



Land Acquisition and Involuntary Resettlement Course: Compensation, RAPs and Livelihoods

22 – 26 August 2027

Jeddah - Corniche four-star



Land Acquisition and Involuntary Resettlement Course: Compensation, RAPs and Livelihoods

Ref: 2083_30344 **Date:** 22 – 26 August 2027 **Location:** Jeddah - Corniche four-star **Fees:** 19500 SAR

Introduction:

Land acquisition and involuntary resettlement, covering compensation, RAPs and livelihoods, is a 1-week course for right-of-way, valuation and safeguards units of roads, rail, utility and urban development bodies that ends with a Resettlement Action Plan outline and compensation framework for a case linear project. Public works stall and displaced households lose income when corridors are acquired without an asset census, an entitlement matrix or a grievance channel. Nominees already handle acquisition files, compensation offers or community liaison, and work through case studies on census returns and valuation schedules. CoreConcept Training Center delivers this land acquisition and involuntary resettlement course.

Course Objectives:

- Plan a land take for a road, rail, pipeline or urban scheme by applying the avoid, minimise and mitigate hierarchy to alignment options
- Organise land and asset surveys, a household census and a declared cut-off date that fix who is eligible and for what
- Calculate compensation at replacement cost, including market value, disturbance, severance and injurious affection to retained land
- Run consultation and a grievance redress mechanism that record, resolve and report complaints from displaced owners, tenants and informal users
- Prepare Resettlement Action Plans and Livelihood Restoration Plans that meet IFC Performance Standard 5 and World Bank ESS5
- Monitor livelihood restoration against baseline indicators and prepare the evidence a completion audit requires

Target Audience:

- Right-of-way units responsible for corridor land take, parcel acquisition files and handover of sites to contractors
 - Valuation and estates units responsible for compensation assessments, offers and payment schedules for affected owners
 - Social safeguards units responsible for census surveys, consultation records and resettlement plan preparation
 - Community liaison units responsible for grievance logs, household engagement and vulnerable group support
 - Project management units responsible for keeping land release in step with design and construction milestones
 - Monitoring and evaluation units responsible for tracking household income, housing and access outcomes after displacement
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Course Outline:

Day 1: Public Land Take, Displacement Types and Corridor Baseline

- Eminent Domain, Compulsory Purchase and Expropriation Terms Compared
- Public Purpose Test and Justification File for Taking
- Physical Versus Economic Displacement Classification for Affected Persons
- Avoid Minimise Mitigate Hierarchy Applied to Alignment Options
- Corridor Land Take Baseline Using Strip Maps and Parcel Lists

Day 2: IFC Performance Standard 5, ESS5 and Entitlement Design

- IFC Performance Standard 5 Objectives, Scope and Applicability Triggers
- World Bank ESS5 Restrictions on Land Use and Access
- IFC Good Practice Handbook Planning Sequence for Land Acquisition
- Entitlement Matrix Covering Owners, Tenants and Informal Occupants
- Gap Analysis Between Domestic Expropriation Rules and Lender Standards

Day 3: Asset Surveys, Cut-Off Dates and Compensation Valuation

- Household Census and Inventory of Losses Field Protocol
- Cut-Off Date Declaration, Disclosure and Opportunistic Claim Control
- Full Replacement Cost Valuation for Land, Structures and Crops
- Disturbance, Severance and Injurious Affection Compensation Heads
- Compensation Offer Letters, Negotiated Settlement and Payment Records

Day 4: Engagement, Grievance Redress, Vulnerable Groups and Livelihood Risk

- Stakeholder Engagement Plan for Displaced and Host Communities
- Grievance Redress Mechanism Intake, Escalation and Closure Logs
- Vulnerable Household Screening and Targeted Transitional Assistance
- Livelihood Restoration Plan for Farmers, Traders and Wage Earners
- Resettlement Site Selection, Replacement Housing and Host Integration

Day 5: Case Study on a Linear Project Resettlement Action Plan

- Case Corridor Census Returns and Asset Inventory Review
 - Case Entitlement Matrix and Replacement Cost Schedule Build
 - Case Grievance and Consultation Arrangements With Disclosure Steps
 - Livelihood Monitoring Indicators and Completion Audit Evidence Plan
 - Resettlement Action Plan Outline and Compensation Framework Completion
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Skills You Will Gain:

- Land Take Minimisation
- Displacement Impact Classification
- Household Census Design
- Replacement Cost Valuation
- Entitlement Matrix Drafting
- Grievance Case Handling
- Livelihood Outcome Monitoring
- Resettlement Budget Estimation

Why Attend This Course:

- Deliver a Resettlement Action Plan outline and compensation framework to the project director and the land acquisition committee for approval
- Decide which households qualify, for which entitlement and at what compensation level once the cut-off date is set
- Avoid stalled site handover, inflated claims and lender non-compliance findings caused by missing census data or untracked grievances
- Share entitlement matrix templates, census forms and grievance log formats with right-of-way and liaison colleagues

Conclusion:

Back at work, the participant gives the project director and the land acquisition committee a Resettlement Action Plan outline and compensation framework for the next corridor. The right-of-way unit uses it to schedule parcel acquisition and site handover, the estates unit to issue offers at replacement cost, and the safeguards unit to brief lenders and affected communities. After the first section of land is released, the unit should review grievance closure times, payment delays and household income indicators against the baseline and revise the plan and budget where results fall short.

Frequently Asked Questions FAQ:

What should participants know before a land acquisition and involuntary resettlement course?

Participants should already work on acquisition files, compensation offers, safeguards reports or community liaison for public projects. No legal qualification is expected. Bringing an anonymised parcel list, census form or grievance log from their own unit helps them apply the case work directly.

How does land acquisition and involuntary resettlement differ from a land registration or property valuation course?

It covers taking land for public works and restoring the lives of those displaced. Land registration courses cover recording rights in registers, and property valuation courses value assets for lending or sale; here valuation appears only as compensation at replacement cost.

Why does land acquisition and involuntary resettlement need a cut-off date?

A cut-off date fixes who is eligible for compensation and assistance. Once the census is complete and the date disclosed, people who move into the corridor afterwards are not eligible, which limits speculative claims and keeps the resettlement budget predictable.

What do participants take back from the land acquisition and involuntary resettlement course?

Participants take back a Resettlement Action Plan outline and compensation framework for a case linear project, with an entitlement matrix, a replacement cost schedule, grievance arrangements and livelihood monitoring indicators they can adapt to their own corridors.
