



# ANTALYA AIRPORT EXPANSION PROJECT LAND ACQUISITION AUDIT REPORT AND CORRECTIVE ACTION PLAN

PREPARED BY: SRM CONSULTING

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## ABBREVIATIONS

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AIIB	Asian Infrastructure Investment Bank
AoI	Area of Influence
AYGM	General Directorate of Infrastructure Investments
AYT	Antalya Airport
CAP	Corrective Action Plan
CPI	Consumer Price Index
DHMI	General Directorate of State Airports Authority
DSI	State Hydraulic Works
EBRD	European Bank of Reconstruction and Development
FTA	Fraport TAV
HH	Household
IFC	International Finance Corporation
MoT	Ministry of Transport
PAH	Project Affected Household
PAPs	Project Affected Persons
PR	Performance Requirement
PS	Performance Standard
SEP	Stakeholder Engagement Plan
SLIP	Supplemental Livelihood Improvement Plan
TUFE	Consumer Price Index

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# EXECUTIVE SUMMARY

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## *Scope of this report*

This is the land acquisition audit of Antalya Airport Expansion Project (Project). In December 2021, Fraport TAV Antalya Yatirim, Yapim ve Isletme A.S. (FTA), a special purpose vehicle owned by TAV Airports Holding (51%) and Fraport AG Frankfurt Airports Services Worldwide (49%) was awarded a concession for the operation of Antalya Airport by the General Directorate of State Airports Authority (Devlet Hava Meydanlari Isletmesi, or 'DHMI') operation for 25 years between 2027 and 2051. The European Bank for Reconstruction and Development (the "EBRD"), International Financial Corporation ("IFC") and Asian Infrastructure Investment Bank (AIIB), jointly "the Lenders", will provide financing to the Project, that will include pre-construction, construction, operation, and decommissioning or closure and reinstatement phases.

## *Overview of affected land*

116.1 hectares (ha) of the land required for the expansion project was subject to expropriation by DHMI from 2010 and this process was completed in 2017. All land titles are under DHMI ownership since 2017. All land required for the Project was cleared in 2018 and was handed over for construction in January 2022. In line with their respective standards, Lenders requested FTA to carry out an audit of past land acquisition activities to identify land acquisition impacts, to assess potential gaps in this process vis-à-vis international environmental and social standards, and to develop a Corrective Action Plan (CAP), if warranted, to bridge identified gaps and unmitigated impacts.

The audit entailed:

- Quantitative and qualitative data collection conducted from July 25<sup>th</sup>- August 8<sup>th</sup> 2022,
- The preparation of a parcel database from June 16<sup>th</sup>- July 25<sup>th</sup> 2022, and
- Verification of payments/compensations.

120 Household surveys, 4 focus group meetings, 1 broad-based public participation meeting were conducted as part of this audit to understand how the expropriation process was applied, to assess outstanding cases and to devise corrective actions. There are 604 PAPs<sup>1</sup> impacted by Project land acquisition, 25% of whom were reached in the fieldwork conducted for this audit. 278 PAPs were affected by physical displacement.

The Project is located in Antalya Province. Two settlements were affected by Project land acquisition, namely Yesilkoy (formerly known as Kesirler) and Guzelbag. Project land acquisition entails acquisition of 105 parcels impacting an area of 1,160,753 m<sup>2</sup> (116.1 hectares). The agricultural (greenhouses) and residential areas to the South of the airport between the two runways towards the sea were acquired. This area will be used as aircraft maintenance hangar, general aviation terminal and parking area. The area covered by the airport increased from 1,300 hectares to 1,410 hectares with new expropriations. All land was acquired through expropriation per usual practice in Turkey for state entities, there were no voluntary transactions.

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<sup>1</sup> "PAPs" here means all landowners, shareholders and users of the 105 land parcels acquired by the Project. It is a close approximation of the number of households affected by the Project (although not the same as households since there might have been double counts in some cases, with two different members of the same household being for example owner of one plot and shareholder in another plot). It is not tantamount to the number of individuals affected by the Project. Because there was no socio-economic survey or full census at the time the expropriation was conducted, it is impossible to assess the total number of affected individuals, nor is it possible to assess the exact number of affected households.

Land impacted by the Project comprises of:

- State-owned land (usually referred to in Turkey as “Treasury land”);
- Private land, with one owner or (more commonly) several owners;
- Municipal land.

The public land was used by the residents of two “neighbourhoods”<sup>2</sup>, Yeşilköy and Guzelbag. Most of the land is expropriated from Yeşilköy (72%). During the preparation of expropriation files, land users were identified and compensated according to Turkish law on expropriation. The land acquisition impacted a total of 604 Project Affected Persons (PAPs<sup>3</sup>). This includes 304 shareholders/owners in 66 private parcels and 300 users of Treasury land. There are 278 PAPs affected by physical displacement<sup>4</sup>. The economic displacement impact of the Project is caused by loss of greenhouses. 173 PAPs are affected by economic displacement. The field study did not reveal any other affected businesses impacted from land acquisition.

Key numbers describing impacts to land and people are the following:

- Total affected area: 116 hectares
- Total number of affected land plots: 105, of which:
  - Treasury: 36
  - Private: 66
  - Municipal: 3
- Total number of affected landowners, shareholders and users<sup>5</sup>: 604, of which:
  - Sole landowners: 20
  - Shared owners: 284
  - Users: 300
- Number of residential houses affected: 359
- Number of owners or shareholders affected by physical displacement: 278
- Number of greenhouses affected: 366
- Number of PAPs impacted by loss of greenhouses: 173

See a more detailed breakdown in the table below:

Table 0-1. Impacted Settlements, Number and type of Parcels and impacted PAPs

Name of Settlement	Number of Parcels			Number of PAPs		Project area ha	Total number Parcels	Total PAPs
	Private	Public	Municipality	Private	Public			
<b>Yeşilköy</b>	58	15	3	245	154	84.4	76	399
<b>Güzelbağ</b>	8	21	-	59	146	31.7	29	205
<b>Total</b>	66	36	3	304	300	116.1	105	604

Source: SRM and HAPA

<sup>2</sup> The smallest administrative subdivision in Turkey. Turkish: *mahalla*.

<sup>3</sup> See definition in Footnote 1.

<sup>4</sup> 278 PAPs using/owning 359 homes.

<sup>5</sup> Called PAPs in this document.

About two thirds of privately-owned land parcels were in shared ownership:

- The number of single owners is 20;
- The number of parcels with shares is 41, owned by 284 shareholders (7 shareholders in average for each plot in shared ownership). This is not uncommon in Turkey and is linked to usual practice upon owners' demise, when the parcel ownership is simply shared between all inheritors. The practical result is that there are shareholders who have no practical relationship with the land (they do not live there, do not use the land and may even be unaware that they own a share) and are in fact only remotely affected when the land is expropriated.

#### *Overview of land acquisition process*

DHMI as a public institution conducted land acquisition following national requirements. Project valuation was conducted in 2010 according to Article 11 of Law on Expropriation 2942, and settlements were then negotiated with PAPs according to Article 8.

Negotiated settlements were reached with at least one shareholder for 33 private parcels, 27 public parcels, and one tenant of 1 Municipality parcel. Payments for negotiated settlements were deposited between January 2011 and May 2011, depending on the date of agreement.

From an economic displacement perspective, it is important to note that the land entry was done in 2017, therefore owners/users of land were able to use the expropriated land for about 5-6 years after expropriation and before actual land entry. The Project did not resort to forced evictions. The following table shows the breakdown of negotiated settlements:

*Table 0-2: Negotiated settlements<sup>6</sup>*

District	Settlement	Private land		Public land		Tenants		Total	
		N parcels	N PAPs	N parcels	N PAPs	N parcels	N PAPs	N parcels	N PAPs
<b>Muratpaşa</b>	Güzelbağ	10 <sup>7</sup>	21	16	52	0	0	26	73
<b>Aksu</b>	Yeşilköy	23	40	11	40	1	1	35	81
<b>Total</b>		33	61	27	92	1	1	61	154

Source: SRM and HAPA

Those that did not agree to negotiated settlements applied for court expropriation. Most court cases for title deed transfer to DHMI were finalized in 2015 and all land title transfers were completed as of 2017. Lawsuits have been filed for (see details in the table below) by PAPs and DHMI:

- 46 private parcels, of which 17 are complete and 29 still on-going as of now. The litigation is only for compensation values. There is no dispute pertaining to title deeds.
- 36 parcels of Treasury land, of which 2 are concluded, and 34 are on going as of now. 208 PAPs are affected by ongoing court cases.

<sup>6</sup> This table illustrates the number of shareholders/users that agreed at each parcel.

<sup>7</sup> During negotiated settlements, 2 parcels undergone divisions in Güzelbağ, that is why the parcel number is 10.



Table 0-3: Court Cases Summary according to Parcels

District	Settle- ment	Shareholder structure	Court completed N of private parcels	Court ongoing N of private parcels	Treasury Parcels	Treasury Parcels Court Completed	Treasury Parcels Court Ongoing
<b>Muratpaşa</b>	Güzelbağ	Full	-	-	21	2	19
		Shareholding	2	4			
<b>Aksu</b>	Yeşilköy	Full	6	5	15	-	15
		Shareholding	9	20			
<b>Total</b>		Full	6	5			
		Shareholding	11	24			
		Total	17	29	36	2	34

Source: SRM and HAPA

#### *DHMI recent application for revision of compensation amounts*

It was learned during the course of this audit that DHMI had applied to court in 2017 to obtain a revision of compensation amounts for material miscalculations, and miscalculation of depreciation percentages for PAPs who resorted to Court. This stems from the fact that DHMI have assessed the depreciation percentages applied to expropriation of structures as incorrect and seek redress of these in court, with an expectation that depreciation percentages will increase, and compensation will decrease as a result. If successful, this appeal would then compel PAPs to reimburse to the State the difference between the “excessive” compensation they received, and lower compensation fixed as per this appeal. There are 19 Court cases initiated by DHMI for revision of compensation.

#### *Gap analysis*

All land acquisition has been conducted per Turkish legal requirements without consideration of international requirements as the Project was considered a State endeavour. A gap analysis of national legal requirements and international standards revealed that key gap areas pertain to the following aspects:

- Valuation of immovable assets, especially because deductions on homes/greenhouses were applied to reflect depreciation of assets (in line with Turkish law), which contradicts the international requirement of full replacement cost;
- Engagement with PAPs, information and disclosure throughout the Project cycle;
- Identification of, and support to vulnerable people;
- Assistance to resettlement of physically displaced people;
- Livelihood restoration;
- Project specific grievance mechanism;
- Monitoring and evaluation.

There is no resettlement action plan, or livelihood restoration plan for the Project. There is no information on where PAPs resettled to, or how they spent their compensation amounts, since national law requires no monitoring. Compensations are in cash only and were deposited into rightful owners’ accounts. One very significant impact of the Project was physical displacement of 278 households. The current whereabouts of all these physically displaced households are not consistently known, however 99 could be traced and have been interviewed as part of this audit.

#### *Vulnerable people*

The initial land acquisition exercise did not identify vulnerable people, since identification and special provisions to mitigate disproportionate impacts are not part of national legal requirements. Vulnerable PAPs impacted by the Project were identified during this land audit. Vulnerability could arise from

Project impacts or where people were already vulnerable prior to the Project and may be disproportionately impacted by the Project. An extreme example of vulnerability is the situation that was revealed in the audit of one landless household, living in a tent since 2017 with no access to electricity or running water.

A vulnerability analysis was conducted as part of this audit. It addressed the elderly, women-headed households, PAPs with chronic health conditions, and people with disabilities. 120 household surveys were conducted and information on 436 household members was received. 17% of the surveyed population was identified as potentially vulnerable. Amongst the 72 persons identified as potentially vulnerable, 35 are head of households.

*Table 0-4: Vulnerable HH Members according to Survey Results*

<b>Vulnerability of HH Members</b>	<b>Number of vulnerable persons in surveyed households</b>
<b>Disabled</b>	24
<b>Women headed household</b>	3
<b>Chronic health condition</b>	22
<b>Elderly</b>	23
<b>Total</b>	72
<b>Source: HH Survey</b>	

A list of corrective actions was developed to bridge identified gaps against international standards. As the Project is a government project, IFC PS5 para 30,31,32 and EBRD PR5 para 46-47-48 on government-led land acquisition are applicable.

#### *Corrective Action Plan*

The land acquisition was completed a decade ago through the Turkish statutory process that did not anticipate the involvement of international lenders. Gaps are identified during the land audit against requirements of international institutions, and corrective actions are proposed accordingly, taking into consideration the necessary collaboration of the Project owner, the practical feasibility of implementation, and the fact that some valuation court cases are yet ongoing.

The corrective actions are built around 4 major principles, as follows:

- **Avoidance of incremental impacts after lender's involvement.** For cases where repayments by PAPs were already decided by Court ruling, the Client (FTA) will settle this amount with DHMI to avoid causing any further/incremental impact on the PAPs. If there are any other repayments requested by DHMI, FTA will offset any future compensation paybacks, such that there is no further effect to PAPs.
- **Understanding and acknowledging gaps in compensation with respect to Replacement Value.** The audit identified/established that there were gaps in compensation payment primarily on account of deductions related to depreciation. Given that the compensation process took place nearly a decade ago, it is not feasible for the client to offset these compensation gaps with additional cash payments. Specifically, since there was no pre-Project census or livelihood and asset data, it is not possible to assess the amount of the cash gap. Moreover, time lapse and high inflation in recent years also make it difficult to consider cash compensation to offset these gaps. Lastly, Turkish statutory processes and responsibilities discourage such practices as they could potentially contravene local law. Also, establishing the basis for retrospective payments is difficult given the time lapse. In view of the above considerations/challenges, there will not be payment of any cash compensation to offset past gaps in compensation payments.

- **Focus on mitigating ongoing adverse impacts and vulnerabilities from the past land acquisition process.** starting from the most vulnerable and most impacted groups. The project will offer support to all the affected people (regardless of presence of past negotiated settlement) for restoring and improving their livelihoods and standards of living, based on a tiering strategy with four tiers of priority. Support will be provided at individual or household level to the extent possible.
- **Continuous consultation and engagement through an active stakeholder engagement and grievance mechanism.** A stakeholder engagement process and grievance management mechanism will be put in place to consult with affected people and to be able to capture individual complaints related to the process. The project will disclose the offered to affected individuals the proposed support and will offer assistance on the basis of individual application by PAPs. The project will show best endeavour to identify whereabouts of all PAPs and share information on the program, and seek to establish linkages with active government programs.

Corrective action approach therefore focuses on avoidance of any incremental impacts such as PAPs repayment of compensation, and on mitigating ongoing adverse impacts as much as feasible and vulnerabilities from the past land acquisition process, starting from the most vulnerable and most impacted groups.

A tiered impact approach is followed to prepare the Corrective Action Plan (CAP) inclusive of all categories of PAPs. There are six categories identified according to impact and vulnerability severity, ranked from high -Tier 1, to lower Tier 4 Key impact categories is summarized below:

*Table 0-5: Tiered Impact Approach*

#	Impact Tier	Project Impact Category	Estimated Number of PAPs
1	High Tier 1	<b>PAPs of whom DHMI have requested partial repayment:</b> DHMI repayment requirements due to higher depreciation or material miscalculations. This may trigger further livelihood losses and/or increased vulnerability due to confiscation of funds in banks.	19
2	High Tier 1	<b>PAPs having become vulnerable as a direct result of the land acquisition:</b> PAPs that lost both houses and sources of livelihoods (e.g. greenhouses) and are homeless.	3
3	Medium-High Tier 2	<b>PAPs that were and are vulnerable regardless of the land acquisition:</b> Vulnerable households based on vulnerability analysis to be conducted at the stage of development of detailed SLIP. Vulnerability analysis to be based on following criteria: <ul style="list-style-type: none"> <li>• Elderly (65+) living alone (or as a couple) with limited mobility or capacity</li> <li>• Households with people with disabilities</li> <li>• Women-headed households</li> <li>• Households below poverty level based on income test</li> </ul>	Approx. 100
4	Medium-High Tier 2	<b>Significantly affected PAPs due to total loss of greenhouses:</b> PAPs who have completely stopped greenhouse production due to loss of assets	Approx. 90

#	Impact Tier	Project Impact Category	Estimated Number of PAPs
5	Medium Tier 3	<b>Significantly affected PAPs due to partial loss of housing or greenhouses:</b> <ul style="list-style-type: none"> <li>• Tenants (homes or greenhouses) with contracts</li> <li>• Physically displaced with poor current housing conditions</li> <li>• Greenhouse producers whose greenhouses were expropriated by the Project but are still using greenhouses</li> </ul>	Approx. 400
6	Lower Tier 4	<b>Less significantly affected PAPs:</b> Limited impacts, PAPs have already reinstated their livelihoods (have home, other assets, and sources of income) but may need some limited further support for sustainable restoration	Approx. 100

Entitlements for each impact category are defined in a conceptual entitlement matrix. Corrective action measures focus on offsetting any additional repayment of compensation that PAPs are required by court orders to reimburse to DHMI, and improving housing/living conditions and livelihoods of all PAPs based on tiered impact based on an extrapolation of depreciation deductions with supplementary support measures. A Supplemental Livelihood Improvement Plan (SLIP) is planned to provide detailed programs targeting the six impact categories identified in the CAP. The impact categories are not mutually exclusive, meaning a vulnerable PAP could also benefit from loss of livelihoods/ loss of homes. The entitlements presented below provide a draft list to be confirmed and fine tuned within SLIP.

Table 0-6: Conceptual Entitlement Matrix

#	Impact Tier	Project Impact Category	Eligibility Criteria	Entitlement
1	High Tier 1	PAPs of whom DHMI have requested partial repayment	PAP required by court order to repay DHMI	<p>FTA will offset compensation that PAPs are required by court orders to reimburse to DHMI:</p> <ul style="list-style-type: none"> <li>Where PAPs have already reimbursed DHMI, FTA will pay this amount directly to PAPs.</li> <li>Where PAPs have not reimbursed DHMI yet, FTA will pay on behalf of PAPs to designated account of DHMI upon confirmation of court's final verdict.</li> </ul>
2	High Tier 1	PAPs having become vulnerable as a direct result of the land acquisition	No security of tenure in the relocation dwelling (such as living in tents, containers), no access or very limited access to utilities or no formal, tenancy for the past 5 years	<p>Security of tenure is essential on projects that induce physical displacement according to lender requirements, therefore entitlements are:</p> <ul style="list-style-type: none"> <li>Provision of an adequate dwelling owned by the PAP</li> <li>Priority for benefiting from livelihood improvement programmes</li> </ul>
3	Medium-High Tier 2	PAPs that were and are vulnerable regardless of the land acquisition	<ul style="list-style-type: none"> <li>ID with proof of age</li> <li>Socio-economic survey</li> <li>SYDV support</li> <li>Proof of disability</li> <li>Income test (result 0,1 or lower)</li> </ul>	<p>Vulnerable groups have to be identified and supported according to lender standards. Hence, needs identified on a case-by-case basis for each potentially vulnerable household. Suggested support activities could include:</p> <ul style="list-style-type: none"> <li>Provision of health check-ups</li> <li>Provision of mobility equipment for the disabled</li> <li>Support for application to the Ministry of Health for home care</li> <li>Monthly vouchers for food, or delivery of food staples/supplies for the duration of the programme</li> <li>Cleaning services at homesteads for elderly</li> <li>Provision of modern, energy efficient household appliances</li> </ul>
4	Medium-High Tier 2	Significantly affected PAPs due to total loss of greenhouses, economic displacement impact	<ul style="list-style-type: none"> <li>Full loss of greenhouses</li> <li>For those retired or elderly, possible to transfer eligibility to spouse and/or children or grandchildren</li> </ul>	<p>Economically displaced PAPs will be supported through livelihood improvement programs to be developed in the SLIP. Non-agricultural Livelihood improvement support including:</p> <ul style="list-style-type: none"> <li>Prioritization of suitably qualified candidates in employment opportunities in Project construction or operations</li> <li>Skills training at public training centre for skills building activities preferred by PAPs</li> <li>Financial literacy training</li> <li>For those retired or elderly, possible to transfer eligibility to spouse and/or children or grandchildren</li> </ul>

#	Impact Tier	Project Impact Category	Eligibility Criteria	Entitlement
5	Medium-Tier 3	Significantly affected PAPs due to partial loss of housing or greenhouses, physical loss of assets, physical and/or economic displacement	<ul style="list-style-type: none"> <li>• Loss of greenhouses</li> <li>• Loss of houses</li> <li>• HH level identification of current housing conditions</li> <li>• Current use of one or several greenhouses</li> </ul>	<p>Project land acquisition entailed acquisition of homes and greenhouses. The removal of physical structures for the Project has induced physical and/or economic displacement. In order to improve livelihoods of physically and/economically displaced PAPs below measures are to be implemented:</p> <ul style="list-style-type: none"> <li>• Household level assessment will be conducted to assess needs and required improvements. Costs associated with improvements will be supported by FTA. Suggested improvements include: <ul style="list-style-type: none"> <li>○ Repairs to homes (roof, insulation, structural repairs)</li> <li>○ Vouchers for white goods and appliances and/or furniture</li> <li>○ Double glazing windows for heat/cold/noise insulation</li> </ul> </li> <li>• Support to greenhouse construction and production. All materials/support items will be procured by FTA and distributed according to assessment results, including: <ul style="list-style-type: none"> <li>○ Greenhouse maintenance and support, including material support (plastic, glass) and repairs</li> <li>○ Fertilizer, seedling support</li> <li>○ Fuel support</li> <li>○ Agricultural training</li> </ul> </li> <li>• Prioritization of suitably qualified candidates in employment opportunities in Project construction or operations</li> </ul>
6	Lower Tier 4	Less significantly affected PAPs	<ul style="list-style-type: none"> <li>• Other PAPs affected by expropriation</li> </ul>	<ul style="list-style-type: none"> <li>• Information sharing on entitlements, review of applications and monitoring and upgrade to one of the previous categories if ongoing livelihood issues and/or significant gaps in past compensation are detected in monitoring</li> </ul>

The budget for the CAP is based on the following criteria:

- All costs associated with repayments to DHMI, vulnerable group supports, preparation of SLIP and monitoring of SLIP are allocated separately.
- The depreciation linked budget (total amount of depreciation extrapolated based on the sample reviewed in the audit) is used for housing improvement programs, and livelihood improvement programs that include greenhouse support measures, and employability enhancement.

The budget of the CAP is EUR 1,842,500. FTA's Quality Assurance Department will be responsible, amongst others, for community relations and grievance mechanism. This Department will lead the CAP execution planning, SLIP preparation by consultants, implementation, and monitoring, including the production of related reports along the lifetime of implementation. The CAP and SLIP will also be monitored by Lenders' Technical Advisor through quarterly site visits.



# 1. INTRODUCTION

This is the land acquisition audit for the Antalya Airport Expansion Project (Project, the Project). In December 2021, Fraport TAV Antalya Yatirim, Yapim ve Isletme A.S. (FTA), a special purpose vehicle owned by TAV Airports Holding (51%) and Fraport AG Frankfurt Airports Services Worldwide (49%) was awarded a concession for the operation of Antalya Airport by the General Directorate of State Airports Authority (Devlet Hava Meydanlari İşletmesi, or 'DHMI') operation for 25 years between 2027 and 2051. The European Bank for Reconstruction and Development (the "EBRD"), International Financial Corporation ("IFC") and Asian Infrastructure Investment Bank (AIIB), jointly "the Lenders", will provide a bridge loan financing to The Project.

The land used for the expansion project is expropriated by DHMI and title deed transfers are completed. The Lenders requested an audit of past land acquisition activities implemented by the Project to identify Project's land acquisition impacts, to assess Project's implementation vis-à-vis international environmental and social standards, and to develop a Corrective Actions Plan (CAP) to mitigate identified impacts.

## 1.1 PROJECT LOCATION

The Project is located in Antalya Province, there are two settlements impacted by Project's land acquisition. These are Yesilkoy settlement (formerly known as Kesirler) and Guzelbag settlement. As a result of the Project, Yesilkoy settlement lost its' status as a mahalle, and is no longer a part of Muratpasa District.

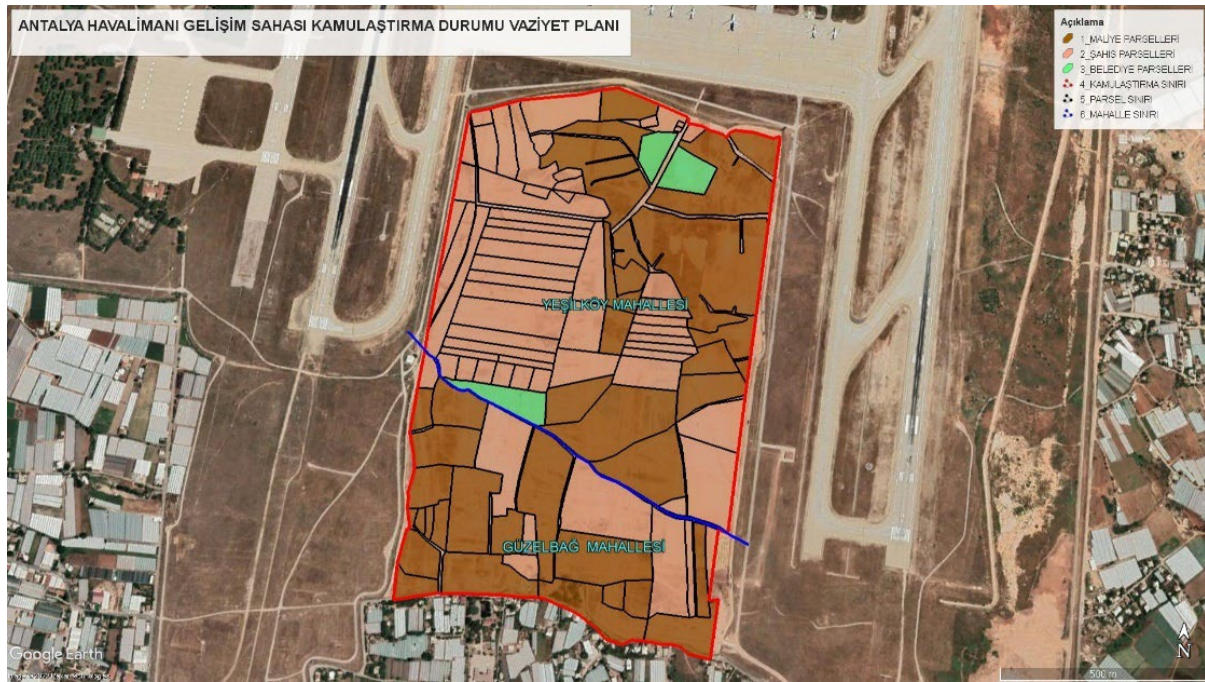
Map 1-1: Project location



Source: Mott Macdonald ESIA



Map 1-2: Map of Expropriation Area



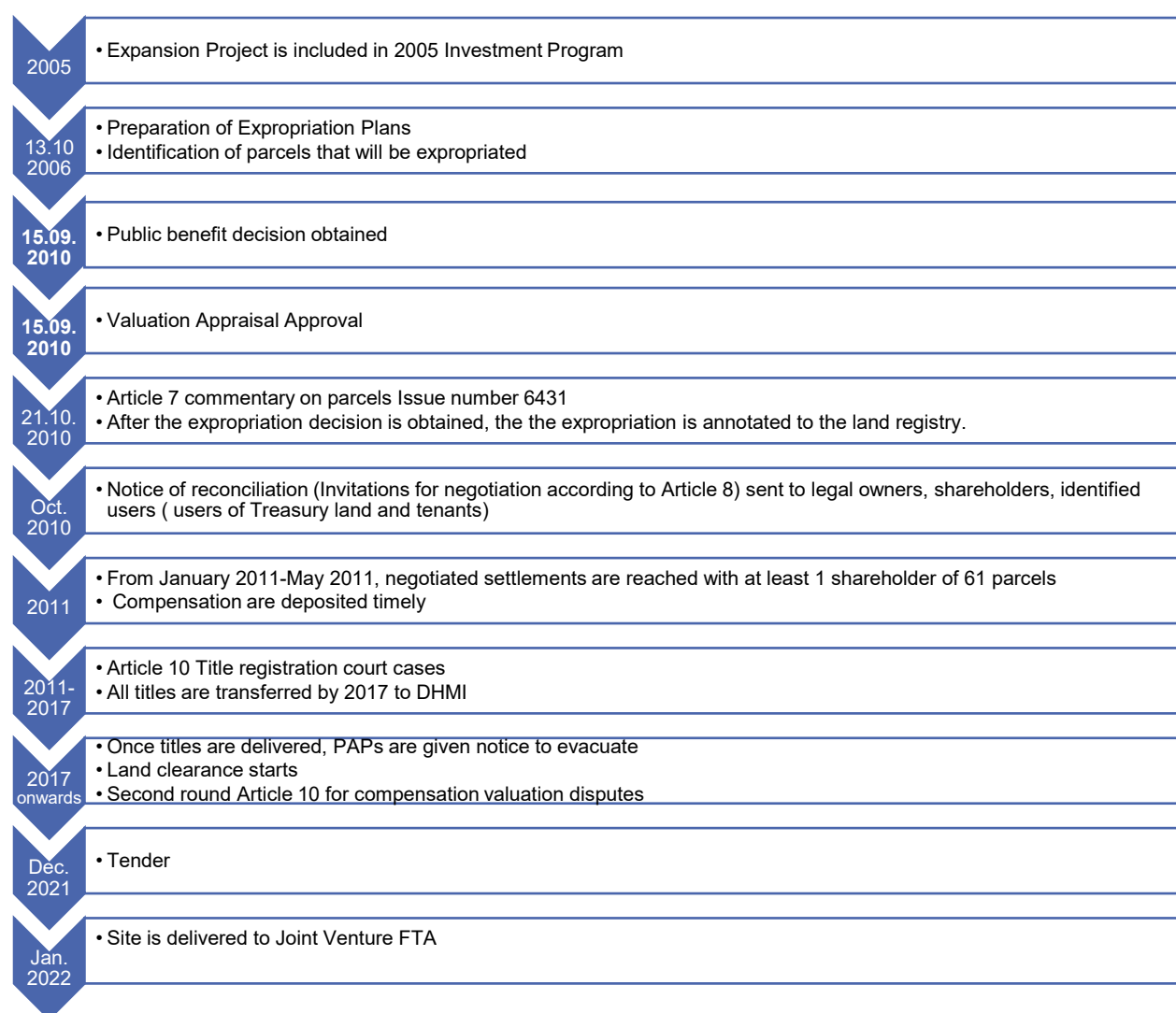
Source: SRM-HAPA

## 1.2 LAND ACQUISITION BACKGROUND

The Project's land acquisition entails acquisition of 105 parcels impacting an area of 1,160,753 m<sup>2</sup>. In order to expand Antalya Airport, the greenhouse and residential area between the two runways in the southern region towards the sea were acquired (Figure 1-1). The acquired area will be used as aircraft maintenance hangar, general aviation terminal and parking area. The area covered by the airport increased from 1,300 hectares to 1,410 hectares with new expropriations.

Projects planned to be implemented in accordance with Turkish legislation must first be included in the investment program. The Project was included in the investment program within the 2005 Investment Program and Global Projects. The Project followed Turkish national expropriation law and did not resort to urgent expropriation. Summary of Project timeline is presented in Figure 1-1.

Figure 1-1: Project Land Acquisition Timeline



The land comprises of private land and public land. The land acquired for the Project was cleared as of 2018. Historical Google Earth images and asset census data reveal that the parcels were used for residential purposes and greenhouse farming (Figure 1-2 and 1-3). Public land especially was used for agricultural production in greenhouses. In addition to homes and greenhouses, communal facilities impacted by expropriation include a local elementary school and a mosque. Both facilities were demolished in 2018, as there were no more residents to use them. There was another mosque within the initial footprint of the expropriation zone, but DHMI eventually did not expropriate the Mosque to maintain communal access as the land was finally not required according to final Project design (Figure 1-4).



Figure 1-2: 2012 Project area



Figure 1-3: 2022 Project area





Figure 1-4: Location of the Mosque that is within expropriation zone



Land impacted by the Project comprises of public land, private land and land belonging to Municipality. The public land was used by residents of Yeşilköy and Güzelbağ, however most land was expropriated from Yeşilköy (72%). During expropriation files preparation, land users were identified and compensated according to Turkish law on expropriation. The land acquisition impacted a total of 604 Project Affected Persons (PAPs). PAPs in this audit should be understood as all landowners, shareholders, and users that have been affected by acquisition of private, State and municipal land. The number of “PAPs” as defined in this audit report is not tantamount to the total number of affected individuals. It is, however, a close approximation of the number of affected households, but is not exactly that number of affected households as there may have been double counts. The 604 “PAPs” include 304 sole owners or shareholders in 66 private parcels and 300 users of 36 Treasury land parcels, as detailed in the table below.

Table 1-1: Impacted Settlements, Number and type of Parcels and impacted PAPs

Name of Settlement	Number of Parcels			Number of PAPs		Project area m <sup>2</sup>	Total number Parcels	Total PAPs
	Private	Public	Municipality	Private	Public			
<b>Yeşilköy</b>	58	15	3	245	154	843,556	76	399
<b>Güzelbağ</b>	8	21	-	59	146	317,196.89	29	205
<b>Total</b>	66	36	3	304	300	1,160,753	105	604

Source: SRM and HAPA

## 1.3 METHODOLOGY

Methodology for this land audit included quantitative and qualitative data collection, compiling of the parcel database, review of valuation methodology through both desktop analysis and also by discussions with stakeholders. SRM collaborated with HAPA company to collect expropriation data, court files and information on negotiated settlements.

### 1.3.1 Obtaining Expropriation Data

The collection, documentation and analysis of data on land acquisition for the Antalya airport expansion project consists of the following stages: desk studies, institutional interviews, face-to-face interviews and evaluation of the findings obtained from all these studies.

Data collection and analysis studies were carried out by the project team consisting of four experts specialized in topographical engineering, and agricultural engineering.

Table 1-2: Face to Face consultations for Expropriation Data Collection

Stakeholder Type	Role/position	Date
DHMI	DHMI First Deputy Legal Counsel	17.06.2022
		20.06.2022
AYGM	Head of Infrastructure Investments Department	21.06.2022
AYGM	Infrastructure Investments Branch Manager	21.06.2022
		27.06.2022
		29.06.2022
		20.06.2022
DHMI	DHMI Branch Manager	17.06.2022
		20.06.2022
DHMI	DHMI Survey Project Branch Manager	24.06.2022
DHMI	Technical Chief	24.06.2022

### 1.3.2 Preparation of Field Methodology

Key tools to be used during field study (quantitative household surveys, mukhtar's surveys<sup>8</sup>), daily stakeholder consultation plans, list of stakeholders to be consulted was prepared and shared with Lenders 18.07.22.

### 1.3.3 Field Study

The field study was conducted between 25.July.2022- 8.August.2022. SRM field team comprised of Senior Anthropologist, Senior Sociologist, Senior Stakeholder Engagement Expert, Urban Planner, Senior Social Expert, joined with HAPA team of expert land surveyors, and agriculture experts.

**Household Surveys:** Field study included sampled household surveys with Project Affected People (PAPs) whose immovable assets were expropriated by the Project. During methodology 90 household surveys were sampled for a representative sample. Personal information on the PAPs who have been impacted by expropriation was not available since phone number records are not kept officially and resettlement is not monitored/ followed up legally. During the first week of fieldwork, only 13 face-to-face surveys were conducted, some PAPs refrained from participating in the surveys as the court cases are ongoing. Upon approval from Lenders' for phone surveys, a shortened version of the initial household (HH) survey is implemented. Participation to phone surveys was higher. As a result of both face to face and phone surveys, 120 HH surveys are conducted. The teams conducted surveys in Antalya to give the respondent an opportunity to opt for a face to face to survey should they wish to do so. Overall, 20% of the total PAPs were surveyed.

**Stakeholder consultations:** Stakeholders identified prior to field study were consulted during field work. Mukhtars of Yesilkoy and Guzelbag, who were responsible during expropriation, had both passed

<sup>8</sup> Annex 1 Survey results

away. Therefore, consultation was held with current mukhtar of Guzelbag, and previous mukhtar of Yesilkoy to gain an understanding of historical perspective of the settlement. The table below summarizes stakeholder consultations held for the audit study.

*Table 1-3: Summary of Stakeholder Consultations*

No	Stakeholder Name	Consulted/Interviewed	Consultation dates
<b>Provincial Level Public Institutions</b>			
1	DHMI	Director	Face to face consultation - 28.07.2022
2	Antalya Metropolitan Municipality	Transportation Planning and Rail System Department Office	Face to face consultation - 29.07.2022
3	Antalya Metropolitan Municipality	Structural Planning Branch Director	Face to face consultation - 29.07.2022
4	Antalya Airport Chief of Border Civil Authority of Antalya Office	Chief of Border Civil Authority	Face to face consultation - 01.08.2022
<b>District Level Public Institutions</b>			
5	Muratpaşa Governorate	Governor Chief of Social Assistance and Solidarity Foundation Editor in Chief	Face to face consultation - 25.07.2022
6	Muratpaşa Municipality	Representative Deputy Manager of Plan and Project Directorate Director of Urban Planning Chief of House Numbering	Face to face consultation - 25.07.2022
7	Muratpaşa District Directorate of Agriculture and Forestry Office	Director	Face to face consultation - 25.07.2022
8	Muratpaşa District Directorate of Education	District Directorate of Education	Face to face consultation - 26.07.2022
9	Muratpaşa Mufti Office	Mufti	Face to face consultation - 26.07.2022
10	Aksu Governorate	Governor	Face to face consultation
11	Aksu District Directorate of Agriculture and Forestry Office	District Director	Face to face consultation - 27.07.2022
12	Aksu Municipality	Aksu District Mayor	Face to face consultation - 27.07.2022
<b>NGOs</b>			
13	Antalya and Aksu Agricultural Credit Cooperatives Office	Deputy Manager of Regional Directorate Officer	Face to face consultation - 29.07.2022
14	Antalya Association of Muhktars	Chairman of Antalya Association of Muhktars	Face to face consultation - 28.07.2022
<b>Muhtar's Interviews</b>			
15	Guzelbag settlement	Muhtar, PAP	Face to face consultation - 27.07.2022
16	Former Yesilkoy	Muhtar (1992-1997)	Face to face consultation - 28.07.2022
<b>Impacted PAPs</b>			
17	Lawyer who handled the cases of Guzelbag and Yesilyurt	Lawyer	Face to face consultation - 05.08.2022
18	Vulnerable	Homeless household	In-depth interview and household survey 05.08.2022

**Focus Group Meetings:** Focus group meetings are held to depict specific issues or groups. Identification of vulnerable groups is critical for devising mechanisms for their inclusion in the Project and their adverse impact. Focus group meetings with PAPs who have lost their homes, vulnerable groups such as women, elderly and disabled were held to understand their concerns with the Project. Furthermore, focus groups meetings with greenhouse producers in the Project area were held to depict the impact of Project's land acquisition on PAPs livelihoods. Overall around 80 PAPs were reached through community level consultations and focus group meetings.

#### 1.3.4 Reporting

Upon completion of field study, surveys are coded and analyzed in SPSS. Consolidated database is used to assess the overall physical displacement and livelihood impacts for preparation of this audit report.

### 1.4 LIMITATIONS

The key limitation of the study is that it is retrospective:

- Most impacts occurred in a relatively remote past, as valuations started in 2010. Over a decade has passed for those PAPs that agreed to negotiated settlements.
- A retrospective assessment of livelihoods is not possible as there is no baseline data or prior information on total assets/holdings of PAPs (including, for example, how much of total assets was lost to the project, their income sources and their prior livelihoods). Moreover, high inflation and increase in cost of living/production in recent years also make it difficult to assess retrospectively.
- Many PAPs were reluctant to be interviewed and were hesitant to share information in face to face surveys as some court cases are still ongoing. Even when they were visited in their summer "yayla"<sup>9</sup> Korkuteli, some PAPs declined to participate in surveys.
- Yesilkoy settlement had undergone two previous expropriations prior to the 2010 one, and as a result some of the people interviewed had been affected by previous expropriations rounds, and not this expansion.
- The Mukhtars were reluctant to inform PAPs as they did not want to raise expectations in regards of an already completed past expropriation.
- The statements of some PAPs regarding inaccuracy of census data available in the court files cannot be verified, as all assets have been demolished in 2018.
- There was no personal contact information available in the datasets, and some PAPs (including "important" ones like both mukhtars) have passed away; this is also true for the physically displaced households. While some households resettled themselves in nearby neighborhoods, no information was available on PAPs who have moved further afield and no known way to contact .

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<sup>9</sup> Summer residences in higher altitude areas where people typically used to spend the summer dealing with various agricultural and animal husbandry activities, or simply spend the summer away from the hotter areas on the coast.

## 2 SCOPE AND PROCESS OF LAND ACQUISITION AND RESETTLEMENT

Properties affected by the Antalya Airport Expansion Project are located in Antalya province and 2 neighborhoods (Yesilkoy and Guzelbag), and also two different districts (Aksu and Muratpasa). The expropriation procedures for acquisition of immovable assets owned by real and private legal entities, and those registered to the Finance Treasury, were started in 2010 by the General Directorate of DHMI on behalf of the Ministry of Transportation (MoT) General Directorate of Railways, Ports and Airports Construction<sup>10</sup>.

The Project was considered Public Interest. Accordingly, a Public Benefit Decision was taken by the UAB on 15.09.2010/(H-565)/6279. Further, in line with Expropriation Law No. 2942, expropriation of parcels belonging to private persons or to public legal entities and the Treasury commenced. The MoT, General Directorate of Infrastructure Investments (AYGM) and State Airports Authority (DHMI) are responsible for expropriation. The project followed national legal requirements: as a public institution, DHMI has to follow law an expropriation 2942.

### 2.1 LAND ACQUIRED BY THE PROJECT

The total land acquired by the Project is 1,160,753 m<sup>2</sup> (116 hectares). This comprises all land of Yesilkoy settlement, and 27% of the total land of Guzelbag. As a result of the Project's land acquisition, Yesilkoy settlement was fully resettled<sup>11</sup>, and lost its status as a neighbourhood (*mahalla*). 604 PAPs were affected by land acquisition, including 304 PAPs that are owners or shareholders of private land, and 300 PAPs that are users of Treasury land. In addition to private assets, there was one school and one small mosque at the Project site.

Table 2-1: Land Acquisition size of the Project

Neighbourhood	Title Deeds Area of the Settlements		Project Area		%
	m <sup>2</sup>	%	m <sup>2</sup>	%	
<b>Yeşilköy</b>	843,556	41.92	843,556	72.67	100
<b>Güzelbağ</b>	1,168,901	58.08	317,196,89	27.33	27.13
<b>Total Parcel Area</b>	2,012,457	100.00	1,160,753	100	57.68

Source: SRM and HAPA 2022

The Project area comprises of private land, public land and land belonging to third parties. Project's land acquisition started in 2010 with valuation of affected assets according to national Law on Expropriation 2942. 105 parcels were expropriated, of which 66 parcels were private, 3 belonged to third parties (Municipality) and 36 parcels are owned by the Treasury. The inventories and valuation identified owners and users of both private and Treasury parcels.

<sup>10</sup> This authority is named as General Directorate of Investment Infrastructure (AYGM) as of 1 November 2011

<sup>11</sup> This issue is discussed in Chapter 4 under consultations.



Table 2-2: Distribution of the parcels affected by the project by ownership status

Neighbourhood	Number of Private Property Parcels		Number of Parcels Owned by the State Treasury		Number of Parcels Owned by the Municipality		Total Number of Parcels	
	Number	%	Number	%	Number	%	Number	%
Yeşilköy	58	76.32	15	19.74	3	3.95	76	72.38
Güzelbağ	8	27.59	21	72.41	-	-	29	27.62
<b>Total</b>	<b>66</b>	<b>62.86</b>	<b>36</b>	<b>34.29</b>	<b>3</b>	<b>2.86</b>	<b>105</b>	<b>100.00</b>

Source: AYGM, July 2022.

## 2.1.1 Impacts of Land acquisition

### 2.1.1.1 Physical and Economic Displacement

Key project impacts are physical displacement and economic displacement. According to analysis of the database, there are 359 homes owned/used by 278 PAPs that have lost their homes and had to resettle by themselves.

The main livelihood source in the Project impact area is greenhouse agricultural production. Project led to loss of 366 greenhouses, impacting 173 PAPs based on asset census data.

As there is no monitoring, no official information is available on how PAPs used their compensation and if they were able to resettle and maintain their livelihoods.

Table 2-3: PAPs Impacted Homes and Greenhouses

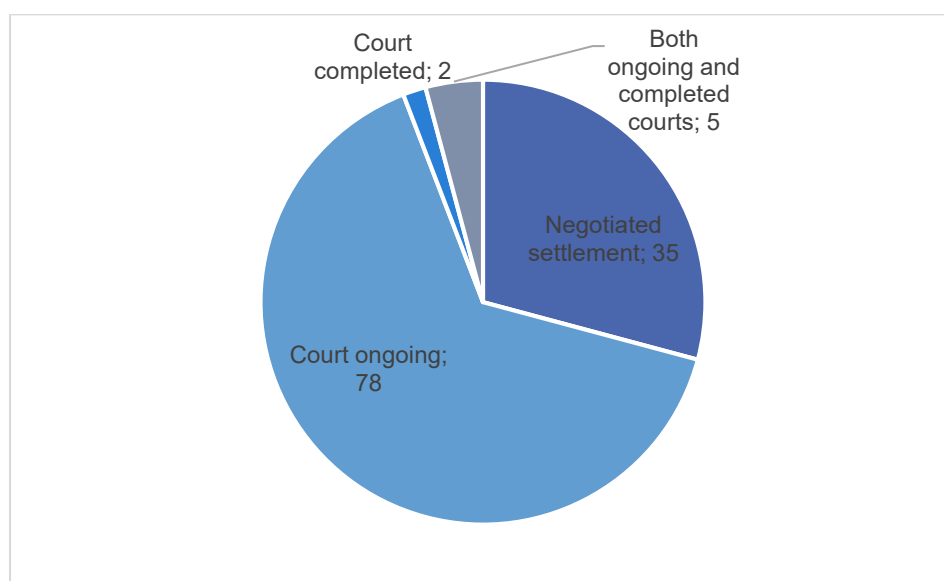
Impacted homes	Private land Shareholders	Private land Owner	Private Total	Treasury user	Total
<b>Number of PAPs</b>	48	5	53	225	278
<b>Number of homes</b>	66	7	73	286	359
<b>Number of parcels</b>	28	5	33	30	63
<b>Impacted greenhouses</b>					
<b>Number of PAPs</b>	68	10	78	95	173
<b>Number of greenhouses</b>	146	25	171	195	366
<b>Number of parcels</b>	35	8	43	30	73

Source: SRM and HAPA 2022

### 2.1.1.2 Household Survey - Sample

Household (HH) level socio-economic surveys were conducted as part of this audit with 120 affected HH, as well as qualitative consultation. Findings are shown below. Amongst the survey respondents there were 15 women-headed households (12.5%). In terms of ownership type, 72% of the respondents were Treasury land users, 17% were shareholders in private land, and 11% were both users and shareholders. According to the survey results, one-third of the respondents (29 %, 35 PAPs) reached an amicable settlement, while the rest resorted to Court. For the majority of the respondents (65%, 78 PAPs), the court process is ongoing (Below table)

Figure 2-1: Survey results on Negotiated/Court Settlements

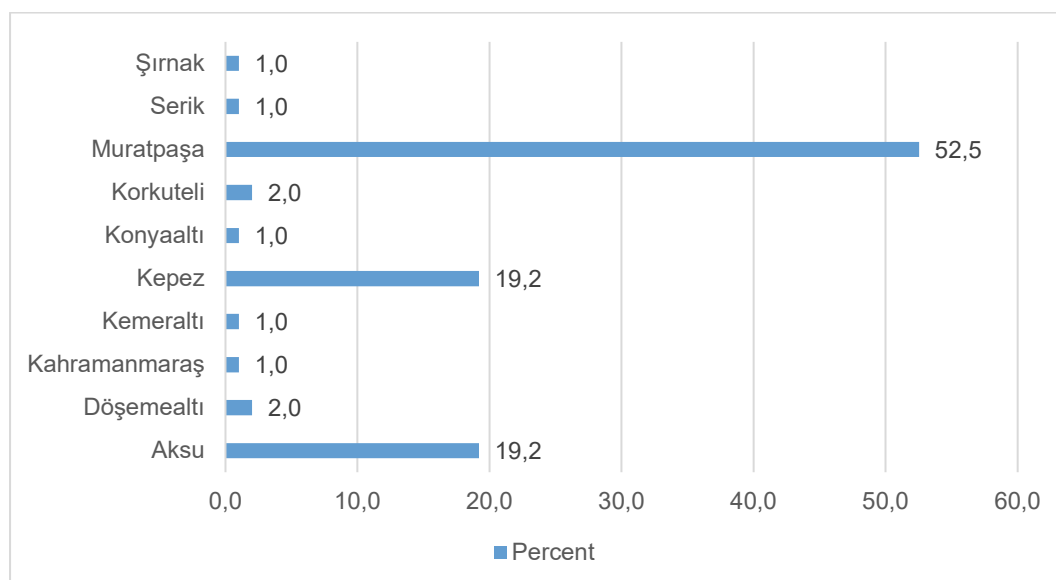


Source: SRM 2022

### 2.1.1.3 Findings – Physical Displacement

The majority of PAPs surveyed are still in Antalya. For those that have lost homes who resettled in Antalya, 52% are in Muratpasa district (Project's district), followed by Kepez (19%) and Aksu (19%). While 33 households resettled close-by to Guzelbag (33 PAPs) (Project impacted settlement), the others are dispersed in various neighborhoods. A few have moved outside of Antalya area to Kahramanmaraş, Şırnak and other Eastern provinces. At settlement level, surveyed 99 resettled PAPs are scattered in 33 settlements (neighborhoods).

Figure 2-2: Location of PAPs impacted from Physical Displacement (District Level)



Source: SRM 2022

According to survey results there are 99 survey respondents out of 120 impacted PAPs that have lost homes (82.5%). On average, one HH owns/uses more than one house.

Table 2-4: Home Impact According to Surveys

Home impact	N
Number of HH	99
Number of houses	123
Per household impacted area m <sup>2</sup>	163
Impacted area per home m <sup>2</sup>	132

Source: SRM 2022

Amongst 99 HH impacted from physical displacement, 57 have said they were able to build or purchase new homes. However, they also underlined that they had to mobilise previous savings or resort to bank credit, since compensation amounts were not sufficient to replace their homes. 23 HH had other homes that they use. 19HH were unable to replace their homes and are currently in rental housing. They said they spent compensation on other household expenses. 2 of these are vulnerable HH, of whom one is living in a tent and the other in a container.

Of the 19 tenant HH, 13 HH are at court awaiting final valuations. Compensations received during title-deed transfers were deposited and used by PAPs. Main income sources for these households are pensions (7 HH), greenhouses (4 HH), worker (3 HH), geese egg production(1 HH). 6 tenant HH had agreed to negotiated settlements and received their compensations in 2011.

#### 2.1.1.4 Findings – Economic Displacement

Greenhouse agriculture was PAPs' main income source. Impacts to land-based livelihoods are directly linked to greenhouse production. 45% of respondents stated that greenhouse production is still their primary source of livelihood, while 11% of household declared it as their secondary income source after retirement pensions. Retirement pensions are received by 28% of PAPs, followed by workers wages (12.5%).

According to survey results, 197 greenhouses of 73 HHs were impacted by the Project.

Table 2-5: Greenhouse Impact According to Survey Results

Greenhouse Impact	Values
Number of HH	73
Number of greenhouses	197
Impacted greenhouse size per HH in m <sup>2</sup>	3,807
Area per greenhouse m <sup>2</sup>	1,411
Number of greenhouses per HH	2.7

Source: SRM, 2022

HH were asked whether they are continuing greenhouse production. Of the 73 respondents, 53% (39) stated that they are still involved in greenhouse production, yet 47% (34) stated that they no longer do so. Main reasons for stopping production were stated as insufficient compensation to replace greenhouse (35%), lack of land, followed by health and age issues. Amongst the 39 HH that still engage in greenhouse production, 7 are tenants, 32 are owners.

Table 2-6: Reasons for stopping greenhouse production according to survey results

Reasons for stopping greenhouse production	N	%
Compensation wasn't enough to replace	12	35.3
No land left	5	14.7
Health problems	5	14.7

Elderly	5	14.7
Works as worker	2	5.9
Leases own land to others	1	2.9
Beekeeping	1	2.9
Retired	1	2.9
Doesn't want to do it anymore	1	2.9
Other agricultural production	1	2.9
Total	34	100

*Source: SRM, 2022*

During focus groups greenhouse producers shared information on their current production patterns. Accordingly, main produce obtained from greenhouses are tomatoes and salad greens (lettuce, parsley, onion, etc). The most important months for greenhouse cultivation are May-June to late August September-November. They are harvesting twice a year and in these months. The households that moved to the Korkuteli plateau (yayla) due to Project's land acquisition continue their greenhouse activities there as well. Some use yayla only seasonally, and engage in greenhouse production in summer at yayla, a few households have moved permanently to yayla and live there all year round. They do the sales and marketing themselves. They harvest the products with their own means and sell them through brokers at wholesale market hall. The biggest problem is the high cost of inputs, including diesel, pesticides, fertilizers and greenhouse maintenance. Some greenhouse farmers use seasonal workers, including migrants from Syria and Afghanistan. Syrians work for a certain percentage of product income and live in houses close to greenhouses. Greenhouse cultivation is usually done as a family business. Women also take part in production (cooking, caring for workers, harvesting, etc.). Common greenhouses are plastic ones as they are deemed more profitable than glass greenhouses.

The biggest expectation is that greenhouse areas are included in the constructible land area per the zoning, and building permits can be granted. This would allow a significant gain on land values.

### 3 VULNERABLE PEOPLE

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The Project did not identify vulnerable people, since identification and special provisions to mitigate disproportionate impacts is not a legal requirement. Vulnerable PAPs impacted by the Project were identified during this audit. Vulnerability could arise from Project-induced impacts or concern people, who were already vulnerable prior to the Project and may be disproportionately impacted by Project activities. The project most significant adverse social impact is physical displacement. The audit revealed that there is one landless household, who is living in a tent since 2017 with no access to electricity or centralized water supply.

The survey results were analysed to better understand vulnerability amongst people impacted by the Project. The vulnerability analysis included elderly, women-headed households, PAPs with chronic health conditions, elderly single PAPs, and people with disabilities. 120 household surveys were conducted and information on 436 PAPs was received. 17% of the surveyed population falls under potentially vulnerable groups per criteria above. Amongst the 72 PAPs identified as vulnerable, 35 are head of households.

*Table 3-1: Vulnerability according to surveys*

<b>Vulnerability of HH Members</b>	<b>Number of PAPs</b>
<b>Disabled</b>	24
<b>Women headed household</b>	3
<b>Chronic health condition</b>	22
<b>Elderly</b>	23
<b>Total</b>	72
<b>Source: HH Survey 2022</b>	

In addition to survey results, one homeless household and two households living in containers were identified during site visits as vulnerable. The PAPs who were displaced and are currently tenants are also included amongst the vulnerable groups. Other the above 2 households, 17 tenants were identified during fieldwork.

The Project will target vulnerable groups during CAP implementation. Project will undertake a vulnerability assessment during SLIP preparation. Vulnerability assessment<sup>12</sup> will include preliminary identification based on a questionnaire-based interview household vulnerability validation and need identification interview; establishment of a final list and supporting activities based on the needs assessment in addition to any other entitlements from loss of homes/livelihoods. Housing support to homeless PAP will be provided in contact with relevant institutional players, including but not limited to Municipality, Governor, and Directorate of Forestry and Agriculture. Other vulnerabilities will be monitored, and necessary support will be provided upon consultation with these PAPs.

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<sup>12</sup> Please see Section 7 for detailed information

## 4 IMPLEMENTATION

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Land acquisition implementation was the responsibility of the public authority DHMI. FTA did not have any roles and responsibilities with respect to land acquisition since the whole expropriation process was completed by end of 2017 and FTA's involvements commenced in January 2022. However, FTA will be responsible for implementation of the CAP to bridge gaps and abide by international standards.

FTA's Quality Assurance Department is responsible, amongst others, for community relations and grievance mechanism. This Department will lead the CAP execution including Supplementary Livelihood Improvement Plan planning, CAP implementation, and CAP monitoring, including the production of related reports. The department will require resources for implementation of CAP. The following mechanism is recommended for implementation for CAP:

Figure 4-1: CAP Implementation

Corporate social capacity enhancement	SLIP Plan Preparation	Monitoring and Evaluation of SLIP
<ul style="list-style-type: none"> <li>• Hire a CLO</li> <li>• Plan the resources required for preparation of SLIP schedule including agriculture expertise support for greenhouse production, civil engineering support for home improvements etc</li> <li>• Engage a consulting company for preparation of SLIP</li> <li>• FTA Quality Assurance department will be responsible for SLIP implementation</li> <li>• Sponsor's oversight to assist and guide FTA teams in making sure objectives of the program are reached.</li> <li>• Coordination with DHMI</li> <li>• M&amp;E and reporting</li> </ul>	<ul style="list-style-type: none"> <li>• Conduct household based SLIP surveys to establish a comprehensive database of all identified PAPs summarizing key information for further livelihood improvement, vulnerability assessment and support, and monitoring.</li> <li>• Define entitlements per PAP for house</li> <li>• Identify PAPs who owe payments to DHMI, start consultation and inform them about the process</li> <li>• Prepare a detailed budget based on the definition of activities, as well as recapitulate implementation arrangements for each component (including linkages and potential implementation partners), and a detailed implementation schedule</li> <li>• Engage with public stakeholders to support homeless HH, identify resettlement locations, preferences, alternatives</li> <li>• Prepare a detailed SLIP for each of the livelihood improvement activities we have tentatively identified in this CAP, which include: <ul style="list-style-type: none"> <li>• Housing improvement;</li> <li>• Greenhouses;</li> <li>• Non-agricultural supports such as employability enhancement</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Monthly internal monitoring progress reports on grievances and stakeholder consultations</li> <li>• Monthly SLIP budget implementation progress report including number of beneficiaries, amount of payments/programs offered, status of vulnerable groups</li> <li>• External monitoring reports by Lender's Technical Advisor (quarterly) to monitor progress with SLIP implementation</li> <li>• Close out report of SLIP</li> </ul>

## 5 CORRECTIVE ACTION PLAN AND RELATED FTA COMMITMENTS

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### 5.1 BACKGROUND TO THE CAP – PAP CATEGORIZATION BY IMPACT TIER

The land acquisition was completed a decade ago through the Turkish statutory process that did not anticipate the involvement of international lenders. Gaps are identified during the land audit against requirements of international institutions, and corrective actions are proposed accordingly, taking into consideration the necessary collaboration of the Project owner (DHMI), the practical feasibility of implementation, and the fact that some valuation court cases are yet ongoing.

The corrective actions are built around 4 major principles, as follows:

- **Avoidance of incremental impacts after lender's involvement.** For the cases where repayments by PAPs were already decided by Court ruling, the Client (FTA) will settle this amount with DHMI without causing any further/incremental impact on the PAPs. If there are any other excessive payments requested by DHMI, FTA will offset any future compensation paybacks.
- **Understanding and acknowledging gaps in compensation with respect to Replacement Value.** The audit identified/established that there were gaps in compensation payment primarily on account of deductions related to depreciation. Given that the compensation process took place nearly a decade ago, it is not feasible/practical for the client to offset these compensation gaps with additional cash payments. Since there was no census conducted and pre-project livelihood and asset data it is not possible to assess exact cash gap amount. Moreover, time lapse and high inflation in recent years also makes it difficult to consider cash compensation. Turkish statutory processes and responsibilities discourage any such practices and it could potentially contravene local law. Also establishing the basis for retrospective payments is difficult given the time lapse. In view of the above considerations/challenges, there will not be payment of any cash compensation for past gaps in compensation payments.
- **Focus on mitigating ongoing adverse impacts and vulnerabilities from the past land acquisition process,** starting from the most vulnerable and most impacted groups. The project will offer support to all the affected people (regardless of presence of past negotiated settlement) for restoring and improving their livelihoods and standards of living, based on a tiering strategy with four tiers of priority. Support will be provided at individual or household level to the extent possible.
- **Continuous consultation and engagement through an active stakeholder engagement and grievance mechanism.** A stakeholder engagement process and grievance management mechanism will be put in place to consult with affected people and to be able to capture individual complaints related to the process. The project will disclose the offered support to affected individuals and will offer assistance on application basis. The project will show best endeavour to identify whereabouts of all PAPs and share information on the program.

Corrective action approach therefore focuses on avoidance of any incremental impacts such as PAPs repayment of compensation, and on mitigating ongoing adverse impacts as much as feasible and vulnerabilities from the past land acquisition process, starting from the most vulnerable and most impacted groups.



The analysis of impacts leads to defining six categories of PAPs, as shown in the table below. Note that PAPs in Category 1 below could also belong to one of the other categories.

*Table 5-1: PAP Categorisation by Type and Severity of Impacts*

#	Impact Tier	Project Impact Category	Estimated Number of PAPs
1	High Tier 1	<b>PAPs of whom DHMI have requested partial repayment:</b> DHMI repayment requirements due to higher depreciation or material miscalculations. This may trigger livelihood losses and/or increased vulnerability.	19
2	High Tier 1	<b>PAPs having become vulnerable as a direct result of the land acquisition:</b> PAPs that lost both houses and sources of livelihoods (e.g. greenhouses).	3
3	Medium-High Tier 2	<b>PAPs that were and are vulnerable regardless of the land acquisition:</b> Vulnerable households based on vulnerability analysis to be conducted at the stage of development of detailed SLIP. Vulnerability analysis to be based on following criteria: <ul style="list-style-type: none"> <li>• Elderly (65+) living alone (or as a couple) with limited mobility or capacity</li> <li>• Households with people with disabilities</li> <li>• PAPs with chronic illnesses</li> <li>• Women-headed households</li> <li>• Households below poverty level</li> </ul>	Approx. 100
4	Medium-High Tier 2	<b>Significantly affected PAPs due to total loss of greenhouses:</b> PAPs who have completely stopped greenhouse production due to loss of assets	Approx. 90
5	Medium Tier 3	<b>Significantly affected PAPs due to partial loss of housing or greenhouses:</b> <ul style="list-style-type: none"> <li>• Tenants (homes or greenhouses) with contracts</li> <li>• Physically displaced with poor current housing conditions/needs</li> <li>• Greenhouse producers whose greenhouses were expropriated by the Project but are still engaging in greenhouse production</li> </ul>	Approx. 400
6	Lower Tier 4	<b>Less significantly affected PAPs:</b> Limited impacts, PAPs have already reinstated their livelihoods (have home, other assets, and sources of income) but may need some limited further support	Approx. 100

## 5.2 CONCEPTUAL ENTITLEMENT MATRIX

The following table shows a conceptual entitlement matrix to be applied in the Corrective Action Plan for the different categories of PAPs defined in the section above. The aim of the CAP is to ensure that upon Lender's involvement and in line with international standards the Project's land acquisition mitigation measures achieve:

- Contribution to positive impact on living conditions & livelihoods
- Avoidance of incremental adverse impacts, not only offsets additional compensation for repayments to but also aims to increase awareness on rights can be provided to all the interested parties to avoid any future harm from opportunistic lawyers or lack of awareness on ongoing legal processes given that there are 62 court cases ongoing
- Avoiding homelessness and extreme poverty that would have resulted due to past land acquisition
- Helping people who ruptured from agriculture due to project land acquisition impacts to develop skills for alternative livelihoods

As mentioned above, PAPs in Category 1 below could also be entitled to benefits pertaining to any of the other categories.

Table 5-2: Conceptual Entitlement Matrix

#	Impact Tier	Project Impact Category	Eligibility Criteria	Entitlement
1	High Tier 1	PAPs of whom DHMI have requested partial repayment	PAP required by court order to repay DHMI	<p>FTA will offset compensation that PAPs are required by court orders to reimburse to DHMI:</p> <ul style="list-style-type: none"> <li>Where PAPs have already reimbursed DHMI, FTA will pay this amount directly to PAPs.</li> <li>Where PAPs have not reimbursed DHMI yet, FTA will pay on behalf of PAPs to designated account of DHMI upon confirmation of court's final verdict.</li> </ul>
2	High Tier 1	PAPs having become vulnerable as a direct result of the land acquisition	No security of tenure in the relocation dwelling (such as living in tents, containers), no access or very limited access to utilities or no formal, tenancy for the past 5 years	<p>Security of tenure is essential on projects that induce physical displacement according to lender requirements, therefore entitlements are:</p> <ul style="list-style-type: none"> <li>Provision of an adequate dwelling owned by the PAP</li> <li>Priority for benefiting from livelihood improvement programmes</li> </ul>
3	Medium-High Tier 2	PAPs that were and are vulnerable regardless of the land acquisition	<ul style="list-style-type: none"> <li>ID with proof of age</li> <li>Socio-economic survey</li> <li>SYDV support</li> <li>Proof of disability</li> <li>Income test (result 0,1 or lower)<sup>13</sup></li> </ul>	<p>Vulnerable groups have to be identified and supported according to lender standards. Hence, needs identified on a case-by-case basis for each potentially vulnerable household. Suggested support activities could include:</p> <ul style="list-style-type: none"> <li>Provision of health check-ups</li> <li>Provision of mobility equipment for the disabled</li> <li>Support for application to the Ministry of Health for home care</li> <li>Monthly vouchers for food, or delivery of food staples/supplies for the duration of the programme</li> <li>Cleaning services at homesteads for elderly</li> <li>Provision of modern, energy efficient household appliances</li> </ul>

<sup>13</sup> Formerly known as “green card”, this “income test” is a standardised test conducted for allocation of benefits and general social security, which targets the most vulnerable and poor households with no access to social security. <https://www.aile.gov.tr/ss/sosyal-yardimlar-genel-mudurlugu/genel-saglik-sigortasi/>

#	Impact Tier	Project Impact Category	Eligibility Criteria	Entitlement
4	Medium-High Tier 2	Significantly affected PAPs due to total loss of greenhouses, economic displacement impact	<ul style="list-style-type: none"> <li>• Full loss of greenhouses</li> <li>• For those retired or elderly, possible to transfer eligibility to spouse and/or children or grandchildren</li> </ul>	<p>Economically displaced PAPs will be supported through livelihood improvement programs to be developed in the SLIP. Non-agricultural Livelihood improvement support including:</p> <ul style="list-style-type: none"> <li>• Prioritization of suitably qualified candidates in employment opportunities in Project construction or operations</li> <li>• Skills training at public training centre for skills building activities preferred by PAPs</li> <li>• Financial literacy training</li> <li>• For those retired or elderly, possible to transfer eligibility to spouse and/or children or grandchildren</li> </ul>
5	Medium-Tier 3	Significantly affected PAPs due to partial loss of housing or greenhouses, physical loss of assets, physical and/or economic displacement	<ul style="list-style-type: none"> <li>• Loss of greenhouses</li> <li>• Loss of houses</li> <li>• HH level identification of current housing conditions</li> <li>• Current use of one or several greenhouses</li> </ul>	<p>Project land acquisition entailed acquisition of homes and greenhouses. The removal of physical structures for the Project has induced physical and/or economic displacement. In order to improve livelihoods of physically and/economically displaced PAPs below measures are to be implemented:</p> <ul style="list-style-type: none"> <li>• Household level assessment will be conducted to assess needs and required improvements. Costs associated with improvements will be supported by FTA. Suggested improvements include: <ul style="list-style-type: none"> <li>○ Repairs to homes (roof, insulation, structural repairs)</li> <li>○ Vouchers for white goods and appliances and/or furniture</li> <li>○ Double glazing windows for heat/cold/noise insulation</li> </ul> </li> <li>• Support to greenhouse construction and production. All materials/support items will be procured by FTA and distributed according to assessment results, including: <ul style="list-style-type: none"> <li>○ Greenhouse maintenance and support, including material support (plastic, glass) and repairs</li> <li>○ Fertilizer, seedling support</li> <li>○ Fuel support</li> <li>○ Agricultural training</li> </ul> </li> <li>• Employment opportunities at the Project</li> </ul>
6	Lower Tier 4	Less significantly affected PAPs	<ul style="list-style-type: none"> <li>• Other PAPs affected by expropriation</li> </ul>	<ul style="list-style-type: none"> <li>• Information sharing on entitlements, review of applications and monitoring and upgrade to one of the previous categories if ongoing livelihood issues and/or significant gaps in past compensation are detected in monitoring</li> </ul>

## **5.3 ACTION PLAN**

### **5.3.1 PAPs of whom DHMI have requested partial repayment (Tier 1)**

These are PAPs who have been taken to court by DHMI, which seeks to obtain reimbursement of compensation amounts that they deem have been paid unduly. Either DHMI identified material mistakes in the calculation, or they question the amount of depreciation that has been applied. A total of 19 PAPs have been taken to court, and there are two situations:

- Either the court process is complete, the amount to be reimbursed has been determined by the court, and PAPs have been ordered to reimburse (some have already done so);
- Or the court process is still on-going.

FTA have committed to reimburse these amounts to the relevant PAPs. There will be two payment arrangements depending on the current status of reimbursement by these PAPs:

- Where PAPs have already reimbursed DHMI, FTA will pay this amount directly to PAPs.
- Where PAPs have not reimbursed DHMI yet, FTA will pay on behalf of PAPs to a designated DHMI account upon confirmation of court's final verdict.

In order to effect reimbursement, FTA will require PAPs to present the signed original court order and proof of payment for those who have already paid.

The budget for this activity has been estimated based on likely amounts to be determined by judges. However, for these orders that are still outstanding, there is of course an element of uncertainty, there is contingency in the SLIP budget that would compensate for material changes. Nonetheless, FTA has committed to compensate for any future cases.

### **5.3.2 PAPs having become vulnerable as a direct result of the land acquisition (Tier 1)**

In the course of surveys, three households were identified as made vulnerable by the land acquisition process in terms of homelessness and landlessness. There may be a few more such households since interviews carried out for this audit were based on a sample. These households need to be addressed as a priority as their current livelihood circumstances are dire and jeopardizing the sustainability of these households. FTA have agreed to provide a dwelling with a reasonable level of security of tenure to three of these households and will determine as part of the preparation of a detailed Supplemental Livelihood Improvement Plan (SLIP) further activities for other households that can ensure that they can reach a better and more sustainable living conditions and improve their livelihoods. The following activities targeting these households will be carried out as part of the SLIP

- Discussion of their assistance needs with each household identified as vulnerable;
- Costing, identification of implementation arrangements for each activity, including the identification of governmental and non-governmental implementation partners;
- Provision of homes/dwelling with a restriction on re-sales (to be investigated in the SLIP) etc
- Inclusion of vulnerable support activities in the SLIP;
- Implementation of the SLIP;
- Monitoring of housing conditions.

### **5.3.3 PAPs that were and are vulnerable regardless of the land acquisition (Tier 2)**

The sample household survey revealed that a number of PAPs had vulnerability factors unrelated to the land acquisition process. These include one or several of the following:

- Elderly (65+) living alone (or as a couple) with limited mobility or capacity
- Households with people with disabilities
- PAPs with chronic illnesses
- Women-headed households
- Households below poverty level.

These criteria appear to describe adequately the potential vulnerability factors that are present in the population of PAPs. However, vulnerability criteria may require some complements if new factors transpire from supplemental surveys.

The vulnerability identification process will be as follows:

- Preliminary identification based on a set of criteria and the questionnaire-based interview described in section section);
- Household vulnerability validation and need identification interview;
- Establishment of a final list.

Support activities could include one or several of the following:

- Provision of health check-ups or assistance to access medical care
- Provision of mobility equipment for the disabled (from canes to wheelchairs);
- Monthly vouchers for food, or delivery of food staples/supplies, during programme duration;
- Cleaning services at homesteads for elderly;
- Provision of modern, energy efficient household appliances based on a voucher system (e.g. energy-efficient refrigerators or cookers).

Implementation arrangements for this component will be detailed in the SLIP to be prepared (see section). They may involve a local NGO to be recruited with activities in the direction of vulnerable people in Antalya or region. Coordination with local authorities and linkages with existing support programmes will be paramount.

#### **5.3.4 Significantly affected PAPs due to total loss of greenhouses (Tier 2)**

These are the PAPs that have lost their main livelihood stream as a result of land acquisition entailing the loss of greenhouses that were erected on expropriated land and were unable to re-establish this activity for lack of suitable land or lack of financial resources to rebuild greenhouses. Based on an extrapolation of the results of the survey conducted as part of this audit, it is estimated that there may be approximately 90 such PAPs. Although some may be willing to reestablish their greenhouse activity, it is assessed that the majority of this group will not be able to secure suitable land in their current location for re-establishing greenhouses, and therefore support should be provided to start an alternative livelihood, although a few may be able to re-establish greenhouses. These PAPs will be addressed by livelihood improvement activities that **may involve** one or several of the following:

Non-agricultural potential activities:

- Employment opportunities in Project construction or operations, with a priority to PAPs for recruitment in suitable construction or operations jobs, subject to operational requirements;
- Skills training at public training centres for skills building activities preferred by PAPs, with linkage to existing skill development initiatives in Antalya and possibly coverage of training fees;
- Financial literacy training, to support PAPs in managing their household and business finance;

It is likely, based on the sample survey results, that a sizable proportion of these PAPs are elderly. For those too old to be able or willing to embark into a new livelihood activity, the SLIP will define possibilities to transfer eligibility to a livelihood improvement activity to a younger close relative (spouse, child or grand-child).

The SLIP to be developed by FTA (see section) will define precisely:

- The types of activities that can be proposed based on a comprehensive survey of PAPs needs and expectations;
- The linkages with existing governmental and non-governmental initiatives that can be activated to implement these activities;
- Institutional and financial arrangements required to activate these linkages.

### 5.3.5 Significantly affected PAPs due to partial loss of housing or greenhouses (Tier 3)

These are the PAPs that have lost their homes and part of their livelihoods as a result of land acquisition and associated physical displacement. It is estimated that there may be approximately 400 such PAPs. Activities will target improvements in two directions:

- Housing;
- Livelihoods.

As part of the preparation of the SLIP described in section, a survey of all households that were not interviewed as part of this audit will be conducted including a housing and livelihood improvement needs assessment. Based on the needs assessment, activities will be proposed amongst the following tentative list:

- Repairs to homes aiming at improving comfort and energy efficiency (roof insulation, improved windows – e.g. double glazing for heat, cold and noise insulation, solar water heating, structural repairs on an exceptional basis);
- Provision of vouchers in local trading centres for energy efficient and improved electrical household and appliances (particularly refrigerators) and/or furniture;
- Support to greenhouse construction and technical and material assistance to greenhouse production. Materials/support items will be procured by FTA or an implementation partner working on behalf of FTA, and distributed according to assessment results, potentially including:
  - o Greenhouse repairs or support to new greenhouse construction, including material support (plastic, glass) and repairs,
  - o Provisions of fertilizers and seedlings,
  - o Agricultural training (irrigation, choice of crops and varieties, fertilization, plant protection and pest control, storage, marketing)
- Employment opportunities in Project construction or operations, with a priority to PAPs for recruitment in suitable construction or operations jobs, subject to operational requirements.

### 5.3.6 Less significantly affected PAPs (Tier 4)

- These households will be monitored twice (in Q2, 2023 and Q4, 2023) for potential livelihood issues. In case significant livelihood issues are observed in either monitoring campaign, they will be upgraded to one of the above five categories, as the case may, and become eligible to the related livelihood improvement and/or vulnerability packages.

## 5.4 BUDGET AND IMPLEMENTATION SCHEDULE

The budget for the CAP is based on the following criteria.

- All costs associated with repayments to DHMI, vulnerable group supports, preparation of SLIP and monitoring of SLIP are allocated separately.
- The depreciation linked budget (total amount of depreciation extrapolated based on the sample reviewed in the audit) is used for housing improvement programs, and livelihood improvement programs that include greenhouse support measures, and employability enhancement.

The following table shows the budget and implementation schedule for the CAP:

Table 5-3: CAP/ SLIP Budget

No	Corrective Action	Estimated Budget (Euro)	Completion Timeline
1	Preparation of detailed SLIP per ToR in section and SLIP implementation	130,000	End Q2 2023
2	Vulnerable support measures	280,000	End Q1 2024
3	Housing improvement measures	600,000	End Q1 2024
4	Greenhouse measures	400,000	End Q1 2024

<b>5</b>	Employability enhancement measures	150,000	End Q1 2024
<b>6</b>	DHMI repayment	115,000	Upon finalization of Court Cases
	Total	1,675,000	
	Contingency (10%)	167,500	
	<b>Total with contingency</b>	<b>1,842,500</b>	

The budget allocated for suggested measures will be revised during SLIP study. There may be different allocations within budget depending on the needs assessment.



# Social Risk Management