, with Bio-Economics (for sustainability sake of the investments and opportunities creation for self-determination) considered secondary.

Figure 3: Teams survey led to preliminary allocation of land for project constructions

3. *Results of Surveys (individual and focus groups) and technical data measurements and projections*

3.1 Energy demand translated to land requirements

Villages	***Area (m²)***
Kwamala-samutu	***11,000***
Apetina	***1,750***
Palumeu	***1,750***

PeleluTepu	***6,000***		
Kawem-hakan	***2,275***		
Sipaliwini	***6,750***		
Alalapadu Amatopo	***1,400*** ***1,900***		
			

Coeroeni
375

Kumakapan ***300***

3.2 Demand for Water storage, filter and distribution plant

An average of ***750 m²*** (500 up to 1,000m²) per village will be reserved for the most applicable scenario per village (cumulative storage of equipment water storage, treatment and distribution plant).

3.3 Telecommunication

From the ten villages, Kwamalasamutu, Apetina, Pelelu Tepu and Palumeu have a tower and Telesur reach (mobile calling, internet). The investments presented below are based on one (1) scenario of extending towers to expand the existing Telesur network. Due to the characteristics of storing material, transporting and building the towers with a dedicated solar plant (mini grid), the numbers below were presented.

Data collection, processing and extrapolation to infrastructural works in and outside village. In the village of Amatopo, Curuni and Alalapadu one (1) tower needs to be constructed. Two additional towers are required between Curuni and Kwamalasamutu. In Sipaliwini another tower is required.

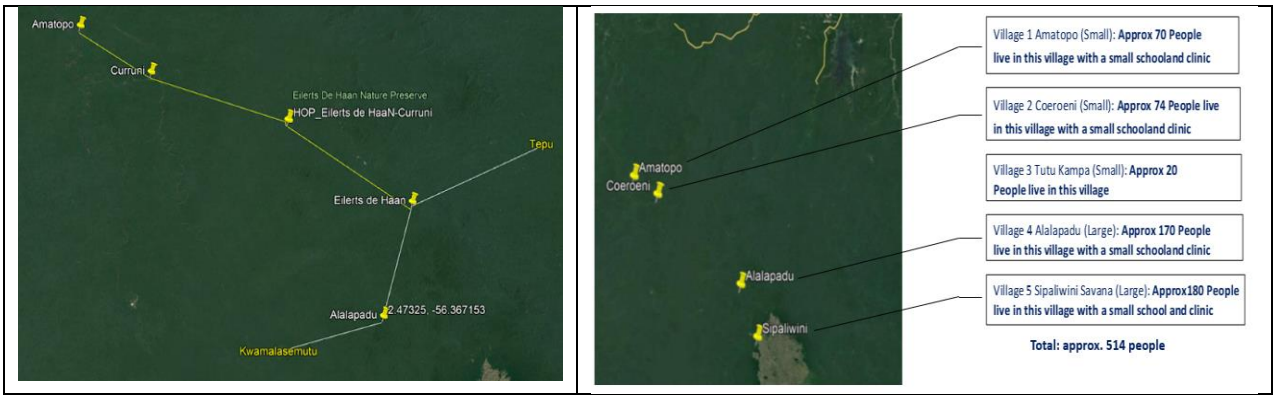

Figure 4: Visualization of proposed tower interconnection area per village

The area per village required for a tower preparation, construction, fencing and renewable (solar) energy generation was estimated based on previous experiences with population size.

Table 2: Estimate maximum area required for infrastructural work (m2)

	Energy	Water	Telecom (tower demand)	Total (area)
Kwamalasamutu	11,000 m^2	1,000 m^2		12,000 m^2
Alalapadu	1,400 m^2	750 m^2	1,000m^2	3,150 m^2
Curuni	375 m^2	500 m^2	750 m^2	1,625 m^2
Amotopo	1,900 m^2	500 m^2	750 m^2	3,150 m^2
Sipaliwini	6,750 m^2	500 m^2	1,000m^2	8,250 m^2
Apetina	1,750 m^2	750 m^2		1,500 m^2
Pelelu Tepu	6,000 m^2	750 m^2		6,750 m^2
Palumeu	1,750 m^2	750 m^2		2,500 m^2
Kawemhakan	2,275 m^2	750 m^2		3,025 m^2
Kumakapan	300 m^2	500 m^2		800 m^2

4. Land Ownership and Acquisition Procedure

Although the Republic of Suriname has not recognized the Collective rights and more specifically the Land rights of ITPs, customary rights provide all guidance for negotiating with village authorities (council) for land allocation especially when it concerns the greater benefit of the community. The data collection phase was referred to – for gaining more insights and reflect with the community on that.

The following was discussed:

i) In accordance with transparency guidance, the need for land acquisition was communicated during the village wide introductions;

ii) During the data collection phase, it became apparent that land allocation was necessary for various purposes such as energy, water, and telecommunications. This information was communicated to the relevant resource persons. Additionally, potential areas were observed and scrutinized for flooding and the risk of fires during droughts, as well as for the preparation of farms. Although preliminary parcels have been identified, no formal commitments were signed. ;

iii) Some sections of the study provided different scenarios, which after the final selection should be calculated to the actual lands required (area). Since the village council have been engaged in comparable initiatives, prior to this project, it is common to sign a commitment letter (executing agency with the village authorities). In this agreement the responsibilities of both parties should be clearly stated. The Village Leader signs on behalf of the village, whilst an appointment GO Ministry signs on behalf of the State (both NH, TCT engaged in ROS jurisdiction);

iv) The community is the owner of the land (customary right), and therefore the village leader signs on behalf of the community. An internal village meeting by leadership is recommended to discuss village wide consent. In this internal discussion, any type of sensitivities, sacredness or existing plans may be scrutinized.

v) It is recommended that the signed letter is shared with the district commissioner, and all relevant GO agencies as well as other strategic partners to the communities.

Follow-up of the Fact finding

The process is facilitated by a resource person and an interpreter, to ensure that all parties involved are understood. After this phase, the written (and translated) version of the process discussed and all intermediate or final decisions made should be send back to the communities. Often this is a letter/poster in the local language.

5. *Principles for Land Acquisition*

5.1 Share results of surveys, observations and discussions with Village Council

In a final meeting with village council and/or wider audience during the field visit (initial survey) the land requirements for infrastructural placements is estimated. Discussions will eventually be towards the cumulative result of collaborative field assessments, data collection and pre-approval of suitable lots. In order to complete the final selection, the list of criteria needs to be assessed.

5.1.1 Important guiding principles (criteria) for Land Acquisition complying with ESPF 5 and ESP7 following the Community Engagement Plan are:

- A piece of land that is elevated and does not get flooded;
- A piece of land that meets the required area for the project;
- A piece of land that, after the project is set up, remains under the management of the service provider and will only be accessible to designated trained local individuals;
- The service provider does not become the owner of that piece of land and will not incur any financial responsibilities for it – hence the allocated land remains the property of the community;
- A piece of land for which the community has no significant purpose and no physical displacement from the community members is required;
- A piece of land that does not lead to economic displacement from the community;
- A piece of land that does not hamper exercising the advantages of the cultural and historic value of the community;
- Ensure that all interventions and constructions are planned and executed according to the community safety (flooding, strong winds, heavy eight, radiation, etc.)
- Minimize risks on electric hazards on household, local businesses and E, W, T generation and distribution plants;
- However, to prevent damage, theft, and/or accidents, the management will solely fall under the service provider and designated trained local individuals. An official document specifying further agreements regarding the piece of land will be drafted and must be signed by both the community and the service provider – in both their respective languages (Wayana or Trio) and in Dutch;
- Destruction and damage to the construction by villagers (for example fire) will be the responsibility of the village council;
- The community members can opt to have separate meetings prior to signing the formal commitment letter. When consensus is not met, the ***grievance mechanism*** will be addressed;
- Negative impact on the surrounding environment of the local interventions to build the required infrastructure should be prevented, minimized and or mitigated in close coordination with the local community.

6. *Compensation and Benefits for locals: Community Engagement in the data collection, implementation and post implementation phase*

6.1 Relocation

Compensation for re-location of villagers (housing/ economic of cultural) was not applicable in this project area. The preliminary identification of locations as mentioned, were done by village members and therefore the replacement was eliminated. The initial identified parcels for either Energy, Water or Telecommunications and Bio-economics don't require any social disruption (re-location).

6.2 Compensations

Although compensation for relocation is not applicable for this project, the community will gain financial compensation due to participating and facilitating the process. During the preparatory phase and data collection, villagers were engaged as presented in table 3. During the execution, the idea is to sustain the engagement even more.

Table 3: Engagement of Locals

Preparatory Phase	TRAINING of locals-is preferred to meet standards, to maintain and sustain investments
Organize Village meetings *(mobilize people, translate, explain)*	
Logistics *(boat transportation, provide meals)*	
Lodging *(housing for the team of experts)*	
Data collection *(facilitate with selecting respondents, assist in data collection, translate, provide information based on the local experience and circumstances)*	
Execution Phase	
Organize Village meetings *(mobilize people, translate, explain to actual start of the project and what can be expected- local resource persons*	
Land clearance (preparation of lots for building purposes)	x
Local laborers *(job creation: transport equipment to central locations -land, water and assist contractors during building, installing)*	x
Logistics *(boat transportation, provide meals)*	x
Lodging *(housing for the team of experts)*	
Additional Data collection *(facilitate with selecting respondents, assist in data collection, translate, provide information based on the local experience and circumstances)*	x
Post Execution Phase	
Local Management team (job creation manage Water, E, Telecom performance; technicians,	x
Quality control (in collaboration with local rangers ensure that safety drinking water is available)	x
Periodic Local laborers *(maintenance work of during calamities when staff from the city is brought in)*	x

Periodic Logistics *(boat transportation, provide meals when staff from the city is brought in)*	x
Periodic Lodging *(housing for the team of experts)*	x
Additional Data collection to adapt system (*facilitate with selecting respondents, assist in data collection, translate, provide information based on the local experience and circumstances)*	x

7. Conclusion and documentation (reporting)

Although the preliminary land allocation was verbally done and no objections given by the villagers, it is recommended that the final scenarios of Water installation, the Telecom and Energy designs are communicated with the village council and that a formal Land Allocation letter/agreement is signed. This act is recommended as soon as the project start is clear. Community have often given their consent, without any follow up observed.

Furthermore, it is imperative to maintain comprehensive documentation of all actions taken, to ensure transparency and accountability throughout the land acquisition process. These transparent minutes and other documentation serve multiple purposes, including fostering trust between the project developer and the communities involved. Additionally, they can demonstrate community ownership and responsibility, enhancing the overall effectiveness of the project.

Key aspects of documentation during the land acquisition process include:

- Minutes of meetings: Detailed records of discussions, decisions, and agreements made during meetings with community members, stakeholders, and relevant authorities.
- Correspondence: Copies of all communications, including emails, letters, and other written correspondence related to land acquisition activities.
- Surveys and assessments: Reports and findings from surveys, assessments, and studies conducted to evaluate land suitability, environmental impact, and community needs.
- Legal documents: Copies of legal agreements, contracts, and permits related to land acquisition, ensuring compliance with national laws and regulations.
- Reporting tools: Development and utilization of reporting tools to systematically capture and document land acquisition activities, progress, and outcomes.
- Feedback and grievance mechanisms: Establishment of mechanisms for community feedback, complaints, and grievances, along with records of responses and resolutions.
- Also, the documentation process should adhere to the principles of Free, Prior, and Informed Consent (FPIC), ensuring that communities are properly engaged and informed throughout the land acquisition process. This includes early engagement with communities, transparent communication of project objectives and impacts, and meaningful consultation to obtain consent.

Overall, transparent documentation practices not only facilitate accountability but also contribute to building trust and fostering positive relationships between the project developer and the communities affected by the land acquisition activities.

Annex I

This annex is also the reference of the information included in this framework. Derived from the findings of the survey with the title: Environmental Safeguards, for the development of water, solar energy- and telecommunications infrastructure on indigenous land in the south of Suriname. (April, 2023)

ACT-Environmental safeguard report (3).p

Annex II

D3.1 Energy Access Concept design Repo

Annex III

D3.2 Water Supply Concept Design Repo