



REPUBLIKA E SHQIPËRISË

REPUBLIC OF ALBANIA
GENERAL DIRECTORATE OF PUBLIC WORKS
DIRECTORATE OF FOREIGN INVESTMENT MANAGEMENT

RESETTLEMENT ACTION PLAN

LANA RIVER FRONT URBAN REDEVELOPMENT PROJECT AMENDMENT 1

Date Issued: 17 Jan 2024

Report Issue Record

Project Title: Lana River Front Urban Development Project

Report Title: Resettlement Action Plan Lana River Front Urban Development Project – Amendment 1

Revision	1	2	3
Date	17 January 2024		
Detail	Additions		
Prepared By	Arta Gurabardhi		
Checked By	Flavia Furriku		
Approved By	Henrik Hysenbegasi		

Table of Contents

REPORT ISSUE RECORD 2

1 INTRODUCTION..... 5

 1.1 BACKGROUND 5

2 RAP AMENDMENT 6

3 REPLACEMENT APARTMENTS 8

4 TIMEFRAME 14

Summary of Figures

FIGURE 2-1 ACA PROPERTY REGISTRATION DOCUMENTS 6
 FIGURE 2-2 COUNCIL OF MUNICIPALITY APARTMENTS’ SITE APPROVAL..... 8
 FIGURE 3-1 SELECTED LOCATION FOR CONSTRUCTION OF REPLACEMENT APARTMENT BUILDINGS 12
 FIGURE 3-2 PROJECT LOCATION 14

Summary of Tables

TABLE 3-1 APARTMENT SURFACES ACCORDING TO DCM 409..... 9
 TABLE 3-2 CONSTRUCTION FORESEEN IN THE SELECTED LAND PLOT..... 13
 TABLE 4.1 RAP IMPLEMENTATION TIMEFRAME 15

Acronyms

MoT	Municipality of Tirana
EIB	European Investment bank
AEA	Albanian Expropriation Agency
ACA	Albanian Cadastre Agency
HH	Household
PAP	Project affected people
RIT	RAP Implementation Team

1 Introduction

1.1 Background

The Council of Ministers of the Republic of Albania (the “Borrower”) signed a loan agreement with the European Investment Bank (EIB or the “Bank”) for financing the Lana River Front-Urban Redevelopment Project (the “Project”) in Tirana. The Project is to be implemented along a section of approx. 1.8 km of the Lana River, from the Technological bridge to the Teodor Keko street crossing, also known as the New Ring. The Municipality of Tirana (the “ MoT“ or the “Promoter”) will be implementing the project and will provide co-financing. The Project will be implemented by a dedicated Project Implementation Unit (PIU), supported by relevant MoT departments and a team of external consultants.

The MoT is committed to compensate for the loss of assets and land using international and local best practices guided by the European Investment Bank's Environmental and Social Practices and Standards, specifically Standard 6: “Involuntary Resettlement”, Standard 7: "Vulnerable group rights and interests" and Standard 10: "Stakeholder engagement" and experiences in similar projects in the country.

The “Lana River Front – Urban Redevelopment Project” is firmly rooted in the planning framework prepared for the City. The Project forms part of the wider rehabilitation and upgrade of the urban waterfronts of central Tirana. The Project site and its immediate surroundings have suffered from a lack of residential amenity, poor connectivity with the rest of the City, environmental degradation and periodic flooding resulting from unplanned and poorly regulated residential development and deficiencies in the public infrastructure serving the area.

The Lana River project and RAP was disclosed to the public and the affected communities during the third quarter of 2022 and was approved by the Municipal Council with the decision No. 134 dated 23.12.2022. The site for the location of the replacement apartments was approved by Municipal Council with the decision No. 123 dated 15.11.2023.

The purpose of this amendment of the RAP is to provide details for the approved site, a timeframe for the RAP implementation and the activities that will lead to construction and allocation of replacement apartments for the people displaced by the Lana River project. The main activities will be happening the following dates:

- **Preliminary Activities - Reconfirmation of the affected HH** will be completed within the first half of 2024. During this timeframe MoT RAP implementation team will be visiting the affected area to reconfirm the data gathered during Census 2018/2020 and also the updated data that will be provided by ACA;
- **Expropriation File preparation phase** is subject to the approval of the project tender documents. Once the approval is granted, this phase will be completed within three months tentatively by third quarter 2024. The activities in this phase are a legal requirement to legitimize the process of compensation as provided by this RAP. It is important to highlight that the compensation methodology that will be used, is the one stipulated in RAP approved for this project;
- **First Phase RAP Implementation - Finalization of Agreements and moving HH to rental apartments** and finalization of expropriation procedures with the issuance of Decision of council of Ministers (DCM). This task is subject to the approval of the project tender documents and tentatively will be completed in the last quarter of 2024. Once the DCM is

published, the affected HH can initiate the move to the rented apartments. They are going to be notified two months in advance of work starting for Lana River Rehabilitation to HH. The rental bonus will start only after the effective move day (two months after the official notification). Tentatively, the move will be completed by first quarter 2025;





- **Second and Final Phase - Moving HH to new apartments.** The implementation phase for replacement apartments (detailed design and construction) will start after the approval of the project tender documents but also after the list of the affected HH has been confirmed (task addressed in the preliminary activities). This task will last 36 months and tentatively will be completed by first half of 2027. Once the apartments are ready, after HH will be notified and potentially the move to the replacement apartments will be completed by first half of 2027.

2 Scope of RAP Addendum

The MoT is fully committed to complete the construction and hand-over of the replacement apartments in the next three years to provide sustainable housing solutions to the PAP families. Furthermore, the MoT is also fully committed to keep the PAPs updated on the progress of the works and in relation to the relocation process. The latter will be done in line with the stipulations of this RAP which already foresees the establishment of a representative committee specifically devoted to keep an open dialog with all PAPs.


The RAP was approved through the Decision of the Municipal Council No. 134 dated 23.12.2022. The Municipality of Tirana has approved the location where the new apartment buildings are going to be contracted. The plot is registered with ACA as property no. 1/644, in Cadastral Area 8210 owned by the Municipality of Tirana, total surface of 7564 sqm. A preliminary analysis shows that the size of the parcel allocated for the construction of replacement apartments is adequate. The location is the one of the five locations suggested in the first approved RAP (see Table 3-2 Construction foreseen in the selected land Plot).

Figure 2-1 ACA Property Registration Documents

<div style="text-align: center;">  <p>REPUBLIKA E SHQIPËRISË AGJENCIA SHTETËRORE E KADASTRËS</p> <p>KARTELA E PASURISË SË PALUAJTSHME</p> <p style="font-size: small;">Kodi Unik 8210039090 (Nga 8210029107, Në _____)</p> <p>A - TË DHËNAT E PASURISË</p> <p>Zona Kadastrale Nr. 8210, Lloji i Pasurisë: TRUALL, Nr. i Pasurisë: 1/644, Sipërfaqja Totale 7564 m², (Nga të Cilat Truall 7564 m²; Ndërtesë 0 m²)</p> <p>Indeksi i Hartës Kadastrale TR: M-6, Numri i Pemëve: 0, Adresa e Pasurisë: Bashkia TIRANË, Rruga BENIAMIN KRUTA, Ndërtesa Nr. _____, SH/K _____, Aparamenti Nr. _____ Vlera e Pasurisë: Fillestare 1 Lekë (Akti Nr. 543, Dt. 17/07/2019), Rivlerësim _____ (Akti Nr. _____, Dt. _____)</p> <p>B - TË DHËNAT E TITULLIT TË PRONËSISË</p> <p>Pronari: BASHKIA E TIRANES _____, Nr. Identifikimi/NIPT K11729002L, Pjesa Takuese 1/1, Lloji i Pronësisë: I Adresa e Pronarit: Bashkia TR, Rruga BULDESH, E KOMBIT, Ndërtesa Nr. _____, SH/K _____, Aparamenti Nr. _____</p> <p>Akti i Fitimit të Pronësisë: Emërtimi: Vërdim I KM (për kalim në pronësi të institucionit shtetëror/apo vendimet e shpronësimit), Nr. 543, Datë: 17/07/2019 Regjistruar: Nr. 00015022, Datë: 10/09/2019 <i>*Pjesëmarrës në Bashkëpronësi të Detyrueshme për Pasurinë Nr. _____, me Kod Unik _____</i></p> <p>B/1 - TË DHËNAT E REGJISTRIMIT PARAPRAK</p> <p>Akti Paraparak i Fitimit të Pronësisë: Emërtimi: _____, Nr. _____, Datë: _____ Përshkrimi i Objektivit të Aktit: _____ Regjistruar: Nr. _____, Datë: _____</p> </div>	<div style="text-align: center;">  <p>REPUBLIKA E SHQIPËRISË AGJENCIA SHTËRORE E KADASTRËS</p> <p>FRAGMENTI I HARTËS KADASTRALE</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: small;"> <tr> <td>ZONA KADASTRALE: 8210</td> <td>KODI UNIK: 8210039090</td> </tr> <tr> <td>NUMRI PASURISË: 1/644</td> <td>INDEKSI HARTËS: TR; M-6</td> </tr> </table> <p>KORNIZA REFERUESE GJEODEZIKE SHQIPTARE</p>  <p style="text-align: center;">SH 1: 2500</p> <table style="width: 100%; font-size: x-small;"> <tr> <td style="width: 33%;">DREJTORI Elira Gogo</td> <td style="width: 33%;">Digitally signed by Elira Gogo DN: cn=Elira Gogo, o=Elira Gogo, email=elira.gogo@kadasteri.gov.al, c=AL</td> <td style="width: 33%;">10/27/2022 10:27:18 +0200</td> </tr> </table> <div style="display: flex; justify-content: space-between; align-items: center; font-size: x-small;">  <p>Validuar dhe kontrolluar nga Drejtoria Niveli i Verifikimit: Data: 2022/10/27 13:24:15 +0200 #17799920:2022102713240000014</p> <div style="border: 1px solid black; padding: 2px;"> <p style="margin: 0;">SHPIJEGUES</p> <p style="margin: 0; font-size: 8px;">■ PARCELA</p> <p style="margin: 0; font-size: 8px;">■ NDËRTESA</p> </div> </div> <p style="font-size: 8px; margin-top: 5px;">Shënim: Ky akt mund të jetë gjeneruar dhe ndaluar me një klik gjenerues automatik të bazës së të dhënave të Sistemit Shtetëror të Kadashtës.</p> </div>	ZONA KADASTRALE: 8210	KODI UNIK: 8210039090	NUMRI PASURISË: 1/644	INDEKSI HARTËS: TR; M-6	DREJTORI Elira Gogo	Digitally signed by Elira Gogo DN: cn=Elira Gogo, o=Elira Gogo, email=elira.gogo@kadasteri.gov.al, c=AL	10/27/2022 10:27:18 +0200
ZONA KADASTRALE: 8210	KODI UNIK: 8210039090							
NUMRI PASURISË: 1/644	INDEKSI HARTËS: TR; M-6							
DREJTORI Elira Gogo	Digitally signed by Elira Gogo DN: cn=Elira Gogo, o=Elira Gogo, email=elira.gogo@kadasteri.gov.al, c=AL	10/27/2022 10:27:18 +0200						

The plot of land is approved by a decision of Council of Municipality No. 123 dated 15 Nov 2023 as presented below. The DCM states that based on the local laws and the amended law no. 64/2019 "On the ratification of the grant agreement between the Council of Ministers of the Republic of Albania and the European Investment Bank for the project "Lana Riverbed - Urban Development", Law no. 63/2019 "On the ratification of the financial contract between the Council of Ministers of the Republic of Albania and the European Investment Bank, for the project "Lana Riverbed - Urban Development", decision no. 134, dated 23.12.2022, of the Municipal Council "For the approval in principle of the "Reallocation Action Plan ", as a result of the implementation of the "Lana Riverbed - Urban Development" the Council of Municipality has approved parcel no. 1/644, zk 8210, owned by the Municipality of Tirana, for the purpose of building housing for social housing needs to be used for the development of the "Lana Riverbed-Urban Development" project.

Figure 2-2 Council of Municipality Apartments' Site Approval

 <p style="text-align: center;"> REPUBLIKA E SHQIPËRISE BASHKIA TIRANË KËSHILLI BASHKIAK V E N D I M Nr. 123, datë 15.11.2023 </p> <p style="text-align: center;"> "PËR PËR PËRCAKTIMIN E PASURISË NR. 1/644, ZK 8210, NË PRONËSI TË BASHKISË TIRANË, SI ZONË NË ZHVILLIM ME QËLLIM NDRËTIMITIN E BANESAVË SOCIALE" </p> <p>Në mbështetje të nenit 8, pika 2, nenit 9 pika 1, nënkapa 1.1, shkronja "b", nenit 24, pika 2, nenit 54, shkronja "k" dhe nenit 55, pikat 2 dhe 6 të ligjit nr. 139/2015 "Për vetëqeverisjen vendore", të ndryshuar, nenit 50, të ligjit nr. 22/2018 "Për strehimin social", të ndryshuar, ligjit nr. 107, datë 31.07.2014 "Për planifikimin dhe zhvillimin e territorit", të ndryshuar, ligjit nr. 64/2019 "Për ratifikimin e marrëveshjes së grantit ndërmjet Këshillit të Ministrave të Republikës së Shqipërisë dhe Bankës Europiane të investimeve për projektin "Shtrati i lumit Lana - Zhvillim Urban", ligjit nr. 63/2019 "Për ratifikimin e kontratës financiare ndërmjet Këshillit të Ministrave të Republikës së Shqipërisë dhe Bankës Europiane të Investimeve, për projektin "Shtrati i lumit Lana - Zhvillim Urban", vendimit nr. 134, datë 23.12.2022, të Këshillit Bashkiak "Për miratimin në parim të "Planit të Veprimit për Zhvendosje", si pasojë e zbatimit të projektit "Shtrati i lumit Lana - Zhvillim Urban", vendimit nr. 134, datë 30.09.2020, të Këshillit Bashkiak "Për krijimin e shoqërisë "Tirana De" sh.a, si person juridik në pronësi të Bashkisë Tirane dhe miratimin e akteve të themelimit", vendimit nr. 103, datë 19.10.2022, të Këshillit Bashkiak "Për kalimin e pronës me nr. 1/644, ZK 8210, në administrim të shoqërisë "Tirana De" sh.a, vendimit, nr.7, datë 16.10.2023 të Këshillit të Administrimit të shoqërisë "Tirana De" sh.a, vendimit nr 5, datë 16.10.2023, të Asamblesë së Përgjithshme të shoqërisë "Tirana De" sh.a, me propozimin e kryetarit të Bashkisë, Këshilli Bashkiak,</p> <p style="text-align: center;">V E N D O S I:</p> <ol style="list-style-type: none"> 1. Përcaktimin e pasurisë nr. 1/644, zk 8210, në pronësi të Bashkisë Tirane, si zonë për zhvillim me qëllim ndërtimitin e banesave për nevoja të strehimit social. 2. Zona për zhvillim e përcaktuar në pikën 1 të përdoret për nevoja të strehimit, në kuadër të zhvillimit të projektit "Shtrati i lumit Lana-Zhvillim Urban". 3. Zhvillimi i zonës me qëllim strehimin përfshin hartimin dhe miratimin e projektit të ndërtimit deri në përfundimin e tij. Zhvillimi i zonës me qëllim strehimin të realizohet nga shoqëria akcionare "Tirana DC", shoqëri në pronësi të Bashkisë Tirane. 4. Drejtoria e Përgjithshme të Planifikimit dhe Zhvillimit të realizojë pasqyrimin e ndryshimeve në dokumentat e planifikimit vendor. 	<ol style="list-style-type: none"> 5. Strukturat përgjegjëse pranë Bashkisë Tirane të marrin të gjitha masat për identifikimin e subjekteve që përfitojnë sipas këtij vendimi, të cilët nuk kanë në pronësi ose posedim objekte të tjera banimi, me qëllim strehimin e tyre deri në përfundimin e punimeve. 6. Ngarkohet shoqëria "Tirana DC" sh.a dhe Bashkia Tirane të ndjekin të gjitha procedurat ligjore, për shpalljen e pasurisë së përcaktuar në pikën 1 të këtij vendimi, si "Zonë zhvillimi" me vendim të Këshillit të Ministrave. 7. Për zbatimin e këtij vendimi ngarkohet shoqëria Tirana DC sh.a, Drejtoria e Përgjithshme e Planifikimit dhe Zhvillimit të Territorit, Drejtoria e Përgjithshme Juridike e Aseteve dhe Licencimit, Drejtoria e Përgjithshme e Shërbimeve Sociale, Drejtoria e Përgjithshme e Objekteve në Bashkëpronësi, Administrimit të Njësisve Administrative dhe Emergjencive Civile, Drejtoria Drejtoria e Përgjithshme e Punëve Publike dhe Drejtoria e Përgjithshme e Menaxhimit Financiar. <p>Ky vendim hyn në fuqi sipas përcaktimeve të pikës 6, të nenit 55, të ligjit nr. 139/2015, "Për vetëqeverisjen vendore", të ndryshuar.</p> <p style="text-align: right;">KRYETAR</p> <p style="text-align: right;">ROMINA KUKO</p>
--	--

However, to date, not all the information is available about the planned apartments by the MoT to be built in the selected site near the current place of residence of all PAPs (see Table 3-2 Construction foreseen in the selected land Plot) for overview of proposed location).

The implementation phase for the replacement apartments will initiate after the approval of the project tender documents for Lana River project implementation tender documents, but also after the list of the affected HH has been confirmed (task addressed in the preliminary activities). This task will last 36 months and tentatively will be completed by first half of 2027.

3 Replacement Apartments

The size of the replacement apartment will correspond to the accepted size of the apartment as per Decision no. 409, dated 15.06.22 "On the regulations, methods and deadlines of compensating the owners of buildings that are not legalized" for the structures under legalization and informal ones, while for the properties with the title deed it will be according to the size of the affected structures if this is larger than what is considered acceptable by the DCM No. 409.

Based on the Decision no. 409, 15.06.22 "On the regulations, methods and deadlines of compensating the owners of buildings that are not legalized" the matrix of apartment size as per the composition of HH are established as follows (Table 3-1 Apartment surfaces according to DCM 409 **Error! Reference source not found.**):

Table 3-1 Apartment surfaces according to DCM 409

Household (HH) Composition	Surface per m2
Up to 2 HH members	60 – 70
2 – 4 HH members	70 – 80
5 or more HH members	Not less than 90; and an addition of 10 m2 for each additional member

The size of the replacement apartment will correspond to the acceptable size of the apartment as per Decision no. 409 for the structures under legalization and informal ones; while for the properties with the title deed the size of the apartment will be the highest value between provided in DCM No. 409 for same size of the affected structures and the one assessed by the DCM No. 409.

The size of the HH is determined by the family certificate¹ as per the civil status service, which determines the head of the HH and his/her dependents. This RAP has identified all the structure owners of those with title deeds, structures under legalization and informal structures, and their dependents according to the family certificate. Other members that are not under the family certificate of the owner/s are considered persons who permanently reside in any of the affected structures (registered during the census, whether having registered residence or not), who are not in the HH of the owner/quasi owner/ informal owner.

Households who are residing in informal houses but are not the owners of these houses (extended families of the owners), who have no properties of their own, will be provided with social housing assistance, through programs available in Tirana, in case they decide not to live in the same residence as they currently are. Owners cannot be legally forced into taking these family members into the new place of residence.

These households will also become beneficiaries of rent allowance as previously described and the Directorate for Social Services will begin working with them to identify a more permanent solution. Having in mind the difficulties of these households that are losing a permanent place of residence, the MoT hereby commits to providing them with access to permanent solution within period of the rental bonus that will be until the apartments will be ready (expected maximum 3 years). Although their rent will be paid until the new apartments are ready in case, they will decide to continue to live with their family members who are the owners of the structures.

Household members living in structures not owned by them, legalized or under legalization procedure are entitled to receive the rental allowance for a period of three years.

The following more permanent programmes are available:

- Loan Subsidy Program – 25 years of repayment period, 3% interest loan
- Social Housing Program – use of apartment free of charge, with obligation to pay utilities

¹ The family certificate will be of the date that the application for legalization is made for the properties under legalization; for the properties not applied for legalization and those with property certificate it will be requested the family certificate dated on the confirmation date that will be performed during the 3rd quarter 2024.

Low-cost housing is a programme by which affected people purchase an apartment constructed (or purchased) by the municipality, with a mortgage loan with mitigating conditions, from a financial institution that has signed a contract with the Municipality of Tirana for credit management. State aid is provided in the form of subsidizing credit interests for low-income households that meet certain economic criteria. The cost of the apartment is equivalent to the construction cost (lower than the market cost). During 2017, the Municipality of Tirana has provided this program through the loan subsidy for 999 families. The same program is being implemented during 2018 for 450 new families.

Social apartments are owned by the Municipality of Tirana or private entities and rented to affected people (in case of private entities, with their consent). The Municipality of Tirana owns 385 social apartments. Over the last two years, 418 families have been beneficiaries of this programme².

The municipality of Tirana constructed a complex of apartment buildings approx. 10 years ago with their funds and a loan from the Council of Europe Development Bank. Some of the apartments are being bought by households (as low-cost housing), while others are being used as social apartments. The location is approx. a 15-minute drive by car from the City centre and it is situated in a wider residential area, with access to public transport, schools, kindergartens, health facilities and all other necessary infrastructure.

The MoT has been implementing housing programs for over 20 years. In the past two years the municipality has assisted 116 families that have been displaced by public investments. Overall, in the period from 2016 to 2018, 2,104 families have benefited from MOT programs, of which 281 from the Social Housing Program and 999 from the Loan Subsidy Program.

The criteria, aligned with the UN recommendations, which is foreseen by DCM 409 used in the allocation of apartments, are as follows:

- Single-member household studio or one-bedroom apartment, net 22 m² to 30 m².
- Two-member household – one-bedroom apartment or two-bedroom apartment, net 30 m² to 45 m².
- Three-member household – one-bedroom apartment or two-bedroom apartment, net 40 m² to 55 m².
- Four-member household – two-bedroom apartment or three-bedroom apartment, net 60 m² to 100 m².

For households residing in structures who will receive a replacement apartment, resettlement will be carried out in two stages, due to the need to complete the expropriation process and begin construction activities, before replacement apartments can be provided by the municipality. With that in mind, a two-stage resettlement process will be implemented, as described in the following.

First Stage- Rent Allowance

In the first stage, affected households living in structures will be provided with a 100% rental bonus (lease bonus not more than 25,000 LEK per HH per month) to rent an apartment in

²The difference has occurred because some families have decided to move to other settlements or have found other housing solutions.

which they will reside until they are able to move to their replacement apartments. Rental bonus is an instrument of the Social Housing Program under the MoT that has been used by the municipality for years.

This measure will be implemented for a period of up to 3 years, or until the replacement apartments will be ready by the MoT. The PAPs that will choose an apartment will sign a property agreement with the MoT as part of the compensation package. The Directorate for Social Services will determine the size of the apartment and the rent amount, which the household is entitled to, based on the number of household members (the standard is 12 m² per person). The amount is paid to the affected household each month, however, the Directorate monitors whether payments has been made to the owner of the rented apartment. The households are encouraged to find apartments, which suit their needs and preferences, however, if they are unable to do so, the Directorate for Social Services will assist them. If the household consist of several generations (multi-family households), each family is treated as a separate beneficiary of the rent allowance, if this is their preference.

Rent allowance is a measure normally implemented for residents of Tirana, i.e. persons who have registered residence in Tirana. However, due to the importance of the Lana River project, the City has already decided that the measure will apply to all people living in the affected area, regardless of whether they are registered in Tirana or other municipalities in Albania. In this way, they will be automatically registered as Tirana residents and will also have a right to benefit from the more permanent programmes described further in this RAP. The only obligation for all affected households is to regularly pay the rent (with funds received from the Social Directorate), the utilities and for their children to attend schools. Based on preliminary analyses of the census and socio-economic data, school attendance is not an issue in the affected area and children are enrolled in and attend schools regularly.

Second Stage- Allocation of Replacement Apartments

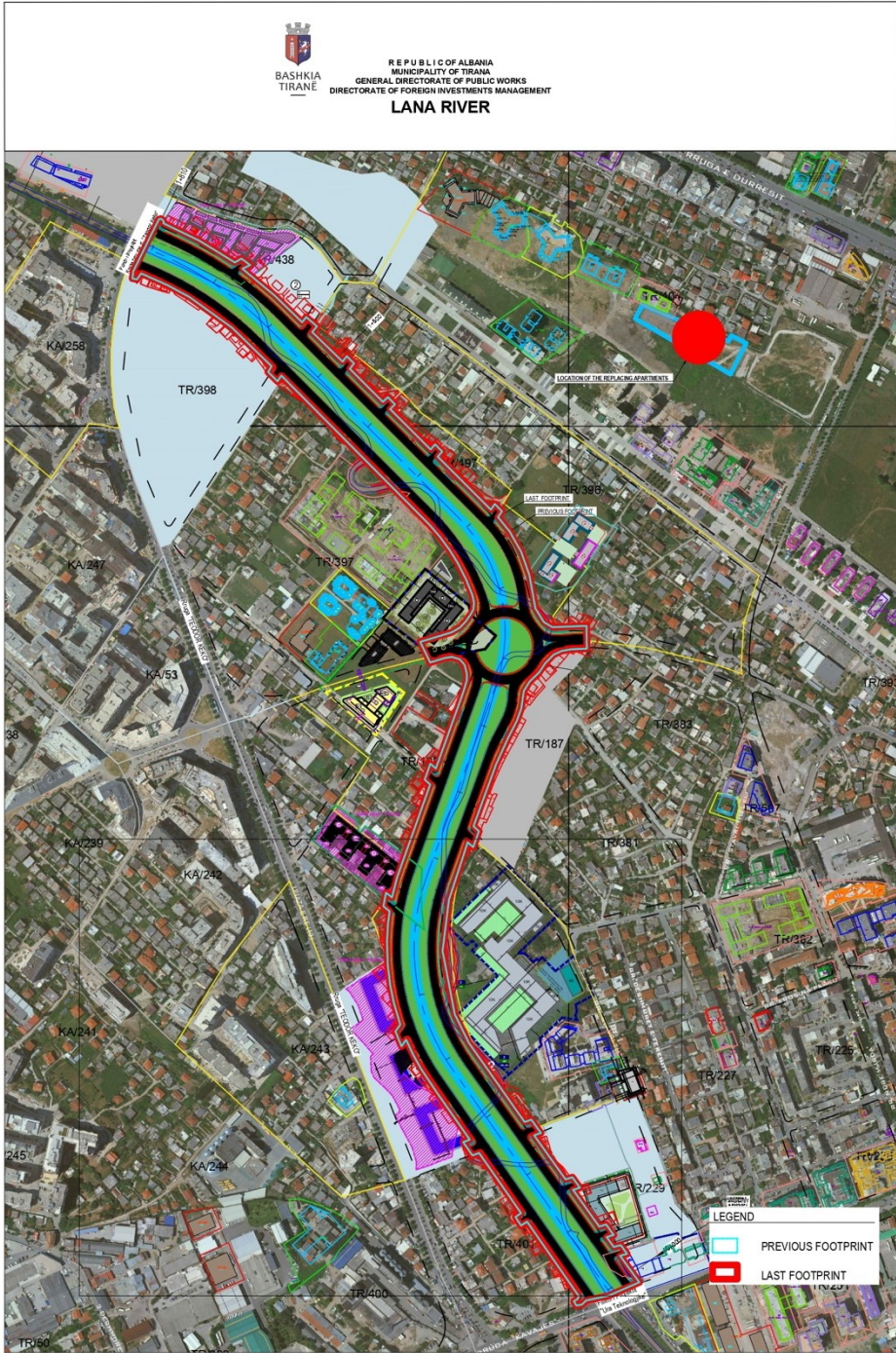
Owners of legal properties, as well as owners of affected informal properties and their household members will, as described above, receive a replacement apartment. The apartment size is determined in the following section, and they will be built along the footprint of the Lana River project near the project area. In case of multiple owners, smaller apartments corresponding to the size owned by a household will be provided and any disputes between them will be resolved by the courts.

The MoT is planning to construct 20 000 sqm of apartments (the total sqm foreseen for the reallocation of Lana River HH) the location as shown in Figure 3-1:

Although the expectation is that replacement apartments will be available within three years from start of construction, the exact date for construction of these buildings will be confirmed by MoT by March 2024. The approval of the site already granted by the Municipal Council.

It should be noted that the MoT is planning to implement an additional housing programme which may provide even more apartments and may be available as compensation to persons affected by the Lana River project. New legislation has recently been passed obliging investors who wish to increase the size of their developments (i.e. building more floors than permitted or increasing the footprints of buildings), to allocate 3% of their total residential area to the City, free of charge. In case such projects are realised in the vicinity of the Project footprint, the municipality will allocate adequate apartments as compensation to affected households.

Figure 3-1 Selected location for construction of replacement apartment buildings



Note: Red dot represent location as designated by MoT for the construction of the new replacement apartments

Below is the preliminary assessment on the construction surface that is foreseen to be built in the selected land plot:

Table below shows a planning of construction capacity in the allocated land plot of 7564 sqm. Based on the maximum floor area ratio foreseen by national planning authorities in Albania

for the specific area, it is expected the total construction surface may be 37820 sqm which will be developed in 4 buildings. According to the total apartments area needed for Lana River project, it is foreseen that 20000 sqm will be allocated to them and the rest will be used for social housing.

Table 3-2 Construction foreseen in the selected land Plot

Available Land Plot and Construction sqm	
Available Land Plot in sqm	7564
Maximum Floor Area Ratio intensity of building	5
Total construction in sqm	37 820
4 buildings, construction for each in sqm	9 455
Apartments sqm required by Lana River PAPs	20 000
The remaining sqm will be used by Tirana Municipality for social Housing	17 820

The project area and the project affected buildings are shown in Figure 3-2.

Figure 3-2 Project Location



Source: MoT

4 Timeframe

The implementation of the RAP will be extended until the affected people that have chosen replacement apartments as compensation, have received them along with the property title of the apartments. This entire process will be assisted by MoT that will also bear the transaction fees.

RAP timeframe activities are presented in Table 4.1 below. The timeframe may be amended to reflect implementation progress.

A more detailed activity action plan detailed for the implementation team is in the table Table 4.1 RAP Implementation Timeframe .

Table 4.1 RAP Implementation Timeframe

Activity	Responsibility	Year 2024				Year 2025				Year 2026				Year 2027			
		Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4
Preliminary Activities - Reconfirmation of the affected HH Meetings with HH and reconfirmation of family members and affected assets	PIU		X	X													
Expropriation File preparation phase - Preparation of expropriation file as per documents requested by the Expropriation Agency	PIU RIT		X	X													
First Phase RAP Implementation - Finalization of Agreements with each HH regarding of the rental bonus and the surface of the apartment that they will own in the new building. Municipality will announce and support the move of each HH to rental apartments	PIU RIT			X	X	X	X										
Second and Final Phase - Preparation and development of new apartments and moving of HH to new apartments at 2nd Quarter of 2027	PIU			X	X	X	X	X	X	X	X	X	X	X	X		