

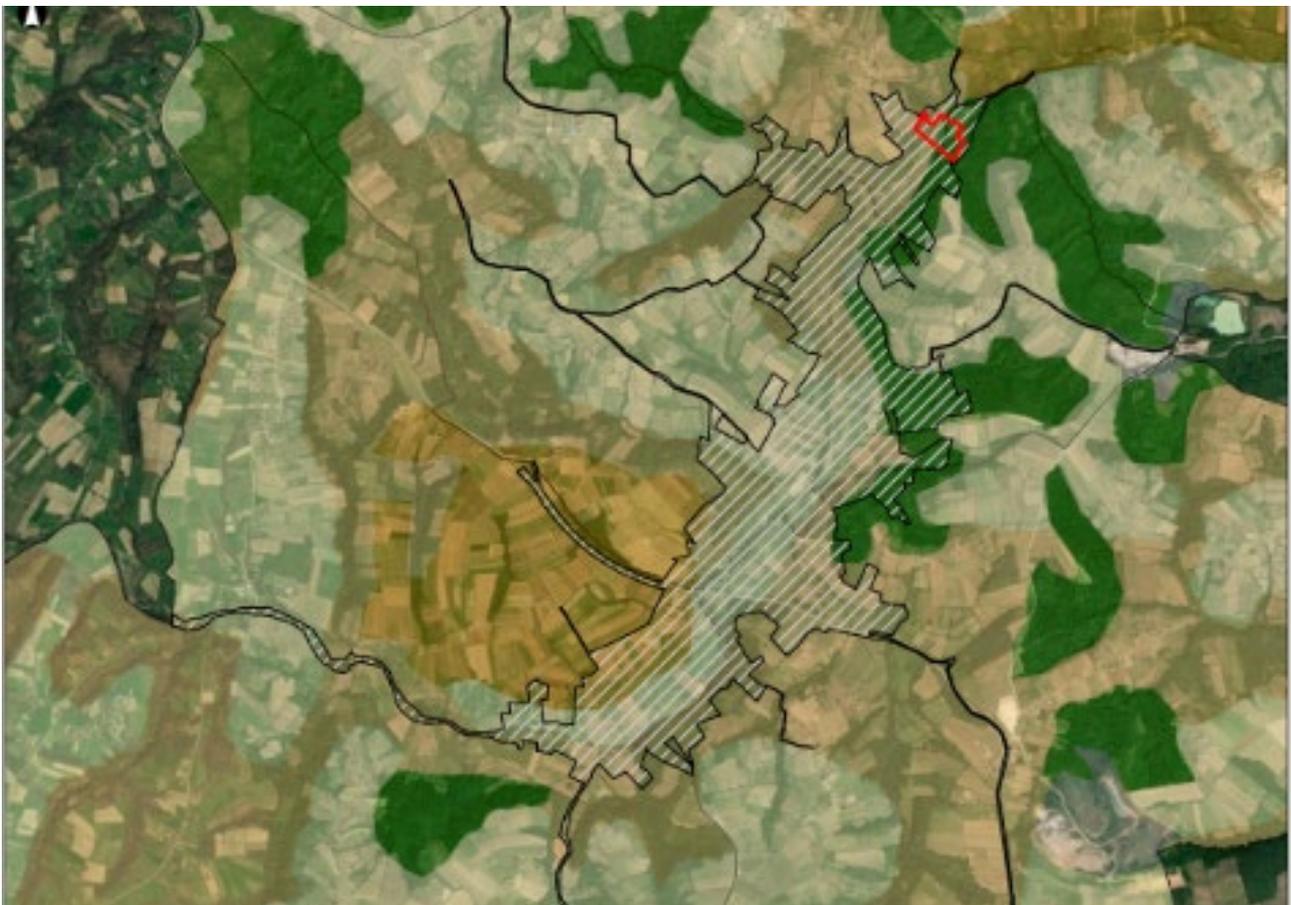
Public Water Management Company Srbijavode
European Bank for Reconstruction and Development

Environmental and Social Impact Assessment, Climate Change Assessment and Technical Assessment for Pambukovica Dam in Serbia

Historic land acquisition audit with Corrective Action Plan

Reference: 2026/15

Final Version for Issue | 06 March 2026



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Abbreviations

Abbreviation	Full name
CM	Cadastral Municipality
EBRD	European Bank for Reconstruction and Development
EIA	Environmental Impact Assessment
EPC	Engineering, Procurement, and Construction
ES	Environmental and Social
ESIA	Environmental and Social Impact Assessment
ESP	Environmental and Social Policy
FGD	Focus Group Discussion
GRM	Grievance Redress Mechanism
HLA CAP	Historic Land Acquisition Audit with Corrective Action Plan
LRP	Livelihood Restoration Plan
MAFWM	Ministry of Agriculture, Forestry and Water Management
PAP	Project Affected Person
PGD	Design for the Building Permit (Projekat za gradjevinsku dozvolu)
PR	Performance Requirement
PWMC	Public Water Management Company
RS	Republic of Serbia
ToR	Terms of Reference
SEP	Stakeholder Engagement Plan
SIA	Social Impact Assessment
WMD	Water Management Directorate

Glossary

COMPENSATION. Compensation may be provided in material form or equivalent value for an asset or a resource that is acquired or affected by a project. Compensation will be provided before taking possession of the land and assets in all cases, including where this is not possible due to absence or impossibility of identifying the owners. In the case of absence of owners, the money is available for an unlimited period of time.

CUT-OFF DATE. The cut-off date, is the moratorium date after which any changes in property ownership are not considered as part of the land expropriation procedure. The cut-off date for the Project is 18 August 2022, which is the date of the adoption of the Declaration of public interest for the Project. For the assets on land (crops and structures) the date when the Asset survey is conducted for the land parcel is considered the cut-off date for crops and structures.

ECONOMIC DISPLACEMENT. Loss of income streams or means of livelihood, resulting from land acquisition or obstructed access to resources and property (land, water or forest) resulting from the construction or operation of a project or its associated facilities.

EXPROPRIATION. Means deprivation or limitation of ownership rights of property with a compensation pursuant to market value of that property.

LIVELIHOOD RESTORATION. Measures that will be undertaken to assist physically and economically displaced PAPs to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher. Assistance must continue after displacement, for a transition period, based on a reasonable estimate of the time likely to be needed to restore livelihoods and standards of living.

MOVING ALLOWANCE. The moving allowance is a compensation for costs directly associated to moving/relocation of the household, in cases of expropriation of residential structure or business premises.

PAP. Project Affected Person is any person who, as a result of the implementation of a project, loses the right to own, use, or otherwise benefit from a built structure, land (construction, agricultural, or pasture), annual or perennial crops and trees, or any other fixed or moveable asset, either in full or in part, permanently or temporarily.

PHYSICAL DISPLACEMENT. Loss of shelter or property caused by expropriation of land in connection to the project, which requires the physical move of a PAP from his/her pre-project place or residence, place for work or business premises.

PROJECT AFFECTED AREA. In the context of this document, project affected area is considered to be the territory of four cadastre municipalities, three in Municipality Ub (CM Pambukovica, CM Raduša, and CM Slatina) and one in the wider area of the City of Valjevo (CM Gola Glava).

REPLACEMENT COST. For agricultural land, replacement cost is the pre-project market value of land of equal productive potential or use located in the vicinity of the affected land, plus the cost of preparing the land to productivity levels similar to those of the expropriated land, plus the cost of any registration and transfer taxes. For houses and other structures, it is the market cost of the materials to build a replacement structure with an area and quality similar to or better than those of the affected structure, or to repair a partially affected structure, plus the cost of transporting building materials to the construction site, plus the cost of any labour and contractors' fees, plus the cost of any registration and transfer taxes. In determining the replacement cost, depreciation of the asset and the value of salvage materials are not considered, nor is the value of benefits to be derived from the project deducted from the valuation of an affected asset. It also includes costs for levelling or other preparation for new construction or use. Costs are calculated based on the time at which the asset is being replaced, if not, inflation is considered in calculating costs.

STAKEHOLDERS. Any and all individuals, groups, organizations, and institutions interested in and potentially affected by a project or having the ability to influence a project.

TRANSITIONAL ALLOWANCE. Describes one-off compensation as an additional financial assistance to facilitate PAPs' adjustment in the area to which they are relocated.

1. Introduction

1.1 About the Project

The European Bank for Reconstruction and Development (the “EBRD”) is considering providing finance to the Republic of Serbia (the “Borrower”, or the “Client”), represented by the Ministry of Finance.

The Loan is expected to finance the construction of a new impoundment dam and reservoir infrastructure at Pambukovica including associated works such as upstream sediment traps, road realignment etc. (the “Project”). Proceeds of the loan will also finance project implementation support, supervision of works and front-end fee.

The Project will be implemented by the Public Water Management Company Srbijavode (“Srbijavode”), the national body responsible for water management, including water use and protection from pollution. It is also responsible for management of risks associated with water bodies (such as flood risk). Srbijavode operates under the Water Management Directorate (WMD), which in turn is an administrative authority of the Ministry of Agriculture, Forestry and Water Management (MAFWM).

As this Project involves the greenfield development of a large dam, the EBRD has assigned it as a Category A project, which means that a comprehensive Environmental and Social Impact Assessment (ESIA) is required.

The land acquisition process to date is being implemented according to the national legal framework.

1.2 About this Document

The Historic Land Acquisition Audit and Corrective Action Plan was carried out as a part of ESIA to review and assess the expropriation process to date, and confirm any gaps between the national legal process and the EBRD requirements under Performance Requirement 5 related to land acquisition, and to describe any further mitigation measures required to bring the processes of land acquisition, resettlement and livelihood restoration into compliance with the EBRD’s ES Policy (2019).

The key objectives of the audit are the following:

- to review and verify the progress in the expropriation of land and other property for the Project,
- to confirm whether defined policies, requirements and entitlements have been aligned with EBRD requirements, specifically PR5, including grievance redress and consultation processes,
- to identify if there are any outstanding actions required to bring the processes of resettlement and livelihood restoration in compliance with the Project requirements and by so, in compliance with:
 - national legislation of the Republic of Serbia,
 - EBRD Performance requirements (PR5), and
 - World Bank requirements as outlined in the Environmental and Social Framework, Environmental and Social Standard 5.
- to describe further corrective measures required to bring the processes of land acquisition, resettlement and livelihood restoration in compliance with PR5, define timeline and responsibilities for their implementation,
- to identify any lessons learned that might be useful for Phase 2 of the Project – the irrigation network, or for any future projects, developing new national policies and legal and institutional framework.

1.3 Methodology

An impact assessment has been conducted based on review of secondary data sources, including project documentation, publicly available data, and applicable legislation and standards relevant to land acquisition and livelihood restoration, as well as collection of primary data through survey of the affected communities and interviews with government entities implementing the expropriation process.

The assessment was conducted in line with the overall methodology for the ESIA as presented in BOOK 1 Introduction.

Desktop Review

The collection and processing of baseline data presented in this chapter has been done through a number of methods, including:

- Desktop review and analyses of official socio economic statistical data available online from the Statistical Office of the RS, at village and municipal level
- Desktop review and analyses of other publicly available data from various sources, including the National Employment Agency of the RS, the Business Registry of the RS, municipal studies and plans, etc.
- Desktop review of Project specific documentation – plans, studies, permitting documentation
- Feedback obtained during stakeholder meetings held with representatives of the municipalities Ub and Valjevo
- Analysis of data collected through the initial survey of households directly impacted by expropriation for the Project, in cadastre municipalities Pambukovica, Radusa, Slatina and Gola Glava
- Analysis of data collected through the initial survey of households in the neighbouring cadastre municipalities, who might be indirectly affected by Project activities, and could potentially be included in phase II of the project (irrigation system)

The main documents reviewed as part of this assessment include:

- Expropriation study developed by Energoprojekt-Hidroinzenjering a.d. dated Feb 2020.
- Updated Expropriation Study developed by Andzor inzenjering d.o.o. dated Apr 2022.
- Reports on completed expropriation as provided by Srbija Vode
- The Environmental Impact Assessment (EIA),
- Project design for the Building Permit
- Spatial and Regulation Plans

The primary data collection was conducted through a survey of households whose property is being expropriated. The survey was conducted in November 2024. The municipal questionnaires focused on the following areas:

- Their status in the process of expropriation.
- Assessment of consultation process and compensation offered.
- Basic socio-economic data about the households including information to inform the vulnerability assessment.
- Livelihood sources, reliance on agriculture, reliance on ecosystem services.
- Self-assessment of the status of their household before and after expropriation.

Initial Survey

The initial survey was carried out using a structured questionnaire developed to gather key baseline information from PAPs. Sampling for the initial survey was carried out on a randomised basis through door-to-door surveying. A total of 34 PAPs (approximately 11% of the total number of PAPs) participated in the survey, with efforts made to ensure a roughly equal distribution of respondents among all four affected local

communities. Additionally, where possible, the survey team have strived to ensure a roughly equal geographic distribution of PAPs, however, it should be noted that no significant variations were observed in the data collected across the various hamlets covered.

During the survey, the respondents were informed that the participation in the survey was entirely voluntary, that their identities would remain anonymous throughout the lifecycle of the project, and that they had the right to withhold any information they did not wish to share. Moreover, they were also informed that the data collected would be used to make generalized conclusions only and to inform the further project planning, support evidence-based decision-making and ensure alignment with applicable policy requirements. The questionnaire used in the CM Gola Glava was adjusted to reflect the status of expropriation process at the time of the initial survey and excluded the questions related to the satisfaction with the offered compensation, as no compensation offers had yet been provided in this community. Data collected during the initial survey was analysed and used during preparation of this report.

Additional Survey

Due to concerns that the initial sample was too limited and that the sampling approach had not been stratified, therefore may not have provided a comprehensive picture of individual impacts on the PAPs or allowed for the identification of those who might be adversely impacted by the project due to their vulnerabilities, an additional survey of PAPs was planned and implemented during the ESIA public disclosure period. The purpose of this survey was to enhance representativeness and provide a clearer understanding of socio-economic conditions and impacts.

The overall target for the additional survey sample was estimated to be 60 PAPs (approximately 20% of all PAPs), excluding those already surveyed. This would bring the total number of surveyed PAPs to 94, or approximately 30% of the total estimated PAP population (307). This sample size slightly exceeds the threshold typically associated with a 95% confidence level and a 10% margin of error. In the meantime, it should be noted that while the Consultant was not able to confirm whether the total number of PAPs is lower than 307, the current situation suggests that the actual number is likely lower than the initial estimate – possibly closer to 250 (unconfirmed). Responses from the PAPs already surveyed were relatively homogeneous, indicating a similar scope and level of impact of the Project across directly affected communities. Accordingly, a total sample of around 30% was considered sufficient to provide a representative overview while allowing for deeper analysis of vulnerable groups and distinct impact patterns.

The additional survey was carefully designed to ensure appropriate representation of communities and vulnerable groups, including women-headed households, households with income below the poverty line, elderly people without family support, single parents with minors, households experiencing significant land losses, and those left with unviable residual plots. Thorough planning to ensure the inclusion of these subgroups was intended to improve representativeness and help identify individuals disproportionately affected by the Project, thereby supporting adequate mitigation planning and stakeholder engagement.

The additional survey was planned to be conducted through three main approaches – individual/random surveys, targeted surveys, and focus group discussions (FGDs). The individual/random survey aimed to include 15 PAPs (with preference given to women-headed households, households below the poverty line, and single parents with minors), 10 PAPs with more than 1 ha of land expropriated, 8 PAPs who had initiated court procedures, and 12 PAPs who had experienced difficulties during the expropriation process (e.g., limited mobility due to age or illness, or limited understanding of the process). In addition, the survey was to be complemented by 4 FGDs (one in each CM) organized during the planned public consultations for the ESIA.

These additional activities were partially delivered during September 2025, but met with some additional constraints, with the survey reaching 46 PAPs instead of 60, and including an interview with the owner of the only residential property located within the affected area. Although the initial target was 60 PAPs, the team was unable to reach this number as many landowners do not reside permanently in the Project area. Some individuals own multiple land plots, while in other cases, plots are jointly owned by members of the same household. The survey team conducted door-to-door visits and follow-up outreach but could not identify additional PAPs who had not already participated in either the initial or additional survey.

Field surveys were therefore completed with 46 respondents, which is considered to represent the full accessible population. The results are presented together with the initial survey data in unified tables but separated by survey phase, as the additional survey included a broader and more detailed set of questions. Based on this coverage, the available dataset is considered sufficient for updating this HLA CAP, as well as SIA and SEP, and for the preparation of this LRP.

An attempt was also made to organize FGDs during the public consultations held in October 2025, but there was no interest on the part of the PAPs to participate in any such additional meetings, apart from the affected house owners. Further community consultations will be carried out during the subsequent project design and implementation phases.

Together, the two rounds of surveys provide a comprehensive and evidence-based understanding of how the Project will affect people's lives and livelihoods. The combined data capture a wide range of experiences (from households that lost significant portions of land to those with smaller impacts) and reflect differences in compensation, awareness, and vulnerability across the affected population.

Although the planned number of respondents was not fully achieved due to the high number of absentee landowners, the achieved sample represents the full accessible population and provides a robust empirical foundation for analysis. The findings reflect community perspectives, highlight challenges such as limited access to viable replacement land, and confirm ongoing reliance on small-scale agriculture despite aging equipment and limited resources.

1.3.1 Assumptions and limitations

This report has been prepared based on a review of the available information (including data on land impacts available at the time of preparation), as well as data collected during the initial survey. It has been updated and finalized during the disclosure period.

In addition, more details might need to be gathered within the first year of the contractors engagement during final design, in case there are any additional impacts from road re-alignment (for the 900-meter section of State Road No.21 to be raised above the reservoir's maximum water level), access to sediment traps, as well as possible solutions for the embankment to avoid impacts on a residential structure (should this option be selected by the owner of the structure). While these changes are not expected to result in major changes to the land affected, they will be reassessed as more data becomes available. Land acquisition is still in progress and areas of impact include the area of to the dam, the reservoir and access roads.

Potential additional land requirements may include the following:

- Access to sediment traps – It is expected that access will be established through easement contracts via direct negotiation with landowners; no transfer of ownership or expropriation is anticipated.
- Possible road widening – This will be confirmed at a later stage. Road widening is typically negotiated with the local community depending on current road conditions (e.g., whether it can support heavy vehicle traffic). The land is acquired through easement contracts with landowners, and the community benefits from an improved road.
- Access and forest roads – Existing forest roads are typically established through easement contracts negotiated directly with landowners; no ownership transfer or expropriation is foreseen. In relation to new or widened access roads that may be required for construction or to restore access for PAPs, the exact locations and potential impacts will only be known once the detailed mapping is undertaken (as is envisaged in the table with livelihood restoration measures) and reflected in the next update of the LRP. Mapping of required access roads will be completed prior to the start of construction, during the first year of the Contractor's engagement (or earlier).
- Wells – Potential impacts related to wells, including any need for replacement wells, will be confirmed once the detailed mapping is undertaken (this measure is included in the livelihood restoration table), and the LRP will be updated once the mapping results are available. Mapping of wells will be completed before the start of construction, within the first year of the Contractor's engagement.
- Biodiversity offset areas – Potential areas downstream of the dam owned by Srbijavode have been identified in the Habitat Management Enhancement and Offset Plan as suitable for planting for trees to re-establish woodland habitats or improving habitat quality through changing management

practices. Any potential livelihood impacts of the use of these areas will need to be avoided where feasible during final site selection and if there are impacts on livelihoods (e.g. since mowing of lands potentially used informally for hay production will no longer be possible) livelihood restoration activities extended to impacted people.

Currently, there is no information on the scope of potential land impacts from Phase 2 – irrigation system, or the scope of temporary land acquisition during the construction stage of Phase 1, which is described in 2.1 below (e.g., for site office, camp, storage and maintenance areas, deposit areas, etc.). Temporary land uses required by the construction contractor will prioritise land already within the reservoir footprint (i.e., land that is already included in the expropriated area), and any temporary use of land outside this footprint would only be arranged on a voluntary lease basis.

2. Project Description and Impacts

2.1 Technical characteristics

The Pambukovica Project envisage development of a 27 m earth embankment dam (the Pambukovica dam) on the Ub River (about 21 km upstream of Ub settlement in Ub municipality) and, in second phase not financed under this Project, an irrigation network within the Ub River Valley. The dam will be a multipurpose dam impounding a total reservoir volume of 8.15 Mm³. Its intended functions are:

- Flood protection,
- Irrigation of 2,225ha,
- Maintaining a guaranteed ecological flow in reservoir and downstream river,
- Retention of sediments.

Pambukovica Dam is envisaged to be on river Ub approximately 21 km upstream from the confluence to Tamnava River, which is 15km west from the settlement of Ub. Location of the Dam belongs to cadastral municipalities of Pambukovica, Radusa, Slatina and Gola Glava. Location of Pambukovica dam is shown in Figures 1 to 3 below.

Construction and preparation of technical documentation for Pambukovica dam is foreseen in two phases:

- **Phase 1:** Construction of Pambukovica dam. For construction of the dam, and before impoundment, a 900m long section of the State Road No.21 will need to be raised above the maximum water level of the reservoir, and additional services located in the reservoir footprint relocated. Phase 1 will complete with the impoundment of the river and formation of the reservoir. Since the gap analysis was conducted, the dam design has been developed up to the “Project for the Building Permit” (PGD) stage, as defined by national legislation. Conceptual design of the road re-alignment is in progress.
- **Phase 2:** Construction of an irrigation system within Ub Municipality is planned to begin in parallel with finalisation of Phase 1 works. Irrigation works will involve construction of the key facilities of the irrigation system distribution network which include pump stations, pressure pipelines and the tanks for daily balancing of the inflow. The rest of the distribution network infrastructure is planned to be developed to full capacity in the subsequent two years. Development of the secondary distribution network is planned concurrently with the primary distribution network.

Although EBRD are not currently considering financing Phase 2, it is considered an inherent part of the delivery of the Project objectives, and is covered in the ESIA as an Associated Facility. A Feasibility study and associated Preliminary design of Irrigation system were completed in 2018. A national level Environmental Impact Assessment (EIA) for the irrigation system is not envisaged at this time.

2.2 Project area

Pambukovica is a village located in western Serbia, within the municipality of Ub, which is part of the Kolubara District. It lies approximately 80 kilometers southwest of Belgrade, the capital of Serbia. The area is primarily rural and agricultural, with nearby towns including Ub, Valjevo, and Lajkovac. The location of the project area is shown in Figure 1 below, while Figure 2 demonstrates the total project area (Phase 1 and 2), and Figure 3 presents the location of the dam and reservoir in relation to nearby settlements and State Road No. 21 (Phase 1). In addition, aerial photographs taken during a drone flyover of the project area are provided in Appendix B.

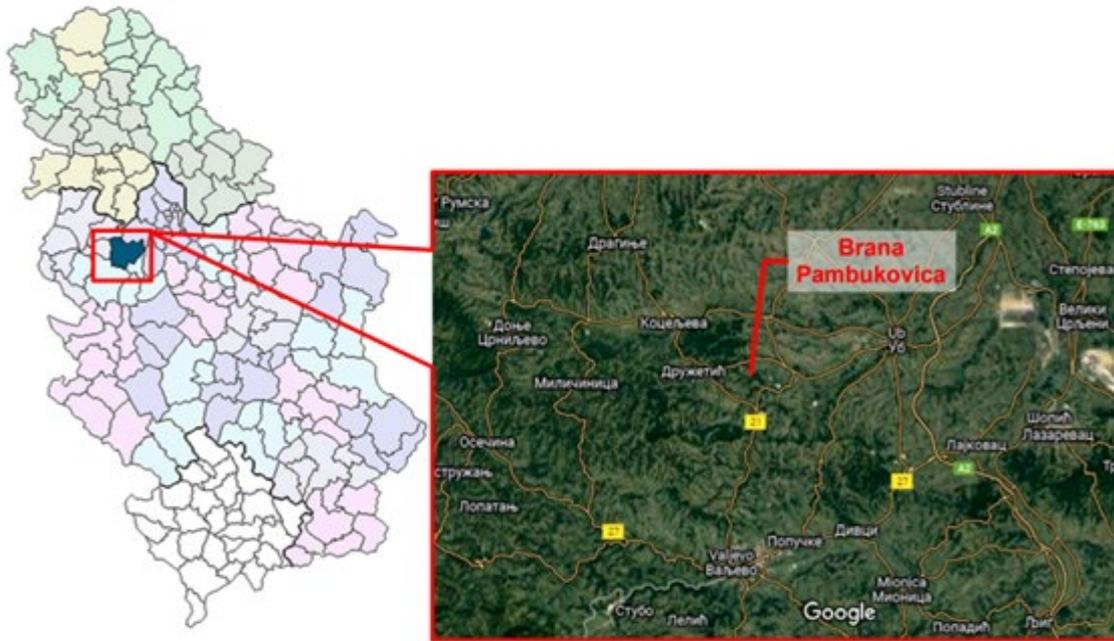


Figure 1 - Project location in relation to Serbia, and the Kolubara region

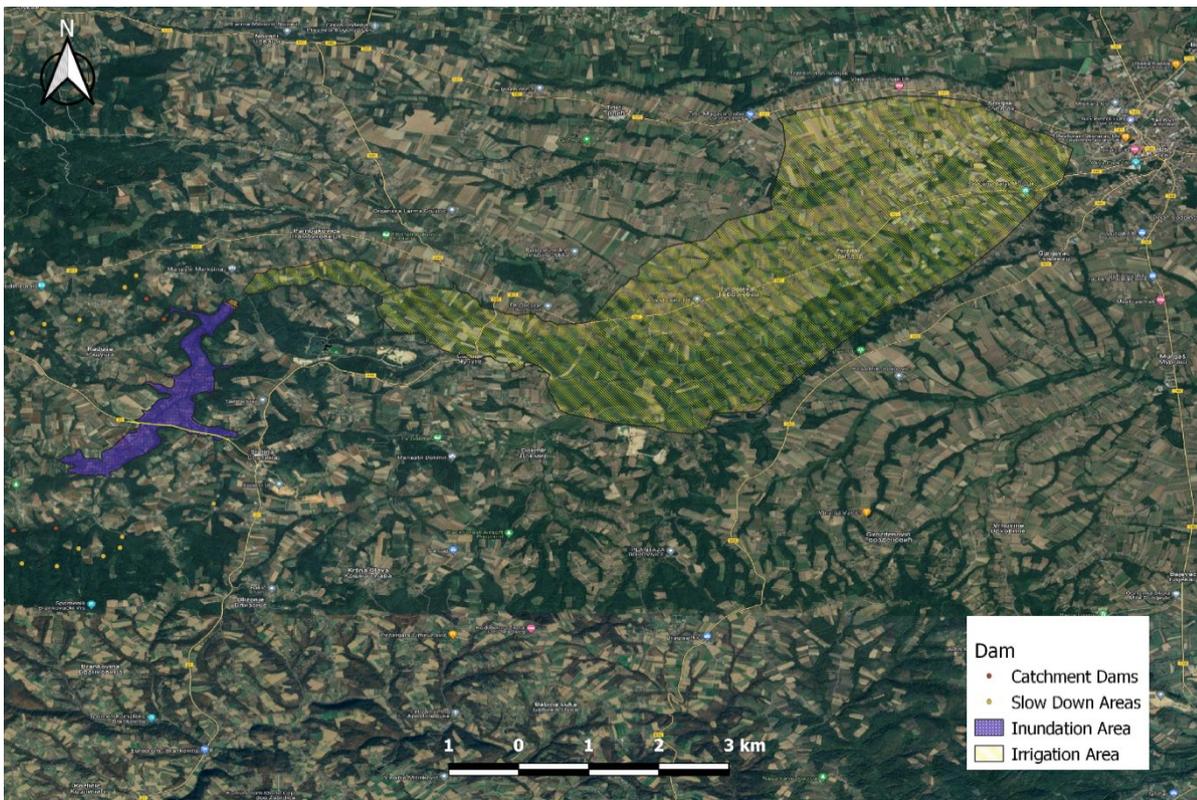


Figure 2 - Total Project area, including the irrigation network (Phase 2)



Figure 3 - Location of the dam and the reservoirs in relation to the nearby settlements and the state road no 21 (to be relocated / elevated)

2.3 Project impacts

Project affected land

The Project impacts the land within the four cadastre municipalities, located mostly in the Municipality of Ub and partially in the wider area of the City of Valjevo. The current assessment of land impacts covers areas of land required for the construction of the dam and the reservoir.

According to the data available at the time of preparation of this report, the overall area of the Project spans 2,674,664 m² across 578 land parcels which are being expropriated. Of these, 2,230,024 m² are located within the Municipality of Ub, specifically the cadastral municipalities (CM) of Pambukovica, Raduša, and Slatina. The other 444,640 m² of land targeted for acquisition are within the CM Gola Glava, which falls administratively under the jurisdiction of the City of Valjevo. The cadastral map with land plots overlaid on satellite imagery, including the inundation zone of the reservoir, is presented in Appendix C. These images offer insight into land use patterns along the river and within the project area.

The number of affected landowners is currently estimated at 307 at this stage of the expropriation process. This number may change by the end of the process, as further confirmations of ownership are completed. It is not uncommon for individuals to own several land parcels within the Project area, or for a single land parcel to have multiple owners, each holding a specific percentage of ownership.

The majority of affected land is agricultural (74%), followed by forest land (14%), rivers (5%), and existing road infrastructure (6%). The remaining 1% includes construction land, house yards, infertile land and orchards¹. Most of the land is privately owned, with the exception of the roads and rivers which are publicly owned. The table below illustrates the impacts on land, as defined in the Expropriation studies.

¹ In Serbia, land is classified into four categories: 1) construction land, 2) agricultural land, 3) forest land, and 4) water land. These categories are defined through spatial and urban planning documents. Cadastre register holds further subdivisions based on qualitative and other determining

Table 1 Overview of affected land parcels

Cadastral Municipality	Number of affected land parcels		
	Total	Private	Public
Pambukovica	57	53	4
Radusa	261	226	35
Slatina	170	118	52
Gola glava	90	79	11
TOTAL	578	476	102

The data presented in this report is based on available cadastral information. The list currently available includes entries that require further verification to ensure that totals are accurate, missing fields are identified, and the records are verified to the extent possible. As was mentioned earlier, while the Consultant was not able to confirm that the total number of PAPs is lower than 307, primary data collection and stakeholder engagement suggests that the number of PAPs is lower than the initial estimate (closer to 250, unconfirmed). The final confirmation of the total number of landowners/PAPs will be completed by Srbijavode as part of the first regular update of the LRP, prior to the start of the construction phase

Project affected structures

In total, five structures have been identified within the area of expropriation, not considering the public roads which will be affected by the Project. These structures include two residential (one weekend house; one vacant, unfinished, not used for living), one small outhouse, one auxiliary structure (barn) and one monument. The structures are shown in the photos below (see Figures 4-6).



Figure 4 - Residential property - part time residence with the outhouse visible on the left side



Figure 5 Residential property - vacant and unfinished

factors, where applicable (e.g. class of agricultural land). It should be noted that constructing liveable structures on agricultural land is not permitted. Legalization of residential structures on agricultural land is possible, among other prerequisites, only through the conversion of agricultural land into construction land, which requires amendments to the relevant planning documents. Construction land refers to the land where construction is allowed. Land designated as construction land may still be cultivated until there is a need to build.



Figure 6 - Auxiliary structure - barn



Figure 7 - Monument to WWII soldiers

Residential Properties and Auxiliary Structure

Despite two residential buildings being affected the Project will not result in any physical resettlement.

One of the residential buildings, covering an area of 562 m² as well as a 46m² outhouse to the side of the main house, are affected. The property is currently used by the owners as a seasonal residence for a few months each year. However, it was originally intended to become their permanent home upon retirement. Although no formal requests for exemption from expropriation have been submitted by the owners, they have been in contact with Srbijavode about finding a technical solution to exclude the property from the expropriation zone, since the property lies at the edge of the planned reservoir. The solution considers construction of an embankment wall to the east of the property towards the reservoir. The technical solution might also require additional consideration during the operational phase of the dam. As indicated in the image shown in Figure 8 - Residential property within the potential water levels below the property is expected to be partly within the area of the reservoir for the design of the normal water level. In case of 10,000-year water level and at dam crest water levels the property is expected to be well within the reservoir. It is therefore not expected that the proposed embankment could provide sufficient safety for the property, and the property will most likely have to be expropriated. Based on recent public consultation meetings, Srbijavode indicated that the household appears inclined toward expropriation and compensation, although this will need to be confirmed during the next update of the LRP.

annual crops is determined and paid in situations where the owners are not allowed to harvest the crops. The valuation for the forest mass is being conducted in parallel with the valuation of the land. Owners will receive compensation for the loss of the trees as well as the land below. Similarly, in cases of perennial crops, the valuations by licenced experts refer to the crops, while the land is compensated additionally.

With regards to the annual crops, Srbijavode adopted the approach of timely notification instead of compensation. Considering that the start of the construction activities, or any site mobilisation is not imminent, the owners (former owners) of land parcels are and will be allowed to cultivate their fields even after the expropriation of land is finalised, until the planted crops have come to yield. Srbijavode will notify the former owners at least one agricultural season before the start of construction to avoid unintended losses of annual crops. Compensation for annual plants will be provided out only in the rare cases where site activities have to start before the crops have come to yield and in those cases the valutors will determine the amount of compensation.

Project affected businesses

There are no businesses directly impacted by the land acquisition for the Project, neither in the area directly impacted by the project or along the access roads planned to be utilised for the Project. The project only impacts agricultural production.

Impacts on existing wells.

Water access is a significant vulnerability in the project area, as most households rely on individual or communal wells. Several wells used for irrigation (and in some cases for drinking water, although the quality has not been confirmed) are located within the reservoir footprint and will be lost once impoundment begins. Consultations and field visits indicate that some households will require an alternative water source. Mapping of the wells is required to determine the exact number of affected wells and to define details of appropriate mitigation solutions. It was agreed with Srbijavode that any affected well will be replaced with a well of at least the same quality and capacity.

Other possible impacts.

Some additional land acquisition (see Section 1.3.1) might be required for widening of the existing roads, sediment traps on the Ub river tributaries and the access roads to these sediment traps, as well as for rural roads to ensure access to private property is restored or maintained where required. The location and area of this additional land could not be identified at this stage. It is assumed that this additional land acquisition would be impacting small areas of land from individual owners and would be acquired through easement contracts. The position of the access roads is agreed in advance with the owners to ensure minimal negative impact, and provision of added benefit if possible.

Land that would be temporarily used during construction (e.g., for the camp area) has not yet been identified. These areas are expected to be arranged directly by the Contractor, with the assumption that the camp and storage areas will be located within the reservoir area, which is currently under the process of expropriation.

Identified risks

Considering the Project nature and scale, as well as the characteristics of the communities in the area under Project impact, the following impacts and risks have been identified. Each risk has been awarded a risk level L – low, M – medium, H – high, based on the risk justification which is also provided in the table.

Impact	Risk / Description	Risk level	Risk justification
Pre-Construction Phase			
Loss of land	Loss of construction land	L	Very small area of construction land is impacted by the project, and the majority of this is publicly owned land
	Loss of agricultural land (cultivated and not cultivated)	H	Large area of cultivated agricultural land is being expropriated for the Project, and the findings from the survey indicate high anxiety among the affected households regarding their ability to purchase adequate replacement land and reestablish agricultural

Impact	Risk / Description	Risk level	Risk justification
			production which has been identified as primary or secondary source of income, for the majority of affected household
Loss of crops	Loss of annual and perennial plants	M	Timely expropriation process and valuation for compensation defined by the specialised experts reduces the risk level
Physical displacement	Loss of housing resulting in physical relocation	M	One of the affected structures is a functional residential structure, utilised part-time by the owners (not primary residence at the moment, but was intended to be)
Economic displacement	Inability to continue with agricultural production	M	Surveyed households highlighted the lack of available and suitable land in the region which could be purchased to replace expropriated land
	Loss of income from land lease	L	Small percentage of land owners from the survey indicated leasing land. Termination of lease contracts can be announced timely, allowing for harvesting and eliminating any losses from loss of crops
	Loss of rural infrastructure (irrigation systems, informal access roads)	L	The compensation from expropriation should take into consideration any private investments in infrastructure
	Loss of auxiliary structures	L	The compensation from expropriation should take into consideration any auxiliary structures
	Loss of agricultural activities for subsistence production	M	Risk associated with elderly population who would not be able to continue maintain their vegetable gardens close to their residences
	Loss of grazing areas for livestock	L	Land in this area is not typically used for grazing and other similar land is available nearby
	Loss of business facilities	N/A	No businesses will be affected by the Project (apart from agricultural production)
Construction phase			
Economic displacement	Encroachment – construction activities outside of site boundaries (Construction machines, works, excess deposit materials, waste, etc.)	M	Risk should be managed through the Project ESMS and site specific management plans which are currently not available, due to the stage of the Project
	Temporary loss of access to property due to disconnected rural roads	M	To be addressed through the detailed design and the Contractor's Traffic Management Plan
	Damage to existing rural infrastructure (irrigation systems, informal access roads)	L	Trucks are unlikely to use the informal roads
	Damage to private property and failure from contractor to remedy damages (fences, auxiliary structures, houses, etc.)	M	These damages are typically covered by the Contractor's insurance, but there are often delays in the resolution of claims and payment of compensation.
	Loss of agricultural production due to soil contamination	L	Should be manageable through suitable traffic management and dust suppression measures
	Loss of income from ecosystem services	L	Limited impact on ecosystem services noted among the surveyed PAPs. Only as recreational activities (hunting and fishing). Beekeeping is not likely to be impacted by the project
Temporary land acquisition	Loss of potential for agricultural production due to soil contamination (failure to reinstitute land)	M	Temporarily acquired land would serve for the Project camp areas, storage and vehicle maintenance. Without proper precautions and reinstatement, the soil could be too polluted to allow for continuation of agricultural production
Operational phase			
Loss of access to property	Permanent loss of access to property due to disconnected or severely damaged rural roads ²	L	Article 10 of the expropriation law allows requests for expropriation of unviable land. Typically when such claims are made due to access issues, the Beneficiaries apply solutions that would grant access

² As adaptive design management approach is implemented on the Project, it is not expected that the number of people affected by permanent loss of access to property will be significant.

3. Legal framework

3.1 National framework

Below is selection of main national legislation relevant to the topic of land acquisition management and expropriation in Serbia, relevant to the Project:

- Expropriation Law (Official Gazette of the RS, No. 53/95, 16/2001, 20/2009, 55/2013, 106/2016)
- Law on General Administrative Procedure (Official Gazette of the RS No. 18/2016, 95/2018)
- Law of Contracts and Torts (Official Gazette of the RS, No. 29/78, 38/85, 45/89, 57/89, 31/93, 1/2003, 18/2020)
- Law on the Fundamentals of Property Relations ("Official Gazette of the SFRY" No 6/80, 36/90, FRY No. 29/96 and RS No. 115/05)
- Law on Agricultural Land (Official Gazette of the RS, No. 62/2006, 65/2008, 41/2009, 112/2015, 80/2017 and 95/2018)
- Law on Forests ("Official Gazette of the Republic of Serbia", no. 30/2010, 93/2012, 89/2015, and 95/2018 – other law)
- Law on Water (Official Gazette of the Republic of Serbia", no. 30/2010, 93/2012, 101/2016, 95/2018, and 95/2018 – other law)
- Law on Environmental Impact Assessment. (Official Gazette of RS, No. 135/2004, 36/2010)
- Law on Planning and Construction. (Official Gazette of RS, no. 72/2009, 81/2009, 64/2010, 24/2011, 121/2012, 42/2013, 50/2013, 98/2013, 132/2014, 145/2014, 83/2018, 31/2019, 37/2019, 9/2020, 52/2021 and 62/2023)
- Law on the Spatial Planning Law on the Spatial Plan of the RS from 2010 to 2020 ("Official Gazette of the RS", No. 88/10)
- Rulebook on the content, method and procedure for the development of spatial and urban plans (Official Gazette of RS, no. 32/2019)
- Rulebook on the Content of the Environmental Impact Assessment Study ("Official Gazette of RS", No. 69/05);
- Ordinance on capital projects ("Official Gazette of RS", No. 79/2023)

Document	Description
The Expropriation Law ("Official Gazette of the Republic of Serbia", No. 53/95, "Official Gazette of the Federal Republic of Yugoslavia", No. 16/2001 - Decision of the Supreme Court of Serbia and Montenegro, and "Official Gazette of the Republic of Serbia", No. 20/2009, 55/2013 - Decision of the Constitutional Court and 106/2016 - authentic interpretation).	This central law represents the main framework for expropriation in Serbia. Real estate can be expropriated or property rights over them can be restricted only in the public interest determined by law, with compensation that cannot be lower than market value. The public interest for the expropriation of immovables is determined by law or by the decision of the Government in accordance with this law. For the purposes of this law, immovables are considered to be land, buildings, and other structures.
The Law on General Administrative Procedure ("Official Gazette of the Republic of Serbia", No. 18/2016, 95/2018 - authentic interpretation, and 2/2023 - decision of the Constitutional Court)	The administrative procedure represents a set of rules that state authorities and organizations, bodies and organizations of provincial autonomy, bodies and organizations of local self-government units, institutions, public enterprises, special bodies through which regulatory functions are exercised, and legal and natural persons entrusted with public authorities (authorities) apply when resolving administrative matters.
The Law on Obligations (contracts and torts) ("Official Gazette of the Socialist Federal Republic of Yugoslavia", No. 29/78, 39/85, 45/89 - decision of the Constitutional Court and 57/89, "Official Gazette of the Socialist Republic of Yugoslavia", No. 31/93, "Official Gazette of the Federal Republic of Yugoslavia", No. 1/2003 -	This law deals with mandatory legal relationships arising from contracts, torts, unjust enrichment, unauthorized management, unilateral declarations of intent, and other facts specified by law.

Document	Description
Constitutional Charter and "Official Gazette of the Republic of Serbia" No. 18/2020)	
Law on the Fundamentals of Property Relations (<i>"Official Gazette of the Socialist Federal Republic of Yugoslavia"</i> , No. 6/80 and 36/90, <i>"Official Gazette of the Federal Republic of Yugoslavia"</i> , No. 29/96 and <i>"Official Gazette of the Republic of Serbia"</i> , No. 115/2005 - consolidated law)	This fundamental law establishes the central principles of property ownership in Serbia. It serves as the foundation for all processes of acquiring land, ensuring the respect of legal property rights, and providing a framework for determining fair compensation.
Law on Agricultural Land (<i>"Official Gazette of the Republic of Serbia"</i> , no. 62/2006, 65/2008 – other law, 41/2009, 112/2015, 80/2017, and 95/2018 – other law)	This law regulates the planning, protection, development and use of agricultural land, the supervision of the implementation of this law and other issues of importance for the protection, development, and use of agricultural land as a good of public interest. Agricultural land is a good of public interest for the Republic of Serbia, which is used for agricultural production and cannot be used for other purposes, except in cases and under conditions determined by this law.
The Law on Water (<i>"Official Gazette of the Republic of Serbia"</i> , no. 30/2010, 93/2012, 101/2016, 95/2018, and 95/2018 – other law)	This law regulates the legal status of water, integrated water management, management of water bodies and water land, sources and methods of financing water activities, supervision of the implementation of this law, and other issues important for water management.
The Law on Forests (<i>"Official Gazette of the Republic of Serbia"</i> , no. 30/2010, 93/2012, 89/2015, and 95/2018 – other law)	This law regulates the preservation, protection, planning, cultivation, and utilization of forests, as well as the disposal of forests and forest land, supervision over the implementation of this law, and other matters significant for forests and forest land.
Law on Strategic Environmental Impact Assessment (<i>"Official Gazette of the Republic of Serbia"</i> , No. 135/2004 and 88/2010)	This law regulates the conditions, methods, and procedures for assessing the impact of certain plans and programs on the environment (strategic assessment), aiming to protect the environment and promote sustainable development by integrating fundamental principles of environmental protection into the process of preparing and adopting plans and programs.
The Environmental Impact Assessment Law (<i>"Official Gazette of the Republic of Serbia"</i> , No. 135/2004 and 36/2009)	This law regulates the conditions, manner, and procedure for assessing the impact of certain plans, programs, and projects on the environment. Additionally, it governs the scope and content of spatial, urban planning, and technical documentation.
The Law on Planning and Construction (<i>"Official Gazette of the Republic of Serbia"</i> , no. 72/2009, 81/2009 - corr., 64/2010 - decision of the Constitutional Court, 24/2011, 121/2012, 42/2013 - decision of the Constitutional Court, 50/2013 - decision of the Constitutional Court, 98/2013 - decision of the Constitutional Court, 132/2014, 145/2014, 83/2018, 31/2019, 37/2019 - other law, 9/2020, 52/2021 and 62/2023)	This law regulates the conditions and manner of spatial planning, development, and use of construction land and facilities, supervision over the implementation of the provisions of this law and inspection supervision, as well as other important issues related to spatial planning, development, and use of construction land and facilities. It should also be noted that according to Article 134a of this law, an investor investing in the construction of linear infrastructure facilities of special significance for the Republic of Serbia is obliged to provide the owner of a residential building constructed before the spatial plan designating the land for public purposes came into force, with another suitable residential building or apartment, regardless of whether proceedings for the legalization of that building have been initiated, or to pay them monetary compensation in the amount

Document	Description
	necessary to provide another suitable residential building or apartment.
<p>Law on Construction Land</p> <p>("Official Gazette of the Socialist Republic of Serbia", No. 20/79, 16/83, 38/84, 14/86, 27/86 - consolidated text, 45/89, 2/90 - correction, 23/90 - consolidated text and "Official Gazette of the Republic of Serbia", No. 3/90 - correction, 53/93, 67/93, and 48/94)</p>	This law regulates the basics of the legal framework for construction land, property rights, and other real rights related to land in developed areas where property rights exist and establishes principles for the development and use of construction land.
<p>Law on Public Property</p> <p>("Official Gazette of the Republic of Serbia", no. 72/2011, 88/2013, 105/2014, 104/2016 - other law, 108/2016, 113/2017, 95/2018, and 153/2020)</p>	<p>This law regulates the right of public property and certain other property rights of the Republic of Serbia, autonomous provinces, and units of local self-government. Public property includes the right of ownership of the Republic of Serbia (state property), the right of ownership of an autonomous province (provincial property), and the right of ownership of a unit of local self-government (municipal or city property).</p> <p>Public property includes natural resources, goods of public interest, and goods in general use for which it is determined by law to be in public ownership, items used by the bodies and organizations of the Republic of Serbia, autonomous provinces, and units of local self-government, public institutions, public enterprises, and other organizations established by the Republic of Serbia, autonomous provinces, and units of local self-government, and other items that are, in accordance with the law, in public ownership.</p>
<p>Law on State Survey and Cadastre</p> <p>("Official Gazette of RS", No. 72/2009, 18/2010, 65/2013, 15/2015 - decision of the Constitutional Court, 96/2015, 47/2017 - authentic interpretation, 113/2017 - another law, 27/2018 - another law, 41/2018 - another law, 9/2020 - another law and 92/2023)</p>	This law regulates professional activities and tasks of state administration related to state surveying, real estate cadastre, cadastre of infrastructure and underground facilities, basic geodetic works, address registry, topographic-cartographic activities, real estate valuation, geodetic-cadastral information system, and National Infrastructure for Geospatial Data, as well as geodetic works in engineering and technical activities.
<p>The Law on the Procedure of Registration in the Real Estate Cadastre and Cadastre of Infrastructure</p> <p>("Official Gazette of the Republic of Serbia", No. 41/2018, 95/2018, 31/2019, 15/2020, and 92/2023)</p>	This law regulates the rules of procedure for registration in the real estate cadastre and the cadastre of infrastructure and underground facilities, their maintenance, the subject, and types of registration in that procedure, the rules of issuing extracts from the said registers, as well as other issues relevant to the maintenance of the real estate cadastre and the infrastructure cadastre. The provisions of this law regulating the subject and types of registration also apply to the procedure for the renewal of the cadastre, unless otherwise specified by law.
<p>Law on Local Self-Government</p> <p>("Official Gazette of the Republic of Serbia", no. 129/2007, 83/2014 - other law, 101/2016 - other law, 47/2018, and 111/2021 - other law)</p>	This law regulates local self-government units, the criteria for their establishment, competences, bodies, supervision of their acts and work, protection of local self-government, and other issues important for the exercise of the rights and duties of local self-government units.
<p>Law on Communal Services</p> <p>("Official Gazette of the Republic of Serbia", no. 88/2011, 104/2016 and 95/2018)</p>	This law defines Communal Services and regulates the general conditions and manner of their provision. According to this law, communal services are activities that provide utilities essential for meeting the living needs of individuals and legal entities. Local government units are obligated to create conditions for ensuring the appropriate quality, scope, accessibility, and

Document	Description
	<p>continuity of these services, as well as to oversee their provision.</p> <p>Communal services are considered activities of general interest, they include but are not limited to: supply of drinking water, treatment and disposal of rainwater and wastewater, production, distribution and supply of thermal energy, municipal waste management, urban and suburban passenger transport, cemetery management and burial, management of public parking spaces, provision of public lighting, management of the town markets, maintenance of streets and roads, maintaining cleanliness in public areas, chimney sweep services, maintenance of public green areas and pest control activities.</p>

3.2 EBRD requirements

EBRD E&S Performance Requirements relevant to land acquisition, physical and economic displacement:

- PR1 - Assessment and Management of Environmental and Social Impacts and Issues;
- PR5 - Land Acquisition, Involuntary Resettlement and Economic Displacement;
- PR10 - Information Disclosure and Stakeholder Engagement.

3.3 Summary of the main gaps between the national legislation and EBRD requirements

Although national legislation is largely aligned with the requirements of the EBRD requirements with regards to the land acquisition, certain differences exist. To highlight these, we present an analysis of differences organized in a tabular format following the structure of the EBRD Performance Requirements.

It should be noted that some criteria, such as grievance mechanisms and community engagement, are applicable to both PR10 and PR5 but are included together in the table below.

Topic	EBRD performance requirements	Requirements according to national legislation	Identified gaps	Corrective measures
Stakeholder engagement	<p>PR 5 and PR10 requires active communication and consultations with all stakeholders, particularly involving consultations with the local community, including marginalized groups, socially or economically disadvantaged groups, and indigenous peoples (if located within the project's impact zone), throughout the entire planning and implementation cycle of the project.</p> <p>This involves adequate disclosure of information about potential impacts, collecting feedback, and consideration of received grievances during the decision-making and project development.</p>	<p>The Environmental Impact Assessment Law and the Law on planning and construction require public debates and consultations be held at every stage of document preparation, which typically includes information on land expropriation.</p> <p>The legal framework for these consultations is precisely defined in terms of when they should occur, how long the documents need to be publicly disclosed, and generally what they should encompass.</p> <p>Owners of parcels involved in the expropriation process are contacted directly after the public interest announcement, i.e., upon submission of the expropriation proposal. The expropriation process unfolds in two phases: (1) establishing status on the formal expropriation proposal and (2) establishing the compensation for the expropriated property. Both phases are conducted through individual consultations with the owners and official correspondence.</p>	<p>In the current legal framework for expropriation in Serbia, key provisions for early engagement with stakeholders and their meaningful participation in the decision-making process are lacking. Individuals affected by potential expropriation have the opportunity to learn about it through public announcements, but it is often the case that they are not informed until they receive the expropriation proposals in writing, leaving them without a voice at crucial early stages of project development.</p>	<p>Stakeholder Engagement Plan has been developed for the Project which includes a grievance mechanism and outlines the additional consultation measures aimed at providing necessary information to the affected communities.</p> <p>To date all grievances and issues related to the expropriation process have been conducted in line with the formal procedure defined under the Expropriation law.</p>
Grievance mechanism Accessibility and efficiency	<p>PR 5 and PR10 both require a transparent, accessible and culturally sensitive grievance mechanism, so that affected communities can effectively resolve the issues facing them. This includes clear procedures, timely responses to submitted grievances, and their just resolution.</p>	<p>The Law on Expropriation and the Law on Environmental Impact Assessment, as well as several other laws, regulate similar appeal mechanisms in different areas.</p> <p>Publishing and resolving grievances is mandatory in the process of adopting the planning documentation, impact assessment studies, and in the design process. This is a formal process with defined procedures and limited deadlines for receiving grievances.</p> <p>Similarly, during the expropriation process, there is a formal procedure that allows comments and grievances are submitted at</p>	<p>Although the Republic of Serbia has established grievance mechanisms according to various laws, their effectiveness may be limited.</p> <p>The procedures can sometimes be complex, communication channels unclear, and the capacities of relevant institutions for timely and fair resolution may be lacking.</p> <p>In the process of expropriation, national legislation recognizes</p>	<p>There is no Project specific grievance redress process set up for this Project. All grievances related to the expropriation are being dealt with as part of the formal expropriation procedure. Grievance Redress Mechanism has been proposed within the SEP to address all grievances related to the Project.</p>

Topic	EBRD performance requirements	Requirements according to national legislation	Identified gaps	Corrective measures
		<p>each stage of the expropriation process, with defined deadlines for submission of these grievances.</p> <p>Legal remedies are available at every stage of the process.</p>	<p>the right to appeal at different stages of the expropriation procedure, but it does not mandate the establishment of a dedicated non-institutional mechanism for resolving grievances.</p>	
Monitoring and evaluation	<p>PR1 and PR5 require a comprehensive monitoring and evaluation program covering all environmental and social aspects of the project, including potential impacts identified during land acquisition.</p>	<p>In the expropriation law, there is no requirement for monitoring of the process or verifying the effectiveness of adopted measures.</p>	<p>Although the legal framework does not foresee requirements for monitoring and evaluation, these measures have already been introduced through the project financing process.</p>	<p>Completion Audit for land acquisition is expected to be conducted following the completion of the expropriation process</p>
Avoidance or minimization of displacement	<p>The PR5 mandates that during planning and design, efforts should be made to avoid or minimize acquisition of land and property, especially those privately owned, and to especially avoid physical displacement. This includes assessing alternative project locations and modifying project solutions.</p>	<p>In the Expropriation Law, there is no explicit requirement to avoid or minimize displacement. Other laws require that planning documentation (spatial plans, regulatory plans) and projects (feasibility studies) must take into account social impacts, including physical displacement. Displacement is often avoided in practice to reduce the costs of expropriation and construction.</p>	<p>There are no specific gaps noted in requirements related to this Project.</p> <p>Physical displacement has been largely avoided by choosing land without residential structures for the project location.</p> <p>The risk of economic displacement is relatively high but expected given the location of the Project in the rural agricultural area.</p>	<p>No further action needed.</p>
Compensations and benefits for displaced persons	<p>The PR5 requires compensation for land, property, and losses related to the renewal of livelihood assets to be determined according to replacement value.</p> <p>The emphasis is on the need to restore household and community</p>	<p>The Law on Expropriation defines fair market value based on data from recent registered sales, according to information from the tax authority and expert assessments. National legislation, besides fair market value, does not define compensation for moving costs, transitional support, or compensation for loss</p>	<p>Due to some discrepancies in the methodology for defining compensation between national legislation and EBRD requirements standards, it is necessary to develop a clear methodology that will be applied to the Project, in order</p>	<p>Proposed measures for bridging the gap between market value and replacement value for land are included in the Corrective Action Plan below</p>

Topic	EBRD performance requirements	Requirements according to national legislation	Identified gaps	Corrective measures
	livelihoods to the level before the onset of displacement.	of income due to displacement (formal and informal).	to avoid neglecting certain factors and to enable the same principle for all owners.	
Planning the resettlement process and livelihood restoration	PR5 requires the development of a Resettlement Action Plan (RAP) for all cases of physical and economic displacement, regardless of the number of affected people	The legislation of Serbia does not prescribe mandatory development of a RAP, regardless of the extent of the expropriation process. The only exception is for specific categories of individuals as defined by the Housing Law. In the case of relocation of these individuals, the mentioned law prescribes the mandatory issuance of a Decision on the necessity of relocation with a relocation plan.	This gap has already been identified. The land acquisition process is well underway and being conducted in line with the national legislation. This Historic land acquisition Audit and the associated Corrective Action Plan along with the Livelihood Restoration Plan are being developed to mitigate the gaps.	No further action is required.
Physical displacement	PR5 requires compensation at full replacement cost for lost land and other property, including intangible losses.	Expropriation is carried out in a universal manner defined by law. The market value of the residential property is taken into account, but not the support for re-establishing residential space (there is no fast administrative procedure for permits, licenses, or utility connections). There is no compensation for relocation costs, material and immaterial losses caused by relocation, or transitional support, which can lead to unfair compensation or endangerment of livelihoods. Article 51 of the Expropriation Law provides for the possibility of paying compensation that is higher than the market value, taking into account the material and other personal and family circumstances of the previous owner, if these circumstances are of significant importance for their existence (number of household members, number of household members capable of earning a living or employed, health condition of household members, monthly household income, etc.).	There are small differences in the process of defining compensation, particularly in the context of providing additional assistance to households during the resettlement process. Based on preliminary analysis, there is only one residential structure potentially impacted by the project, which is not the primary residence for the owners so no physical displacement is expected for the project. Similarly, no economic displacement is expected apart from the land based livelihoods (agricultural production)	The Corrective Action Plan below has defined compensation and other measures of additional assistance for the household whose residential property could potentially be impacted, including the time frames in the process of physical relocation, and consultations with the owners at all stages of the process.

Topic	EBRD performance requirements	Requirements according to national legislation	Identified gaps	Corrective measures
		<p>This article enables the definition of additional assistance to socially vulnerable families who are owners of residential properties, but not to informal owners/users of properties.</p> <p>Recent amendments to the Planning and Construction Law provide for compensation rights for informal residential structures. In the event that the structure existed at the time of adoption of the planning document, the owner of the structure is entitled to the market value of the structure. Other forms of assistance or compensation (relocation costs, transitional allowance, additional assistance due to social status, etc.) are not provided for by the law.</p> <p>The compensation for informal business premises, beyond the compensation based on their construction value prescribed by the law on special procedures (under specific conditions), is not defined.</p>		
Loss of livelihoods	<p>PR5 requires recognition and resolution of all forms of economic displacements, directly or indirectly caused by the implementation of the Project. This implies permanent or temporary loss of access to land or other resources or assets on which income is dependent.</p> <p>In addition to compensation for the loss of land or facilities that are a primary source of income, PR5 also defines transitional allowance to cover the time needed to reestablish the lost source of income.</p>	<p>The Expropriation Law provides compensation for loss of income, upon submission of a claim, in the case of the loss of agricultural land cultivation of which is the primary source of income for the previous owner. Compensation takes the form of providing substitute property of the same type and class or corresponding value in the same place or nearby area (Article 15). According to the same article, the former owner whose property was used for livestock breeding or for storage or processing of agricultural products is expropriated, and whose income from these activities is a primary source of income, has the right to compensation for</p>	<p>In the national legal framework, there often lacks a clear definition of economic displacement, and it may not fully recognize all forms, especially those not directly related to physical land acquisition.</p> <p>While the law recognises that alternative land should be provided to the owner whose primary source of income was agricultural production on the expropriated land, in practice the Ministry of Agriculture rarely provides offers of suitable</p>	<p>The Corrective Action Plan below offers some measures for livelihood restoration, through support in improved agricultural production on other already owned land (support with investments and training) or through reskilling of the affected PAPs (including engagement on the Project during construction phase activities) . Livelihood Restoration Plan is being developed to restore or improve the livelihoods and living standards of PAPs relative to pre-project conditions.</p>

Topic	EBRD performance requirements	Requirements according to national legislation	Identified gaps	Corrective measures
		<p>another property where they can continue to carry out their activities.</p> <p>The Beneficiary of Expropriation would engage the Ministry of Agriculture to identify suitable publicly owned land to be offered to the previous owner as compensation.</p> <p>According to Article 16 of the expropriation law, the expropriation beneficiary is obliged, upon request, to provide the previous owner of the business premises, ownership or co-ownership of another business premises at the same location or in the vicinity that structurally and in terms of surface area meets the requirements for conducting the activities that the previous owner had before expropriation.</p>	<p>land in the vicinity.</p> <p>Additionally, the article 15 is intended for larger agricultural producers, who have registered agricultural production. It does not recognise producers who produce for subsistence only.</p> <p>National legislation does not recognize transitional allowance for the loss of livelihood.</p>	
<p>Possession of acquired land and related assets</p>	<p>PR 5 notes that the project developers will take possession of acquired land and related assets only after compensation has been made available and, where applicable, resettlement sites and moving allowances have been provided to the displaced persons in addition to compensation.</p>	<p>The Expropriation law defines the process for the expropriation of land required for developments that are considered of public interest. Under the Law, expropriation must be completed and all project affected persons compensated in comparable land or in monetary terms, before the Building Permit (or Construction License) is issued to the contractor to mobilise and start the civil works.</p> <p>In the event that a project affected person (s) disagrees with the offered compensation in either form, they can resort to the judicial process, which can take a long time to resolve (due to limited court capacity). To ensure that this process does not delay the implementation of the project the Law also includes provisions that ensure the Beneficiary of Expropriation gets permission to access to the disputed plots.</p>	<p>There are provisions in the national legislation that allow the government to take possession of the land even if the PAPs have not received compensation. However, the provisions outlined under article 35 are a mechanism that is utilised on an exceptional basis, and the beneficiary of expropriation needs to provide justification for initiating this mechanism.</p>	<p>Considering the nature of the project it is unlikely that the Project will require access to site before compensation has been paid out.</p> <p>The access to site will be required for the land parcels required for the dam construction first. There are currently 5 court cases active within the court procedure, all disputing the offered compensation. These are expected to be resolved by the end of the year, i.e. before the start of any construction activities on site.</p> <p>Other court cases and the land parcels that are still within the expropriation process are all associated to the reservoir and will not be impacted until the</p>

Topic	EBRD performance requirements	Requirements according to national legislation	Identified gaps	Corrective measures
		<p>This is described under Article 35 of the Expropriation law which stipulates that the Beneficiary of Expropriation can request the Ministry of Finance, on an exceptional basis to issue permission to take possession of land without the paid compensation.</p> <p>There is no specific timeframe from when the compensation offer is provided to the PAP to when the Declaration by the Ministry of Finance based on article 35 is issued, but in practice this is typically used as a last resort for the public developers.</p> <p>Even then, article 16 of the Expropriation Law states that temporary replacement accommodation has to be provided to the previous owner, until a permanent solution is agreed, and compensation provided.</p> <p>Forced evictions are not allowed under national legislation, without a substantial prior justification and consultation process. Forced evictions of socially or economically vulnerable persons is only allowed if alternative social housing has been provided.</p>		<p>completion of construction activities on the dam, allowing sufficient time to finalise the expropriation process and complete any court procedures.</p>

4. Overview of the land acquisition process to date

Public Interest

The Law on Expropriation requires the Beneficiary of Expropriation to justify the need for expropriation and to demonstrate that the scheme cannot occur without the proposed expropriation. The declaration of public interest is a special procedure, which precedes and enables any property acquisition and expropriation. When the scheme is declared to be “of public interest,” a concrete expropriation proposal by the Beneficiary of Expropriation is prepared and then submitted.

The expropriation study (dated Feb 2020) was developed for Phase 1 of the Project – dam and water accumulation area. It describes the approach used to determine the line of expropriation, based on the dam design and scope of the accumulation, including safety zones. The study was developed in line with national legislation and outlined the compensation methodology used across the project. The updated study (dated Apr 2022) simply provided corrections to the affected land parcels, noting the required split of land parcels so that only the required areas of land could be expropriated (and not entire parcels). The updated study included no additional information on the entitlements or the consultation process.

The Government of the Republic of Serbia adopted the Decision on determining the public interest for the Pambukovica dam project on 12 May 2021, based on the original Expropriation study. Following the update of the Expropriation study which included the splitting of the land parcels, the amended Decision of determining the public interest was adopted on 18 August 2022. In accordance with the Serbian legislation, the Declaration of public interest for the Project formally constitutes the cut-off date for expropriation. Any changes in property ownership after this date are not considered during the expropriation procedure. The expropriation procedure does allow amendments to the cadastre information after this date, only in cases where previous transfers of ownership have not been appropriately registered in the cadastre. For the assets on land (crops and structures) the date when the Asset survey is conducted for the land parcel is considered the cut-off date for crops and structures.

Notification and Decision of Expropriation

The expropriation process is triggered when an authorized entity (referred to as the Beneficiary of Expropriation) submits a proposal for expropriation following the declaration of public interest. The owners of the property are notified of the proposal for expropriation. This notification refers to the Declaration of Public Interest, identifies the land parcel in their ownership that is included in the expropriation process and outlines the formal steps in the procedure, as well as the legal framework.

The preparation for the expropriation process began in 2020 in Municipality Ub, and in 2022 in Valjevo. The local property and ownership departments within the two Municipalities have gone through the administrative process of identifying the proper owners of the land parcels. This tends to be a significant portion of the expropriation process as ownership transfers are typically not formally conducted, and the Municipality has to determine living lawful heirs/owners in order to continue the formal expropriation process with them.

A concrete expropriation proposal is prepared for each property owner that contains the amount of land involved, the outline for the determination of the assessment of fair value for any immovable property (with reference to the applicable legal framework), the justification of the need for the specific expropriation, together with the confirmation that the scheme is included in the relevant regional and/or spatial plan. The proposal is prepared by referring to the Cadastre Register, which provides details on the title holder, the immovable property, the type of land, and the area of the affected land.

According to the law, the property owner has just five days to decide on the proposal for expropriation. Once the owner responds, the competent authority must promptly make a Decision on the Expropriation within fifteen days at the latest.

The property owner can challenge the expropriation decision to the Ministry of Finance. They can argue that the expropriation is not in the public interest or that the process was not conducted according to legal requirements.

At the time of finalization of this report, almost 90% of all decisions on expropriation have been issued in Municipality Ub, and almost 65% in the City of Valjevo. The outstanding decisions of expropriation in Municipality Ub are all due to the inability to identify the rightful owners. The owners listed in the cadastre might be deceased with no heirs identified, or their registered addresses might have changed, limiting the Municipality's ability to contact them directly. In cases like this, a legal representative is appointed, who signs the Decision of Expropriation, to allow transfer of ownership and access to property, however the expropriation process in these cases does not move on to the compensation offer stage until the rightful owners come forward or are otherwise identified.

As part of the expropriation process, PAPs were informed that requests to purchase the remaining (residual) portions of partially expropriated land must be submitted within the legally prescribed deadline, although survey findings indicate that awareness of this deadline was generally low.

Compensation

After the decision on expropriation is signed and the valuation of assets is conducted (for crops and structures, if applicable), the owners receive proposal for compensation. Determination of compensation is explained in Chapter 4.1 below. If the proposal is accepted, the payment of compensation is made within 30 days of acceptance. If the owners are not satisfied with the proposal, the formal process does not recognise negotiated prices, instead, the rejected proposal automatically triggers an out-of-court process, which can last for several months or years. In this case, the value of the compensation is determined by the court.

Since October 2024, Municipality Ub has started issuing the compensation offers. Compensation offers have been mostly accepted by the owners, and compensation has been paid for over 60% of land plots. Less than 5% of owners refused the proposed compensation and are awaiting court decisions, while the rest are still awaiting proposals. No compensation proposals had been initiated in Valjevo as of March 2025.

Unviable land

Article 10 of the Law on Expropriation establishes the right to compensation for unviable land. Requests for the acquisition of the unviable land can be made at any time from the start of the expropriation process until two years after the issuance of the operational permit (usage permit – Uputrebna dozvola). The requests for unviable land can be based on various factors, including the size of the land parcel, its shape and topography, availability of access to remaining land, etc.

In accordance with the Article 30 of the Law on Expropriation, during individual hearings with the representatives of the Beneficiary of Expropriation, all affected individuals should be given the opportunity to submit such requests. The requests for expropriation of unviable land parcels can be made multiple times throughout the defined timeline, because viability of the remaining land parcel can change during different stages of construction or operation. Determination on the viability of the land parcel is made by an accredited agricultural expert. Srbijavode is committed to addressing such situations in close consultation with PAPs, including restoring access where feasible and/or acquiring orphan land when required.

4.1 Overview of the Approach

Land acquisition is currently taking place in line with the national legislation. An overview of the compensation methodologies, as prescribed by the legislation, is presented below.

Compensation in kind is a method of compensation envisaged by the Serbian national legislation. This form of compensation is to be offered for all affected properties, if requested by PAPs to replace their property. However, the beneficiaries of expropriation rarely identify sufficient replacement land at the start

of the project to offer as compensation in kind. It should be noted, that in kind compensation was not offered as an option.

According to the legislation of the Republic of Serbia, the **land price** is determined by the tax authority. The municipal tax administration provides market value estimates for land subject to expropriation. These estimates are based on the prices recorded in private ownership transactions within the municipality or the area closest to the expropriated parcels. Table below includes an overview of the prices for land defined in the expropriation study (based on market data in 2020), as defined by the recent estimates from the tax authority (based on market value in 2025), as well as some recent land sale listings from the area. The price of land varies significantly due to the location, shape and type of land. The sale listings also didn't identify many opportunities indicating a potential deficit of available land in the project area.

Banded unit prices for land have been adopted for the Project, based on the highest class of land within the category, primarily as land classification in the cadastre is not always accurate. By adopting the highest banded rate the risk of misclassification has been reduced. This approach, in effect, provided a favourable compensation arrangement to most PAPs. However, despite this, the dissatisfaction with compensation rates remains high. This is largely attributable to cultural and emotional attachment to land, rather than objective undervaluation. In community consultations and surveys, PAPs frequently noted that land is not something they would voluntarily sell (even if unused) and therefore believe that compensation should exceed market value, especially given the compulsory nature of the expropriation.

Table 2 - Market price for land in Municipalities Ub and Valjevo

	Agricultural land (including forestry land) [din/m²]	Construction land [din/m²]
Expropriation Study	118	354
Tax authority for Municipality Ub	200	n/a ³
Tax authority for Municipality Valjevo	150	195
Sale listings	Provide a wide range of unit prices for land. Summary of offered listing at the moment included in table 3 below	No recent listings found

At the time of this report preparation, a popular listing website offers a total of 11 properties in the Ub area (excluding the 5 listings located in the central area of Ub), and two listings in Valjevo area in relative proximity to the Project location. Table below includes the summary of listings, while a more detailed presentation of the listing is included in Appendix D.

Table 3 - Current listings for land in affected municipalities

No.	Area (ar)	Price (Eur)	Unit price Eur/m²	Unit price RSD/m²	Location	Description (as listed)
1	221	9000	0.41	47.7	Ub / Kršna glava	Agricultural land with 6300 m ² of forest
2	450	27500	0.61	71.6	Ub - Gvozdrenović	Agricultural land with 9100 m ² of forest

³ There is no expropriation of privately owned construction land within Ub Municipality. All construction land impacted by the Project within the Ub Municipality is publicly owned

No.	Area (ar)	Price (Eur)	Unit price Eur/m2	Unit price RSD/m2	Location	Description (as listed)
3	160	8000	0.50	58.6	Ub - Vrhovine	Agricultural land with 6000 m ² of forest
4	38	23500	6.18	724.6	Ub - Zvizdar	Land with a 30m ² structure, with water and electricity, 4km from Ub center
5	30	18000	6	703	Ub - Murgaš	Orchard, 500m ² to the Ub-Valjevo road, electricity, water well
6	60	4300	0.72	84	Ub - Ruklada	Agricultural land, close to the gas station and the highway
7	85	51000	6	703	Ub - Stublenica	Construction land
8	220	45000	2.05	240	Ub - Stublenica	Agricultural land, 2500 m ² of forest, close to the highway
9	1000	350000	3.5	410	Ub - Stublenica	15-year-old orchard, mechanisation included
10	385	170000	4.42	517	Ub - Stublenica	20-year-old orchard, irrigation system in place, artesian well, electricity, close to the highway
11	210	25000	1.19	139.5	Ub - Banjani	Agricultural land, on the Ub-Šabac road
12	560	290000	5.18	607	Valjevo - Blizonje	Agricultural land, with a new residential building, summer terrace, 4ha of orchard, 1.6ha of forest
13	166	8000	0.48	56.5	Valjevo- Miličinica	8 separate land plots, young forest trees

The compensation amounts applied during the historic land acquisition were reviewed as part of the HLACAP. This assessment confirmed that the valuations used for expropriation were aligned with, and in some cases above, prevailing market values at the time. These findings provide a baseline for understanding PAPs' perceptions of compensation during the initial survey phase.

Compensation for affected **structures** is determined through individual valuations by certified valuation experts engaged by the Beneficiary of Expropriation. These experts assess the market value of the properties, ensuring the compensation amount is sufficient to rebuild the same structure in the same area. The assessment takes into consideration the areas and volumetry of the buildings, types of materials used, required labour costs and the quality of executed works. The valuation also considers the age of the property, and a depreciation rate is typically applied in the final assessment. In case of physical relocation, the national legislation does not take into consideration the moving costs and transitional allowance, as part of the compensation packages. This is therefore considered a gap between the market value and replacement value for physical displacement.

Similarly for **crops**, valuations are made by certified agriculture or horticulture expert. This valuation considers the type of crops, as well as the cultivated area (for annual crops), confirms the number and age of perennial plants and determines the value of the crops based on the current market. Time required to regrow

the perennial plant to the original size is also considered in the valuation, particularly for fruit bearing or nut trees. In case of **forests** the compensation includes separately the compensation for the land (typically classified as agricultural) and for the wood mass (valuation by forestry expert based on the area of the forest, type of tree and the estimated age).

4.2 Findings from the survey of affected households

This section presents the results of the socio-economic surveys conducted among affected households, providing an overview of their living conditions, livelihoods, and perceptions of the Project. Where possible, the findings have been compared with available secondary data, such as national census and municipal statistics, to contextualize observed patterns and differences.

The initial survey included 34 respondents (with complete data available for 29, which was used for analysis), while the additional survey covered 46 respondents. The results from both surveys are presented in the following subsections, with gender-disaggregated analysis provided where applicable.

4.2.1 Demographics

Gender: Out of the total 75 respondents who participated in both surveys, 55 were men (73.33%) and 20 were women (26.67%). Among the 55 men, 47 were owners of the affected land plots, while 8 were household members of affected property owners. Among the 20 women, 6 were owners of the affected properties, and 14 were household members of affected households. These figures are consistent across both the initial and additional surveys and reflect a gender pattern typical for rural areas in Serbia, where men are more often registered as landowners. Details are provided in Table 4 below.

Table 4 - The number of respondents by type and gender

Type of respondent	Total respondents, number	Male respondents, number	Male respondents, %	Female respondents, number	Female respondents, %
Initial survey					
Property owners	24	21	87.50	3	12.50
Household members	5	1	20.00	4	80.00
Sub-Total	29	22	75.86	7	24.14
Additional survey					
Property owners	29	26	89.66	3	10.34
Household members	17	7	41.18	10	58.82
Sub-Total	46	33	71.74	13	28.26
Total	75	55	73.33	20	26.67

In most cases, men are the heads of their respective households, reflecting the traditional and largely patriarchal social structure that remains characteristic of rural communities in Serbia.

Average Age: The combined survey results indicate that the majority of PAPs fall within the older age brackets, consistent with the census trends for these settlements. The largest group of respondents, aged 56–65 years, represents 34.67% of all participants (with 45.46% of men and 42.86% of women in this range in the initial survey, and 27.27% of men and 23.08% of women in the additional survey), confirming a strong presence of middle-aged to elderly individuals. The 66–75 age group forms the 30.67% of the total sample, again showing a substantial senior population, particularly among women (53.85% in the additional survey).

This demographic composition suggests that a large portion of residents are elderly and are unlikely to be actively engaged in or directly benefit from project-related employment opportunities.

The 46–55 age group constitutes 18.67% of all respondents (mostly men), representing the potentially most economically active segment of the community. Although smaller in size, this group may show higher willingness to engage in project-related activities or temporary labour arrangements.

Younger age groups are significantly underrepresented. Only 9.33% of respondents are aged 26–35, and just 2.67% are between 36–45 years old, with no respondents below 25 in either survey. This pattern points to a clear demographic gap in younger adults, likely reflecting outward migration for education or employment, a common trend in rural areas. The 75 and above category includes only 2.67% of respondents, reflecting a relatively small very elderly population. Overall, the data point to a demographic pattern dominated by older adults, with a clear gap among younger residents likely linked to migration for education or employment. Detailed figures are presented in Table 5.

Table 5 - Age group of respondents by gender

Age	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Initial survey						
25 and under	0	0	0	0	0	0
26 to 35	1	3.44	1	4.55	0	0
36 to 45	0	0	0	0	0	0
46 to 55	6	20.69	6	27.27	0	0
56 to 65	14	48.28	10	45.46	4	57.14
66 to 75	8	27.59	5	22.72	3	42.86
76 and above	0	0	0	0	0	0
Sub-Total	29	100	22	100	7	100
Additional survey						
25 and under	0	0	0	0	0	0
26 to 35	6	13	6	18.18	0	0
36 to 45	2	4.3	2	6.06	0	0
46 to 55	8	17.4	7	21.21	1	7.69
56 to 65	12	26.1	9	27.27	3	23.08
66 to 75	15	32.6	8	24.24	7	53.85
76 and above	2	4.3	1	3.03	1	7.69
No response	1	2.2	0	0	1	7/69
Sub-Total	46	100	33	100	13	100
Total	75	100	55	73.33	20	26.67

Household Size: Households with five or more members are the largest group, representing 30.67% of all respondents, indicating that extended family structures remain common and provide mutual support in these settlements.

Two-member households are the second-largest group at 25.33%, reflecting a strong presence of smaller family units; combined with an aging population, these households may be more vulnerable to economic disruption arising from the Project.

Four-member households account for 13.33%, and three-member households for 9.33%, showing that medium-sized, often multi-generational arrangements persist alongside smaller families. Finally, single-member households constitute 18.67%, consistent with aging and out-migration trends in rural areas. Details are presented in Table 6.

Table 6 - Size of the household

Number of household members	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Initial Survey						
1	2	6.90	1	4.54	1	14.29
2	11	37.93	7	31.82	4	57.14
3	3	10.34	3	13.64	0	0
4	6	20.69	5	22.73	1	14.29
5 and more	7	24.14	6	27.27	1	14.28
Sub-Total	29	100	22	100	7	100
Additional Survey						
1	12	26.09	7	21.21	5	38.46
2	8	17.39	5	15.15	3	23.08
3	4	6.52	3	9.09	1	7.69
4	4	8.70	4	12.12	0	0
5 and more	16	34.78	13	39.39	3	23.08
No response	2	4.35	1	3.03	1	7.69
Sub-Total	46	100	33	100	13	100
Total	75	100	55	73.33	20	26.67

Average Number of Minor Children per Household: Across both surveys, the majority of interviewed households (69.33%) reported no minor children, which is consistent with the overall aging profile of the population. Households with one minor make up 10.67% of the total sample, while those with two minors constitute 10.67% as well. Only 5.33% of households reported three minors, and 2.67% had four minors. None of the interviewed households had five or more minor children.

These results reaffirm the earlier demographic findings – most households are composed of older adults or elderly individuals, with a small share of families raising young children. The data suggest declining birth rates and possible youth out-migration, reflecting a gradual demographic contraction typical of rural settlements. Details are presented in Table 7.

Table 7 - Average number of children per household

Number of minor children in household	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Initial survey						
No minors	19	65.52	14	63.64	5	71.42
1	4	13.80	3	13.64	1	14.29
2	3	10.34	2	9.09	1	14.29
3	2	6.90	2	9.09	0	0
4	1	3.44	1	4.54	0	0
5 and more	0	0	0	0	0	0
Sub-Total	29	100	22	100	7	100
Additional survey						
No minors	33	71.74	23	69.70	10	76.92
1	4	8.70	3	9.09	1	7.69
2	5	10.87	3	9.09	2	15.38
3	2	4.35	2	6.06	0	0
4	1	2.17	1	3.03	0	0
5 and more	0	0	0	0	0	0
No response	1	2.17	1	3.03	0	0
Sub-Total	46	100	33	100	13	100
Total	75	100	55	73.33	20	26.67

During the additional survey, households were also asked whether there were any children with special needs in the family. Three households confirmed having children with special needs – one headed by a male respondent and two by female respondents.

Furthermore, when asked whether young adults (aged 18–30) currently live in their households, 11 respondents answered positively, including 10 male respondents and 1 female respondent.

Need for Special Healthcare: Approximately one quarter of the surveyed households (24.14%) reported having members in need of frequent or special healthcare. This includes 13.64% of male respondents' households and 42.86% of female respondents' households, suggesting a higher incidence of special healthcare needs among households with female respondents. Reported cases primarily relate to elderly household members with chronic conditions and one case involving disability.

In the additional survey, four respondents (8.70%) stated that they have household members in need of special care. These included one male respondent citing illness, one male respondent reporting disability, one male respondent mentioning old age, illness, and disability, and one female respondent referring to old age and illness.

Care for Non-Household Members: In the initial survey, none of the respondents reported providing care for individuals outside their household. However, in the additional survey, three respondents (6.52%) stated that someone in their household provides care for non-household members, usually relatives such as elderly parents or extended family members living separately.

Household Migration: During the additional survey, respondents were asked whether any household members had migrated for work or education in the past four years. A total of 11 respondents (23.91%;

including 10 male respondents and 1 female respondent) reported that a household member migrated to another area within the country, while 4 respondents (8.70%; including 2 male and 2 female respondents) reported migration abroad. The remaining respondents indicated that no one from their household had migrated. These findings suggest a moderate level of internal mobility and limited international migration, with male respondents more frequently reporting migration for work-related reasons.

Household Decision-Making: When asked who usually makes important household decisions, most respondents indicated that the male head of household holds the main decision-making role. Out of the total, 39 respondents (84.78%)—including 9 female respondents and the remaining male respondents—reported that decisions are made by the male head of household. Four respondents (8.70%)—three female and one male respondent—indicated that a female head of household makes key decisions, while three respondents (6.52%)—two male and one female respondent—stated that decisions are made jointly.

Overall, these results confirm that traditional gender roles continue to shape household decision-making patterns, though a small number of households demonstrate shared or female-led decision-making structures.

Average Number of Employed Persons per Household: Across all surveyed households, 60% reported having no permanently employed members, indicating a strong dependence on agricultural activities as their main or sole livelihood source. This pattern underscores the economic vulnerability of these families, who remain exposed to risks related to climate variability, market fluctuations, and limited diversification of income.

Households with one permanently employed member make up 18.67% of the total sample, while those with two employed members account for 16%. Only 5.33% of households reported three employed members, and none reported four or more. These figures clearly show that stable, secure employment is scarce within the community, limiting household resilience and reducing their ability to invest in long-term improvements or adapt to external shocks.

Among households with a single employed member, this often represents the sole reliable income source, complemented by small-scale farming. Families with two or three earners are relatively rare but show somewhat better financial stability. Even in these cases, respondents frequently noted that agricultural work continues to play an essential supplementary or even primary role, as many reinvest salaries from formal employment into farming activities.

Overall, the results confirm that despite some diversification, the local economy remains heavily reliant on agriculture, emphasizing the importance of supporting alternative livelihood and job-creation opportunities within the affected communities. Details are presented in Table 8.

Table 8 - Average number of employed household members

Number of employed household members	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Initial survey						
No employed members	20	68.97	15	68.18	5	71.42
1	3	10.34	3	9.09	1	14.29
2	3	10.34	2	9.09	1	14.29
3	3	10.35	2	13.64	0	0
4 and more	0	0	0	0	0	0
Sub-Total	29	100	22	100	7	100
Additional survey						

Number of employed household members	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
No employed members	25	54.35	16	48.48	9	69.23
1	11	23.91	10	30.30	1	7.69
2	9	19.57	6	18.18	3	23.08
3	1	2.17	1	3.03	0	0
4 and more	0	0	0	0	0	0
Sub-Total	46	100	33	100	13	100
Total	75	100	55	73.33	20	26.67

Education Level: None of the surveyed persons reported having no formal education. The largest proportion of respondents, 57.33%, have completed their education at the elementary school level. This group mainly comprises older individuals who completed their schooling before primary education became mandatory, reflecting generational differences in educational access. Limited formal education among this group restricts opportunities for formal employment and access to information and services.

A further 37.33% of respondents have completed secondary or vocational school, indicating a significant segment of the population equipped with practical skills applicable to local livelihoods, especially in agriculture and technical trades. Vocational training remains an important pathway for improving employability and resilience in rural areas.

Only 5.33% of respondents reported having completed high school or higher education. This low percentage highlights limited access to advanced education, early entry into agricultural work, and potential barriers such as economic constraints or distance to educational institutions. The overall educational profile confirms that most residents possess basic or practical-level education, with few opportunities for higher-level qualifications. Details are presented in Table 9.

Table 9 - Education level of respondents

Education level	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Initial survey						
Elementary school	14	48.28	8	36.37	6	85.71
Secondary vocational school	13	44.82	13	59.09	0	0
High school	2	6.90	1	4.54	1	14.29
Sub-Total	29	100	22	100	7	100
Additional survey						
Elementary school	29	63.04	19	57.58	10	76.92
Secondary and/or secondary vocational school	15	21.61	12	36.36	3	23.08

Education level	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
High school and above	2	4.35	2	6.06	0	0
Sub-Total	46	100	33	100	13	100
Total	75	100	55	73.33	20	26.67

4.2.2 Livelihoods and living standards

Employment Status: Across both surveys, farming remains the dominant occupation, accounting for 36% of all respondents, with the majority being male. This indicates that small-scale agriculture continues to serve as the main livelihood source for most households. The second largest group consists of retired individuals (41.33%), many of whom are older women. Although officially retired, most of them remain engaged in agricultural activities to support their household livelihood and supplement their pensions.

Households with members in permanent employment represent 10.67% of respondents, showing limited access to secure jobs within the local economy. Only 1.33% are engaged in temporary employment, and 1.33% reported informal employment, highlighting the overall scarcity of non-agricultural work. Additionally, 8% of respondents are not employed, most of whom are female respondents who identified themselves as housewives primarily responsible for childcare and domestic duties.

These findings reflect the overall economic structure of the surveyed communities, where agriculture and pensions remain the primary sources of livelihood, while stable wage employment opportunities are limited. The data underscore the need for diversification of income sources and targeted support to strengthen non-farm employment, particularly for women and younger residents. Details are presented in Table 10.

Table 10 - Employment status of respondents

Employment status	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Initial survey						
Farming	15	51.72	13	59.09	2	28.57
Permanent employment	2	6.90	2	9.09	0	0
Temporary employment	1	3.45	1	4.55	0	0
Informal employment	1	3.45	1	4.55	0	0
Retired	10	34.48	5	22.72	5	71.43
Sub-Total	29	100	22	100	7	100
Additional survey						
Not Employed	6	13.04	1	3.03	5	38.46
Farming	12	26.09	10	30.30	2	15.38
Permanent employment	6	13.04	6	18.18	0	0
Temporary employment	1	2.17	1	3.03	0	0

Employment status	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Informal employment	0	0	0	0	0	0
Retired	21	45.66	15	45.45	6	46.15
Sub-Total	46	100	33	100	13	100
Total	75	100	55	73.33	20	26.67

Employment Sector: Across both surveys, the agricultural sector dominates local employment, with 36% of all respondents identifying as self-employed in private farming. This confirms that small-scale agricultural activity remains the primary livelihood source, particularly among men. The second-largest group, representing 41.33% of respondents, are retirees, many of whom continue to engage in light agricultural work to supplement their pensions and sustain household income.

Employment in the private sector accounts for 13.33%, while public sector employment remains negligible, with no respondents in the additional survey and only a few cases recorded earlier. The unemployed group comprises 8% of respondents, predominantly female respondents, many of whom are housewives engaged in household duties and childcare.

The distribution reflects a limited diversification of the local economy, where self-employment in agriculture and pension-based livelihoods prevail, while formal wage employment opportunities, particularly for women, remain scarce. Details are presented in Table 11.

Table 11 - Employment sector of respondents

Employment Sector	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Initial survey						
Self-employed	16	55.17	14	63.64	2	14.29
Private sector	2	6.90	2	9.09	0	0
Public sector	1	3.45	1	4.55	0	0
Retired	10	34.48	5	22.72	5	85.71
Sub-Total	29	100	22	100	7	100
Additional survey						
Unemployed	6	13.04	1	3.03	5	38.46
Self-employed	11	23.91	9	27.27	2	15.38
Private sector	8	17.39	8	24.24	0	0
Public sector	0	0	0	0	0	0
Retired	21	45.66	15	45.45	6	46.15
Sub-Total	46	100	33	100	13	100
Total	75	100	55	73.33	20	26.67

Household Income and Expenses (Estimates): A total of 31.03% of respondents (mainly men) from the initial survey and 67.39% from the additional survey chose not to disclose their income, reflecting a broader

cultural tendency in rural Serbia toward confidentiality and mistrust of both state and non-state entities. Among those who declined to share this information, the vast majority rely on agriculture as their main source of income.

Among respondents who did provide income details, agriculture was cited by 60% as the primary livelihood source, followed by pensions (20%), and salaries (15%). During the additional survey, 28 respondents confirmed agriculture as their main source of income, 7 cited pensions, 7 reported salaries, 1 mentioned remittance, and 3 gave no response. One respondent noted relying on informal earnings, while several salary earners also reported agriculture as a secondary income source, illustrating the prevalence of dual-income strategies for economic stability.

In total, 35 respondents (20 from the initial and 15 from the additional survey, including 8 women) provided detailed information on their monthly income. Among them, the most frequently reported income range was 50,000–100,000 RSD (25.7%), followed by 150,000–200,000 RSD (17.1%), and 200,000–250,000 RSD (11.4%). Around 8.6% of respondents reported monthly income below 50,000 RSD, while 5.7% reported earning over 250,000 RSD. The remaining households (approximately 31%) reported income between 100,000–150,000 RSD, reflecting a moderate but uneven income distribution within the surveyed group.

It should be noted that households depending on agriculture, whether as a primary or supplementary source, experience substantial income variability from year to year. Due to low mechanization, traditional farming methods, and limited investment capacity, agricultural yields are highly sensitive to weather conditions and market fluctuations. As a result, some households may record a relatively high income in one year and experience significant losses in the next due to droughts or other shocks, making income stability a persistent challenge. Details are presented in Table 12.

Table 12 - Household income

Income	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Initial survey						
Did not disclose	9	31.03	7	31.82	2	28.57
Less than 50,000 RSD	2	6.90	0	0	2	28.57
50,000 - 100,000 RSD	6	20.69	3	13.64	3	42.86
100,000 - 150,000 RSD	2	6.90	2	9.09	0	0
150,000 - 200,000 RSD	5	17.24	5	22.73	0	0
200,000 - 250,000 RSD	4	13.80	4	18.18	0	0
More than 250,000 RSD	1	3.44	1	4.54	0	0
Sub-Total	29	100	22	100	7	100
Additional survey						
Did not disclose	31	67.39	23	69.70	8	61.54
Less than 50,000 RSD	10	21.74	6	18.18	4	30.77
50,000 - 100,000 RSD	3	6.52	2	6.06	1	7.69
100,000 - 150,000 RSD	1	2.17	1	3.03	0	0
150,000 - 200,000 RSD	1	2.17	1	3.03	0	0
200,000 - 250,000 RSD	0	0	0	0	0	0
More than 250,000 RSD	0	0	0	0	0	0
Sub-Total	46	100	33	100	13	100

Income	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Total	75	100	55	73.33	20	26.67

The monthly income per household member was calculated for the respondents who provided information on both monthly income and the number of household members (in cases where a range of income was given, the midpoint of the range was used for calculation purposes). Publicly available data on Poverty and Social Inequality for 2024 (when the survey was carried out) establishes the monthly threshold incomes for different family sizes. The at-risk-of-poverty threshold is RSD 35,606 per month for a single-person household; RSD 64,091 for a household with two adults and one child; and RSD 74,773 for a four-member household with two adults and two children.

Among the interviewed households, only two respondents reported income levels below these thresholds. Both cases refer to four-member households with a total monthly income of below 50,000 RSD, translating to approximately 12,500 RSD per household member per month. Both of these cases involved female respondents, reflecting the specific economic vulnerability of female-headed or female-reported households with multiple dependents.

None of the surveyed respondents reported that their households are recipients of social assistance, with only one respondent choosing not to provide information.

Among the interviewed households, two respondents (both male) stated that they have outstanding loans to repay, while three respondents did not provide an answer to this question. All other respondents confirmed that they do not have any loans or debts.

With respect to household expenses, in the initial survey, the majority of respondents (70%; mostly male respondents) reported that their main expenses relate to household maintenance, followed by agricultural investments (65%), which included the majority of female respondents, and fuel expenses (55%), also primarily mentioned by female respondents. A few respondents additionally noted utility bills, communication costs (internet and phone), and medical treatment and medicines. Two respondents (one female and one male) also mentioned children’s education and clothing purchases among their main household expenses.

In the additional survey, spending patterns were largely consistent. All respondents (100%) reported household maintenance as their main expense, followed by utility bills (89.13%), groceries (82.61%), agricultural investments (63.04%), fuel (30.43%), and medicine (21.74%).

Overall, the results from both surveys show that household budgets are primarily allocated to essential daily needs and maintenance, with agricultural investments representing the main secondary expense category.

Economic Situation Assessment (Self-Reported): According to the initial survey, 75.86% of participants described their economic status as average, 20.69% identified themselves as living below average, and a small fraction (3.45%, a female respondent) reported living in material deprivation (see Table 13). In the additional survey, 52.17% of respondents described their situation as average (able to cover most needs), 32.61% reported being below average (able to cover only basic needs), and 15.22% indicated material deprivation, meaning they struggle to meet even essential household expenses.

Personal observations from the survey team suggest that many respondents who claim to live under “average” economic conditions may, in fact, experience below-average living standards. This underreporting of hardship likely reflects modesty and social perceptions of “average” rather than actual financial stability. Notably, one four-member household with a monthly income below 50,000 RSD (well under the national poverty threshold) still self-assessed its situation as “average,” highlighting the gap between perceived and real economic wellbeing.

Overall, the results suggest that while many households describe themselves as financially stable, their actual circumstances are often more fragile. This is especially true in rural areas, where dependence on small-scale agriculture and limited income sources make households more vulnerable to economic hardship.

Table 13 - Self-assessment of Household Economic Situation

Economic Situation Assessment	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Initial survey						
Average	22	75.86	19	86.36	3	42.86
Below average	6	20.69	3	13.64	3	42.86
Material deprivation	1	3.45	0	0	1	14.28
Sub-Total	29	100	22	100	7	100
Additional survey						
Average (able to cover most needs)	24	52.17	17	51.52	7	53.85
Below average (able to cover basic needs)	15	32.61	12	36.36	3	23.08
Material deprivation (struggling to cover basic needs)	7	15.22	4	12.12	3	23.08
Sub-Total	46	100	33	100	13	100
Total	75	100	55	73.33	20	26.67

Change in Economic Situation (Past Four Years): When combining the results from both surveys, a clear majority (73.33% of all respondents) reported no change in their economic status over the past four years. Only 21.33% indicated that their situation had changed, while 5.33% did not provide a response (see Table 14). Among those who noted a change, most described a deterioration in their financial situation, with only one household reporting an improvement.

The overall stability reported by most respondents can be attributed to the fact that Srbijavode allowed affected land users to continue cultivating and using their land plots even after receiving compensation. This continued access to productive land helped preserve household income levels and mitigate the negative impacts of land acquisition, particularly for families dependent on agriculture. Consequently, the majority of households perceived their economic circumstances as stable, even though many remain vulnerable to external economic and environmental factors.

Table 14 - Changes in Economic Situation (within last 4 years)

Change in Economic Situation	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Initial survey						
Reported changes	10	34.48	7	31.82	3	42.86
Did not report changes	19	65.52	15	68.18	4	57.14
Sub-Total	29	100	22	100	7	100
Additional survey						
Reported changes	6	13.04	4	12.12	2	15.38

Change in Economic Situation	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Did not report changes	36	78.26	26	78.79	10	76.92
No response	4	8.70	3	9.09	1	7.70
Sub-Total	46	100	33	100	13	100
Total	75	100	55	73.33	20	26.67

Factors Influencing Economic Situation Change: Across both surveys, 21.33% of respondents reported experiencing adverse changes in their household economic situation over the past four years, while the majority perceived no significant change. Among those who noted deterioration, several key contributing factors were identified: Inflation and increased cost of living; Increased fuel costs; Rising agricultural production costs; and Project-related impacts.

Daily Transportation Vehicles: Across both surveys, 82.67% of respondents reported owning at least one vehicle used for daily transportation, indicating a strong reliance on personal mobility for work, access to markets, and essential services. Vehicle ownership was higher among men, though most female respondents also reported access to a household vehicle.

In terms of vehicle age, more than half (49.33%) of all reported vehicles are over 15 years old, with 24% in the 15–20 years range and 25.33% older than 20 years. An additional 29.33% of vehicles fall in the 10–15 years category, while only 1.33% of respondents own a vehicle less than 10 years old. This demonstrates widespread dependence on aging and potentially unreliable vehicles, implying higher maintenance costs and greater vulnerability to transport disruptions.

Meanwhile, 17.33% of respondents reported not owning a vehicle, a situation more common among female respondents. These households face significant mobility challenges, which could affect their access to employment opportunities, healthcare, and other essential services. Even access to local shops is quite limited due to the fact that the villages are in fact clusters of scattered hamlets, with dirt or semi paved roads connecting them to each other and the village “centre”.

Table 15 - Daily Transportation Vehicle Ownership

Presence of vehicle for daily transportation and its age	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Initial survey						
No vehicle	5	17.24	4	18.18	1	14.29
Under 10 years old vehicle	0	0	0	0	0	0
10-15 years old vehicle	3	10.35	3	13.64	0	0
15-20 years old vehicle	6	20.69	6	27.27	0	0
20 and more years old vehicle	15	51.72	9	40.91	6	85.71
Total	29	100	22	100	7	100
Additional survey						
No vehicle	11	23.91	4	12.12	7	53.85
Under 10 years old vehicle	1	2.17	1	3.03	0	0

Presence of vehicle for daily transportation and its age	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
10-15 years old vehicle	19	41.30	15	45.45	4	30.77
15-20 years old vehicle	11	23.91	9	27.27	2	15.38
20 and more years old vehicle	3	6.52	3	9.09	0	0
No response	1	2.17	1	3.03	0	0
Sub-Total	46	100	33	100	13	100
Total	75	100	55	73.33	20	26.67

4.2.3 Agricultural practices and Irrigation System

Agricultural Vehicle/Equipment: Across both surveys, the majority of respondents reported owning a tractor, confirming the central role of mechanized farming in local livelihoods. In the initial survey, 100% of respondents owned tractors, whereas in the additional survey, ownership was somewhat lower, at 71.74% of households. In both surveys, all tractors were reported to be over 20 years old and generally in poor condition, which significantly limits productivity, increases maintenance costs, and directly affects the economic stability of households dependent on agriculture.

In the initial survey, most tractors (79.31%) were equipped with ploughs, followed by 65.52% with seeders and 55.17% with disc harrows, while additional implements included balers (6.90%), sprinklers (17.24%), tillers (34.48%), mowers or brush cutters (27.59%), and combines (41.38%).

In comparison, the additional survey showed a somewhat different distribution: among the tractor owners, 56.52% had ploughs, 39.13% had seeders, 50.00% had disc harrows, 30.43% had balers, 26.09% had sprinklers, 36.96% had tillers, and 50.00% had mowers or brush cutters, while no respondents reported owning combines.

Overall, while the community demonstrates a strong agricultural base and ownership of essential machinery, the advanced age and poor technical condition of most equipment severely hinder productivity. Out of the 46 respondents of the additional survey, 35 provided additional details on the state of their agricultural equipment and mentioned that 52.17% of it was in fair condition (usable but requiring frequent repairs), 21.74% was in poor or very poor condition (often breaking down or barely usable, thus limiting productivity), and only 2.17% was in good and fully functional condition. Improved maintenance and timely repairs would help sustain equipment usability, enhance operational efficiency, and support household income stability.

Table 16 - Agricultural Vehicle/Equipment Ownership

Presence of vehicle for daily transportation and its age	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Initial survey						
Own a tractor	29	100.00	22	100.00	7	100.00
Equipped with plough	23	79.31	17	77.27	6	86.71
Equipped with seeder	19	65.52	16	72.73	3	42.86
Equipped with disc harrow	16	55.17	11	50.00	5	71.43
Have balers	2	6.90	2	0.09	0	0
Have sprinklers	5	17.24	5	22.73	0	0

Presence of vehicle for daily transportation and its age	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Have tillers	10	34.48	7	31.82	3	42.86
Have mowers/brush cutters	8	27.59	7	31.82	1	14.29
Households with combines	12	41.38	11	50.00	1	14.29
Additional survey						
Own a tractor	33	71.74	25	75.76	8	61.54
Equipped with plough	26	56.52	21	63.64	5	38.46
Equipped with seeder	18	39.13	16	48.48	2	15.38
Equipped with disc harrow	23	50.00	18	54.55	5	38.46
Have balers	14	30.43	11	33.33	3	23.07
Have sprinklers	12	26.09	10	30.30	2	15.38
Have tillers	17	36.96	14	42.42	3	23.08
Have mowers/brush cutters	23	60.00	18	54.55	5	38.46
Households with combines	0	0	0	0	0	0

Sources of agricultural knowledge and skills: The agricultural production in the area is mostly small-scale production using predominantly traditional methods of agricultural production. During the initial survey, when asked about the methods they used and the sources of knowledge regarding agriculture, 44.83% of respondents noted that they gained the knowledge from their parents or continue to do so (this includes 45.45% of male and 42.86 of female respondents). A total of 48.27% of respondents indicated that they acquired knowledge from both their parents and other small landholders, suggesting a strong sense of community and collaboration among local farmers (this includes 50.00% of male and 42.86 of female respondents). Only a small percentage, 6.90% of interviewed PAPs indicated social media, digital media or print media as sources for expanding their knowledge (this includes 4.55% of male and 14.28% of female respondents).

Out of the 46 respondents of the additional survey, 38 respondents (82.61%) reported being engaged in agriculture, while 8 respondents (17.39%; 5 men and 3 women) stated that they are not engaged in agricultural activities. Among those active in agriculture, 20 men (52.63%) and 7 women (18.42%) said they had learned primarily from their parents, 5 men (13.16%) and 2 women (5.26%) learned from other farmers, and 3 men (7.89%) mentioned acquiring knowledge from all sources combined. One female respondent (2.63%) stated that she does not possess detailed agricultural knowledge herself, as her son manages the family's agricultural work.

These findings confirm that intergenerational knowledge transfer and peer learning remain the dominant ways through which small-scale farmers acquire agricultural skills. However, the limited use of modern or digital information sources underscores the continued reliance on traditional practices and the need to strengthen access to innovative agricultural techniques.

Sources of irrigation water: The analysis of irrigation sources among project-affected households shows a strong reliance on traditional water extraction methods, with wells remaining the predominant source across both surveys.

- Wells: A substantial 72.42% of respondents from the initial survey indicated that they used wells as their main source of irrigation (including 72.72% of men and 71.42% of women). Similarly, in the additional survey, 37 respondents (80.43%) – including 25 men (65.79%) and 12 women (31.58%) – reported using wells as their primary irrigation source. This reliance on groundwater highlights the importance of well systems for sustaining local agriculture and the communities’ concern about potential project impacts on groundwater stability.
- Local water bodies: In the initial survey, 10.34% of respondents used local rivers, ponds, or similar bodies of water for irrigation (including 13.64% of men). In the additional survey, one male respondent (2.17%) mentioned using river water as a source of irrigation.
- Transported or cistern water: 6.90% of initial survey respondents and three respondents (6.52%) in the additional survey (two men and one woman) reported using transported water from cisterns or other sources. One additional male respondent (2.17%) stated that he uses both wells and transported water, reflecting the logistical challenges and costs of accessing irrigation.
- Municipal water: Only one male respondent (2.17%) in the additional survey reported using municipal water for irrigation, indicating that formal water infrastructure plays a minimal role in supporting agricultural needs.
- No irrigation: In the initial survey, 10.34% of respondents stated that they have no need for irrigation (including 9.09% of men and 14.29% of women), while in the additional survey, three male respondents (6.52%) confirmed that they do not use irrigation.

Overall, the data demonstrate that groundwater wells are the key irrigation source across both surveys, underscoring the communities’ heavy dependence on groundwater and the associated risks of water scarcity or level fluctuations that could directly affect agricultural productivity and livelihoods.

Awareness and Interest in Irrigation Component: The overwhelming majority of respondents indicated limited awareness of the Project’s irrigation aspects. In the initial survey, 82.75% of participants stated that they were not aware of any irrigation aspects of the Project (including 81.82% of male and 85.71% of female respondents), while 17.24% said that they had heard something along those lines, but were not sure what the Project entailed when it comes to irrigation (including 18.18% of male and 14.29% of female respondents). However, most of them (72.41%) recognised the potential benefit of being connected to the irrigation network, stating that they would be interested to connect (this includes 90.91% of male and 85.71% of female respondents).

In the additional survey, awareness levels remained similarly low. Out of 46 respondents, 8 men (17.39%) stated that they were aware of the irrigation component, 12 respondents (26.09%; including 10 men and 2 women) said that they had heard something but were unsure about the details, while 24 respondents (52.17%; including 13 men and 11 women) were not aware of any irrigation aspects of the Project. Two male respondents (4.35%) expressed no interest in irrigation, one noting that he does not believe in the Project, as his best land near the river was already taken, and the other simply stating that he is not interested.

Overall, the results from both surveys demonstrate a low level of awareness and understanding of the Project’s irrigation component. However, despite the uncertainty, a notable share of respondents expressed interest in potential irrigation connections. In the additional survey, 21 respondents (45.65%) stated that they would be interested in connecting to the irrigation network, 22 respondents (47.83%) said they were not interested, and 3 respondents (6.52%) were unsure. This mixed response pattern suggests that while many recognize the potential benefits of irrigation, others remain sceptical or see limited relevance to their current farming practices.

Concerns Regarding the Irrigation System: The responses regarding concerns related to the irrigation system highlight the following (some respondents provided multiple answers):

- Cost of connection: In the initial survey, 55.17% of respondents expressed concern about the price of the utility connection point between their properties and the irrigation system (including 63.64% of men and 28.57% of women), indicating widespread worry about the financial burden of initial connection. Similarly, in the additional survey, 13 respondents (28.26%), including 7 men and 6 women, identified the high cost of connection as their main concern.
- Monthly cost of use: In the initial survey, 20.69% of respondents voiced concerns about the ongoing monthly costs associated with using the irrigation system (including 22.73% of men and 14.29% of

women). In the additional survey, 2 male respondents (4.35%) cited high monthly operating costs as their main concern, confirming ongoing apprehension about long-term affordability.

- Land price impacts: A smaller portion of respondents (3.45%) in the initial survey noted concern that irrigation might increase land prices (including 4.55% of men), reflecting anxiety that improvements in irrigation access could alter land market dynamics.
- Water quality: Another 3.45% indicated worries about the health quality of irrigation water (including 4.55% of men), emphasizing the importance of maintaining safe and reliable water sources for agricultural activities and food safety.
- No concerns or not interested: In the initial survey, 37.93% of respondents reported having no concerns regarding the irrigation system (including 27.27% of men and 71.43% of women). Similarly, in the additional survey, 11 respondents (23.91%), including 10 men and 1 woman, said they had no concerns, while 20 respondents (43.48%), including 15 men and 5 women, stated that they were not interested in connecting to the irrigation system at all.

Overall, the combined data indicate that financial aspects (particularly connection and usage costs) are the primary concerns among respondents, followed by limited interest among some households who do not perceive irrigation as relevant or beneficial to their current agricultural activities. At this stage it is not yet confirmed whether any of the affected communities fall within the final irrigation catchment. Srbijavode will define the exact locations of the irrigation system under Phase 2 of the Project, based on public interest and including areas around the reservoir that are affected under Phase 1. During the disclosure meetings, the indicative map was updated and included in the project documents so that Srbijavode can further refine the design.

4.2.4 Expropriation and Compensation Impacts

Number of Expropriated Parcels: In the initial survey, most respondents (41.38%) reported having only one parcel expropriated for the Project, while the remaining had multiple parcels affected – 34.48% had two parcels, 17.24% had three parcels, and 3.45% each had four and five parcels expropriated. None of the respondents reported more than five parcels affected.

The additional survey confirmed similar findings. Out of 46 respondents, 45.65% reported that one parcel was expropriated, 15.22% had two parcels, 8.70% had three parcels, 4.35% had four parcels, and 10.87% had five parcels expropriated, while 15.22% did not provide a response.

Overall, the results from both surveys confirm that the area is primarily inhabited by small landowners, with most respondents owning only one or two land parcels. This reflects a pattern of small-scale agricultural production and fragmented land ownership, typical of rural households in the region.

Table 17 - Agricultural Vehicle/Equipment Ownership

Number of expropriated parcels	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Initial survey						
1	12	41.38	9	40.91	3	42.85
2	10	34.48	9	40.91	1	14.29
3	5	17.24	3	13.64	2	28.57
4	1	3.45	1	4.54	0	0
5	1	3.45	0	0.00	1	14.29
Sub-Total	29	100.00	22	100.00	7	100.00
Additional survey						
1	21	46.65	15	45.45	6	46.15
2	7	15.22	5	15.15	2	15.38

Number of expropriated parcels	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
3	4	8.70	4	12.12	0	0
4	2	4.35	2	6.06	0	0
5	5	10.87	4	12.12	1	7.69
No response	7	15.22	3	9.09	4	30.77
Sub-Total	46	100	33	100	13	100
Total	75	100	55	73.33	20	26.67

Duration of Land Ownership: The data indicates a strong traditional attachment to land among the surveyed population. In the initial survey, 93.10% of respondents (including the majority of female respondents) reported that the land had been in their ownership for over 50 years, while the remaining 6.90% stated ownership of more than 20 years. These findings highlight the deep generational connection between households and their land, which forms an integral part of their heritage, identity, and livelihood.

The additional survey confirmed this trend. Out of 46 respondents, 42 (91.30%; including 12 female respondents) reported owning their land for over 50 years, 2 male respondents (4.35%) reported ownership of 20–50 years, 1 male respondent (2.17%) reported 10–20 years, and 1 female respondent (2.17%) reported 1–5 years of ownership.

Taken together, the results from both surveys confirm a strong intergenerational continuity of land ownership. The fact that most respondents have held their land for a significant period reflects the potential impact of land acquisition. The loss of land with such a long history of ownership may affect agricultural activities, and, in some cases, also influence family routines and broader community ties.

Ownership of Affected Property: During the additional survey, respondents were asked to clarify the legal ownership of the affected property. In almost all cases, the property is owned by a single member of the household, typically the male head of household (39 cases), while 5 cases involved female heads of household as legal owners. One respondent reported that the property is under joint ownership, and another explained that the property had been owned by the respondent’s father, who has since passed away, and that the inheritance process is currently underway.

Overall, the data confirm that individual ownership (predominantly by male household heads) is the prevailing pattern, with only a few cases of joint or pending ownership arrangements.

Total areas of parcels targeted for expropriation (in ar, 1ar=100m²): The distribution of land areas targeted for expropriation among the interviewed PAPs provides important insight into the potential scale of impact the Project may have on local agricultural production and the nature of existing land use. The data show a diverse range of landholdings among respondents, though the majority of parcels had been fully expropriated.

In the initial survey, the largest share of respondents (62.06%) owned parcels ranging between 50 and 500 ar, while 20.70% reported owning between 10 and 50 ar. A smaller number of respondents reported owning under 10 ar (6.90%), 500–1000 ar (3.44%), and 1000–5000 ar (6.90%) of land.

The additional survey confirmed similar patterns, showing that the majority of respondents (63.04%) owned land between 50 and 500 ar, followed by 20.65% owning between 10 and 50 ar. A smaller proportion had holdings under 10 ar (10.87%), while 2.17% each owned between 500–1000 ar and 1000–5000 ar, respectively.

Taken together, the findings confirm that most surveyed households own medium-sized land plots typical of small-scale agricultural production, while only a few possess larger holdings. The expropriation of even a single parcel (particularly for those with limited or moderately sized land) represents a direct risk to agricultural productivity and household economic stability (see Table 18).

Table 18 - Total area of parcels of the respondents

Total area of expropriated parcels	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Initial survey						
under 10 ar	2	6.90	1	4.54	1	14.29
10-30 ar	3	10.35	3	13.64	0	0
30-50 ar	3	10.35	3	13.64	0	0
50-100 ar	9	31.03	6	27.27	3	42.84
100-500 ar	9	31.03	8	36.37	1	14.29
500-1000 ar	1	3.44	0	0.00	1	14.29
1000-5000 ar	2	6.90	1	0.00	1	14.29
Sub-Total	29	100.00	22	100.00	7	100.00
Additional survey						
No information	2	4.35	1	3.03	1	7.69
under 10 ar	5	10.87	4	12.12	1	7.69
10-30 ar	5	10.87	4	12.12	1	7.69
30-50 ar	3	6.52	1	3.03	2	15.48
50-100 ar	11	23.91	8	24.24	3	23.08
100-500 ar	18	39.13	14	42.42	4	30.77
500-1000 ar	1	2.17	1	3.03	0	0
1000-5000 ar	1	2.17	0	0	1	7.69
Sub-Total	46	100	33	100	13	100
Total	75	100	55	73.33	20	26.67

Affected areas of parcels targeted for expropriation (in ar, 1ar=100m²): The distribution of affected land areas among the interviewed PAPs provides valuable insight into the extent of loss and potential implications for local agricultural production. The data show that most respondents experienced significant reductions in productive land area, with the majority of parcels expropriated either partially or entirely.

In the initial survey, the largest share of respondents (34.48%) reported affected areas between 50 and 100 ar, followed by 27.59% with affected areas between 100 and 500 ar. A smaller number of respondents reported affected areas under 10 ar (3.45%), between 10 and 30 ar (13.79%), and 30–50 ar (13.79%). Only a few respondents had affected areas larger than 500 ar, including 3.45% in the 500–1000 ar category.

The additional survey confirmed similar trends, with the majority of respondents (32.61%) reporting affected areas between 50 and 100 ar, and 2.17% between 100 and 500 ar. Smaller proportions reported affected areas of 10–30 ar (13.04%), 30–50 ar (6.52%), and under 10 ar (10.87%). Only a few respondents reported very large affected areas (2.17% each for 500–1000 ar and 1000–5000 ar) while 30.43% did not provide information on the affected area.

Taken together, the results of both surveys show consistent patterns, indicating that the majority of PAPs lost between 50 and 500 ar of land. This demonstrates that the Project predominantly affects small and medium-scale agricultural holdings, where the loss of even a single parcel can significantly reduce productive capacity and income security (see Table 19).

Table 19 - Affected area of parcels of the respondents

Affected area of expropriated parcels	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Initial survey						
No information	1	3.45	0	0	1	14.29
under 10 ar	1	3.45	1	4.54	0	0
10-30 ar	4	13.79	3	13.64	1	14.29
30-50 ar	4	13.79	4	18.18	0	0
50-100 ar	10	34.48	7	31.82	3	42.84
100-500 ar	8	27.59	7	31.82	1	14.29
500-1000 ar	1	3.45	0	0.00	1	14.29
1000-5000 ar	0	0	0	0.00	0	0
Total	29	100.00	22	100.00	7	100.00
Additional survey						
No information	14	30.43	11	33.33	3	23.08
under 10 ar	5	10.87	4	12.12	1	7.69
10-30 ar	6	13.04	5	15.15	1	7.69
30-50 ar	3	6.52	1	3.03	2	15.38
50-100 ar	15	32.61	10	30.30	5	38.46
100-500 ar	1	2.17	1	3.03	0	0
500-1000 ar	1	2.17	1	3.03	0	0
1000-5000 ar	1	2.17	0	0	1	7.69
Total	46	100	33	100	13	100
Total	75	100	55	73.33	20	26.67

Remaining Land After Expropriation: The data from the initial survey show that 58.62% of respondents reported that they would have remaining land after expropriation, and all of them confirmed that this remaining land would be viable for continued use. Meanwhile, 41.38% stated that they would be left without any remaining land, meaning that the affected plot constituted their entire holding.

The additional survey provided further insight and generally confirmed these trends. Out of 46 respondents, 17 (36.96%; including 6 female and 11 male respondents) reported that they would have remaining land after expropriation, while 26 respondents (56.52%; 6 female and 20 male) indicated that no land would remain. Three respondents (6.52%) did not provide an answer.

Among those who will retain land, 14 respondents (82.35%; including 9 male and 5 female respondents) stated that the remaining land is viable, while 3 respondents (17.65%; 1 female and 2 male) considered it not viable. None of the latter provided details on the size of their remaining land. When asked why they considered their remaining land not viable, two respondents explained that one faced accessibility issues, while the other cited the high cost and low profitability of cultivation on a reduced plot.

Among those who found their remaining plots viable, 6 respondents provided information on the plot size, which ranged from 20 ar to 260 ar. Most of them indicated that the remaining plot is adjacent to the expropriated parcel, while one reported that it is next to the household residence. The farthest remaining plot was reported to be located approximately 8 km from the respondent's home. All respondents stated that their land is accessible throughout the year, typically reached on foot, by car, or by tractor, depending on seasonal needs. Of the six respondents who shared details, three reported recent agricultural use of their remaining land for crop cultivation.

Land Use Before Expropriation: The analysis of the expropriated land from initial survey reveals that a substantial 79.31% of the affected parcels were utilized as agricultural land. On the other hand, 17.24% of the expropriated land was classified as overgrown forest, some of these areas may have been previously utilized for cultivation or other activities but were subsequently left fallow, resulting in encroachment by vegetation. In one case (3.45%) the land parcel is used both for agricultural purposes and includes a forest part as well.

The additional survey confirmed similar patterns of land use. Out of 46 respondents, 37 (80.43%) reported that their expropriated land was used for agriculture, 7 (15.22%) identified it as forest, and 2 (4.35%) described mixed agricultural and forest use. Among the agricultural users, 34 respondents (73.91%) cultivated annual crops, mostly corn, wheat, and soybeans, while 2 respondents (4.35%) had perennial crops or trees, and 1 respondent (2.17%) had both. A smaller number (7 respondents, 15.22%) stated that there was no active cultivation during the last season, although some had farmed the land previously, and 2 respondents (4.35%) did not provide an answer.

During additional survey, when asked whether they had stopped or would stop engaging in agriculture due to expropriation, 39 respondents (84.78%) stated that they continue agricultural activities, 4 respondents (8.70%) confirmed that they ceased farming, 1 respondent (2.17%) reported the affected plot as forest, and 1 respondent (2.17%) explained that their remaining plot is inaccessible. One respondent did not answer.

Overall, the findings indicate that both surveys consistently show that most expropriated land was productive agricultural land, with only a small portion consisting of forested or mixed-use plots. While most PAPs remain engaged in agriculture, a few—mainly those who lost their only or best plots—have been forced to stop farming. For many, the remaining land is of lower quality and less accessible, making it less suitable for continued agricultural investment.

Offered Replacement Land:

In the initial survey, none of the interviewed PAPs reported being offered replacement land as compensation for the expropriated plots. Only 6.90% stated that they had requested replacement land, while the remaining 93.10% had not made such a request, largely because they were unaware of this option. While this may indicate a communication gap in explaining compensation mechanisms, it may also suggest that most respondents did not view land-for-land replacement as a realistic or practical solution. Several respondents expressed skepticism about the availability of suitable replacement land in nearby areas, and at the time of the initial survey, none had received replacement land.

The additional survey confirmed these findings. Out of 46 respondents, 44 (95.65%) reported that they had not been offered any replacement land, while 2 respondents (4.35%) preferred not to answer. Similarly, 4 respondents (8.70%) indicated that they had formally requested replacement land, but none reported actually receiving it. Among these four, two (4.35%) specified that no suitable replacement land was available nearby, while the remaining two (4.35%) preferred not to provide further details.

When asked about the reasons for not requesting replacement land, 24 respondents (52.17%) said they were not aware that such an option existed. Among the rest, 2 respondents (4.35%) mentioned that there was no suitable land available nearby, another 4 respondents (8.70%) said there was no land of comparable quality, 7 respondents (15.22%) stated that they were not interested in land replacement, and smaller numbers gave specific reasons such as owning only a small plot (2.17%), having forest land (2.17%), or being concerned about access (2.17%). Two respondents (4.35%) did not provide an answer.

Overall, both surveys consistently demonstrate that replacement land was neither offered nor received by any of the PAPs. Although Serbian legislation allows for replacement land as a form of compensation, this option was most probably not applied in the context of this project, as suitable replacement land is scarce in the

project area. Survey results also indicate low awareness of this theoretical option, which is consistent with the fact that it was not presented as a practical or feasible alternative.

Orphan Land: During the additional survey, respondents were asked whether they had submitted a request to purchase the remaining part of their land parcel following expropriation. Out of 46 respondents, only 2 (4.35%) confirmed that they had submitted such a request, while 6 respondents (13.04%) stated that they had not yet done so but planned to. The majority (29 respondents or 63.04%) reported that they had not submitted and did not intend to submit a request, and 9 respondents (19.57%) did not provide an answer.

When asked about awareness of the legal deadline for submitting such requests, only two respondents (4.35%) answered: one confirming awareness of the deadline and one indicating they were not aware. The remaining respondents either did not know or chose not to respond, suggesting limited familiarity with the legal procedures related to post-expropriation land purchase options.

Overall, these findings indicate very low engagement and awareness regarding the option to request the purchase of residual (orphan) land following partial expropriation, likely due to a combination of limited information, procedural uncertainty, and low interest in pursuing additional administrative steps following the expropriation process.

Ecosystem Services Affected: The assessment indicates that the Project does not have any direct impacts on ecosystem services. Although there is no evidence of commercial dependence on such services, some respondents in the initial survey mentioned occasional hunting as a recreational activity. According to preliminary data, 8.82% of respondents believed that the Project could potentially affect hunting opportunities in the future. Beekeeping activities were not expected to be impacted, as most beehives are located on nearby hillsides, away from the Project area.

The additional survey confirmed these initial observations, showing, that beyond crop production discussed above, respondents were not engaged in activities such as hunting, beekeeping, collecting medicinal herbs, fishing, or gathering mushrooms. This suggests that ecosystem-based livelihoods are not largely practiced in the affected settlements and that the Project is not expected to have any measurable impact on local ecosystem services

Expropriation and Compensation: The initial survey covered 29 households in the Municipality of Ub, where at the time of data collection the expropriation process had reached the stage of compensation proposals. The additional survey included 46 households in total, of which 34 were from the Municipality of Ub and 12 from the Municipality of Valjevo.

Table 20 - Status of compensation offer

Compensation offer status	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Initial survey						
No information	11	37.93	7	31.82	4	57.14
Accepted	11 ⁴	37.93	10	45.45	1	14.29
Expected, not yet provided	7 ⁵	24.14	5	22.73	2	0
Sub-Total	29	100.00	3	100.00	1	28.57
Additional survey						
No information						
Accepted	35		25		10	

⁴ One of the male respondents accepted compensation following the completion of the court process.

⁵ Two of the male respondents are awaiting the completion of the court process.

Compensation offer status	Total respondents		Male respondents		Female respondents	
	people	%	people	%	people	%
Expected, not yet provided	7		6		1	
Sub-Total	4		2		2	
Total	46		33		13	

Satisfaction with Compensation: The results of the initial survey indicate varying levels of satisfaction among PAPs regarding the compensation offered for their affected properties. Overall, 51.72% of respondents (including 50.00% of male and 57.13% of female respondents) expressed that the compensation appeared below market value. A further 31.04% (including 36.36% of male and 14.29% of female respondents) described themselves as moderately concerned, noting that both the amount of compensation and the process fell short of their expectations and perceived market rates. Only 13.79% (including 13.64% of male and 14.29% of female respondents) stated that they were satisfied, believing the compensation was in line with market conditions, while 3.45% (one female respondent) did not express an opinion. Additionally, three respondents (10.34%), all male, consulted a lawyer due to dissatisfaction with the offered amount.

The additional survey confirmed that opinions on compensation remain mixed. Out of 46 respondents, 3 respondents (6.52%) (1 male and 2 female) stated that the compensation was below market value, while 4 respondents (8.70%) (all male) believed it was significantly below market value. The largest group, 19 respondents (41.30%) (14 male and 5 female), considered the compensation to be equal to market value, and 9 respondents (19.57%) (6 male and 3 female) said they were not sure how it compared. An additional 4 respondents (8.70%) (2 male and 2 female) pointed out that differences in land prices between locations or over time made the compensation appear unfair, with one noting that land prices have nearly doubled since compensation was received. Two respondents reported legal involvement, one pursuing the matter in court and another who had hired a lawyer. Four respondents (8.70%) (3 male and 1 female) stated that they would never have sold the land voluntarily, and one respondent (2.17%) did not provide an answer.

While the surveys did not directly ask respondents to explain changes between the two periods, several respondents in the additional survey noted that land prices have increased since the expropriation process, which may have influenced their current views on compensation adequacy. Taken together, the findings from both surveys suggest that while a notable portion of PAPs accept the compensation as fair or equivalent to market rates, a considerable share perceives it as below value.

Legal Complaints and Court Cases: In the initial survey, three cases (10.34%, all male respondents) were reported where legal proceedings had been initiated. In one of these cases, the court upheld the original offer made by Srbijavode, and the landowner accepted the ruling and received compensation. The other two cases remain ongoing, each extending for more than six months. The reasons for pursuing legal action, as explained by the respondents, included concerns over the low amount of compensation and the perception that the offered value did not reflect the actual worth of their assets.

The additional survey identified six respondents (13.04%) who had filed legal complaints through lawyers. In five cases, a court process was initiated and remains ongoing, while in one case the complaint did not proceed to court. Of the five active court cases, four were filed due to dissatisfaction with the compensation amount, and one case was related to the loss of access to a road as a result of the Project.

Together, these findings indicate that although most affected persons have accepted compensation without legal escalation, a notable minority continues to challenge the adequacy of compensation and related impacts, reflecting ongoing concerns about fairness and access issues in the expropriation process.

Impact of Compensation on Economic Status: The reported impact of compensation on the economic situation of compensated PAPs indicates mixed perceptions. In the initial survey, 51.73% of respondents (including the majority of male respondents and two female respondents) stated that their economic situation remained unchanged, suggesting that compensation and continued land use helped maintain financial

stability. None of the respondents reported an improvement in their economic situation, while 34.48% (including most female respondents) noted a moderate decline, and 13.79% (mostly male respondents and one female) reported a significant deterioration in their financial situation. These views should be interpreted cautiously, as many PAPs continued to use their land after compensation, which may have mitigated adverse impacts.

The additional survey findings generally align with this trend. Out of 46 respondents, 31 (67.39%) reported that their economic situation remained the same, 3 respondents (6.52%) (2 male and 1 female) stated that their situation worsened significantly, and 8 respondents (17.39%) (5 male and 3 female) noted that their situation improved somewhat following compensation. One male respondent described a temporary improvement, as he initially benefited by renting land but later experienced negative effects, including losing access to agricultural subsidies. Three respondents (6.52%) did not provide an answer.

Taken together, the results from both surveys indicate that the majority of PAPs did not experience a change in economic status following compensation, although a notable minority reported both positive and negative shifts. Improvements appear to be limited and may relate to short-term financial liquidity, while declines are tied to reduced land availability or loss of subsidies. The continued use of land after compensation, in many cases, likely played a stabilizing role in household economic conditions.

Use of Compensation Funds: The utilization of compensation funds by PAPs reflects varied spending priorities shaped by immediate household needs and livelihood concerns following expropriation.

In the initial survey, about half of the respondents (51.72%, including the majority of female respondents) reported using the compensation gradually for everyday expenses, indicating reliance on this income to maintain daily living standards. Another 20.69% (including one female respondent) invested in agriculture, using the funds to support ongoing livelihood activities. 13.79% placed their compensation in savings, 6.69% (all male respondents) used it to purchase new land, while 3.45% (one female respondent) directed it to home improvements and another 3.45% (one male respondent) to repay debts. These results suggest that compensation mainly helped households meet short-term needs rather than serving as a source of longer-term investment.

The additional survey shows a somewhat broader range of uses. Out of 46 respondents, 4 respondents (8.7%) (3 male, 1 female) reported spending the funds on daily expenses, 8 respondents (17.4%) (4 male, 4 female) invested in agriculture, and 7 respondents (15.2%) (4 male, 3 female) used the money for renovation or construction of residential buildings. Three respondents (6.5%) (2 male, 1 female) put the funds into savings, two male respondents (4.3%) bought new land, and another two respondents (4.3%) used the money for a vehicle and education respectively. However, 16 respondents (34.8%) stated that compensation had not yet been received, and three respondents (6.5%) did not provide information.

Taken together, both surveys confirm that most respondents used or intend to use compensation primarily for basic consumption, housing improvements, and agricultural investments, while relatively few have chosen to reinvest in land or other productive assets. This pattern points to a continuing focus on short-term household stability over long-term livelihood restoration.

Additional Assistance Received from Srbijavode: No formal requests for additional assistance were reported by PAPs in either the initial or additional surveys, and none mentioned receiving supplementary support from Srbijavode. However, it is noted that Srbijavode expressed openness to purchasing remaining orphaned land parcels in cases where they are deemed economically non-viable, as permitted under Clause 10 of the national Law on Expropriation.

In the initial survey, 86.21% of respondents (including 86.36% of male and 85.71% of female respondents) believed that their local community could benefit from support in accessing employment opportunities. This highlights the perceived need for stronger livelihood and job-generation measures in the area. Furthermore, 79.31% of respondents saw potential for local employment, particularly in manual or physical work related to Project construction (90.91% of male and 42.85% of female respondents), showing a general willingness to participate in Project-linked activities.

Findings from the additional survey reinforce this perception. 21 respondents (45.65%) (15 male and 6 female) believed that their community could benefit from employment opportunities, mostly through manual

work (such as construction and site support), skilled labour, or administrative roles. Five male respondents (10.87%) expressed personal interest in participating in Project-related employment.

During additional survey, when asked about the overall impact of the Project, 29 respondents (63.04%; 20 male and 9 female) described their perception as neutral, while 7 respondents (15.22%; 5 male and 2 female) viewed it positively. Six respondents (13.04%; 5 male and 1 female) reported a negative view, and 4 respondents (8.70%; 3 male and 1 female) held a very negative opinion.

Regarding employment-related support needs, 32 respondents (69.57%) emphasized the need for more local employment opportunities, while 2 respondents (4.35%) sought both vocational training and small business support, and 12 respondents (26.09%) were unsure.

Overall, both surveys reveal a consistent pattern: while direct additional assistance has not been provided, communities express expectations for job creation in general and local employment opportunities as a means to strengthen their economic resilience and to derive tangible benefits from the Project.

4.2.4 Project Awareness and Communication:

Notification of Expropriation: In the initial survey, more than half of the surveyed PAPs (55.17%) reported that they first learned about the start of the expropriation process from their neighbours, who had already received official notification from the Municipality (63.64% of male and 28.57% of female respondents). Around 37.93% of respondents indicated that they were informed through official summons issued by the Municipality (31.82% of male and 57.14% of female respondents), which suggests that the notification process was conducted progressively as ownership verification advanced. In addition, 3.45% became aware of the expropriation after encountering official surveyors in their fields (4.54% of male respondents), while another 3.45% stated that nobody had informed them (14.29% of female respondents).

The predominance of informal information-sharing through neighbours highlights a need for more structured and transparent communication channels. Under current legislation, there is no requirement for public disclosure or hearings prior to expropriation, which represents a procedural gap when compared to EBRD requirements on stakeholder engagement and information disclosure.

In the additional survey, findings indicated improvement in formal communication. A large majority, 43 respondents (93.48%) (31 male and 12 female), confirmed that they were formally notified through official municipal letters. Only two respondents (4.35%) (one male and one female) learned about expropriation from neighbours, and one male respondent (2.17%) reported learning about it during a meeting with Srbijavode.

Overall, these results suggest that while early communication was largely informal and community-driven, subsequent outreach has become more consistent and direct, primarily through official written notifications issued by the Municipalities.

Public Consultation Participation: In the initial survey, only 2 of the 29 interviewed PAPs (6.90%) (9.09% of male respondents) reported that they had participated in consultations organized by Srbijavode, indicating limited direct engagement of affected households. A total of 31.03% of respondents were aware of consultations but chose not to participate (36.36% of male and 14.29% of female respondents), while 41.38% stated they were unaware that any consultations had taken place (31.82% of male and 71.42% of female respondents). Another 20.69% expressed no interest in participating in public consultations (22.73% of male and 14.29% of female respondents), suggesting either disconnection from the process or low perceived relevance of these events.

Among those who were aware but did not participate, the main reasons included unsuitable timing (37.93%), distance to the meeting venue (10.34%), lack of interest (20.69%), and personal constraints such as age, health issues, or insufficient information (17.24%). A smaller group (6.90%) chose not to disclose reasons for non-participation. These findings underscore structural and informational barriers that limited participation and point to the need for better-planned outreach efforts.

In the additional survey, only 4 respondents (8.70%) (all male) confirmed that they had participated in a public consultation. Eight respondents (17.39%) (6 male and 2 female) were aware of consultations but did

not attend, while 30 respondents (65.22%) (19 male and 11 female) stated they were not aware of any consultations, and 4 male respondents (8.70%) did not provide an answer.

Among those who were aware but did not attend, the main reasons mentioned were lack of interest (2 male respondents), distance of venue (2 respondents – one male and one female), inconvenient timing (1 male), and lack of interest (2 respondents – one male and one female), while one respondent refused to elaborate. When asked whether the consultations were held at a convenient time and place for women, elderly, and working people, only two respondents answered positively, while another two mentioned they were only partially convenient without specifying details.

Taken together, both surveys reveal that participation in consultations remains very limited and largely male-dominated. The findings point to significant communication gaps, limited accessibility, and a need for more inclusive and targeted engagement strategies to ensure that information reaches all affected groups and that consultation opportunities are meaningfully accessible.

Assessment of Information on the Expropriation Process: In the initial survey, the majority of respondents reported limited awareness or understanding of the expropriation process. A total of 58.62% of PAPs (59.09% of male and 57.14% of female respondents) stated that they were utterly uninformed about the process, while 37.93% (40.01% of male and 28.57% of female respondents) felt poorly informed, and only 3.45% (14.29% of female respondents) expressed uncertainty about how well-informed they were. These findings indicate a substantial gap in information dissemination at the household level.

According to information provided by the Municipalities, the official notifications of expropriation included invitations to individual consultations, where PAPs were presented with project details, maps of affected land, relevant legal provisions, and guidance on the next procedural steps and available legal remedies. However, it appears that many PAPs may have received written notices without sufficient personal engagement from authorities, which may explain the persistent sense of confusion and dissatisfaction. This underlines the need for more accessible, face-to-face communication channels that allow PAPs to clarify information and ask questions directly.

In the additional survey, perceptions of information accessibility remained similar. Among 46 respondents, 12 (26.09%) (7 male and 5 female) stated that they were utterly uninformed, 13 (28.26%) (8 male and 5 female) felt poorly informed, 17 (36.96%) (14 male and 3 female) considered themselves somewhat informed, 2 (4.35%) (both male) said they were well informed, and another 2 (4.35%) were unsure. These results confirm that, despite formal notification procedures, many PAPs still lack clear understanding of the expropriation process, suggesting that improvements in both communication content and delivery are needed.

Information Disclosure Preferences: In the initial survey, 58.62% of respondents (59.09% of male and 57.14% of female) stated that they had no strong preference regarding the frequency or format of project information, while 17.24% were unsure. About 24.14% expressed a wish for regular updates (monthly or quarterly), and one respondent mentioned the need for a constant, accessible source of information, such as a website or community contact person. Respondents who preferred periodic updates suggested notice boards, local meetings, or community representatives as effective channels.

Findings from the additional survey were consistent. 36 respondents (78.26%) (25 male and 11 female) had no specific preference for how to receive project updates, while 5 (10.87%) (4 male and 1 female) preferred a short summary letter delivered by post, and 2 (4.35%) (both male) preferred communication through a local contact person. Individual responses included one male preferring updates through a lawyer, one female preferring in-person communication, and one person with no response.

When asked about preferred frequency of information, 16 respondents (34.78%) (12 male and 4 female) expressed no preference, 18 (39.13%) (13 male and 5 female) were unsure, 2 (4.35%) (1 male and 1 female) preferred monthly updates, and 10 (21.74%) (7 male and 3 female) indicated they did not wish to receive information.

Overall, both surveys demonstrate that while formal notifications reach most PAPs, meaningful understanding and engagement remain limited. Future communication efforts should focus on more personalized, clear, and proactive information sharing — combining official written notices with face-to-face interaction and community-based dissemination methods.

4.2.5 Concerns Related to the Project and Complaints

In the initial survey, only 3.45% of respondents (female) reported experiencing concerns related to the Project and attempting to resolve them through official channels. Another 10.34% (9.09% of male and 14.29% of female respondents) stated that they had concerns but did not contact anyone to resolve them. The majority, 86.21% (86.36% of male and 85.71% of female respondents), reported no concerns associated with the Project.

When asked whether they knew where to file a complaint, only 6.90% of respondents (one male and one female) said they knew how to appeal or seek redress—identifying either the local self-government or the court as appropriate channels. The remaining 93.10% stated they did not know whom to contact. These findings suggest that, although some formal references to legal remedies may have been provided in written notifications, the information was likely not understood as a clear and accessible grievance pathway.

In the additional survey, awareness and grievance activity appeared somewhat higher but remained limited overall. When asked if they knew who to file a complaint to, 19 respondents (41.30%) (all male) said yes, 17 (36.96%) (9 male and 8 female) said no, and 10 (21.74%) (5 male and 5 female) were not sure.

Regarding the occurrence of concerns, 12 respondents (26.09%) (10 male and 2 female) said they had experienced issues and contacted someone, while 2 male respondents (4.35%) stated they had consulted a lawyer. The remaining 32 respondents (69.56%) (21 male and 11 female) reported no concerns.

Among those who had concerns, 4 respondents said they had concerns but did not contact anyone, 4 tried to resolve them, and 4 declined to respond. The main reason cited for not seeking redress was lack of resources.

When asked whether competent authorities had responded to their complaints, respondents generally noted that they had been informed that a response would follow, but as of the time of the survey, they were still waiting.

Taken together, both surveys indicate limited awareness and use of grievance mechanisms among PAPs. While a small number of respondents engaged official channels, most remain unaware of available avenues or hesitant to use them, often due to limited understanding, perceived complexity, or lack of trust in institutions. This highlights the need to strengthen communication on grievance procedures (through clear, practical explanations of complaint options and assurances of non-retaliation) to ensure that all PAPs feel safe and able to raise their concerns.

4.2.6 Additional Observations made During the Survey and Discussions with PAPs

The field surveys and household interviews conducted in September 2025 in the Municipalities of Ub and Valjevo identified a range of concerns raised by affected households. These issues reflect both the direct impacts of land acquisition and broader perceptions of the Project's implementation.

Compensation Discrepancies and Legal Disputes. A dominant theme was inconsistency in compensation amounts. Respondents reported that rates per are increased significantly from 2020 to 2025, and that even neighboring parcels valued in the same period sometimes received different rates. This perceived inequality has generated dissatisfaction and mistrust. Some of the PAPs have hired lawyers or entered negotiations due to perceived undervaluation of their properties.

Cadastral related Issues and Ownership Complications. Both PAPs and municipal representatives highlighted problems with inaccurate or outdated cadastral records. In some cases, parcels are registered under former socially-owned enterprises or under unrelated private owners, while others have overlapping or missing ownership data. Such discrepancies have delayed compensation payments, prevented rightful owners from formalizing claims, and in some cases required court proceedings for correction.

Water Access Vulnerability. In several affected villages, notably Raduša and Pambukovica, households rely on private or shared water wells in the absence of a communal water-supply system. Four wells located within the project area in Raduša (two public, two private) serve around 18–20 families. Residents fear potential damage or loss of these wells during construction, which would leave them without viable alternatives.

Access-Road Concerns. Households in Gola Glava raised concerns that project works could block or limit access to their homes. At least four households may be affected, and while the municipality is aware of the issue, no mitigation measures had been communicated at the time of the survey. Maintaining safe and continuous access to residences and farmland remains a key expectation among PAPs.

Information Gaps and Limited Transparency. Many respondents reported insufficient and inconsistent information about the Project and expropriation process. Most said they had learned about the Project through neighbors or informal sources rather than direct municipal communication. Non-resident landowners, particularly those living abroad, reported that their inquiries to municipal offices often received vague or delayed responses, which contributes the process being perceived as less transparent.

5. Conclusions and Corrective Actions

Overview

The assessment of the current land acquisition process reveals a high level of compliance with the European Bank for Reconstruction and Development (EBRD) Performance Requirements, particularly in terms of legal due process, compensation distribution, and transparency. However, several gaps remain, especially with respect to livelihood restoration and meaningful consultation.

While the process demonstrates strong coordination between Municipalities of Ub and Valjevo and PWMC Srbijavode, and most affected landowners have received compensation, there are procedural inconsistencies and delays stemming from cadastre inaccuracies, overlapping ownership, and court disputes. These have slowed the completion of the process and in some cases postponed compensation.

Key Findings

The expropriation process is being conducted in line with the national legislation. The national legislation is greatly aligned with EBRD standards, apart from the two main areas – compensation of replacement value vs market value; and meaningful consultation. There is no LAP/RAP in place so the gaps have not been managed through the process to date however this is not considered to be a high risk, for the following reasons:

- The discrepancy between replacement value and market value for land is not significant and there are mechanisms available to Srbijavode to allow mitigation of those impacts.
- Expropriation of the residential property has still not started, and any potential gaps have been identified through this report and mitigation outlined in the corrective actions table below.
- Livelihood restoration measures to support economic recovery of affected households to be developed as a part of LRP.
- Consultations and information disclosure to be continued throughout project planning and implementation to ensure more effective and inclusive communication (consultations were organised in each of the affected villages during disclosure process).

Compensation provided to affected parties is generally consistent with market values, as verified through a comparative market analysis.

Economic Impacts

While across both surveys about 9.33 % of affected individuals self-reported concerns related to decline of their current economic situation, and another 24.00% reported partial worsening, the comparative analysis of land values does not indicate that compensation was below market rates. This suggests that the compensation should, in principle, enable these individuals to purchase replacement land and restore their livelihoods.

These self-reported outcomes may instead point to transitional challenges, such as limited access to suitable replacement land, gaps in financial literacy, or broader economic factors, such as inflation, rather than shortcomings in the compensation framework itself. In some cases, these impacts may not be directly linked to the project itself, particularly as some PAPs received compensation while still retaining access to and using the land.

Community Concerns

There is a prevalent perception among local communities that the current expropriation scope may expand in the future, contributing to anxiety and reduced trust in the process.

Compensation has generally been paid in accordance with national law and is broadly consistent with market prices; however, rates have varied across years, leading to perceived inequity and distrust among PAPs.

In addition, PAPs reported about ongoing challenges related to cadastre errors, unclear ownership titles, and legacy registration issues. Such cases have delayed compensation and created a backlog of court proceedings. These issues have also contributed to inconsistencies between estimated and actual numbers of PAPs, with current data suggesting that the total may be lower than the originally estimated 307 (closer to 250, unconfirmed).

The lack of advance information, inconsistent engagement, and weak feedback mechanisms have led to limited trust among PAPs. National expropriation processes are frequently perceived as opaque, with limited information flow, limited avenues for appeal, and insufficient engagement with affected parties. There are broader social and reputational risks associated with perceived non-transparency and inconsistent engagement.

Recommendations

No	Recommendation	Description	Timeline	Responsible Party
1	Verification of Provided Information on Impacts	<p>During the audit, several discrepancies and uncertainties were noted in the information provided by PAPs, particularly related to specific types of impacts. For instance, some PAPs reported using wells as a source of irrigation water, yet it remains unclear whether these were formally recognized and compensated within the expropriation process.</p> <p>Verification of reported impacts, including those on economically significant assets (e.g., irrigation wells, access roads/paths, etc.) was carried out to the extent possible during the additional survey (based on information provided by PAPs), however have to be continues throughout LRP preparation and implementation to make sure these were properly identified and compensated. This should include also cross-checking field-level observations with valuation records and technical documentation, and documenting and addressing any omissions that may affect livelihood restoration. Additional information on valuation and compensation was requested from Srbijavode. Verification will help ensure that all eligible losses are accounted for and enable the design of targeted corrective measures, where needed.</p>	During disclosure period, and throughout project implementation	Srbijavode with support from Consultant, Municipalities, EPC Contractor (with the support of consultant)
2	Prepare and update a Livelihood Restoration Plan	The Livelihood Restoration Plan (LRP) is being developed to support PAPs whose livelihoods may not be fully restored through compensation alone. The LRP will outline targeted measures to assist vulnerable households and those experiencing significant economic losses, including access to training, employment opportunities, or productive assets. The Plan will be informed by the findings of additional surveys and focus group discussions and will include tailored support based on specific needs identified during	During disclosure period	Srbijavode with support of specialized consultant, and EPC Contractor (with the support of consultant)

		<p>consultations. LRP will be finalized during the disclosure period.</p> <p>The LRP will be updated as additional, verified information on affected land becomes available, and thereafter on a periodic basis (annual), in line with good practice for monitoring and reporting.</p>		
3	Strengthen Stakeholder Engagement	<p>Increase the frequency and quality of stakeholder engagement activities. Clear, repeated communication is essential to alleviate community concerns regarding the scope and finality of the expropriation process. Ensure communications are inclusive, understandable, and accessible to vulnerable and female-headed households. Use village-level meetings, flyers, and dedicated grievance mechanism to address concerns and share updates.</p>	During disclosure period and throughout project implementation	Srbijavode with support from Consultant, Municipalities, and EPC Contractor (with the support of consultant)
5	Targeted Consultations with Residential Property Owners	<p>Conduct focused consultations with owners of potentially affected residential property to present the risks, understand their position and define the timing of decisions, and the support available. Consultations with PAPs were carried out during the additional survey and as a part of disclosure, and will be continued throughout the project implementation. Proceed with the expropriation process in full compliance with EBRD and national requirements, ensuring transparency and procedural fairness.</p>	During disclosure period and throughout project implementation	Srbijavode with support from Consultant, Municipalities
6	Establish GRM	<p>Ensure a fully functional and adequately resourced grievance redress mechanism is in place. Raise awareness about the GRM and ensure anonymous complaints can be submitted without risk of retaliation. GRM should be included in the LRP.</p>	Before implementation of LRP	Srbijavode with support from Consultant, Municipalities, and EPC Contractor (with the support of the consultant)
7	Provide Livelihood Restoration Support (If Applicable)	<p>Where individuals face difficulty in re-establishing livelihoods despite receiving market-value compensation, consider providing supplementary support such as: employment opportunities on the Project, access to vocational training, priority lease of public land, support in accessing investment funding for agriculture (government or IFI-backed agricultural support initiatives). Other measures may be identified based on the outcomes of additional surveys and discussions in focus groups and will be detailed in the LRP.</p>	Throughout project lifecycle	Srbijavode with support from Municipalities and EPC Contractor (with the support of the consultant)

The table below summarises the corrective actions identified through this audit.

Issue	Description	Proposed Measure	Timeline
Preparation of an Entitlement Matrix	Develop comprehensive Entitlement Matrix	<p>Prepare a comprehensive Entitlement Matrix (based on the version provided below), which would serve as a key tool to define and communicate the range of compensation and assistance measures available to different categories of PAPs. The Matrix should clearly specify:</p> <ul style="list-style-type: none"> ○ Types of losses (land, structure, crops, business, access, etc.) ○ Categories of PAPs (owners, tenants, informal users, vulnerable households, etc.) ○ Corresponding entitlements (compensation, transitional allowance, livelihood support, assistance with relocation, etc.) ○ Responsibilities (who delivers the entitlement) ○ Timing and means of delivery 	To be included in LRP – by the end of disclosure period
Preparation of LRP	Develop LRP aligned with requirements of EBRD PR5	<p>Carry out additional surveys (stratified sampling across gender, landholding size, and impact severity, targeting underrepresented groups, including vulnerable groups), discussions in focus groups, and data collection/verification process during disclosure period.</p> <p>Prepare a LRP focusing on affected households reporting a deterioration in economic status or inability to purchase replacement land.</p> <ul style="list-style-type: none"> ○ Use data from initial and additional socio-economic surveys, focus group discussions, and consultations to identify severely impacted and vulnerable PAPs. ○ Define eligibility criteria for livelihood restoration support, including indicators such as land loss percentage, income vulnerability, household dependency, and gender sensitivity. ○ Include tailored measures such as: <ul style="list-style-type: none"> • Support for securing agricultural land or alternative income-generating resources • Access to government and agricultural grant programs (e.g. IPARD) • Training and vocational support linked to local market needs • Agricultural inputs (e.g. seeds, fertilizers, tools, etc.) or start-up assistance for small businesses (e.g. for non-farm livelihoods) • Linkages to employment opportunities on the project and wider region. Ensure meaningful participation of PAPs in the development of LRP content through consultation. ○ Integrate grievance redress measures for PAPs. 	<p>For additional surveys, data collection and verification – first 60 days of disclosure period.</p> <p>For preparation of LRP – by the end of disclosure period (LRP should be subject to the formal disclosure and consultation process, and as a minimum the conditions listed in the end of proposed measures are fully met).</p>

Issue	Description	Proposed Measure	Timeline
		<ul style="list-style-type: none"> ○ Final LRP to include monitoring framework and budgeted implementation plan. <p>To ensure effectiveness and legitimacy of the LRP, the following conditions must be fully met:</p> <ul style="list-style-type: none"> ○ The LRP must be developed through a participatory process that ensures meaningful stakeholder engagement and input from project-affected people (PAPs). ○ The HLACAP document should be updated to incorporate the findings from the additional survey and an updated entitlement matrix. These updates must be finalized and disclosed with sufficient time remaining (minimum 60 days) within the official disclosure period. ○ The LRP should include a clear and actionable plan for continued stakeholder engagement during its implementation phase. 	
Physical resettlement	<p>The house with surrounding yard and auxiliary structures is well within the area of the reservoir, as measured against each of the design parameters (dam crest, 10,000 water level or normal water level). The water levels of the reservoir would have to be permanently maintained below the design levels to justify excluding the house from expropriation.</p>	<p>Initiate consultation process with the owners, alerting them to the risks associated with the Project, location of the house in relation to the designed water levels.</p> <p>Initiate the expropriation process only if impact cannot be avoided. If required, provide compensation at full replacement value, reflecting the market price of the property and all resettlement expenses (such as moving and transitional support, is applicable, in case of physical displacement), along with registration, administrative and other additional measures to be agreed with the PAP, as relevant.</p> <p>Continued occupation and livelihood activities on the property may continue after compensation is provided (or upon completion of ownership transfer), until such time as the land and structures must be vacated for project implementation.</p>	<p>For consultation with the household – Q3 2025</p> <p>For completion of expropriation – at least three months prior to site mobilisation</p> <p>Allow at least 60 days from receiving the compensation for relocation (vacating the house)</p>
Replacement value for land	<p>Tax authority provides valuation for land (agricultural and construction) based on the market value and recorded transactions, but does not take</p>	<p>The alternative measures proposed include:</p> <ul style="list-style-type: none"> • For PAPs who have not received full replacement value for their land and seek to acquire new land, develop additional measures as part of LRP (to be agreed with Srbijavode) in order to enable eligible PAPs to 	<ul style="list-style-type: none"> • Measure to be developed and implemented before access to land is required.

Issue	Description	Proposed Measure	Timeline
	<p>into consideration the added tax for transfer of ownership which the owner of expropriated land would have to pay when purchasing replacement land. This tax is linked to the price of the new property.</p> <p>However administratively it would not be possible for the Municipalities to arrange for this additional compensation.</p>	<p>acquire replacement land plots, thereby meeting EBRD replacement value requirements</p> <ul style="list-style-type: none"> • Allowing PAPs continued usage of the expropriated property until the property is required for the Project implementation, despite compensation being received. This includes utilisation of the properties after legal transfer of ownership to the Government of Serbia, resulting in use without payment of land and title taxes during the extended use period. For the owners of the land under the reservoir this could potentially mean 2-3 years of additional exploitation of land • Improvement of quality of other agricultural land owned by the PAP, through levelling and distribution of topsoil collected from the expropriated area 	<ul style="list-style-type: none"> • Complete expropriation to allow at least one agricultural season after the compensation is received. • Measure to be implemented by EPC contractor • Compensation before access to land is required
<p>Additional consultations, Enhanced disclosure and engagement</p>	<p>Public consultations were organised in Municipality Ub in 2024, to explain the Project, area of land being impacted and potential impacts to individual property. The consultations also included explanation of the expropriation process and the requirements related to land acquisition. The consultations were well received by the local community, but were not attended greatly due to the time and location of the meeting.</p>	<p>Srbijavode with the support of local Municipalities Valjevo and Ub to organise public consultations in Valjevo and Ub.</p> <p>Public consultations should be organised in each of the affected Cadastre Municipality separately. They should be attended by the representatives of Srbija vode and the Municipalities responsible for the implementation of the land acquisition process.</p> <p>The consultations should be organised in an appropriate local village venue (cadastre municipality office – mesna zajednica, or other larger scale venue)</p> <p>Timing of the proposed consultation meeting should be scheduled to ensure larger attendance (outside working hours or field hours)</p> <p>Announcements of the public consultation meeting to be advertised on the local message boards and local media (radio, newspapers) with sufficient notice</p> <p>Organisation of public hearing meetings and the announcements should take into consideration options ensuring a gender balanced attendance (suitable and accessible venues, suitable timing, etc.)</p> <p>Discussion in focus groups (mixed and women only) to be carried out after consultation meetings</p>	<p>Oct 2025 for Gola glava (Valjevo)</p> <p>Oct 2025 for Pambukovica (Ub)</p> <p>Oct 2025 for Radusa (Ub)</p> <p>Oct 2025 for Slatina (Ub)</p>
<p>Timely compensation</p>	<p>Changes in the local land market could impact the ability of PAPs to utilise received compensation</p>	<p>Market value compensation is already being paid to PAPs. Additional measures to be developed as part of LRP and agreed support to be provided upon request from eligible PAPs.</p>	<p>Throughout the expropriation process</p>

Issue	Description	Proposed Measure	Timeline
	for purchase of suitable replacement land. To date there has been no reported issues with payments being made within the legally prescribed period after signing of compensation offers.		
Implementation of livelihood restoration measures	Local community raised concerns regarding the lack of available agricultural land and increasing land prices, which limit their ability to purchase additional land and restore their livelihood through compensation alone. While these claims could not be firmly confirmed during the audit (given the limited and inconsistent land sale listings), the risk remains that certain households may face challenges in reestablishing their livelihoods without additional support.	<p>To address this risk and ensure effective livelihood restoration, especially for households significantly impacted by land loss or vulnerable members (final livelihood restoration measures to be included in LRP), Srbijavode should implement a comprehensive support mechanism, including for example:</p> <ul style="list-style-type: none"> • Local Employment and Skills Training: <ul style="list-style-type: none"> ○ Require the Contractor to prepare and implement a local employment strategy and advertise it locally to increase local employment during construction phase ○ include training programs for upskilling local workforce through the Project implementation, to enhance qualifications for job openings (opportunities to be provided to members of households affected by significant land loss, or vulnerable households, on a case by case basis) • Support for Agricultural and Business Development: <ul style="list-style-type: none"> ○ Srbijavode to offer informative consultations on grant programs and other forms of assistance for agriculture or other businesses (such as IPARD), with support from entities such as the Ministry of Agriculture, Forestry and Water Managements • Employment Assistance and Linkages <ul style="list-style-type: none"> ○ Srbijavode to offer informative consultations on skill training programs and employment assistance, including awareness of existing programs like the National Employment Service and Divac Foundation 	Throughout Construction phase and during initial Operation phase (first year of operation)

Entitlement Matrix

Compensation and entitlements shall ensure that the PAPs are able to maintain or improve their livelihoods and standard of living following the implementation of the Project. For the purposes of determining eligibility, the cut-off date for the Project is established as 18 August 2022 corresponding to the completion date of the socio-economic survey. Individuals who occupy or make improvements on affected areas after this date will not be eligible for compensation. Table below outlines the entitlements for various categories of PAPs and the corresponding impacts associated with the Project.

The entitlements presented below apply to all land and asset impacts required for the Project, including both currently identified areas and any additional land that may be needed later (such as road widening, sediment traps and their access roads, rural access roads, or riparian works), ensuring that all such impacts are covered under this matrix.

Type of loss	Person with rights	Entitlement	Responsibility	Timeline
A. PERMANENT IMPACTS				
A1. STRUCTURES				
Loss of residential structure	Owner with formal title (including those that have a claim to land that is recognised or recognisable under national laws)	Consultations on the technical/design options for exclusion from expropriation. Presentation of risks associated with the property remaining	Srbijavode	Q3 2025
		Compensation at full replacement value of the property AND coverage of all resettlement-related expenses (such as moving and transitional support, if applicable, in case of physical displacement), along with registration, administrative and other additional measures to be agreed with the PAPs, as relevant.	Srbijavode as Beneficiary of Expropriation, with the support of Municipality as administrative body	Compensation provision at least three months prior to site mobilisation allowing at least 60 days for relocation.
		Continued occupation and livelihood activities on the property may continue after compensation is provided (or upon completion of ownership transfer), until such time as the land and structures must be vacated for project implementation.	EPC Contractor	PAP to be notified of the deadline for vacating the house at least 60 days prior
Non-residential structures (such as irrigation, fences, livestock sheds, stables, etc.)	Owners of structures used for keeping livestock (it is not of importance if the owner of structures is owner of land, or lessee, or informal owner/user of land providing that they bore costs of	Compensation at full replacement value, reflecting the market price of the property AND coverage of all resettlement-related expenses (such as moving support, if applicable, along with registration, administrative and other additional measures to be agreed with the PAPs, as relevant.	Srbijavode	Compensation before access to land is required. Timely notification on the need to vacate the structures.

Type of loss	Person with rights	Entitlement	Responsibility	Timeline
	construction/improvement or acquired ownership in some other, recognizable way)	Continued occupation and livelihood activities on the property may continue after compensation is provided (or upon completion of ownership transfer), until such time as the land and structures must be vacated for project implementation.	EPC Contractor	PAP to be notified of the deadline for vacating the house at least 60 days prior
Non-residential structures (such as wells)	Owners/users of affected wells	Establishment of replacement wells of at least the same quality and capacity.	Srbijavode	Replacement well to be provided before removing the existing one.
C - OTHER RESETTLEMENT SITUATIONS				
A2. LAND				
Agricultural land regardless the severity of loss (whether partial or complete loss of property)	Owner with formal title (including those that have a claim to land that is recognised or recognisable under national laws)	Replacement land (if available) of equal or higher value and similar productivity in close proximity or within the general area, along with coverage of all applicable resettlement-related, administrative and registration measures, as relevant. OR Compensation at full replacement value reflecting the market price of the property (if suitable replacement land is not available, or if preferred by the owner) AND coverage of all resettlement-related expenses (such as moving support, if applicable, along with registration, administrative and other additional measures to be agreed with the PAPs to enable eligible PAPs to acquire replacement land plots, thereby meeting EBRD replacement value requirements.	Srbijavode	Upon submitted request from PAP Compensated before access to land is required. Market value compensation is already being paid to PAPs. Measures to be developed as part of LRP and agreed support to be provided upon request from eligible PAPs

Type of loss	Person with rights	Entitlement	Responsibility	Timeline
	Leaseholders	Replacement land of similar productivity. If the land is not available, consider compensation or additional measures reflecting terms of lease and impact. Compensation is based on the verified lease terms, including the remaining lease period, the value of lost use or productivity, and any documented costs or losses resulting from the impact.	Srbijavode as Beneficiary of Expropriation, with the support of Municipality as administrative body	Upon submitted request from PAP Compensated before access to land is required.
	Informal land users (if any)	Leased plot on State land	Srbijavode as Beneficiary of Expropriation, with the support of Municipality as administrative body	Upon submitted request from PAP Provided before access to land is required.
A3. CROPS AND PERENNIAL PLANTS ON LAND				
Loss of annual crops, that could not have been harvested prior to land repossession	Owners of crops (it is not of importance if the owner of crops is owner of land, or lessee, or informal owner/user of land providing that they bore costs of planting crops or acquired ownership in some other, recognizable way)	Provide the option of collecting harvest, where feasible. If collecting harvest is not feasible, compensation at full replacement value, reflecting the market price of expropriated crops adjusted to account for any portion already harvested.	EPC Contractor Srbijavode	Before access to land is required. Provide written notification at least one agricultural season before the access to land is required. Compensation before access to land is required.
Loss of perennial plants and trees (fruit bearing trees, vineyards and fruit bearing plants)	Owners of plants (it is not of importance if the owner of plants is owner of land, or lessee, or informal owner/user of land providing that they bore costs of planting or acquired)	Provide the option of collecting harvest, where feasible. AND Compensation at full replacement value, which is based on age category and calculated as gross market value of one-year income times the number of years to grow a perennial to similar productivity/age, plus purchase price of seedlings and starting	EPC Contractor Srbijavode	Before access to land is required. Provide notification. Compensation before access to land is required.

Type of loss	Person with rights	Entitlement	Responsibility	Timeline
Loss of perennial plants and trees (non-productive / timber)	ownership in some other, recognizable way)	materials.		
		Compensation at full replacement value based on the market price of dry wood volume, plus purchase price of seedlings and starting materials	Srbijavode	Compensation before access to land is required.
A4. OTHER RESETTLEMENT SITUATIONS				
Loss of access to usual resources, amenities, community held resources and buildings	Communities or households	Timely information about the disturbance, provision of short-term alternatives for any critical services until access is restored. Renewing public ownership or services (roads, buildings of public interest or similar). Restoring access to conveniences or services to previous levels.	Srbijavode and EPC Contractor	Throughout Construction phase.
Imposition of permanent servitudes (might be required for relocation of utilities, ensuring access, etc.)	Owners of land plots	Compensation at full replacement value reflecting the market price of the property and relevant additional measures. If servitude imposed makes the use of the land non-viable, then the land plot has to be acquired in full.	Srbijavode and EPC Contractor	Throughout Construction phase.
Undetermined impact (including ecosystem services)	Any person affected by impact	Any undetermined impact will be mitigated in accordance with principles and aims of this document	N/A	N/A
Support to vulnerable population groups	Categories of vulnerable groups to be defined (including households with income below poverty line, women-led households, elderly without family support, households with multiple minor children, households with disabled member)	Enrollment of eligible household members in government social assistance programs, if not yet involved Priority in local employment for able members of vulnerable households	Srbijavode as Beneficiary of Expropriation, with the support of Municipality as administrative body, and EPC Contractor	Targeted assistance and continued support measures provided for as long as required to ensure that vulnerable households can restore or maintain their standard of living. Throughout Construction phase.
A.5 LIVELIHOOD RESTORATION MEASURES				

Type of loss	Person with rights	Entitlement	Responsibility	Timeline
Permanent loss of ability to continue agricultural production	Previous land owners (title holders and members of their household) who do not have the ability or desire to continue with agricultural production following the expropriation (due to age, health conditions, limited ability to purchase replacement land)	Continuation of usage of the expropriated property until the property is required for the Project implementation, despite the status of compensation and ownership	EPC Contractor	For vacating the land - at least one agricultural season after the compensation is received.
		<p>Access to information about the employment strategy developed by the Contractor.</p> <p>Access to meaningful consultations on skill training programs and employment assistance (National Employment Service, Divac Foundation and others).</p> <p>Access to training programs for upskilling (vocational training, English and software courses, training in services and administration...).</p> <p>Access to job opportunities related to the Project.</p>	Srbijavode and EPC Contractor	<p>Upon submitted request from PAP following proactive outreach and confirmation of their interest.</p> <p>Throughout Construction phase and during initial Operation phase (first year of operation)</p>
B. TEMPORARY IMPACTS				
Impacts caused by temporary occupancy of land and any damages to the property made during temporary occupancy	Property owner (including those that have a claim to land that is recognized or recognizable under national laws)	<p>Market price of lease for duration of the occupancy + Replacement cost value in accordance with this matrix for affected crops, orchards, nurseries etc. + Compensation for any damages to the property evaluated at replacement cost</p> <p>And;</p> <p>The land must be returned to original condition. Improved quality of the land due to top soiling work should not be removed, except if agreed upon differently with owner.</p>	Srbijavode and EPC Contractor	<p>Throughout Construction phase.</p> <p>Compensation before access to land is required</p>
Livelihood Restoration Measures -Temporary loss of ability to continue agricultural production	Previous land owners who intend to continue with agricultural production on replacement land purchased from the received compensation	Continuation of usage of the expropriated property until the property is required for the Project implementation, despite the status of compensation and ownership	EPC Contractor	For vacating the land - at least one agricultural season after the compensation is received.
		Improvement of quality of other agricultural land owned by the PAP, through levelling and distribution of topsoil collected from the wider expropriated area	Srbijavode and EPC Contractor	Upon submitted request from PAP

Type of loss	Person with rights	Entitlement	Responsibility	Timeline
		Access to resources including consultations on grant programs and other forms of financial or training assistance for agriculture (such as IPARD)	Srbijavode and EPC Contractor	Throughout Construction phase and during initial Operation phase (first year of operation)

Appendix A

Questionnaire for the survey

See separate file – ESIA Volume II HLACAP Appendix Questionnaire .

Appendix B

Aerial photographs taken during a drone flyover of the Project area







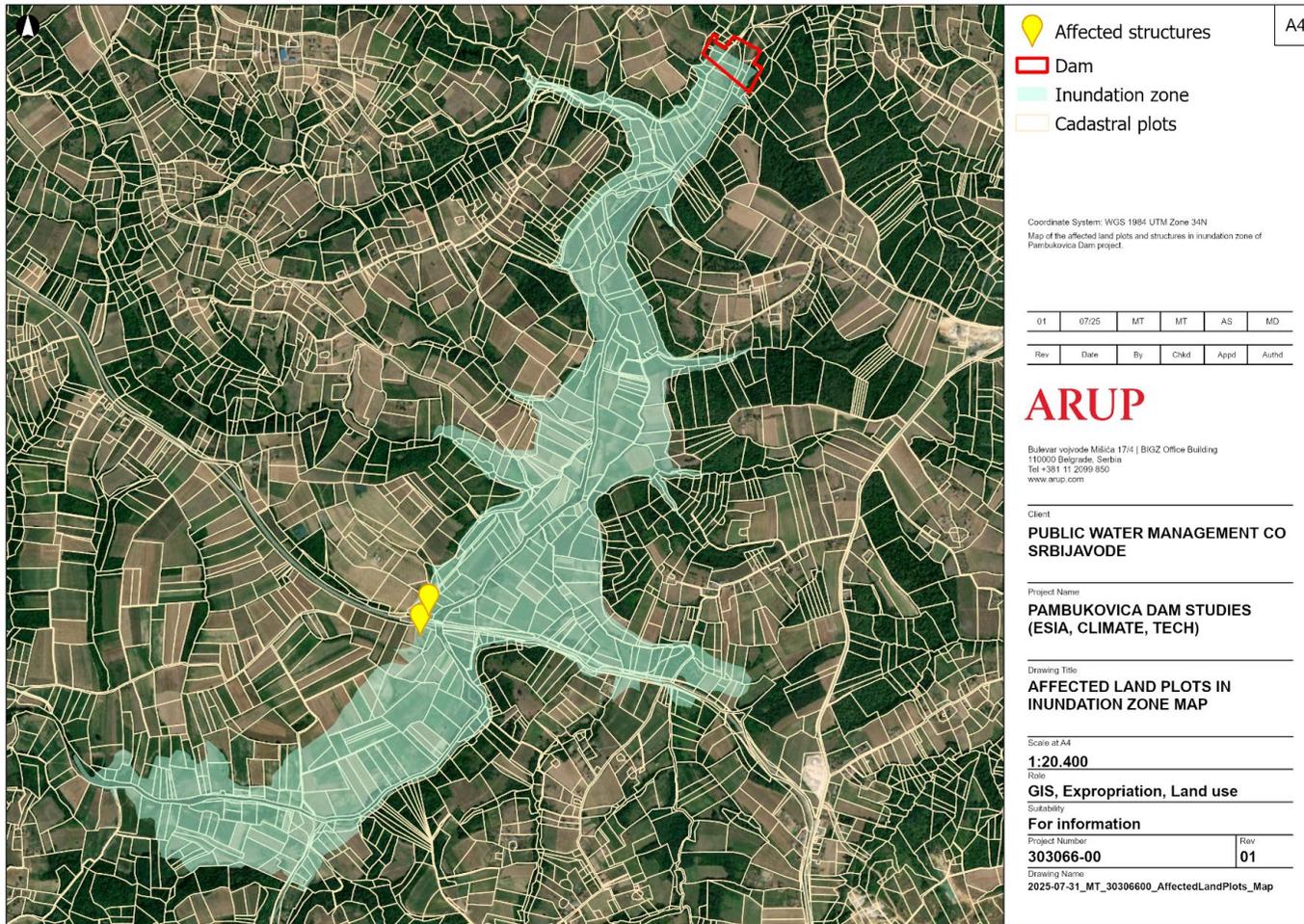






Appendix C

The cadastral map with land plots overlaid on satellite imagery, including the inundation zone of the reservoir



Appendix D

Printouts of current listings / Municipality of Ub

Date: 17 July, 2025

The screenshot displays a real estate search interface for land in the Ub area. On the left, there are filters for 'Tip nekretnine' (Type of property) with 'Zemljište' (Land) selected, 'Lokacija' (Location) set to 'Ub / Okolno mesto', and various filters for price, area, and agent. The central map shows the Ub region with several green circular markers indicating land listings. On the right, a list of 11 results is shown, including:

- Voćnjak lešnika, Ub, 10 hektara, sa mehanizacijom**: 350.000 € (350 €/ar), 1.000 ari, 15.07.2025.
- Plac u građevinskom području**: 51.000 € (600 €/ar), 85 ari, 06.07.2025.
- Plac 38 ari sa objektom**: 23.500 € (618 €/ar), 38 ari, 05.07.2025.
- Plac površine 30 ari**: 18.000 € (1.000 €/ar), 30 ari.

1. Ub / 221a / Kršna glava

<https://www.halooglasi.com/nekretnine/prodaja-zemljista/njiva-sa-sumom-2-21-ha/5425645558671?kid=1>

Halo nekretnine Pretraga Novogradnja Cene po lokacijama Vesti

Njiva sa šumom 2.21 ha
Ub - Okolno mesto - Kršna glava

9.000 €
41 €/ar

Agencija za nekretnine
GEOLOGISTIKA DOO

Ulica **Kralja Petra I Oslobođioca 52**
Mesto **Ub**
Tel 1 **Klik za prikaz telefona**
Reg.br. **1212**

Pošaljite poruku oglašivaču

Šifra oglasa na sajtu: **5425645558671**
Objavljen: **23.06.2025. u 10:03**

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PRODAJA DIREKTNO OD INVESTITORA: **062-38-00-41** →

Tip nekretnine: **zemljište** Površina: **221 ar**

Oglašivač: **Agencija**

Vrsta zemljišta: **Poljoprivredno zemljište**

Dodatni opis

NA PRODAJU!

Poljoprivredno zemljište na Ubu, Kršna Glava

Ukupna površina zemljišta 2.21 ha

63 ari šume

1.58 ha obradivo zemljište

Vlasništvo uredno

Mogućnost realizacije ugovora u najkraćem mogućem roku

Zakažite razgledanje nepokretnosti! Kljentima nudimo potpunu pravnu sigurnost pri kupovini i zakupu nepokretnosti

AGENCIJA ZA NEPOKRETNOSTI - GEOLOGISTIKA UB

Šifra oglasa: 383

Agencijska provizija za kupca 2% (min 600 €)

Broj u Registru posrednika: 1212

2. Ub / 4.5ha / Gvozdrenović

<https://www.halooglas.com/nekretnine/prodaja-zemljista/poljoprivredno-zemljiste-4-5-ha/5425645552266?kid=1>

Halo nekretnine Pretraga Novogradnja Cene po lokacijama Vesti

Predaj oglas Izabrani Uloguj se

Poljoprivredno zemljište 4.5 ha

Ub - Okolno mesto - Gvozdrenović

27.500 €
61 €/ar

Kontakt
Agencija za nekretnine
GEOLOGISTIKA DOO

Ulica **Kralja Petra I Oslobođioca 52**
Mesto **Ub**
Tel 1 [Klik za prikaz telefona](#)
Reg.br. 1212

Pošaljite poruku oglašivaču

Šifra oglasa na sajtu: 5425645552266
Objavljen: 23.06.2025. u 10:03

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www.nikodugradnja.rs

Novogradnja u Zemunu Gornji grad
Cara Dušana 100

PRODAJA DIREKTNO OD INVESTITORA **062-38-00-41** →

Tip nekretnine
zemljište

Površina
450 ari

Oglašivač
Agencija

Vrsta zemljišta
Poljoprivredno zemljište

Dodatni opis

NA PRODAJU!

Poljoprivredno zemljište na Ubu, Gvozdrenović

Ukupna površina zemljišta 4.5 ha

Prva parcela površine 4.1 ha od toga 50 ari šuma

Druga parcela 41 ar šume

Vlasništvo uredno

Mogućnost realizacije ugovora u najkraćem mogućem roku

CENA: 27.500 €

Zakažite razgledanje nepokretnosti! Klijentima nudimo potpunu pravnu sigurnost pri kupovini i zakupu nepokretnosti

Goran Jankov 064/5-227-226

AGENCIJA ZA NEPOKRETNOSTI - GEOLOGISTIKA UB

Šifra oglasa: 382

3. Ub / 1.6ha / Vrhovine

<https://www.halooglasi.com/nekretnine/prodaja-zemljista/njiva-sa-sumom-1-6-ha/5425645376185?kid=1>

Halo nekretnine Pretraga Novogradnja Cene po lokacijama Vesti Predaj oglas Izabrani Uloguj se

Njiva sa šumom 1.6 ha

Ub - Okolno mesto - Vrhovine

8.000 €
50 €/ar



Tip nekretnine: **zemljište** Površina: **160 ari**

Oglašivač: **Agencija**
Vrsta zemljišta: **Poljoprivredno zemljište**

Geologistika

Dodatni opis

NA PRODAJU!

Njiva sa šumom 1.6 ha na Ubu, Vrhovine

1 ha poljoprivrednog obradivog zemljišta

60 ari šume

Blizu škole i centra sela

Ravna parcela

Asfaltni put

Vlasništvo 1/1

Mogućnost realizacije ugovora u najkraćem mogućem roku

Zakažite razgledanje nepokretnosti! Klijentima nudimo potpunu pravnu sigurnost pri kupovini i zakupu nepokretnosti

AGENCIJA ZA NEPOKRETNOSTI - GEOLOGISTIKA UB

Kontakt

Agencija za nekretnine
GEOLOGISTIKA DOO

Ulica: **Kralja Petra I Oslobođioca 52 Ub**
Mesto: **Ub**
Tel 1: **Klik za prikaz telefona**
Reg.br.: **1212**

Pošaljite poruku oglašivaču

Šifra oglasa na sajtu: 5425645376185
Objavljen: 28.06.2025. u 13:52

Halo Oglasi
BESPLATNO OGLASI
NEKRETNINU IZVAN BEOGRADA

Novogradnja u Zemunu Pregrevica SKY & SUN Residences

PRODAJA DIREKTNO OD INVESTITORA: 062-38-00-41

4. Ub / 38a / Zvizdar

<https://www.halooglasi.com/nekretnine/prodaja-zemljista/plac-38-ari-sa-objektom/5425645735821?kid=1>

Halo nekretnine Pretraga Novogradnja Cene po lokacijama Vesti Predaj oglas Izabrani Uloguj se

Plac 38 ari sa objektom

Ub - Okolno mesto - Zvizdar

23.500 €
618 €/ar



Tip nekretnine: **zemljište** Površina: **38 ari**

Oglašivač: **Agencija**
Vrsta zemljišta: **Plac**

Šifra oglasa na sajtu: 5425645735821
Objavljen: 05.07.2025. u 20:02

Kontakt
Agencija za nekretnine
GEOLOGISTIKA DOO

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Mesto: **Ub**
Tel 1: **Klik za prikaz telefona**
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Pošaljite poruku oglašivaču

Halo Oglasi
BESPLATNO OGLASI
NEKRETNINU IZVAN BEOGRADA

Novogradnja u Zemunu Pregrevica SKY & SUN Residences
PRODAJA DIREKTNO OD INVESTITORA: 062-38-00-41

Dodatno
✓ Uknjižen ✓ Dozvoljena gradnja

Ostalo
✓ Voda ✓ Struja ✓ Asfalt

Dodatni opis
NA PRODAJU!
Plac sa objektom na Ubu, Zvizdar
Površina placa 38 ari
Upisan objekat 30 m2
Struja i voda na placu
Udaljeno 4 km od centra Uba
Pogodan za izgradnju kuće ili vikendice

5. Ub / 30a / Murgaš

<https://www.halooglasi.com/nekretnine/prodaja-zemljista/plac-povrsine-30-ari/5425645611089?kid=1>

Halo nekretnine Pretraga Novogradnja Cene po lokacijama Vesti + Predaj oglas ★ Izabrani Uloguj se

Plac površine 30 ari

Ub - Okolno mesto - Murgaš

18.000 €
1.000 €/ar



Tip nekretnine	Površina
zemljište	18 ari

Oglašivač **Agencija**
Vrsta zemljišta **Plac**

Dodatni opis

NA PRODAJU!

Plac površine 30 ari na Ubu, Murgaš

Na placu se nalazi voćnjak

Udaljeno 4.5 km od Uba

500 m od puta Ub-Valjevo

Struja na placu

Bunarska voda

Vlasništvo 1/1

Mogućnost realizacije ugovora u najkraćem mogućem roku

Zakažite razgledanje nepokretnosti! Klijentima nudimo potpunu pravnu sigurnost pri kupovini i zakupu nepokretnosti!

Kontakt

Agencija za nekretnine
GEOLOGISTIKA DOO

Ulica **Kralja Petra I Oslobodioca 52**
Mesto **Ub**
Tel 1 **Klik za prikaz telefona**
Reg.br. **1212**

Pošaljite poruku oglašivaču

Šifra oglasa na sajtu: 5425645611089
Objavljen: 03.07.2025. u 19:02

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PRODAJA DIREKTNO OD INVESTITORA: **062-38-00-41** →

6. Ub / 60a / Ruklada

<https://www.halooglasi.com/nekretnine/prodaja-zemljista/na-prodaju-poljoprivredno-zemljiste-ruklada-u/5425645703188>

Halo nekretnine Pretraga Novogradnja Cene po lokacijama Vesti + Predaj oglas ★ Izabrani Uloguj se

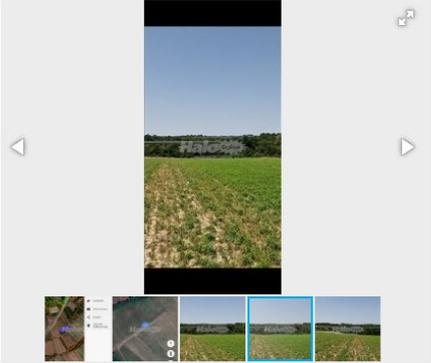
Na Prodaju Poljoprivredno Zemljište Ruklada /UB

Ub - Okolno mesto - Ruklada - Ruklada

4.300 €
72 €/ar

Kontakt
korisnik-ext-2008210886
Tel 1 [Klik za prikaz telefona](#)
[Pošaljite poruku oglašivaču](#)

Šifra oglasa na sajtu: 5425645703188
Objavljen: 26.06.2025. u 19:09



Tip nekretnine	Površina
zemljište	60 ari

Oglašivač	Vlasnik
Vrsta zemljišta	Plac

Dodatno

- ✓ Uknjižen

Dodatni opis

Prodajem Poljoprivredno Zemljište koje može da se koristi ka Plac za Vikendicu itd. Zemljište se nalazi u blizini MOL pumpe na Auto Putu M.V. - Zemljište je pogodno i za Poljoprivredno Obradivanje ili slično... Za Sve INFORMACIJE POZVATI NA BR TEL 0695552737

Halo Oglasi
BESPLATNO OGLASI
NEKRETNINU IZVAN BEOGRADA

Novogradnja u Zemunu Gornji grad
Cara Dušana 100

7. Ub / 85a / Stublenica

<https://www.halোগlasi.com/nekretnine/prodaja-zemljista/plac-u-gradjevinskom-podrucju/5425645418600?kid=1>

Halo nekretnine Pretraga Novogradnja Cene po lokacijama Vesti + Predaj oglas ★ Izabrani Uloguj se

Plac u građevinskom području

Ub - Okolno mesto - Stublenica

51.000 €
600 €/ar

Kontakt
Agencija za nekretnine
GEOLOGISTIKA DOO

Ulica **Kralja Petra I Oslobođioca 52**
Mesto **Ub**
Tel 1 [Klik za prikaz telefona](#)
Reg.br. 1212
[Pošaljite poruku oglašivaču](#)

Šifra oglasa na sajtu: 5425645418600
Objavljen: 06.07.2025. u 11:37



Tip nekretnine	Površina
zemljište	85 ari

Oglašivač	Agencija
Vrsta zemljišta	Građevinsko zemljište

Dodatno

- ✓ Uknjižen
- ✓ Dozvoljena gradnja

Ostalo

- ✓ Voda
- ✓ Asfalt
- ✓ Kanalizacija
- ✓ Struja

Dodatni opis

NA PRODAJU!

Plac u građevinskom području na Ubu, Stublenica

Površina placa 85 ari

Udaljen od naplatne rampe 2 km

Mogućnost izgradnje objekta na 15000 m2

500 m od tržnog centra

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Novogradnja u Zemunu Gornji grad
Cara Dušana 100

PRODAJA DIREKTNO OD INVESTITORA: 062-38-00-41 →

8. Ub / 2.2ha / Stublenica

<https://www.halooglasi.com/nekretnine/prodaja-zemljista/poljoprivredno-zemljiste-2-2-ha/5425645500104?kid=1>

Halo nekretnine Pretraga Novogradnja Cene po lokacijama Vesti + Predaj oglas ★ Izabrani Uloguj se

Poljoprivredno zemljište 2.2 ha

Ub - Okolno mesto - Stublenica

45.000 €
205 €/ar



Tip nekretnine	Površina
zemljište	220 ari

Oglašivač **Agencija**
Vrsta zemljišta **Poljoprivredno zemljište**

Dodatno
✓ Uknjižen

Dodatni opis
NA PRODAJU!
Poljoprivredno zemljište na Ubu, Stublenica
Ukupna površina 2.2 ha
Oko 25 ari šuma
Pogled na auto-put
Blizu naplatne rampe
Vlasništvo uredno
Mogućnost realizacije ugovora u najkraćem mogućem roku
Zakažite razgledanje nepokretnosti! Klijentima nudimo potpunu pravnu sigurnost pri kupovini i zakupu nepokretnosti

Kontakt

Agencija za nekretnine
GEOLOGISTIKA DOO

Ulica **Kralja Petra I Oslobođioca 52**
Mesto **Ub**
Tel 1 **Klik za prikaz telefona**
Reg.br. **1212**

Pošaljite poruku oglašivaču

Šifra oglasa na sajtu: **5425645500104**
Objavljen: **29.06.2025. u 18:24**

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Novogradnja u Zemunu Gornji grad
Cara Dušana 100

PRODAJA DIREKTNO OD INVESTITORA: **062-38-00-41** →

9. Ub / 10ha / Stublenica

<https://www.halooglasi.com/nekretnine/prodaja-zemljista/vocnjak-lesnika-ub-10-hektara-sa-mehanizacija/5425645218405?kid=1>

Halo nekretnine Pretraga Novogradnja Cene po lokacijama Vesti Predaj oglas Izabrani Uloguj se

Voćnjak lešnika, Ub, 10 hektara, sa mehanizacijom

Ub - Okolno mesto - Stublenica 350.000 €
350 €/ar



Tip nekretnine	Površina
zemljište	1.000 ari

Oglašivač **Agencija**
Vrsta zemljišta **Poljoprivredno zemljište**

Dodatno

✓ Uknjižen

Dodatni opis

Voćnjak sa zasadjenim lešnikom, starim 15 godina; površine 10 hektara, sorte (Tonda de la lange, Rimski, Gifoni, Mortarella); Voćnjak se prodaje sa kompletnom mehanizacijom : sve priključne mašine za traktor vezano za obradu ovog voćnjaka (sakupljanje, sušenje i krckanje), dostavljamo popis mašina;

060/33 43 141

Agencijska provizija (od cene)

2 %

Prikaz mape

Kontakt

Sunce plus doo

SUNCE plus

Ulica **Mike Alasa 10**
Tel 1 **Klik za prikaz telefona**
Reg.br. **316**

Pošaljite poruku oglašivaču

Šifra oglasa na sajtu: **5425645218405**
Objavljeni: **15.07.2025. u 11:21**

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Novogradnja u Zemunu Gornji grad Cara Dušana 100

PRODAJA DIREKTNO OD INVESTITORA **062-38-00-41** →

10. Ub / 3.85ha / Stublenica

<https://www.halooglasi.com/nekretnine/prodaja-zemljista/plantaza-lesnika-na-3-85-ha/5425645473818?kid=1>

Halo nekretnine Pretraga Novogradnja Cene po lokacijama Vesti Predaj oglas Izabrani Uloguj se

Plantaza lešnika na 3.85 ha

Ub - Okolno mesto - Stublenica

170.000 €
442 €/ar

Tip nekretnine: **zemljište** Površina: **385 ari**

Oglašivač: **Agencija**

Vrsta zemljišta: **Poljoprivredno zemljište**

Vrsta poljopr. zemljišta: **Voćnjak**

Ostalo

- ✓ Voda
- ✓ Struja
- ✓ Asfalt

Dodatni opis

NA PRODAJU!

Plantaza lešnika na 3.85 ha na Ubu, Stublenica

Plantaza 20 godina stara, u punom rodu

Zasađeno oko 2000 sadnica

Lešnik okrugle forme sorte Romana i Giffoni

Sistem za navodnjavanje

Arterski bunar 130m

Prelepo jezero u dnu planteže

Struja trofazna

Kontakt

Agencija za nekretnine
GEOLOGISTIKA DOO

Ulica: **Kralja Petra I Oslobođioca 52**
Mesto: **Ub**
Tel 1: **Klik za prikaz telefona**
Reg.br.: **1212**

Pošaljite poruku oglašivaču

Šifra oglasa na sajtu: **5425645473818**
Objavljen: **28.06.2025. u 13:52**

Halo Oglasi

BESPLATNO OGLASI
NEKRETNINU IZVAN BEOGRADA

Novogradnja u Zemunu Gornji grad Cara Dušana 100

PRODAJA DIREKTNO OD INVESTITORA: **062-38-00-41**

11. Ub / 2.1ha / Banjani

<https://www.halooglasi.com/nekretnine/prodaja-zemljista/poljoprivredno-zemljiste-2-1-ha/5425645472971?kid=1>

Poljoprivredno zemljište 2.1 ha

Ub - Okolno mesto - Banjani

25.000 €
119 €/ar



Tip nekretnine	Površina
zemljište	210 ari

Oglašivač **Agencija**

Dodatno

✓ Uknjižen

Ostalo

✓ Struja

✓ Telefon

✓ Asfalt

Dodatni opis

NA PRODAJU!

Poljoprivredno zemljište 2.1 ha na Ubu, Banjani

Ravna parcela na asfaltnom putu

55 ari bila šuma koja je sada pokrčena

Na glavnom putu Ub-Šabac

14 km udaljeno od Uba

2 km od centra sela

Kontakt

Agencija za nekretnine
GEOLOGISTIKA DOO



Ulica **Kralja Petra I Oslobođioca 52**
Mesto **Ub**
Tel 1 **Klik za prikaz telefona**
Reg.br. **1212**

Pošaljite poruku oglašivaču

Šifra oglasa na sajtu: 5425645472971
Objavljen: 28.06.2025. u 13:52



NikoDu gradnja

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Novogradnja u Zemunu
Gornji grad
Cara Dušana 100



PRODAJA DIREKTNO OD INVESTITORA: **062-38-00-41**

12. Valjevo / 5.6ha / Blizonje

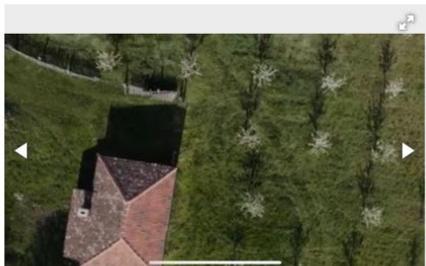
<https://www.halooglas.com/nekretnine/prodaja-zemljista/brankovina-5-6ha-okruzen-sumom/5425644460706?kid=1>

Brankovina, 5.6ha okružen šumom

Valjevo - Okolno mesto - Blizonje

290.000 €

518 €/ar



Tip nekretnine	Površina
zemljište	560 ari

Oglašivač	Agencija
Vrsta zemljišta	Poljoprivredno zemljište
Vrsta poljopr. zemljišta	Voćnjak

Dodatno

✓ Uknjižen

Ostalo

✓ Struja

Dodatni opis

Blizonje, Brankovina.

Parcela se nalazi na 19km od Valjeva.

Ukupno u celini je 5.6ha. Od čega je na 4 ha zasad šljive stenlej (1000 stabala) a 1.6ha je šuma koja okružuje ceo plac.

Na palacu se nalazi nova kuća u osnovi 50m2 sa prizemnom terasom od 50m2. Sastoji se od dnevne sobe sa trpezarijom i kuhinjom, spavaće sobe i kupatila. Uz kuću je i letnjikovac.

Kontakt

Mezzanine d.o.o.

MEZZANINE

REAL ESTATE AGENCY

Ulica **Desanke Maksimović 8G**
Mesto **Beograd**
Tel 1 **Klik za prikaz telefona**
Reg.br. **1044**

Pošaljite poruku oglašivaču

Šifra oglasa na sajtu: 542564460706
Objavljen: 15.07.2025. u 12:11

Halo Oglasi



BESPLATNO OGLASI
NEKRETNINU IZVAN BEOGRADA

Novogradnja u Zemunu Gornji grad
Cara Dušana 100



PRODAJA DIREKTNO OD INVESTITORA: 062-38-00-41

13. Valjevo / 166a / Miličinica

<https://www.halooglas.com/nekretnine/prodaja-zemljista/prodaja-sumskog-zemljista/5425645765218?kid=1>

prodaja šumskog zemljišta

Valjevo - Okolno mesto - Miličinica - Javorska

8.000 €

48 €/ar



Tip nekretnine	Površina
zemljište	166 ari

Oglašivač	Vlasnik
Vrsta zemljišta	Plac

Dodatno

Uknjižen

Dodatni opis

Prodajem 8 šumskih zemljišta koja su zasebno rasporedjena, dva su spojena putem. Šuma je 3.4.i 5.klase. Pre 20ak god. je sečena i tanja su stabla i sitnija masa drveća.

Preovladjuje bukva, cer, grab, bagrem, hrast.

Prikaz mape

Kontakt

korisnik-247239

Pošaljite poruku oglašivaču

Šifra oglasa na sajtu: **5425645765218**
Objavljen: **13.07.2025. u 18:08**



NikoDu gradnja

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Novogradnja u Zemunu Gornji grad
Cara Dušana 100



PRODAJA DIREKTNO OD INVESTITORA: **062-38-00-41** →