



LAND ACQUISITION AND
RESETTLEMENT ACTION PLAN

FINAL REPORT ON THE
IMPLEMENTATION OF THE ACTIVITIES
INDICATED IN THE LARAP

**CONTRACT 1B/1_1 (b):
Reconstruction of the road bridge in
Krosno Odrzańskie jointly with
access roads**

ODRA-VISTULA FLOOD
MANAGEMENT PROJECT



Projekt Ochrony
Przeciwpowodziowej
w Dorzeczu Odry i Wisły



Państwowe
Gospodarstwo Wodne
Wody Polskie



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FINAL REPORT ON THE IMPLEMENTATION OF THE ACTIVITIES INDICATED IN THE LAND ACQUISITION AND RESETTLEMENT ACTION PLAN

ODRA-VISTULA FLOOD MANAGEMENT PROJECT

THE LAND ACQUISITION AND RESETTLEMENT ACTION PLAN IS PREPARED FOR THE CONTRACT IMPLEMENTED BY THE STATE WATER HOLDING POLISH WATERS REGIONAL WATER MANAGEMENT AUTHORITY IN WROCŁAW.

SUBCOMPONENT 1B:

Flood Protection on the Middle and Lower Odra

CONTRACT 1B/1/1 (b): Reconstruction of the road bridge in Krosno Odrzańskie jointly with access roads

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LIST OF ABBREVIATIONS USED IN THIS DOCUMENT

ARMA	Agency for Restructuring and Modernization of Agriculture
World Bank	International Bank for Reconstruction and Development
PCU	Odra-Vistula Flood Management Project Coordination Unit (OVFMP)
WB	See the World Bank
GDOŚ	General Director for Environmental Protection
GIS	Geographic Information System - a terrain information system comprising a database with terrain information pertaining to a given area as well as procedures and techniques for systematic capturing, updating and presenting data.
CSO	Central Statistical Office
PIO	Project Implementation Office - a separate organisational unit appointed within the PIO responsible for Contract/Investment execution
Investor	State Water Holding Polish Waters - Regional Water Management Authority in Wrocław
Engineer	See Consultant
Consultant	Sweco Polska acting as Consultant for the State Water Holding Polish Waters Regional Water Management Authority in Wrocław
C.C.	Civil Code of April 23, 1964
KOWR	National Support Centre for Agriculture
CAP	Act of June 14, 1960 – Code of Administrative Procedure
LARPF or RPF	Land Acquisition and Resettlement Policy Framework
MaxPP	Maximum damming level
LSDP	Local spatial development plan
NBP	National Bank of Poland
NGO	Nongovernmental Organization
SAC	Supreme Administrative Court
OVFM	Odra-Vistula Flood Management
EIA	Environmental Impact Assessment
OP 4.12	Designation of the document which contains the principles for involuntary resettlements required for World Bank financing for Task with the World Bank's loan: Operational Policy 4.12 – Involuntary Resettlements.
PAP	Project Affected Person(s)
IPIP	Investment project implementation permit
OVFMP	Odra-Vistula Flood Management Project
LAP	Land Acquisition Plan

Project	See OVFMP
Property appraiser/expert	Natural person with state professional qualifications within the scope of property valuations
RDOŚ	Regional Director for Environmental Protection
RZGW WR	State Water Holding Polish Waters Regional Water Management Authority in Wrocław
Special Flood Act	Act of July 8, 2010 on special rules for preparation for the implementation of investments in flood protection structures
Special Road Act	Act of April 10, 2003 on special rules for preparation and implementation of investments in public roads
PR	Permanent restrictions to the manner of property use
EU	European Union
RPM	Act of August 21, 1997 on real estate management
PAC	Provincial Administrative Court
Contract / Task / Investment	Title 1B.1/1(b) "Reconstruction of the road bridge in Krosno Odrzańskie jointly with access roads".
Contractor	Strabag Sp. z o. o. 10. Parzniewska St. 05-800 Pruszków

1. SUMMARY

Subject of the Contract:	The task concerns the reconstruction of the existing road bridge at km 53+067 of national road no. 29 and the extension of sections of this road in Krosno Odrzańskie. The reconstruction is aimed at ensuring minimum clearance under the structure and at enabling effective ice-breaking operations on the Odra River.
Completion date of Investment implementation (planned completion date of construction works):	04/15/2025
Date of awarding "NO" for LARAP :	February 10, 2021
Number and category of PAPs:	<p>11 PAPs were identified altogether in connection with the temporary occupation of properties, including:</p> <ul style="list-style-type: none"> – 8 private persons – 1 Housing Cooperative in Krosno Odrzańskie – 2 legal entities (limited liability companies) <p>4 PAPs were identified altogether in connection with the permanent restriction of properties (including the Investor)</p> <ul style="list-style-type: none"> – 2 private persons – 2 public entities
Number and characteristics of properties covered by the investment:	<p>50 properties were covered altogether by the investment execution, including:</p> <ul style="list-style-type: none"> – 18 expropriated properties (permanent occupation), of which: <ul style="list-style-type: none"> • 16 were public properties, • 2 were privately owned or owned by legal entities; – 32 properties were temporarily occupied, of which: <ul style="list-style-type: none"> • 23 properties were also subjected to permanent restriction in use (mainly due to network reconstruction; 3 of which are owned by the State Treasury), • 9 properties were occupied only temporarily, with no lasting effects (including 1 State Treasury property).
Sum of compensations disbursed to PAPs:	<ul style="list-style-type: none"> – PLN 398,096.00 – monetary compensations in the amount of the replacement value of assets lost by PAPs. – PLN 218 238.00 – Payment of compensation for temporary occupation of property and for permanent restrictions on use. – PLN 233,433.00 – cash compensations related to loss of business profits.
Grievance redress mechanism	<ul style="list-style-type: none"> – 2 complaints related to cracking of buildings walls, one of which also included the problem of excessive noise. – 1 complaint from the Municipal Office related to traffic disruptions. – 5 PAP submissions related to loss of business profits.

	Under the grievance redress mechanism, all reported cases have been considered and concluded.
Key issues:	<ul style="list-style-type: none"> – expropriation of properties (permanent occupation) and establishing the amount of damages and compensation, also in respect of temporary occupation and restrictions in the use of properties. – properties temporarily occupied for the investment were returned to PAPs; – considering 5 applications related to loss of business income.
Key achievements:	<ul style="list-style-type: none"> – payment of compensation to project affected persons; – implementation of additional mitigation measures for the local community.
Achievement of the objective OP 4.12:	<ul style="list-style-type: none"> – no physical resettlement was necessary as a result of investment execution; – in each of the expropriation cases, PAP received the due compensation; – no vulnerable individuals and groups were identified; – a number of activities were carried out both before the start of the investment (including public consultations) and during its implementation.

2. INTRODUCTION

This document, constituting the Final Report, was prepared in line with the requirements defined in the Project Operations Manual and the Land Acquisition and Resettlement Policy Framework¹ to document the process of land acquisition and to assess if it meets the requirements and guidelines of the World Bank's OP 4.12.

Information on the possibility of familiarising oneself with the content of the draft LARAP and on the possibility of filing applications and comments was made available at the following websites:

- State Water Holding Polish Waters, Regional Water Management Authority in Wrocław;
- Town Office in Krosno Odrzańskie;
- Odra-Vistula Flood Management Project Coordination Unit;

Information on the possibility of familiarising oneself with the content of the draft LARAP and on the possibility of filing applications and comments, including contact details (e-mail address, phone number) was made known publicly also in the local press. The announcement was published on 11/26/2020 in both paper and electronic edition of a weekly newspaper “Tygodniowa” as well as in the local news website gazetalubuska.pl. The published Announcement also contained information about the date of the planned webinar concerning the LARAP and information was provided on how to take part in the webinar.

In line with the assumptions set out in the Land Acquisition and Resettlement Action Plan, an ex-post evaluation was carried out after the completion of works under the Assignment to confirm that the planned objectives were met and properly documented.

It is concluded that all the measures described in the Land Acquisition and Resettlement Action Plan (LARAP) have been introduced and that each expropriated party was awarded compensation.

The Investor signed a contract for the performance of construction works for Contract 1B/1/1 (b) “Reconstruction of the road bridge in Krosno Odrzańskie jointly with access roads” with the Contractor (Strabag sp. z o.o.) on 01/12/2021.

Key implementation dates of Task 1B/1/1 (b):

- | | |
|---|-------------|
| 1. Date of signing the Contract: | 01/12/2021; |
| 2. Date of handing over the Construction Site: | 06/23/2021; |
| 3. Commencement date of Works: | 06/23/2021; |
| 4. Completion date of Main Works: | 04/15/2025; |
| 5. End date of the Defects Notification Period: | 04/15/2030; |

The following was implemented under Task 1B/1/1 (b):

- construction of retaining structures on access roads to the road bridge structure;
- construction of a temporary bridge structure;
- extension of national road no. 29;
- extension of 4 municipal roads together with infrastructure;
- reconstruction of sewage disposal, water supply, gas, power and telecommunication systems.

¹ <https://odrapcu.pl/projekt-opdow/popdow-dokumenty/>

The physical scope of the investment has been slightly changed vis-à-vis the characteristics stipulated in the Land Acquisition and Resettlement Action Plan. This change resulted from a correction of the RIPID decision (road investment permit implementation decision), where three properties originally intended for expropriation in favour of the State Treasury were deleted. These plots, being the property of the Krosno Odrzańskie Municipality, were only temporarily occupied. As a result, the number of properties planned for expropriation in the baseline version of the LARAP was reduced from 21 to 18. The works conducted did not cause additional impacts in terms of obtaining the access to the properties, as all the additional works were carried out on the plots occupied as part of the main works. The scope of impacts remained essentially the same as envisaged in the LARAP, i.e. was related to the same entities in the same scope. The changes consisting, principally, in replacing the permanent occupation with temporary occupation were introduced into the RIPID decision amending the original decision, and were consistent with the rule of minimising the Project's impacts and were beneficial for the Municipality.

The Investment was executed on the area of 50 plots. 18 properties were subject to permanent occupation, 2 of which were privately owned. The remaining 32 properties were subject to temporary occupation, of which 23 were subject to permanent restriction in the manner of property use (mainly due to reconstruction of the existing networks, including 3 properties belonging to the State Treasury). Property occupation activities were described in detail in chapter 3.6. "*Damages and compensation*". Properties had to be acquired to implement the Task which is linear in nature, but did not result in the physical resettlement of households. Of the 18 permanently occupied properties, 16 were owned by public entities (ca. 89% of the total), while 2 were privately owned. All impacts were limited in nature – no cases of physical resettlements of households or serious social consequences were identified. Even in the case of properties subject to permanent restrictions, no impact on jobs, access to social infrastructure or restrictions on the use of natural resources and public spaces were seen.

Nevertheless, in five cases, PAPs reported a potential loss of income streams due to the disruption caused by the conducted investment. In all cases, the Investor paid compensation, based on a valuation report prepared by a certified appraiser, taking into account the loss of income.

3. SUMMARY OF MAIN ACTIVITIES EXECUTED UNDER THE PROJECT

3.1. Overview of the Project's objective.

The primary objective of OVFP is to protect the population on the floodplains within the selected parts of the river basins of the two largest Polish rivers – the Vistula and the Odra – against severe floods. This Task was implemented under one of the Project subcomponents, the purpose of which was the reconstruction of the existing road bridge in order to ensure the minimum clearance under the structure and to enable effective ice-breaking action on the Odra River.

3.2. Development and adoption of the Land Acquisition and Resettlement Action Plan for implementation

The Investor developed the Land Acquisition and Resettlement Action Plan (LARAP) for the Task, which was awarded the World Bank's No objection on February 10, 2021.

The public disclosure procedure for the document was initiated, during which the electronic version of the LARAP was made available to PAPs so they had the opportunity to review the document. The document was subject to public consultation, described more broadly in chapter 3.5. *"Public consultation"*. After the end of the publication period, a debate over the draft LARAP was organised, during which the persons interested could submit oral and written comments to the document. No applications or comments were received during the public consultation. Questions for the planned works were only asked, hence the Land Acquisition and Resettlement Action Plan (LARAP) required no additions. The provisions of the LARAP were implemented both before and for the entire execution period of construction works. In the original version of the LARAP, which was approved by the World Bank (No Objection), it was planned to acquire 21 properties by way of permanent occupation. Considering that the RIPID decision was amended, this number was reduced to 18, and three plots, owned by the Krosno Odrzańskie municipality and originally intended for expropriation, were subject to temporary occupation only. Third parties were not affected by this change, as it only affected public roads where no activity was taking place. It was consistent with the rule of minimising the impacts and no updates to the LARAP were necessary.

3.3. Administrative decisions awarded

The following administrative decisions were awarded for the Investment:

1. decision on environmental conditions of 02/06/2011 ref. WOO-II.4233.2.2011.TK issued by RDOŚ in Gorzów Wielkopolski,
2. water permit decision of 08/21/2020 ref. WR.ZUZ.7.4210.144m.2020.PK issued by the Director of the Drainage Basin Administration in Zielona Góra,
3. water permit decision of 08/24/2020 ref. WR.ZUZ.7.4210.150m.2020.PK issued by the Director of the Drainage Basin Administration in Zielona Góra,
4. road investment permit implementation decision no. 12/2020 of 06/10/2021 ref. IB-II.7820.12.2020.KKo issued by the Lubuskie Voivode,

5. decision no. 5/2022 of 09/20/2022 ref. IB-II.7820.5.2022.KKoł amending the final road investment permit implementation decision no. 12/2020 issued by the Lubuskie Voivode.

3.4. Adopted property acquisition procedures

All the procedures adopted and described in the Land Acquisition and Resettlement Action Plan related to the acquisition of properties and the payment of compensation to PAPs were observed. During LARAP implementation, the Investor responded to any change in the factual situation in respect of that identified in the LARAP (such as reports of business losses or complaints for potential damage to private buildings).

All the rules arising from Polish legislation, World Bank's policy OP 4.12 and the LARAP itself were complied with during the execution of works. This applied to the acquisition of the properties necessary to implement the Contract and to the manner of executing the works. The guiding principle of the activities undertaken was to achieve the effective improvement (or at least restoration) of the PAPs' living conditions, as well as assuring long-time balanced use of environmental resources within that area.

All the rules applied in the process of land acquisition and resettlement were in conformity with the assumptions stated in the OVFMP program document, so-called *Land Acquisition and Resettlement Policy Framework* (LARPF). The document is available at: <https://odrapcu.pl/dokumenty/ramowy-dokument-dotyczacy-przesiedlen-i-pozyskiwania-nieruchomosci/>.

People affected by the Project, as part of the information campaign carried out in accordance with the provisions of the LARAP, were informed about the possibility of applying for the purchase of the remaining part of the property (i.e. so-called "remnants"), if after the division of the property and occupying part of it for the investment, the remaining part was not suitable for further use for the existing purposes.

No requests for purchase of remnants were received for the Investment.

3.5. Public consultation

A socio-economic study was conducted by a legal and social team operating within the structure of the Consultant in charge of drawing up the LARAP under this project. Due to restrictions related to the COVID-19 pandemic, the research team used a correspondence survey method based on standardised questionnaire questions (the obligation to conduct field interviews was omitted). The surveys were delivered to PAPs in May 2020 - four responses were received in total. When holding the study, therefore, the information publicly available from the Central Statistical Office and the Town Office of Krosno Odrzańskie was primarily relied on. It was found that investment implementation, as well as the related temporary and permanent restrictions in the use of the land, will not have a significant impact on the socio-economic situation. The overall analysis revealed that small parts of properties, located in the town centre of Krosno Odrzańskie, were subject to occupation. The manner of land development has not changed significantly, which allowed to consider the social and economic costs borne by the representatives of the community affected by the expropriation procedure as relatively low compared to other undertakings of this type. The process of informing the community about the Project was conducted for the entire period of preparation for Contract implementation, from the moment of applying for the decision on environmental conditions. The local community was informed

about the fact that the Investor submitted applicable applications, and that the relevant decisions indicated in Chapter 3.3 were issued. Every effort was made to ensure that the Parties have an opportunity to comment on any issues relating to the planned Contract. After the above-mentioned decisions were issued, the Parties were also advised by the issuing authorities of their options for filing an appeal against the decisions. No appeals were lodged. The PAPs owning properties in the Contract implementation area were notified by letter that a procedure is conducted related to the acquisition of the properties for Investment execution.

Additionally, the draft of the Land Acquisition and Resettlement Action Plan (LARAP) for Task 1B.1/1 (b) "Reconstruction of the road bridge in Krosno Odrzańskie jointly with access roads" was subject to public consultation carried out in accordance with the requirements of the World Bank's Operational Policy (OP 4.01). Public consultations were to enable the natural persons, institutions and all interested parties to become familiar with the document and to ensure a possibility of submitting comments, questions and applications to its contents. Due to the state of epidemic threat in Poland and care for the public health safety, a formula for conducting public consultations for the LARAP has changed. The meeting was open and accessible to all interested parties, however, due to sanitary constraints, it was conducted online using secure electronic communication channels. Public consultation on the draft LARAP for Task 1B.1/1 (b) was conducted in the period from November 26 to December 17, 2020 (thus lasting three weeks). The electronic version of the document, together with the Public Consultation Notice, was made available at the websites of:

- State Water Holding Polish Waters, Regional Water Management Authority in Wrocław;
- Town Office in Krosno Odrzańskie;
- Odra-Vistula Flood Management Project Coordination Unit.

Information on the possibility of familiarising oneself with the content of the draft LARAP and on the possibility of filing applications and comments was made publicly available also in the local press. The announcement was published on 11/26/2020 in both paper and electronic edition of a weekly newspaper "Tygodniowa" as well as in the local news website of gazeta lubuska.

On 11/26/2020, notices on starting the public consultation were sent to PAPs with information on the possibility to familiarise oneself with the content of the LARAP and to contact PAPs by telephone to discuss the content of the document and answer any questions, as well as with information on the planned webinar. During the period of public consultation, three phone calls were recorded from owners of the properties where permanent and temporary occupation took place. A question was addressed by PAP to the Consultant during the talks:

- *whether - in connection with the planned reconstruction of the bridge and the related line separating the investment site - access will be provided to the service building located on the said plot.*

The Consultant advised that access to the building would be provided for the entire time of investment implementation.

- *about the lack of access to the property and, if access is maintained, it is indicated that the elevations of the exits are too high as the road ordinance was raised. PAP would like to see design drawings showing the ordinates of the proposed vertical alignment within their property.*

The Consultant provided design drawings to the PAP upon the Investor's consent.

- *whether an email with her letter with comments on the Draft LARAP for Contract 1B.1/1(b) had arrived, which was sent at: jrpwroclaw.opdow@wody.gov.pl*

The Consultant acknowledged to have received the correspondence, in response to which he told the PAP that works connected with water supply system reconstruction are planned on the plot, with the removal of the existing installation. He also assured that access to the public road would not be completely lost during the works.

A webinar was held on December 17, 2020, with 6 persons actively participating altogether. The meeting participants highlighted the following issues related to the draft LARAP and the performance of construction works:

- *the possibility of paying compensation for the hindrances for business activities caused by the investment;*
- *who is responsible for properly securing the properties, part of which is subject to temporary occupation;*
- *who will be held liable for compromising the stability of the building and the foundation slab;*
- *how access to the building and access to the property will be provided, parking of vehicles on the property during temporary occupation;*
- *how long the building will be deprived of water, sewage, electricity and gas if the investor plans to relocate them or to cut off the old connections;*
- *how traffic will be arranged on the replacement bridge.*

In reply to the questions raised, PAPs received detailed clarifications concerning, among others, the rules for the payment of compensation, the securing of properties, liability for possible construction damage, provision of access to properties and utilities during the works, and the organisation of traffic on the replacement bridge.

No comments or applications conditioning the change to the provisions of the draft LARAP were received during the consultation. A report, sent to the World Bank, was drawn up from the meeting. A final LARAP document was also produced which was awarded the WB's no-objection on February 10, 2021. For the entire period of Contract execution, the PAP was in constant contact with the Investor and the Consultant (contact details provided to the PAP are given in Chapter 4 "Operation of the GRM System"). Depending on the needs reported, meetings with representatives of the local community were organised. None of the issues raised was left unaddressed by the Investor and the Consultant.

3.6 Damages and compensation

Properties with a varied ownership structures had to be acquired to execute the investment and the issue of compensation for expropriation and temporary occupation of land had to be settled. Detailed data on payments of compensation and the solutions applied to mitigate the investment's impacts for the property owners and users is presented in this chapter. Compensation was paid in cash only – it was not necessary to apply land-for-land arrangements. The amount of compensation was determined for a property in the condition as of the date of issuing the RIPID decision, and their value was established as at the day of determining the amount of compensation.

More than half (51.4%) of the plots necessary to implement the investment was urbanised land belonging to the municipality, including recreational and road plots. The properties owned by the State

Treasury, in particular by SWH Polish Waters (Odra River) and GDDKIA (national road), represented 14.3%, while that of private owners accounted for 34.3%. The expropriation of plots belonging to natural persons was limited to two properties, of which the area of permanent occupation amounts to 2.8% of the total area of each plot and did not include the built-up area.

Table 1 Summary of costs of implementing the LARAP

Item	Name/area	Amount
Compensation for permanent occupation	0.3936 ha	PLN 398,096.00
Compensation for temporary occupation and restrictions in use	0.3081 ha	PLN 218 238.00
Total compensations costs		PLN 616 334.00
Other implementation costs of LARAP	Compensation for lost profits in business activity	PLN 233 433.00
TOTAL		PLN 849 767.00

As at the date of developing the Final Report, the Investor has paid the compensation due for the 18 expropriated properties, as per the amount established by the Lubuskie Voivode in administrative decisions. These benefits comprised **3 PAPs** - excluding the property owned by the State Treasury. The total amount of compensation paid for permanent occupation was PLN 398,096.00. None of the PAPs appealed against the administrative decisions establishing the amount of compensation, which signifies that the compensation amounts determined were approved. Details of the individual impacts and the compensation applied are shown in Appendix no. 1.

For the temporary occupation of properties, the Investor concluded agreements with some of the plot owners, under which compensation in the amount of PLN 184,456.00 was paid. In the remaining cases, the Lubuskie Voivode issued administrative decisions for compensation for the extended period of occupation in the total amount of PLN 19 159.00.

The use of 23 properties was permanently restricted during the execution of the investment conducted in line with the RIPID decision. These properties overlap with those that were temporarily occupied in parallel. As per the decisions of the Lubuskie Voivode, compensations amounting to PLN 14,623.00 were paid for this purpose. The municipality, under the agreement with the Investor, has waived the claims for additional compensation for the extended period of occupation and for permanent restriction in the use of these properties, in exchange for the execution of additional works going beyond the scope of the original project and targeted at raising the standard of infrastructure and at enhancing the local community's safety (notably: extension of the right-bank slope revetments with a layer of rip-rap, change of the pavement surface).

Considering the above, it should be stated that the Investor has paid PLN 616 334.00 as compensation for the acquired properties to PAPs. This amount includes both expropriated plots, temporarily occupied plots as well as their permanent restrictions.

Various mitigation measures adjusted to the needs of individual PAPs were put into life to limit the negative impacts of expropriation. Appropriate compensation packages were applied where PAPs reported difficulties in running business activities or deterioration of housing conditions resulting from the investment implementation. These packages included, inter alia, financial compensation and

measures to minimise disruption to daily life. Details of the complaints and applications filed and the forms of compensation implemented are detailed in chapter 4.3 “List of complaints and applications”. No impacts related to the necessity of physical relocation of households were seen for the Task. No persons classified as vulnerable groups on the basis of ethnicity or disability were identified in the Investment area for the entire period of LARAP implementation. Appendix no. 1 to this report presents a list of the properties expropriated, temporarily occupied and the amount of compensation paid to PAPs. Compensation paid by the Investor was effected by bank transfer to the PAP's indicated bank account.

In connection with Contract execution, the Contractor has temporarily occupied the properties as considered necessary by the Contractor (occupied for construction backyard and for storage of soil masses and other construction materials). Hence the Contractor, through its own efforts, acquired 11 properties with an area of 0.581 ha for temporary occupation. The scope of temporary occupation was minimised each time and the location was chosen to be unobtrusive for the local community (inconvenience associated with transporting materials and hauling equipment was minimised). Any temporary occupation by the Contractor took place by voluntary agreement between the Property owner and the Works contractor (the owner could refuse to provide access to the property at any time during the agreement). Temporary occupation was only feasible based upon a written voluntary consent of the property owner and under the rules laid down in the LARAP. The agreements were presented to the Contract Engineer and the Investor for review. Upon execution of the works, the Contractor was obliged to restore the properties to their pre-investment condition or to the condition agreed by the parties in the statement granting consent for the temporary occupation and returned them to the eligible Owners.

Table 3. List of properties acquired by the Contractor on voluntary basis subject to temporary occupation.

Plot number	Plot owner	Occupation area [m ²]	Date of establishing the temporary occupation		End of use and tidying up (Y/N)
			Start date	End date	
142 prec. 2, Krosno Odrzańskie	Municipality	136	04/01/2021	07/15/2025	Y
150/1 prec. 2, Krosno Odrzańskie	Municipality	60	03/01/2021	07/15/2025	Y
150/5 prec. 2, Krosno Odrzańskie	Municipality	460	03/01/2021	12/03/2025	Y
1082 precinct 2, Krosno Odrzańskie	Legal person	839	01/07/2021	07/15/2025	Y
458 precinct 2, Krosno Odrzańskie	Legal person	551	01.07.2021r	07/15/2025	Y
150/9 prec. 2, Krosno Odrzańskie	Municipality	790	09/20/2021	07/15/2025	Y
1/2 prec. 2, Krosno Odrzańskie	Municipality	2090	05/16/2022	08/27/2025	Y
146 prec. 2, Krosno Odrzańskie	Legal person	100	07/01/2021	11/25/2025	Y
147 prec. 2, Krosno Odrzańskie	Legal person	100	07/01/2021	11/25/2025	Y
145 prec. 2, Krosno Odrzańskie	Legal person	180	07/01/2021	12/03/2025	Y
67 prec. 2, Krosno Odrzańskie	Legal person	500	07/01/2021	10/28/2025	Y

3.7 Occurrence of significant impacts

Significant impacts for investment implementation are considered to be situations where a property loses more than 20% of its area due to the project execution. Such impacts occurred on five properties under the project. All these properties are owned by the Municipality of Krosno Odrzańskie and no activities being a source of income for private persons were carried out on them. A public purpose investment was executed within their area, which means that the expropriation of these plots to the State Treasury is within the norms envisaged for the implementation of infrastructure projects and does not constitute impacts that are significant in socio-economic terms.

For plots of private persons, expropriation covered only two properties, of which the area of permanent occupation accounted only for a maximum of 2.8 % of the plot area. In one case, 0.0002 hectares was expropriated to PAP for the construction of a pedestrian walkway. Although the PAP runs a business activity, such a small area of expropriation has not influenced adversely their livelihood in any way. Furthermore, the expropriation did not include land developed with residential buildings, further limiting the investment impact on the owners of these properties.

Accordingly, it should be concluded that no significant impacts occurred under the project.

3.8 Special procedures

It was not necessary to apply the procedure for depositing compensation with the court as referred to in Article 133 of the Real Estate Management Act during the investment implementation. All compensation payments were made directly to the entitled property owners or users, in accordance with the decisions issued by the Lubuskie Voivode.

It was not necessary to transfer funds to a court deposit because in no case obstacles occurred preventing payment (such as unregulated legal status of the property, lack of legal capacity, absence of the entitled person or lack of an appointed representative).

3.9 Procedures for expropriation of the property remainder "Remnant"

A Commission was appointed under Order no. 5/2021 of the Director of the Regional Water Management Authority in Wrocław to evaluate applications for the purchase of the remaining parts of properties (so-called "remnants"). This applied to cases where - after the division of the property and occupying part of it for the investment, the remaining part was not suitable for further use for the existing purposes, as per article 23(2) of the Special Flood Act. The Commission consisted of:

- Head of the Environmental Team and Property Team at SWH PW RZGW in Wrocław,
- Representative of the Technical Assistance Consultant at Sweco Polska;
- Senior Specialists of SWH PW RZGW in Wrocław;
- Legal Counsel of SWH PW RZGW in Wrocław;
- Representative of the Drainage Basin Administration in Zielona Góra.

No request for purchase of the "remnant" was received as at the day of investment execution. This means that none of the owners or perpetual users of the properties covered by the investment did not raise the need to purchase the remaining part of the property considering that it can still be used as to

date or there were no reasons for initiating the procedure. Hence, the Commission did not have to undertake the activities for evaluation and implementation of the purchase of the “remnants” under this project.

3.10 PAP's evaluation of the Investment

In accordance with the LARAP requirements, after the end of Investment execution, ex-ante socio-economic studies were held among the PAPs (acc. to amendment 2 to RPF).

Surveys were conducted among all the expropriated persons and among the owners of properties subject to temporary occupation. The answers show that the Investment implementation, in most cases, did not have a negative impact on the local community. The respondents drew attention to the prolonged obstruction of traffic due to changes in traffic organisation. The concerns raised by some of PAPs prior to the start of the Investment were not confirmed during the execution of works.

Each PAP was given the opportunity to rate the investment on a scale of 1 to 10, where 1 was “definitely bad” and 10 was “definitely positive”. The average PAP satisfaction score was 8.5. While this result may suggest some areas for improvement, it is important to recognise that the project activities were carried out in a professional manner and in line with community expectations. This reflects the overall satisfaction with the changes made and the sense of security that the project implementation has brought.

In terms of maintaining their socio-economic situation, all respondents confirmed that their household and property status had not deteriorated compared to before the start of project execution. All PAPs confirmed that the compensation received was sufficient to cover the loss of the assets caused by the implementation of the investment.

The respondents indicated that they were aware of the funds acquisition procedures outlined in the Land Acquisition and Resettlement Action Plan (LARAP) and the ability to report problems encountered with land occupation and other grievance issues. The PAPs affected by the expropriation actively participated in the public consultations held during the development phase of the LARAP. All the respondents felt that the information provided by the Investor on the impacts of the Investment and the compensation measures was sufficient. The respondents confirmed that they had received compensation within the declared deadline.

A sample questionnaire that was conducted among PAPs is attached as Appendix no. 3 to this report.

4. OPERATION OF THE GRM SYSTEM

4.1. System description

The grievance redress mechanism pertaining to any matters connected with the implementation of Contract 1B.1/1(b) was put in place in conformity with the assumptions stated in the LARAP at the beginning of the whole process. Any interested party was entitled to lodge a complaint or application at one of three locations:

1. Directly in the Project's main office, which operated as a consultation point:

Office of the Engineer – Consultant:
SWECO Polska Sp. z o.o.
20C. Kożuchowska St., 65-364 Zielona Góra
e-mail: odra.wroclaw@sweco.pl

2. Directly at the Employer's office:

State Water Holding Polish Waters
Regional Water Management Authority in Wrocław
Project Implementation Office of the Odra-Vistula Flood Management Project
34. Norwida St., 50-950 Wrocław

3. Directly at the construction site office.

4. Additionally complaints and applications can be submitted:

- by mail to the addresses as above
- via email to the following addresses:
e-mail: wroclaw@wody.gov.pl,
e-mail: jrpwroclaw.opdow@wody.gov.pl
by telephone at the following numbers:
PIO: + 48 (71) 32-40-964

Deadlines for considering complaints and applications were also agreed:

- confirmation of receiving a complaint: within **7 days of the incoming date of a complaint**;
- in especially complex cases and in cases where consideration of a grievance or request requires changes to the LARAP, the deadline for responding to a grievance or request will be extended to **30 days**.

Persons were appointed within the organisational structure of SWH PW RZGW in Wrocław and of the Consultant for considering the complaints and for contact with persons submitting the complaints.

4.2 PAPs' applications concerning lost income

In connection with the implementation of the investment task titled "Reconstruction of the road bridge in Krosno Odrzańskie jointly with access roads", applications were received by the Investor to pay compensation for lost income by entities conducting business activity in the direct neighbourhood of the area covered by construction works. In line with the grievance redress mechanism implemented for the contract, an appraisal report was prepared for each case in order to determine the possible amount of the benefit due.

Applications related to the financial losses that were expected to occur as a result of traffic obstructions and nuisances accompanying the construction works, including, in particular, noise, restricted access to properties, disruption to hotel, retail and catering activities.

The submissions concerned five independent business entities. In each case, a comparative analysis was made of the financial results (revenues, costs, profits) from before and during the investment implementation, and a possible causal link between the investment measures and the observed decline in economic efficiency was identified.

The first application was for a catering business. The PAP informed the Investor of difficulties in conducting the activity caused by the investment execution and claimed compensation for the loss of income. In response, an expert was commissioned to prepare an opinion and valuation of the lost profits, on the basis of which part of the due compensation was paid.

In the case of another entity, operating as a flower shop, the investment works conducted made it difficult for customers to access the shop, which translated into a reduction in the revenue generated. The owner applied to the Investor for compensation for lost income, which was paid. The third application concerned the activities consisting in running hotel and short-term rental operations, a clear reduction in the level of profitability over the entire 2024 was identified when analysing the appraisal report, while the number of transactions carried out was stable. The expert's findings show that the traffic constraints and the associated temporary decrease in the availability of properties may have had an impact on the need to modify the pricing policy, in particular with regard to rental rates, which consequently translated into the financial result.

As concerns the entity - whose activities were seasonal - including, notably, the sale of ice cream and accommodation services, the potential impact of the investment on its operations was identified primarily during the periods when works were performed in the facility's immediate neighbourhood. It should be highlighted here that the impact was exerted on the business activity as a whole and not just on its seasonal elements. A decrease in the number of customers and in the related unit revenue was noticeable in this case.

The fifth application concerned an entity running a generally available pharmacy who reported a decrease in revenue between September 2024 and March 2025. After analysing the source documentation, the expert pointed out that the impact of the investment on the pharmacy's operations could only take place during the selected months covered by the application. It was also pointed out that from the point of view of the principles of damages estimation, the basis for the calculation should be the lost profit and not a decrease in turnover itself, which was reflected in the final amount of valuation.

All appraisal reports were prepared as per the applicable regulations and professional standards of property appraisers. Consultations were held with each PAP, during which the adopted valuation methodology was discussed and approval was obtained to apply the methodology. Proposals of agreements, based on the values from the appraisal reports, were presented and it was informed

about the options available for further action, including the eligible legal remedies. Compensation was paid in all cases, in the total amount of PLN 233,433.

4.3 List of complaints and applications

During the investment implementation, the Investor received altogether 8 complaints and applications submitted by PAPs. Details are presented in the table below.

Table 7. List of applications for loss of business income submitted by PAPs

No.	Date of application	Applicant	Subject of application	Method of resolving
1	02/02/2023 (CLOSED)	Entrepreneur	Entrepreneur's application for lost income.	PAP was compensated based on the expert's opinion. The additional compensation offer was not accepted by them, hence the case is considered closed.
2	02/07/2023 03/27/2025 (CLOSED)	Natural person/entrepreneur	Entrepreneur's application for lost income.	The expert estimated the amount of compensation which was then agreed upon by the parties and paid to the PAP.
3	03/22/2023 (CLOSED)	Entrepreneur	Entrepreneur's application for lost income.	The expert estimated the amount of compensation which was then agreed upon by the parties and paid to the PAP.
4	03/27/2025 (CLOSED)	Entrepreneur	Entrepreneur's application for lost income.	The expert estimated the amount of compensation which was then agreed upon by the parties and paid to the PAP.
5	04/14/2025 (CLOSED)	Entrepreneur	Entrepreneur's application for lost income.	The expert estimated the amount of compensation which was then agreed upon by the parties and paid to the PAP.

Table 8. List of other complaints and applications submitted by PAPs

No.	Date of complaint or application	Entity submitting complaint or request	Subject of complaint/appeal	Method of resolving
1	09/29/2023 (CLOSED)	Municipal Office	The town was paralysed at peak hours due to temporary traffic organisation put in place	The Municipality of Krosno Odrzańskie submitted a proposal to address the traffic obstructions reported by the local community. A meeting under the crisis management procedure was organised with the participation of GDDKiA, the Police, the Contractor, the Starost, the Mayor and the Contract Engineer. Improvements were made to shuttle traffic.
2	03/11/2024 (CLOSED)	Natural person	Complaint of the property owner about the noise caused by the traffic along the temporary surface made of concrete slabs and about the cracks in the building walls.	Vibration sensors were installed on the façade of the building and bitumen was applied to the joints of the slabs to reduce noise. The contractor conducted an analysis of potential wall damages. The case was ended by reaching an agreement and by paying the compensation.
3	04/14/2025 (CLOSED)	Natural person	The property owner's complaint concerning the cracking of walls.	The PAP lodged a complaint concerning potential damage to the walls of the building in connection with the Investment conducted. The contractor signed an agreement with the PAP, under which it paid the due compensation.

4.4 Conclusions

Owing to the correct implementation of the LARAP, coupled with regular contact with the local community, the property owners could have been identified rapidly and the investment's impact on the surroundings could have been tracked regularly. During the investment execution, PAPs reported,

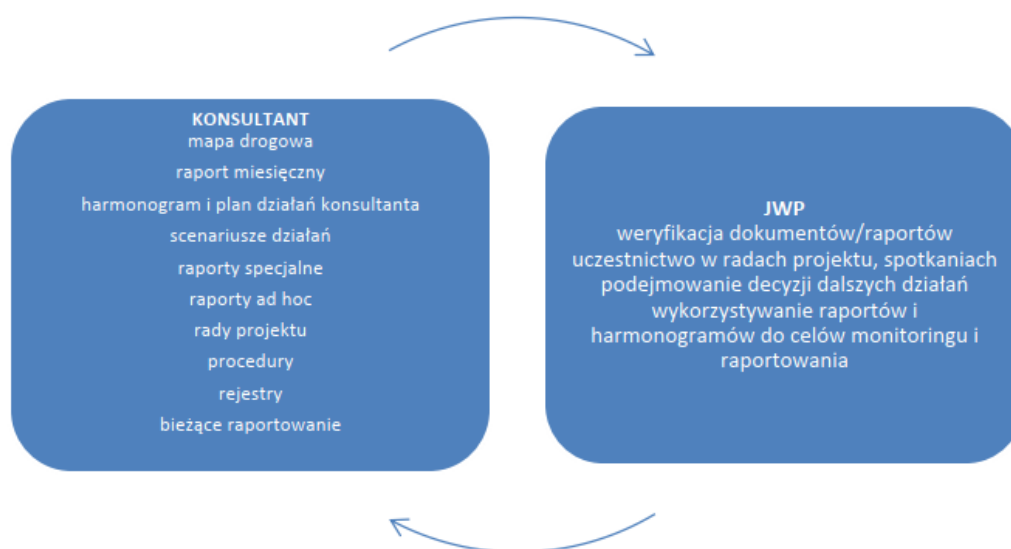
among other things, cracks in the walls, perceptible vibrations, loss of income or obstructions to traffic. Thanks to efficient procedures, each complaint was analysed immediately and corrective measures - such as the installation of vibration sensors, repairing the damage, introducing changes to traffic organisation or paying compensation - were implemented in the shortest possible time.

Continuous monitoring and swift response made it possible to limit further negative consequences and to maintain a constructive dialogue with PAPs, resulting in a high level of acceptance for the activities conducted.

5. MONITORING

5.1. Description of methodology

The monitoring of LARAP enforcement is an integral part of the Contract monitoring and management system. Therefore, for the purpose of LARAP enforcement monitoring, tools were used for the monitoring of Contract implementation, whose task is reporting to funding agencies and provision of existing information on the problems, fortuitous events and irregularities. The LARAP is an integral part of the investment process allowing for the immediate response in case of stating problems or irregularities. Proper communication among the Consultant, PIO and PCU is also fundamental. A diagram of information flow within the monitoring is shown here. The overall monitoring procedures and evaluations are more widely described in the document entitled Land Acquisition and Resettlement Policy Framework (LARAF), and detailed out under this Task in the LARAP.



It should be stressed that PAPs were provided with telephone numbers and e-mail addresses of contact persons within the Consultant structure during LARAP implementation. These persons were in contact with PAPs for all activities related to the determination and payment of compensation. Prior to receiving monetary compensation, PAPs relatively often contacted the Consultant's representatives to obtain detailed information on the determination of compensation, payment deadlines or other actions having a direct impact on their lives.

5.2 Summary of indicators that were monitored

A table containing the main indicators that were to be monitored during the Investment implementation was developed in the LARAP. A table is given below summarising the monitoring indicators used for Task 1B.1/1(b) executed by SWH PW - RZGW in Wrocław.

Table 8. Monitoring the implementation of property expropriations

Indicator	Information source	Frequency of monitoring	Progress indicator
Achieved parameters			
Total number of properties subject to expropriation	RIPID decision	Once after the decision is issued	18
Number of direct project affected persons (PAP)	Land mortgage register, extracts from land and property register, IPIP decision	Ongoing updates during the process of negotiating and disbursing compensation	15
Amount of expenses for expropriations	Investor's/Consultant's registers	Monthly/Quarterly	PLN 398,096.00
Number of temporarily occupied properties	Investor's/Consultant's registers	Monthly/Quarterly	32
Amount of expenses for temporary occupation	Investor's/Consultant's registers	Monthly/Quarterly	PLN 203,615.00
Court fees/Postage fees	Investor's registers	Monthly/Quarterly	PLN 0
Implementation of compensation packages from the LARAP costs (loss of profits)	Investor's/Consultant's registers	Monthly/Quarterly	PLN 233,433.00
Performance indicators			
Number of complaints and applications	Investor's/Consultant's registers	Monthly/Quarterly	8
Number of considered complaints and applications	Investor's/Consultant's registers	Monthly/Quarterly	8
Compensation paid for all types of property occupation and other related costs	Investor's registers	Monthly/Quarterly	PLN 849,767.00

LARAP implementation monitoring under Task 1B.1/1(b) was put in place in conformity with the assumptions stated in the LARAP. As part of the monitoring, the Consultant produced monthly and quarterly reports and supplemented registers and tables when events occurred for which the register or table had been created.

As indicated in the LARAP, it was crucial for the monitoring of LARAP implementation that the Consultant and the PIO registered events and facts, in particular via a correspondence register, a register of complaints and requests, a register of progress in obtaining titles to use properties for construction purposes and a compensation payment progress register. The data contained in those registers were used for preparing a set of data on the number of acquired properties and the amount and type of provided compensation. All changes were recorded in the registers.

The following parameters were monitored in detail based on the mentioned registers:

- a) number of properties for expropriation and expropriated,
- b) number of people requiring resettlement and resettled,
- c) quantity of properties for temporary occupation (planned and actual),
- d) amount of all expenses for the resettlement process (planned and actual),
- e) compensations disbursed for loss of legal title for property,
- f) compensations disbursed for loss of income sources,
- g) other compensation disbursed in connection with investment implementation,
- h) implementation progress and status of protective actions,
- i) acquired and granted replacement properties,
- j) number of complaints and applications.

Considering the monitoring assumptions, it was possible to compile the following summaries relevant to the LARAP:

Number of properties for expropriation and expropriated	Number of people requiring resettlement and resettled	Number of properties for temporary occupation (planned and actual)	Compensation disbursed for loss of legal title to property	Compensation disbursed for loss of income sources
18/18	0/0	32/32	PLN 398,096.00	PLN 233,433.00

Other compensation disbursed in connection with investment implementation	Acquired and awarded replacement properties	Number of complaints and applications
PLN 218 238.00. (payment of compensation for temporary property occupation and for permanent restrictions)	0/0	8/8

6. SUMMARY

The execution of the investment encompassing the reconstruction of a road bridge in Krosno Odrzańskie and extension of sections of the national road no. 29 was a complex undertaking embracing both technical and socio-economic aspects. The purpose of the project was to ensure the minimum clearance under the bridge to enable effective ice-breaking action on the Odra River, while limiting the impact on the local community and environment.

18 properties were taken over and 32 plots were temporarily occupied under the investment. The expropriation covered, most of all, public properties (16 plots), whilst only 2 properties belonged to private persons. The investment did not necessitate resettlement and all expropriated PAPs have received their due compensation, which confirms compliance with the requirements of OP 4.12. No request for purchase of the “remnant” was received as at the day of investment execution. This signifies that none of the owners or perpetual users of the properties covered by the investment did not raise the need to purchase the remaining part of the property considering that it can still be used as to date.

During the investment execution, PAPs lodged claims and requests concerning, among other things, cracks in buildings, vibrations and loss of income or income due to works conducted. In five cases, a loss of income streams was reported due to difficulties in running the business activity. In all these cases, on the basis of the appraisal reports prepared by an expert appraiser, compensation was paid taking into account the reduction in income.

Owing to the proper implementation of the LARAP and constant contact with PAPs, it was possible to respond quickly to any submissions and to investigate the claims effectively, which has significantly contributed to satisfying the local community's needs. The process of public consultation and informing PAPs about the progress of the investment was held in line with good practices. The investment has had a limited impact on expropriations and did not embrace the areas developed with residential buildings.

In financial terms, the Investor has disbursed compensation for the properties taken over in the amount of PLN 398,096.00. For temporary occupation and small areas covered by a permanent restriction, PLN 215,898.00 was paid to PAPs. Additionally, at the PAPs' request and after considering the submissions by an expert appraiser, an amount of PLN 218,238.00 was awarded as lost income from business activity.

The investment implementation took place in line with the principles of transparency, social dialogue and with care for the interests of all parties. Ex post studies conducted among PAPs confirmed that the project did not worsen the socio-economic situation of households, and the compensation paid covered the losses incurred. The majority of respondents evaluated the project positively (average of 8.5/10), pointing out only inconveniences connected with temporary traffic organisation.

7. APPENDICES

1. Tabular list of compensation.
2. Task Location.
3. Sample questionnaire conducted among PAPs.
4. Photographic documentation.