



# LAND DUE DILIGENCE REPORT

Vanuatu Affordable Resilient Settlements (VARs) Project

**ETAS PILOT SUBDIVISION**

October 2025

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**Republic of Vanuatu: Ministry of Lands and Natural Resources**  
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## Contents

Executive Summary.....	1
1. INTRODUCTION .....	4
1.1 Background.....	4
1.2 Purpose of this Report .....	4
1.3 Methodology.....	4
1.4 Context and Definitions.....	4
2. SITE LOCATION AND PROJECT DESCRIPTION .....	6
4. LEGAL AND POLICY FRAMEWORK.....	8
4.1 Land Reform Act [Cap 123] and Amendments.....	8
4.2 Land Leases Act [Cap 163].....	8
4.3 Custom Land Management Act No. 33 of 2013 .....	9
4.4 National Land Subdivision Policy (2019) .....	9
4.5 Application to the Etas Subdivision.....	9
5. LAND TENURE ARRANGEMENTS .....	10
5.1 Vanuatu land context.....	10
5.2 Land Tenure of the project site .....	12
5.3 Custom Land Management Office Verification.....	12
5.4 State Law Office (SLO) Certification of Custom Landowner Lessors.....	12
5.5 Negotiated Agreements with Verified Custom Owner Lessors .....	13
6. SUBDIVISION OF THE ETAS LAND TITLE.....	15
6.1 Statutory Approvals and Custom Owner Consent .....	15
6.2 Surrender and Subdivision Approach.....	15
6.3 Cadastral Plan and Survey Pegging Requirements.....	15
6.4 Process for Surrender and Registration of Derivative Leases .....	16
6.5 Analysis of Subdivision Lease Options.....	17
7. ETAS SALES MARKETING STRATEGY AND ELIGIBILITY CRITERIA .....	18
8. PHYSICAL AND/OR ECONOMIC DISPLACEMENT .....	20
8.1 Custom Owner Lessors.....	20
8.2 Socio-Economic Survey Findings .....	20
9. CONCLUSION OF LAND DDR.....	23

Annex 1. Etas Lease Register and Land Title ..... 26

Annex 2. Briefing to Custom Owner Lessors Representatives..... 28

Annex 3. Outstanding Land Rent ..... 30

Annex 4. CLMO verification of certificate of recorded interest..... 33

Annex 5. CLMO verification of custom owners..... 34

Annex 6. LMPC Approval of Subdivision ..... 35

Annex 7. Land Surveyors Regulations (Amendment) Order No. 117 of 2025 ..... 36

Annex 8. Summary of Consultations..... 37

Annex 9. Grievance Redress Handout..... **Error! Bookmark not defined.**

## Executive Summary

The Vanuatu Affordable and Resilient Settlements (VARS) Project aims to enhance access to resilient infrastructure and strengthen land planning for sustainable settlement development. This Land Due Diligence Report (DDR) for the proposed **Etas Pilot Subdivision** verifies land tenure, confirms compliance with the legal framework governing customary land and subdivision in Vanuatu, and documents the process of consultation and negotiation with the verified custom landowner lessors.

The DDR has been prepared by the Ministry of Lands and Natural Resources (MoLNR) for submission to the World Bank, in accordance with Environmental and Social Standard (ESS) 5: Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement. This approved DDR will be disclosed on the World Bank and MoLNR websites.

### Purpose and Scope:

The DDR verifies that the Etas site has clear title, valid lessors, and documented consent for subdivision construction under the *Land Reform Act [CAP 123]*, *Land Leases Act [CAP 163]*, and *Custom Land Management Act No. 33 of 2013*. It records the statutory and procedural steps completed for subdivision approval, including confirmation from the Custom Land Management Office (CLMO), certification by the State Law Office (SLO), and approval by the Land Management and Planning Committee (LMPC) on 28 May 2025.

### Key Findings:

All actions required to establish ESS 5 compliance have been completed:

#### 1. Land Tenure:

The project site lies within registered lease 12/0923/602, held by the Government of Vanuatu. The head lease sits with the *Etas Naisraper* custom land, owned by the *Kalmet*, *Kaltatak* and *Maseimerman* families, as confirmed by the 2004 Eratap Land Tribunal and verified by the CLMO (11 April 2025). The SLO confirmed in March 2025 that there is **no active dispute**, and that the current Green Certificate (issued 20 October 2022) remains valid.

#### 2. Custom Owner Consent to Subdivide:

Negotiations led by MoLNR concluded in October 2025 with signed agreements from the verified lessor representatives consenting to the surrender and subdivision of the head lease. These consents were obtained following a process of Free, Prior and Informed Consultation (FPIC) in accordance with the Land Reform Act [CAP 123] and the Custom Land Management Act No. 33 of 2013.

#### 3. Subdivision & Construction Approval:

The Land Management and Planning Committee (LMPC) granted subdivision approval on 28 May 2025. The Project Steering Committee (PSC) endorsed the Standard Derivative Lease model as the preferred tenure structure, balancing administrative simplicity, financial sustainability, and reduced risk. The Vanuatu Department of Environmental Protection and Conservation (DEPC) issued an Environmental Permit on 26 September 2025, and the World Bank approved the Environmental and Social Impact Assessment (ESIA) and Environmental and Social Impact Assessment (ESMP) on 3 June 2025. All statutory and procedural actions required to initiate construction have been completed.

#### 4. Negotiated Agreements on Lessor Entitlements and Benefits:

Under section 48A(3) of the Land Leases Act, the custom owner lessors are entitled to a 5 percent payment of the unimproved market value (UMV) of each derivative lease at the time of registration.

In addition, a Partnership Benefit has been negotiated, allocating six residential subdivision lots at Etas to the three custom owner families.

The Government of Vanuatu (GoV), as head lessee, is acting under instruction from the State Law Office (SLO) to make all custom owner payments into the Custom Owners Trust Account (COTA) in accordance with Section 48A(6) of the *Land Leases Act [CAP 163]*. This includes both the outstanding land rent, which has been fully paid into COTA (see Annex 3 for payment receipt), and ongoing head lease rental payments that will accrue during the construction period.

The CLMO has verified the custom owner families and representatives and the SLO has determined that there is no active dispute over the Etas Naisraper custom land. It is anticipated that during the construction phase, the SLO will revise its current instruction to enable:

- a) Custom owner representatives may apply to the Ministry of Finance and Economic Management (MFEM) for the release of funds from COTA. This process is provided under the *Land Leases (Amendment) Act No. 20 of 2024*, which governs the administration and disbursement of lease revenues held in trust; and
- b) GoV to make future payments of land rent and other lessor benefits and entitlements directly to the custom owner representatives, once the revised SLO instruction is received.

Following registration of the derivative leases, purchasers will assume responsibility for annual land rent payments, calculated on the unimproved market value (UMV) determined by the Valuer-General pursuant to Sections 39 and 39A of the *Land Leases Act [CAP 163]*. These rents will be paid by derivative title holders to the custom owner lessor representatives.

This arrangement ensures continued compliance with statutory requirements governing lease payments and fiduciary management of COTA. However, there are no statutory provisions requiring transparency or formal redistribution of lease revenues among all members of the wider custom ownership group. Internal sharing of benefits remains subject to customary practice and agreement among the verified custom owners and their appointed representatives.

#### 5. Physical and Economic Displacement:

The 10-ha project site is **vacant** and free of dwellings or structures. Informal gardeners identified in the 2024 Socio-Economic Survey were notified of the project in 2023 and granted a six-month period to harvest existing crops before site clearing.

Survey verification confirms that:

- **All affected parties harvested their seasonal and perennial crops** prior to site clearance, and this was verified during the July 2024 site assessment with the Vanuatu Department of Environmental Protection and Conservation (DEPC);
- **Alternative nearby gardens** were made available and are now under cultivation; and
- **No trees** were planted within the site other than bananas. Respondents reported that their banana shoots were transplanted to the new gardens, and this was verified during the 15 August 2024 site assessment with DEPC.

As a result, **no outstanding compensation obligations remain**, and the actions taken satisfy the ESMF entitlement matrix. Twelve gardeners have gained employment in site-clearing works.

**Conclusion**

The Due Diligence Report confirms that the Etas subdivision meets the statutory, procedural, and safeguard requirements for development on custom land. All consents and verifications have been obtained, no land disputes are pending, and lessor entitlements have been negotiated in accordance with national legislation and the World Bank ESS 5. The Etas Subdivision therefore provides a legally sound and socially responsible foundation for the pilot affordable settlement under VARs. Accordingly, all actions required to initiate construction have been completed, and the project is compliant with the World Bank’s environmental and social safeguard requirements.

# 1. INTRODUCTION

## 1.1 Background

To improve management of human settlements and improve housing, the Government of Vanuatu (GoV) has secured a US\$25 million project in financing the Vanuatu Affordable and Resilient Settlements Project (VARs). This project directly responds to the need to improve health, economic and social standards of settlement dwellers. This project is inherent to the overall concern for settlements upgrade, sustainable urban drainage, and institutional strengthening to solve future unplanned settlement and urban land use.

**The Project Development Objectives (PDO)** is to:

- (i) improve access to and resilience of infrastructure and services in selected new and existing settlements, and
- (ii) strengthen land planning and management for resilient human settlement. The project components and sub-components are:

### **Component 1: Affordable and Resilient New Settlement Development**

#### **1.1 Resilient new settlement development**

1.2 Institutional and systems strengthening for future settlement planning and development.

### **Component 2: Affordable and Resilient Settlement Upgrading**

2.1 Resilient settlement upgrading

2.2 Sustainable urban drainage for settlements

2.2 Institutional and systems strengthening for upgrading unplanned settlements.

### **Component 3: Strengthening Institutional Capacity for Implementation and Sustainability**

### **Component 4: Contingent Emergency Response Component (CERC)**

## 1.2 Purpose of this Report

This Lands Due Diligence Report (DDR) has been prepared for sub-component 1.1 Resilient New Settlement Development (Etas Subdivision). The report verifies tenure, compliance and negotiated arrangements between the MoLNR and the verified Etas Naisraper custom landowner lessors.

## 1.3 Methodology

This Land DDR has been informed by consultations lead by the MoLNR with the Etas Naisraper custom landowners and consultations with CLMO and SLO as well as a document review and a socio-economic survey (SES) conducted with 32 households neighbouring the proposed project site, including informal gardeners who had previously been accessing the site. Community and stakeholder consultations began in May 2022 and have continued through to and including negotiations and consultations in September and October 2025 with the custom owner lessors.

## 1.4 Context and Definitions

The Project Appraisal Document (PAD) classifies the environmental and social (E&S) risks as **Substantial** (PAD para 84). The Environmental and Social Commitment Plan (ESCP) outlines material measures and actions under Environment and Social Standard (ESS) 5 which include:

- a) Screen, assess and exclude involuntary land acquisition, involuntary restrictions on land use or involuntary resettlement/displacement as per the exclusions list and

- b) Adopt, implement and document voluntary and negotiated settlement as per the process included in the ESMF and in a manner acceptable to the Association.

An **updated ESMF** was prepared and was **approved by the Association on 22 April 2024**. The ESMF details the screening procedures for voluntary/negotiated land use, based on the principle that the land lease for constructing the proposed new settlement must have clear title and ownership.

The entitlement matrix in the ESMF defines the entitlements for affected parties and households. For the proposed site, the primary impact involves loss of trees, crops, flowers and other valuable plants. The entitlement matrix states:

- Affected parties will be given the opportunity to harvest their crops and trees before site clearance.
- If they are unable to harvest, they will receive compensation at replacement cost.
- For perennial crops and trees, compensation will include lost income until new crops or trees produce an equivalent income.

A socio-economic survey (SES) was conducted at the household level in April 2024 to determine whether affected parties were notified and given sufficient time to harvest their crops and trees. This report presents the SES findings in Section 8: Physical and/or Economic Displacement and concludes that:

- Affected parties received adequate notice to harvest their crops.
- Alternative nearby garden sites were identified.
- Twelve low-income households were provided with employment during the site clearing phase.

## 2. SITE LOCATION AND PROJECT DESCRIPTION

The proposed project site is in the Etas area of Shefa Province on a 10-ha vacant greenfield. The northern boundary is adjacent to the Stella Mare subdivision, the Efate Ring Road forms the western boundary, and Bouffa Road forms the eastern boundary of the site. The project site sits within registered title number 12/0923/602. Figure 1 below shows the aerial view of Etas site and its surrounding environment, including Stella Mare subdivision to the north of the site.

Figure 1. Aerial View of Etas project site



Source: Google Maps

The site's landscape is highly disturbed ground, predominantly covered in grass, shrubs, trees and anthropogenic vegetation. Prior to 2018 the site was used as cattle grazing lands. There are no homes or human settlement within the project site. The proposed site is not reported to have any rare biological species of plants or animals. No tangible or intangible cultural heritage sites have been identified during site visits, nor reported during the socio-economic survey and stakeholder consultations. An ESIA was approved by the Association on 3 June 2025, which examines the full range of potential social and environmental impacts. An Environmental Permit was granted by the Vanuatu Department of Environmental Protection and Conservation (DEPC) on 26 September 2025.

The 10-ha proposed project site will accommodate the development of leases for a pilot affordable and resilient settlement, integrating measures to reduce disaster risk and lower per-plot development costs. The basic infrastructure will include collector and local access roads, footpaths, drainage, water supply, solid waste management and solar street lighting. The site and services are designed to support a lower-middle income residential development with associated land uses.

Design of the site includes the provision of space for future development of a market and bus exchange as well as space allocated for the provision of government offices and sports field. Etas is planned to become a de facto service centre for the surrounding subdivisions and eventually can grow into a regional decentralized centre that will allow for the development of commercial and service activities.

The subdivision design aims to maximise lot yield and minimise the width of the internal road corridors. The proposed subdivision layout provides for 130 residential lots with a minimum lot size of 400m<sup>2</sup> and a maximum lot size of 648m<sup>2</sup>. The majority of the lots range between 400 – 500m<sup>2</sup>. Of the 130, only 10-15 will be larger than 500m<sup>2</sup> to accommodate areas of steeper topography.

The proposed subdivision will include:

- 130 serviced residential lots,
- Internal access roads,
- Stormwater drainage and onsite detention,
- Septic-based wastewater treatment,
- Solid waste collection platforms, and
- Solar-powered Street lighting.

Designated open spaces (21.1% of total site area) have been incorporated to accommodate potential future development of a market and bus exchange, government precinct, and recreational areas. These facilities, while not part of the current project scope, are treated as associated facilities for the purpose of impact assessment.

Offsite infrastructure requirements are minimal but include:

- Minor upgrades to road junctions and drainage at the site boundary,
- Connections to existing water and electricity supply networks, and
- Temporary works along Bouffa Road for construction access.

## 4. LEGAL AND POLICY FRAMEWORK

This section summarises the national legal and policy instruments governing land ownership, leasing, and subdivision of the Etas project site. The framework defines how custom ownership is recognised, how leases are created and managed, and the statutory procedures that ensure transparency and fairness in subdivision development.

### 4.1 Land Reform Act [Cap 123] and Amendments

The Land Reform Act (1980) established the principle that all land in Vanuatu belongs to its custom owners and may only be alienated through leasehold arrangements. The 2013 Amendment (Act No. 31 of 2013) introduced key reforms to strengthen oversight, transparency, and consent in subdivision processes.

Relevant provisions include:

- Sections 6V–6W: establishes the Land Management and Planning Committee (LMPC) to review subdivision applications and ensure compliance with planning, valuation, access, and environmental requirements.
- Section 6W(3): stipulates that the LMPC must be satisfied that the consent of the verified custom owners has been properly obtained and that relevant assessments (environmental, social, and infrastructure) are complete.
- Section 6W(6): provides that the Minister of Lands and Natural Resources must not consent to a subdivision unless the LMPC has approved it.

These provisions ensure that subdivision of customary land occurs only with the informed agreement of the rightful custom owners and following due administrative process. For the Etas Subdivision, **LMPC approval** was granted on **28 May 2025** (Refer [Annex 6 LMPC Approval](#)) after verification of custom ownership and consent, satisfying the requirements of the Act.

### 4.2 Land Leases Act [Cap 163]

The Land Leases Act (1983) governs the creation, transfer, and registration of leases and establishes the legal rights of lessors (custom owners) and lessees. Key provisions relevant to the Etas Subdivision include:

- Section 12(3): prohibits the subdivision of a registered lease into more than ten parcels unless approved under the Land Reform Act procedures.
- Section 39: provides for the review of rent at intervals of not less than five years, requiring the Valuer-General to determine fair open market rental value, excluding lessee-made improvements. This provision underpins the valuation-based rent formula applied by MoLNR's Valuation Unit for Etas.
- Section 40: guarantees the lessee's quiet enjoyment of the land, ensuring that lawful development proceeds without interruption by the Lessor.
- Section 48A(3): provides that when a lease is created by a subdivision, the proprietor must pay the lessor 5 percent of the unimproved market value (UMV) or sale price, whichever is higher, unless another arrangement is agreed. This provision forms the legal basis of the Lessors' Entitlements and Benefits for the Etas custom owners.

Together, these provisions confirm that the Etas subdivision process— including rent determination and lessor entitlements—is consistent with national leasing law and protects the interests of both

lessors and lessees.

### 4.3 Custom Land Management Act No. 33 of 2013

The Custom Land Management Act (CLMA) provides the legal mechanism for determining and recording customary land ownership through the Customary Land Tribunal and the CLMO. Once ownership is determined, a Green Certificate of Recorded Interest in Land is issued to the recognised families or clans.

Under Section 13, custom owners whose land was already subject to a registered lease before 2013 (including those where the Minister of Lands was the lessor) may request the CLMO to create a Recorded Interest in Land under section 6B of the Land Reform Act. This enables verified custom owners to formally replace the Minister as lessor.

The Etas Naisraper land falls within this category. The **Green Certificate dated 20 October 2022**, verified by CLMO on **11 April 2025**, confirms the custom ownership of the site by the **Kalmet, Kaltatak, and Maseimerman families** as determined in the 2004 Eratap Land Tribunal decision. This confirmation establishes the legitimacy of the custom landowner lessors for the Etas Naisraper land and satisfies the consent verification requirement under section 6W(3) of the Land Reform Act.

### 4.4 National Land Subdivision Policy (2019)

The National Land Subdivision Policy (NLSP) provides the planning and development framework for orderly subdivision of land in Vanuatu. It aligns subdivision design and approvals with legal provisions of the Land Reform and Land Leases Acts.

The NLSP establishes the LMPC as the approving authority for all subdivisions and requires that:

- minimum lot sizes, road widths, and infrastructure standards are met;
- subdivision servicing costs are ring-fenced and guaranteed before final approval;
- consents from custom owners are confirmed and verified through CLMO; and
- affordability and sustainability considerations are integrated into subdivision design.

The Etas Subdivision complies with the NLSP principles but required a site-specific regulatory amendment to enable smaller serviced lots (400–648 m<sup>2</sup>). The **Land Surveyors Regulations Amendment (Regulations 46A and 47A)**, gazetted on **24 June 2025**, granted this exemption in recognition of Etas as a national pilot for affordable, high-density residential development on custom land. Refer [Annex 7 Surveyors Regulation Amendment](#) for the regulation amendment.

### 4.5 Application to the Etas Subdivision

The Etas Subdivision is therefore governed by an integrated legal and policy framework that ensures:

- verified custom ownership and lawful consent (Custom Land Management Act);
- secure leasehold tenure and equitable benefit-sharing (Land Leases Act);
- transparent subdivision approval and Ministerial oversight (Land Reform Act); and
- planning and infrastructure compliance consistent with national policy (NLSP 2019).

## 5. LAND TENURE ARRANGEMENTS

### 5.1 Vanuatu land context

Before Vanuatu gained independence in 1980, approximately 20 per cent of the country’s land had been alienated by foreign interests. Upon Independence, land was formally restored to indigenous custom owners through the Land Reform Act (1980). The Vanuatu Constitution establishes that land ownership and use are governed by kastom (customary law), which forms the foundation of land tenure in the country.

In Vanuatu, land is not merely a physical asset but is deeply tied to cultural identity, heritage, power, spirituality, and custodianship. Under kastom, individual, family, and clan identities are intrinsically linked to the land. As a result, the exchange of land rights plays a crucial role in maintaining social harmony, authority, relationship networks, and collective responsibility within and between clans<sup>1</sup>. Today, an estimated 98% of Vanuatu is customary land, with the remaining 2% public (state) land.<sup>2</sup>

Outside the Municipality of Port Vila (i.e., within Shefa Province), most land remains under customary tenure, although some areas are held under private lease titles, subdivisions, or by religious institutions. In rural areas, leased land may or may not have a formally recognized custom owner.

Before the enactment of the Custom Land Management Act (2013), some parcels of land had lease titles issued for up to 75 years by the Minister of Lands on behalf of disputing custom owners, with the Minister listed as the lessor.

To facilitate the determination of rightful custom landowners and the resolution of land disputes, the Custom Land Management Act (2013) was introduced. Administered by the CLMO under the Ministry of Justice and Community Services, the Act establishes a formal process for determining land ownership through the Land Tribunal. Once ownership has been determined, the **CLMO issues Green Certificates of Recorded Interest in Land** to the recognized custom landowners.

**Green Certificates** are issued to families or clans, with designated individuals named as their representatives. These certificates reflect the decisions of a village land tribunal, which can only be overturned if due process was not followed.

Families or clans may request to update the named representatives by submitting an application to the Custom Land Management Office (CLMO). Such changes are commonly made following a death or as a result of internal decisions within the family or clan.

A 2013 amendment to the Land Reform Act defines “representatives of the custom owners” as persons appointed by the custom owners, who are 18 years of age or older, and authorized to sign documents on behalf of the group.

When seeking land for development in rural areas, investors often face challenges in identifying the rightful custom landowners. Due to migration and urbanization, many custom landowners no longer reside within their traditional boundaries. Instead, they have relocated to villages or municipal areas, making land identification more complex. For instance, in the case of the Etas Naisraper project site,

<sup>1</sup> 2009. Ministry of Lands and Natural Resources. Vanuatu Land Sector Framework 2009 – 2018.

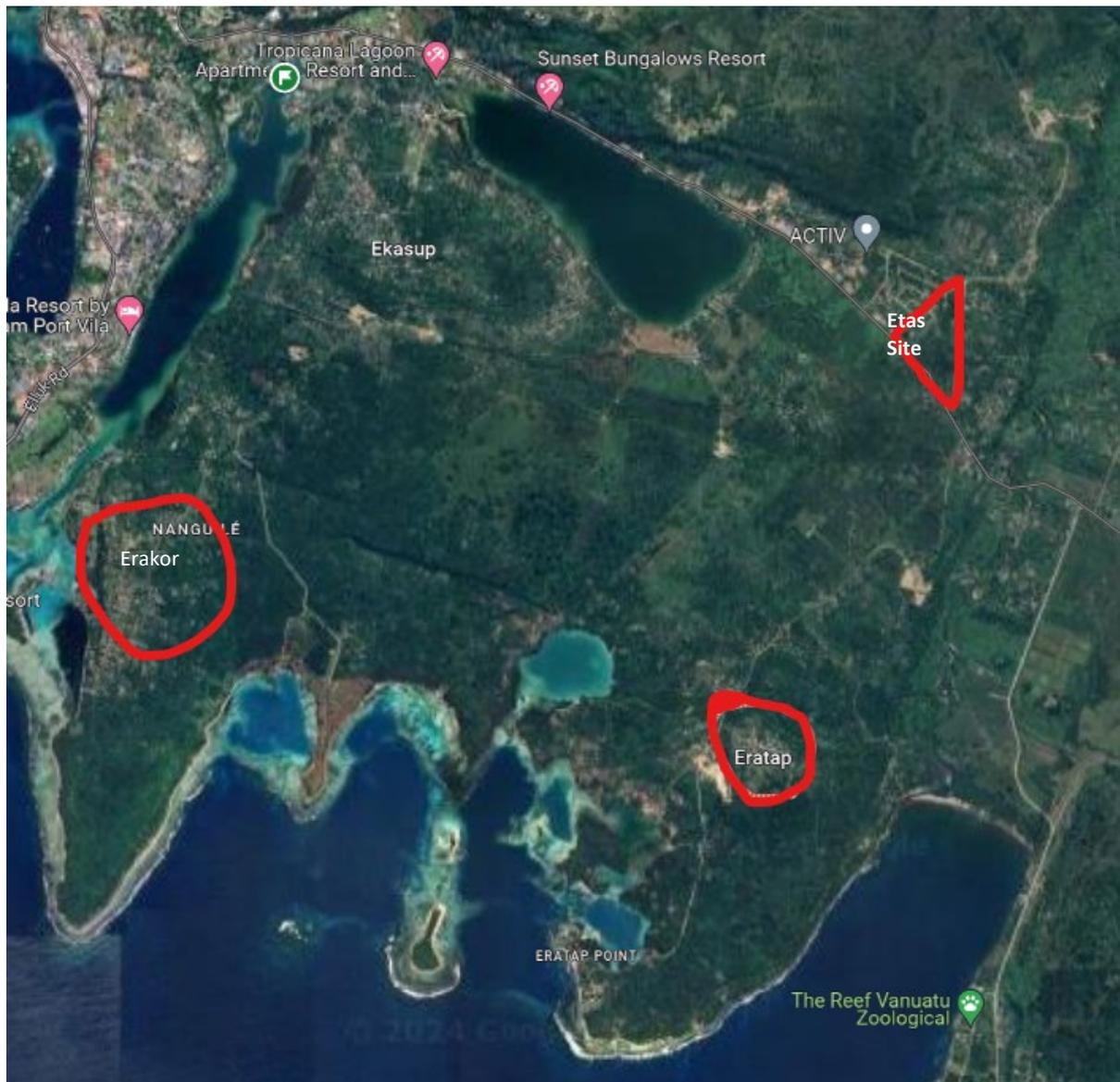
<sup>2</sup> 2001. Manning, M, Hughes, P., Making Land Work- Vol 2 – Case Study 12. Acquiring land for public purposes in Papua New Guinea and Vanuatu.

[https://www.dfat.gov.au/sites/default/files/MLW\\_VolumeTwo\\_CaseStudy\\_12.pdf](https://www.dfat.gov.au/sites/default/files/MLW_VolumeTwo_CaseStudy_12.pdf). Accessed 30.04.2024

the registered custom landowners reside in Eratap and Erakor but hold a Green Certificate for land at Etas (see Figure 2 for their location relative to the project site).

Land-related disputes further complicate the identification of rightful owners. In 2021, Vanuatu’s courts recorded 4,100 land dispute case filings, representing a 15% increase from 2020<sup>3</sup>. This growing number of legal cases underscores the complexities of land tenure in the country and the need for clear processes to resolve disputes effectively. While the Etas site has faced challenges related to claims of custom ownership – the Etas site is not under dispute.

Figure 2. Location of custom landowners (red circles) in relation to the project site (red triangle)



Source: Google Maps

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<sup>3</sup> 2022. Vanuatu Courts. 2021 – A Reflection. Chief Justice Vincent Lunabek. [www.courts.gov.vu](http://www.courts.gov.vu)

## 5.2 Land Tenure of the project site

The proposed project site is located on registered lease title **12/0923/602** held by the **Government of Vanuatu**. This title originated from a 75-year head lease initially granted to Stella Mare Limited, which provides land use rights until 2072 (with 47 years remaining). Adjacent to the site is the Stella Mare Subdivision, a residential area comprising owner-built homes.

Title 12/0923/602 was created through subdivision of the original Stella Mare lease and was transferred to the Government in 2008 (see [Annex 1 Lease Register](#)). While the site was originally earmarked for correctional services, a change in government policy occurred in December 2021 when the Council of Ministers (COM) resolved to transfer the title from the Ministry of Justice and Community Services to the Ministry of Lands and Natural Resources (MoLNR). With MoLNR as lessee, the government is positioned to proceed with subdivision development at the site.

### Custom Landowner Lessors

Under Vanuatu’s leasehold tenure system, all land remains in *custom ownership*, and any development or subdivision of such land occurs through the granting of registered leases. The Lessors—being the confirmed custom landowners—retain ownership of the underlying land and receive ongoing benefits from the lease arrangements.

The original lease for title 12/0923/602 was signed in 1997 by the Minister of Lands, acting on behalf of disputing custom landowners, in accordance with the Land Reform Act. Following the enactment of the Custom Land Management Act (2013), the custom owner lessors secured a Recorded Interest in Land or “Green Certificate”, issued by the Custom Land Management Office (CLMO).

Section 13 of the 2013 Act:

*"Custom owners whose land is already the subject of a lease before the commencement of this Act (2013), including those for which the Minister of Lands is the designated Lessor, may request the National Coordinator (CLMO) to apply section 6B of the Land Reform Act to create a Recorded Interest in Land."*

## 5.3 Custom Land Management Office Verification

On the 11 April 2025 the National Coordinator of the CLMO wrote to the Director of Lands ([Annex 4 CLMO Verification](#)) to confirm that the 20 October 2022 Green Certificate is the valid and current list of representatives of the custom owner families: **Family Kalmet, Family Kaltatak and Family Maseimerman**, as per the 2004 Eratap Land Tribunal decision. These representatives, as named in the letter from the CLMO, match those on the lease register, updated 26 August 2024. Further confirmation was received from the A/National Coordinator of CLMO on 3 September 2025 ([Annex 5](#)).

## 5.4 State Law Office (SLO) Certification of Custom Landowner Lessors

Through correspondence on 13 March 2025 the SLO confirmed that the Etas & Naisraper custom land is not in dispute. The SLO provided the following direction:

- “The Eratap Customary Land Tribunal...has determined the custom ownership of the land subject to lease to **Family Kalmet, Family Kaltatak and Family Maseimerman** (the “Eratap Tribunal decisions”).

- “Whilst there is application for review of the Eratap Island Tribunal decisions pending before the Island Court, there is no order from the court staying the effect or cancelation of that certificate and even the Eratap Tribunal decisions.
- “As such it is our considered view that the Lessors should continue to exercise their right as custom owners to give their consent in dealing with the lease to allow development to carry on.
- “However, in the meant time, it is proper that any compensations of the land subject to the lease is paid into the Customary Owner Trust Account (COTA) until such time the application for review is fully heard or we advised otherwise.”

## 5.5 Negotiated Agreements with Verified Custom Owner Lessors

Engagement with Custom Landowners for the Etas Naisraper land has been an iterative process designed to ensure that the custom owner lessors were fully informed of the objectives and design features of the proposed subdivision at Etas. The consultation and negotiation process began in November 2023 with a well-attended custom ceremony held at the subdivision site. This was followed by meetings with custom lessor representatives in January 2024 and a well-attended groundbreaking ceremony in September 2024. Consultations with Custom Landowners were held in June and July 2025 with negotiations commencing in September 2025.

Negotiations held in September and October 2025 confirmed the benefit structure for the Etas custom owners Lessors. These arrangements recognise the Lessors’ ongoing ownership, partnership and consent for development under the Land Reform Act [CAP 123], Land Leases Act [CAP 163], and Custom Land Management Act No. 33 of 2013.

**Lessors Benefit:** In accordance with section 48A(3) of the Land Leases Act, for leases created by subdivision the lessee (Government) must pay the **Lessors’ Benefit**, which represents a one-off payment to the confirmed custom owner lessors equivalent to **5% of the Unimproved Market Value (UMV)** of each newly created derivative lease. The UMV is assessed by the Valuer-General based on the undeveloped land value. This payment will be made to the verified custom owner representatives once the derivative leases have been registered and the lease instruments are in effect. This payment recognises the Lessors’ continuing ownership of the underlying land and their consent to its development, ensuring they share equitably in the benefits of the Etas Subdivision, while the remaining 95% of proceeds support project cost recovery.

**Annual Land Rent:** Annual lease rent is set and reviewed in accordance with section 39 of the Land Leases Act. For the Etas head lease annual land rent is set at VT 220,000, payable to the Lessors as an ongoing return for the use of their land.

During due diligence, it was identified that the Government of Vanuatu (GoV) was in breach of the lease agreement by failing to pay land rent to custom landowners since 2011. The outstanding amount totalled VT 3,476,678 (USD 30,500) **was subsequently settled on 11 September 2024**, with funds transferred by the MoLNR into the COTA, in accordance with Section 48A(6) of the *Land Leases Act [CAP 163]* and under instruction from the SLO (see [Annex 3 Outstanding Land Rent](#)).

Under the current SLO instruction, all custom owner payments — including outstanding rent and future head lease rent accruing during the construction period — must continue to be paid into COTA. The CLMO has verified that the legitimate custom owners and their representatives align with those named on the head lease register name. The SLO has confirmed that there is no active dispute over

the Etas Naisraper land. It is therefore anticipated that, during the construction phase, the SLO will issue a revised instruction enabling:

- a) Custom owner representatives to apply to MFEM for the release of funds from COTA, in accordance with the *Land Leases (Amendment) Act No. 20 of 2024*; and
- b) GoV to make future land rent payments directly to the custom owner representatives, once the revised instruction is received.

Once individual **derivative leases** are registered, purchasers will assume responsibility for payment of annual land rent calculated using the standard valuation formula based on the **Unimproved Land Value (ULV)** of each lot, multiplied by the prescribed **rental rate**. The Valuation Unit of the Department of Lands recommends the reserve rent rate of 0.55% of the ULV. This approach ensures that land rent remains fair, transparent, and proportionate to the value of the undeveloped land, consistent with national leasing policy and valuation practices.

**Partnership benefit:** In addition to the Lessors' Benefit and annual land rent, a **Partnership Benefit** comprised of **six derivative lease titles** has been agreed as per the legislated arrangement under Land Leases Act 48A(3). These benefits will be allocated collectively to the three custom owner families (Kalmet, Kaltatak and Maseimerman) in recognition of their cooperation and goodwill in enabling the development. Upon registration of the derivative leases, each title will be formally transferred (signed over) to the respective custom owner families, as leasehold interests may be transferred to new proprietors following registration in accordance with the Land Leases Act.

The Partnership Benefit provides a tangible and enduring stake for the Lessors in the development, reinforcing equitable benefit sharing and strengthening long-term collaboration between the custom owners and Government.

In the context of Etas, these arrangements mean that the Lessors are legitimate economic partners in the subdivision rather than passive recipients and ensures that the project delivers **inclusive and equitable outcomes** for the landowners whose land underpins the development.

## 6. SUBDIVISION OF THE ETAS LAND TITLE

The Etas land title (Lease No. 12/0923/602) is to be surrendered and subdivided into standard derivative leases for residential, commercial and special-use purposes. This section outlines the statutory approvals obtained, cadastral survey requirements, the process for surrender and subdivision, and the rationale for the adopted tenure model.

### 6.1 Statutory Approvals and Custom Owner Consent

Subdivision of any lease title in Vanuatu is subject to approval under the Land Reform Act [CAP 123], Land Leases Act [CAP 163] and the National Land Subdivision Policy (2019).

Subdivision of a **lease title** is **not permitted** without:

1. Signed consent from the custom owner lessors. Written consent to surrender and subdivide was granted by all Etas custom owner lessors in September & October 2025
2. LMPC approval of the proposed subdivision. Approval was granted 27 May 2025.

Under Section 6U(7) of the Land Reform Act, “A person must not subdivide land in a rural area unless the Minister of Lands and Natural Resources grants consent for the subdivision to occur.”

Additionally, under Section 6(11), the LMPC may only recommend approval if the application is agreed to by the confirmed custom owners.

To confirm custom ownership, the LMPC refers the application to the CLMO, which must provide a written report verifying that the developer is working with the correct custom owners. **The CLMO has confirmed the legitimate Green Certificate and rightful custom landowners**, as per their letter of 11 April 2025 (Refer [Annex 4 CLMO Verification](#)).

### 6.2 Surrender and Subdivision Approach

The existing lease, classified E. Special, which was originally issued for a corrections facility. The adopted approach is to surrender the existing head lease and subdivide into derivative leases. This approach was **approved for implementation by the Project Steering Committee** 19 Feb 2025.

Other tenure options explored included Sublease and Community Title (refer figure 4.). The PSC determined that the standard derivative lease option was most beneficial in meeting the project development objectives and providing the best opportunity to build capacity, delegate responsibility to the appropriate entities and government levels, and achieve financial and administrative sustainability for the Etas subdivision and, in the process, provide a blueprint for future low-income subdivision approaches.

### 6.3 Cadastral Plan and Survey Pegging Requirements

Under the Land Leases Act [CAP. 163] and the Land Surveyors Act, each derivative lease must be accompanied by an approved **cadastral survey plan** that defines the exact boundaries, coordinates, dimensions, and area of the leased parcel.

The cadastral plan must be based on a **ground-pegged survey** carried out by a licensed surveyor and certified by the Surveyor General. Physical pegging of all lot boundaries is a legal prerequisite to

registration, ensuring that lease boundaries correspond to the actual terrain and can withstand the indefeasibility test under the Act.

While the approved subdivision plan establishes the overall layout, it cannot substitute for a pegged cadastral survey. Therefore, prior to the registration of the Etas derivative leases, survey pegging and verification of all lot coordinates will be undertaken in accordance with standard cadastral procedures and the requirements of the National Land Subdivision Policy.

The pegged cadastral survey and preparation of certified plans form the foundation for the following **lease preparation process**.

#### 6.4 Process for Surrender and Registration of Derivative Leases

The process for surrendering the existing head lease and registering new derivative leases is governed by the *Land Reform Act [CAP 123]*, the *Land Leases Act [CAP 163]*, and the *Custom Land Management Act No. 33 of 2013*. This legislative framework ensures that subdivision and lease registration occur with the FPIC of the verified custom owner representatives and in compliance with the World Bank ESS 5.

In accordance with these requirements, the custom owner lessors—the Kalmet, Kaltatak, and Maseimerman families—have provided formal written consent to the surrender of the head lease and its subdivision into individual derivative leases. These consents were obtained in September and October 2025 following a MoLNR-facilitated negotiation and consultation process, in which the lessor benefits and entitlements were agreed.

Following earthworks, cadastral survey and ground pegging, the MoLNR, through the Department of Lands, will prepare and execute the necessary survey plans to enable the registration of the new derivative lease titles. The LMPC approval (28 May 2025) and SLO certification confirm that all preconditions for subdivision and registration have been satisfied.

Under Section 49 of the *Land Leases Act*, once the head lease is surrendered, each derivative lease will be registered in the Land Leases Register, creating individual titles for sale and allocation under the approved Standard Derivative Lease model. The lessors’ consent is again required at the stage of transferring the derivative leases to the purchasers, ensuring continued recognition of custom ownership throughout the transfer process. In accordance with Section 49(3) of the *Land Leases Act*, a lessor must not unreasonably withhold consent to a lawful transfer or dealing where the lease conditions have been met. This requirement and its procedural steps were discussed and formally agreed during the September–October 2025 negotiations with the custom owner lessors.

All statutory consents, negotiated agreements, and FPIC requirements for subdivision have now been completed. Accordingly, the Etas Subdivision meets all legal and safeguard conditions for the commencement of construction, consistent with Vanuatu legislation and the World Bank’s ESS5.

The process timeline as follows:

Lease Preparation Process	Start Date	Target Completion Date
Develop a subdivision plan.		Done
Seek <b>LMPC approval</b> under the National Land Subdivision Policy		Done

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Achieve <b>consent to surrender the existing lease and to subdivide</b>		Done
<b>Construction</b> – earthworks, cadastral survey and pegging of blocks	12 Jan 26	30 June 27
Negotiate and confirm Lease Conditions with Lessor Representatives	1 Feb 26	1 Mar 26
Prepare Lease Documents and Schedules with placeholders for title numbers + cadastral plans	1 Mar 26	1 May 26
Update and finalize Lease Documents	1 Apr 26	1 June 26
Execution of lease documents between Lessors and MoLNR (lessee)	1 July 26	1 Aug 26
Submit Lease docs for Ministerial approval and Stamp Duty	1 Aug 26	1 Oct 26
Lodge Lease docs + Surrender of Head Lease at Land Registry Office	1 Oct 26	1 Nov 26
Market and sell the subdivided standard derivative lease plots to eligible buyers.	1 Apr 26	1 May 27
Prepare Transfer of Lease instruments for execution between MoLNR and purchasers	1 Dec 26	1 Mar 27
Obtain Lessors’ Consents for the transfer of leases to respective purchasers	1 Dec 26	1 Mar 27
Execute Transfer of Lease documents between MoLNR and purchasers	1 Apr 27	1 May 27
Lodge transfer of lease documentation for registration	1 May 27	1 June 27

## 6.5 Analysis of Subdivision Lease Options

The *Etas Site Tenure and Management Analysis* report (May 2025) was prepared by the VARS Policy, Legal and Marketing team. The report evaluates three potential tenure options for the subdivision of the proposed project site, assessing their feasibility, risks, administrative burdens, and sustainability.

The **Standard Lease (Derivative Lease)** model was endorsed by the PSC as the preferred tenure approach for the following reasons:

1. **Lower Risk Profile** – assigns financial and administrative responsibility directly to individual leaseholders, avoiding government default risk.
2. **Administrative Simplicity** – uses an established, well-understood system that avoids the need for a Body Corporate or government intermediary.
3. **Financial and Operational Sustainability** – ensures transparent payment of rent and property tax by each lessee and supports Shefa Province’s revenue collection.
4. **Capacity-Building for Local Authorities** – strengthens Shefa Province’s role in land management and urban services.
5. **Replicability and Scalability** – provides a practical model for future affordable subdivisions.

### Other options considered:

- **Sublease Model:** would require MoLNR to act as intermediary for rent collection and expose Government to financial and administrative risk.
- **Community Title Model:** legally complex with no local precedent; requires a Body Corporate and long-term oversight; high financial risk if collective payments fail.

*(Refer Figure 4 – Recommendations and Options Presented to the PSC, 19 Feb 2025.)*

## Lease Tenure Options/Considerations

### STANDARD LEASE OPTION RECOMMENDED

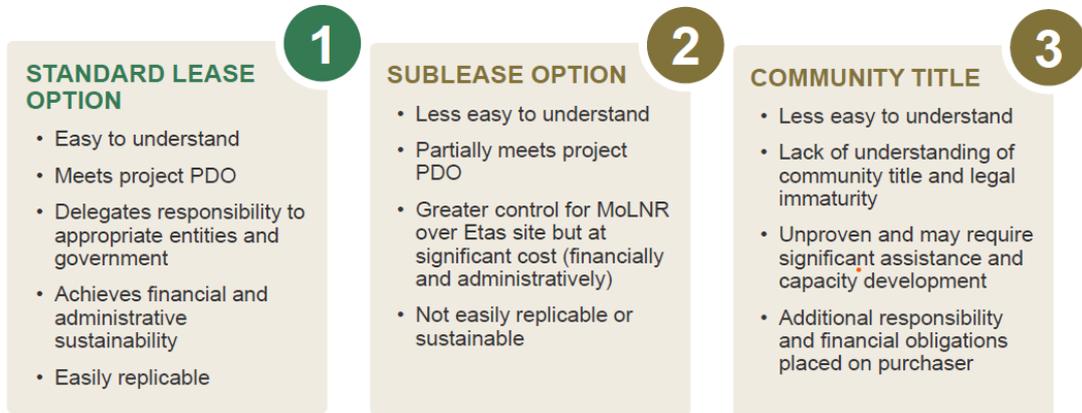


Figure 4. Recommendations and Options presented to the PSC on 19 Feb 2025

### Result

This structured approach—beginning with statutory consents, followed by cadastral pegging, formal surrender, registration of derivative leases, and allocation to eligible purchasers—ensures the Etas subdivision process is legally compliant, transparent, and replicable as a future model for affordable, resilient settlements in Vanuatu.

## 7. ETAS SALES MARKETING STRATEGY AND ELIGIBILITY CRITERIA

The Etas subdivision sales and marketing process has been developed under the Vanuatu Affordable and Resilient Settlements (VARs) Project to ensure that allocation and sale of lots are carried out in a **fair, inclusive, transparent, and sustainable** manner. The process is designed to reach the target demographic of low to lower-middle income ni-Vanuatu households, while also building public trust in government-led subdivision development.

**Etas Eligibility Criteria and Sales and Marketing Strategy:** The eligibility framework, which is the foundation for the marketing and sales approach, defines who may apply to purchase a lot and the process for fair and transparent allocation. In brief, eligible purchasers must:

- be citizens of the Republic of Vanuatu;
- be at least 18 years old at the time of application;
- not hold a green certificate or any registered lease, sub-lease or strata/community title anywhere in Vanuatu; and
- have a gross household income between VT 45,000 and VT 87,000 per month, or as revised to reflect inflation and affordability in Greater Port Vila.

These criteria are further supported by priority classes to enhance inclusivity—giving preference to

single women and widows, women applicants (individual or joint), and households residing for at least one year within the Greater Port Vila area. Allocation of lots will be determined through a public lottery, overseen by the Ministry of Lands and Natural Resources, to uphold principles of equity and transparency.

**Implementation Timeframe**

<b>Activity</b>	<b>Start Date</b>	<b>Completion Date</b>
Awareness Campaign and Pre-sales Marketing	1/Apr/26	1/Jul/26
Application Window and Application Drive	1/May/26	1/Jul/26
Eligibility Verification Period (Application Vetting)	1/Aug/26	1/Oct/26
Training Module Window: Qualification Period and post-selection awareness activities.	1/Nov/26	1/Jan/27
Confirmation of qualifications conveyancing preparation and pre-sale preparation	1/Mar/27	1/Apr/27
Finalization of sales and lease registration process	1/Apr/27	1/May/27
Post Sale Feedback and Closeout	1/May/27	1/Jun/27

## 8. PHYSICAL AND/OR ECONOMIC DISPLACEMENT

### 8.1 Custom Owner Lessors

As described in section 4.2 and 4.3 the custom landowner families do not live within or near the Etas Subdivision site. The land surrounding the site has been subdivided and leased to or held by landholders from the outer islands.

### 8.2 Socio-Economic Survey Findings

Between 29 April and 6 May 2024, a socio-economic survey (SES) was conducted with 32 households neighbouring the project site. The survey confirmed no involuntary resettlement or displacement occurred. All informal gardeners were notified and provided six months to harvest perineal and annual crops, followed by an additional two months. All households identified alternative gardening sites and reported that only banana trees had been planted, the shoots of which were transplanted to the alternative sites. This was verified during the 15 August 2024 site assessment with DEPC. Twelve gardeners were employed during site clearing activity. No compensation claims were made, and all mitigation measures under the Entitlement Matrix were achieved, ensuring compliance with ESS5.

#### Demographics of Households:

- 31 of 32 households are male-headed (ages 25–68), with most aged 40–60.
- One household is headed by a 59-year-old woman, living with her sisters (*discussed in the vulnerabilities section*).
- 16 heads of household completed primary education, and 16 completed secondary education.
- 15 heads of household are employed full-time, 7 work part-time, and 7 participate in overseas seasonal worker programs.
- Three heads of household (ages 59–68) are not working.

#### Land Use and Crop Cultivation: Of the 32 surveyed households:

- 10 households reported no crops within the project site.
- 18 households reported growing a small amount.
- 4 households reported growing significant amounts of crops.

#### Of the 4 households growing significant crops:

- All 4 consume their crops at home.
- 2 households also sell surplus crops at roadside markets.

#### Key Affected Households:

Household 10

- Headed by a 37-year-old male, living with his wife and three children.
- Primary education level employed full-time in the private sector.
- Wife occasionally operates a market stall selling crops.
- Reported market sales income: VT 20,000 per week, but also stated VT 20,000 per month, raising concerns about data reliability.

- Alternative gardening site: Household has already started planting at the Caillard Kaddour site along the ring road.

#### Household 18

- Headed by a 30-year-old male, living with his wife and five children.
- Secondary education level employed part-time in the private sector.
- Wife sells crops two days per week outside their house.
- Reported monthly market income: VT 10,000.
- Reported monthly employment income: VT 20,000+.
- Alternative gardening site: Household has started using another garden site outside the project area and is currently harvesting within the project site.
- Recommendation: This household is recommended for a manual labour contract with the site clearing and fencing contractor.

### Community Response and Adaptation

- 22 households growing crops confirmed they are no longer planting within the site and plan to harvest all remaining crops by the end of June 2024.
- Households in the northern part of the site have started planting in vacant land held by the Vanuatu National Provident Fund (VNPF).
- Households in the southern part of the site have started planting in vacant land held by Caillard Kaddour Real Estate along the Ring Road.
- No perennial crops or trees were planted, except banana trees, which will be transplanted to the new garden sites.

### Vulnerabilities

One female-headed household was identified, led by a 59-year-old woman separated from her husband.

- Lives with her adult son, his wife and four children, alongside her two sisters and their husbands.
- The son is employed full-time as a tradesman, supporting the household.
- The household grows manioc, taro, and sweet potato within the project site and an alternative site.
- Crops are for household consumption only, not for sale.
- The household has begun planting in VNPF land near their home and was able to harvest remaining crops from the project site.
- Expressed gratitude for the project, recognizing that the site is government-held land and will provide valuable services to the community.

### Entitlements and Compensation

According to the **Entitlement Matrix**, affected parties are entitled to:

- Harvest crops before site clearance.
- If unable to harvest, receive compensation at replacement cost.
- For perennial crops and trees, compensation includes income loss until new crops produce an equivalent yield.

- ✓ All households have been fully informed about the project.
- ✓ They have been given six months (from the cut-off date) plus an additional two months (since the SES survey) to harvest crops.
- ✓ All households have access to alternative garden sites.
- ✓ All affected households report they were able to harvest all crops.
- ✓ 12 households secured employment during the clearing and fencing sub-activity.

**Conclusion of Socio-economic Survey**

- The displacement impact is limited, with most households having alternative gardening sites.
- Two households (HH 10 and HH 18) reported selling crops but have already begun transitioning to new garden locations.
- One vulnerable household (female-headed) has secured an alternative gardening site and is not financially dependent on crops.
- No claims for compensation have been reported, as all affected households have sufficient time and space to relocate their gardening activities.
- All households have been adequately informed and provided with clear timelines for site clearance.

## 9. CONCLUSION OF LAND DDR

The verification and due diligence process for the Etas Subdivision has confirmed that all statutory, procedural, and safeguard requirements for surrender of the head lease and commencement of subdivision construction on custom land have been satisfied.

Verification has been completed by the mandated authorities under the *Land Reform Act [CAP 123]*, *Land Leases Act [CAP 163]*, and *Custom Land Management Act No. 33 of 2013*, with full documentation of custom ownership, FPIC, valuation, lessor benefits and entitlements and legal review. The table below summarises the key instruments, approvals, and confirmations that underpin the tenure integrity of the Etas site and demonstrate compliance with both Vanuatu law and the World Bank's ESS5.

### Summary – Etas Subdivision Land Due Diligence

<b>Instrument / Process</b>	<b>Purpose</b>	<b>Responsible Authority</b>	<b>Relevant Legal Basis</b>	<b>Status / Reference</b>	<b>Date Completed</b>
<b>Custom Ownership Verification (Green Certificate &amp; Lease Register)</b>	Confirm legitimate custom owners of Etas Naisraper land (Kalmet, Kaltatak, Maseimerman families)	CLMO, MoLNR, SLO	Custom Land Management Act No. 33 of 2013, s.6B–6G	Custom ownership confirmed; Green Certificate issued	Completed 11 Apr 2025 & 13 Mar 2025
<b>CLMO Confirmation of Developer Engagement</b>	Verify that MoLNR negotiate with correct and verified custom owners	CLMO	Land Reform Act [CAP 123] (as amended 2013), s.6J(1)–(5)	Confirmation letter provided	Completed 11 Apr 2025
<b>Custom Owner Consent to Subdivide</b>	Secure written consent from all verified lessor representatives to surrender & subdivide	Custom Owner Representatives / MoLNR	Land Reform Act [CAP 123] s.6J(5)–(7)	Signed consent agreement lodged	Completed Sept–Oct 2025
<b>Subdivision Application to LMPC</b>	Approval to subdivide registered lease 12/0923/602	Land Management and Planning Committee (LMPC)	Land Reform Act [CAP 123] s.6U(7); Land Leases Act [CAP 163] s.12(3)	Approved (Minute No. LMPC 05/25)	Approved 28 May 2025
<b>Valuation and Lessor Benefit Assessment</b>	Determine unimproved market value (UMV) and lessor benefit entitlements	Valuer-General / MoLNR	Land Leases Act [CAP 163] s.48A(3)	5% of UMV confirmed as lessor benefit	Agreed Sep – Oct 2025

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<b>Annual Rent</b>	Confirm rent payment	Valuer-General	Land Leases Act [CAP 163] s.39 & 39A	Outstanding Land Rent paid into COTA  Annual land rent to be paid by GoV during construction  Annual land rent to be paid by derivate lease holders	Paid 12 Sep 2024  To be paid 2026 - 2027  To be paid at point of purchase onwards
<b>Partnership Benefit Agreement</b>	Allocation of 6 residential lots to custom owners	MoLNR and Custom Owner Representatives	Land Leases Act [CAP 163] s.48A(3)	Agreement signed and witnessed	Agreed Sep - Oct 2025
<b>Physical Site Verification</b>	Confirm absence of dwellings and physical displacement	Department of Environmental Protection & Conservation (DEPC)	ESS5; Land Reform Act [CAP 123]	Site verified vacant; informal gardens only, socioeconomic survey	Completed 15 Aug 2024
<b>Environmental and Social Screening</b>	Verify consistency with ESMF/ESS5 and confirm no resettlement	World Bank/ DEPC	World Bank ESS5 and Environmental Management and Conservation Act [CAP 283]	Screening cleared; DDR endorsed for disclosure; EP issued; ESMP disclosed	Screening cleared 04 July 2024  DEPC Enviro Permit granted 26 Sep 2025  ESMP disclosed July 2025

**Summary Findings**

- Custom Ownership and Consent**  
 The Etas Naisraper land has been conclusively verified as belonging to the *Kalmet, Kaltatak* and *Maseimerman* families through the 2004 Eratap Land Tribunal determination and the Green Certificate issued by the CLMO on 11 April 2025. All recognised lessor representatives have provided written consent to the surrender and subdivision of the head lease, confirming free, prior and informed consent to the proposed development in accordance with the *Land Reform Act [CAP 123]* and the *Custom Land Management Act No. 33 of 2013*.
- Legal and Procedural Compliance**  
 The subdivision was reviewed and approved by the LMPC on 28 May 2025 and the SLO has

confirmed absence of any active land dispute. The amendment to the Surveyors Regulation has been gazetted to enable a smaller lot size of 400 m<sup>2</sup>. All procedural steps required under the *Land Leases Act [CAP 163]* and associated regulations for surrender and registration of derivative leases have been satisfied.

- **Lessor Entitlements and Benefit Distribution**

In accordance with section 48A(3) of the *Land Leases Act [CAP 163]*, the lessors will receive 5 percent of the unimproved market value of each derivative lease as a one-off lessor’s benefit. The annual head-lease rent has been confirmed by the Valuer-General, and all rent arrears were paid into COTA in September 2024 under SLO instruction in accordance with Section 48A(6). A partnership benefit allocating six derivative lease titles to the three custom owner families has also been agreed and will sign over to the three custom owner families once the leases are registered. All arrangements comply with the *Land Leases (Amendment) Act No. 20 of 2024*, which governs the administration and disbursement of lease revenues held in trust. There are no statutory provisions requiring redistribution of lease revenues among all members of the wider ownership group; internal sharing remains subject to customary practice and agreement among the verified custom owners.

- **Physical and Social Due Diligence**

The ten-hectare site is vacant and free of dwellings or structures. Informal gardeners identified during the 2024 socio-economic survey were notified and provided adequate time to harvest crops and alternative garden plots were identified as verified by the DEPC site assessment in August 2024. Twelve gardeners have been engaged as site-clearing workers. No physical or economic displacement requiring resettlement has been identified.

- **Safeguard and Disclosure Compliance**

The due-diligence process aligns with ESS5, ensuring that land acquisition and subdivision have been undertaken voluntarily, transparently, and without adverse impacts on vulnerable groups. ESIA and ESMP have been disclosed and an Environmental Permit have been issued by the DEPC.

Based on the verified documentation, negotiated agreements, and institutional clearances summarised above, the Etas Subdivision satisfies the national legislative and safeguard requirements for implementation under the VARs Project. The process has confirmed that:

- Custom ownership is lawfully recorded and undisputed;
- All custom owner lessors have freely consented to the subdivision and lease creation (construction);
- Land valuation, rent, and benefit-sharing arrangements comply with statutory provisions; and
- No involuntary resettlement or outstanding compensation claims exist on the project site.

Accordingly, the Ministry of Lands and Natural Resources confirms that the Etas Subdivision represents a legally valid, transparent, and socially responsible basis for development of the pilot affordable and resilient settlement under the Vanuatu Affordable and Resilient Settlements (VARs) Project. All conditions required to **commence construction** are in place and compliant with **Vanuatu legislation and the World Bank’s ESS 5**.

**Annex 1. Etas Lease Register and Land Title**

**LANDS REGISTRY  
BUREAU DE L'ENREGISTREMENT ET DES HYPOTHEQUES**

SAC POSTAL PRIVE 9026  
PORT VILA – VANUATU

PRIVATE MAIL BAG 9026  
PORT VILA – VANUATU

**ADVICE OF REGISTRATION OF A DEALING  
AFFECTING REGISTERED LAND  
AVIS D'ENREGISTREMENT D'UNE OPERATION  
INTERESSANT UN FONDS DE TERRE IMMATRICULE**

Application Number : 1204/2008 & 1205/2008

*No. de la demande :*

Name of Registered Proprietor(s) : 1. STELLA MARE LIMITED  
*Non du / des Proprietaires* 2. GOVERNMENT OF REPUBLIC OF VANUATU represented  
By THE MINISTRY OF JUSTICE & SOCIAL WELFARE (FOR  
DEPARTMENT OF CORRECTIONAL SERVICES

Title(s) affected :  
*Titre(s) intéressé(s) :*

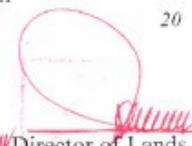
12/0923/602	

Particulars of dealing or other  
matters registered :

*Renseignements concernant l'opération ou  
Les autres dispositions enregistrées :*

Priority <i>Ordre des Inscriptions</i>	Nature <i>Nature</i>	Other Particulars <i>Reneseignements complémentaires</i>
1	Special Lease	Dated 17 <sup>th</sup> March 2008 made between THE MINISTER OF LANDS AND NATURAL RESOURCES and STELLA MARE LIMITED.  Lease for 75 Years.
2	Transfer of Lease	Dated 18 <sup>th</sup> March 2008.  FROM (1): STELLA MARE LIMITED  TO (2): GOVERNEMENT OF REPUBLIC OF VANUATU REPRESENTED BY THE MINISTRY OF JUSTICE & SOCIAL WELFARE (FOR DEPARTMENT OF CORRECTIONAL SERVICES) .

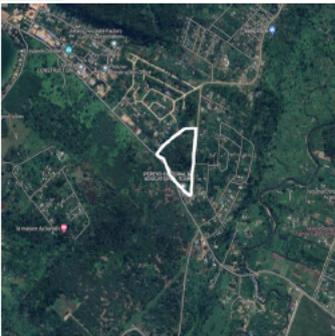
Date Registered 23<sup>rd</sup> of April 2008  
*Date d'enregistrement :*

  
Director of Lands Records  
*Directeur de l'enregistrement et des Hypothèques*

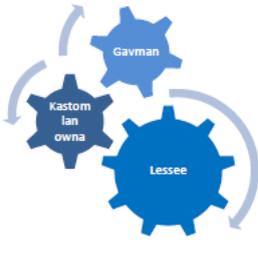
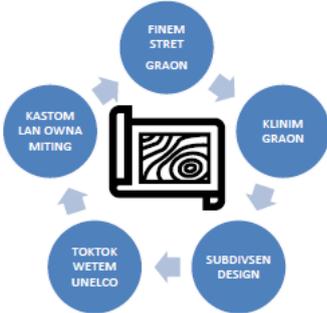
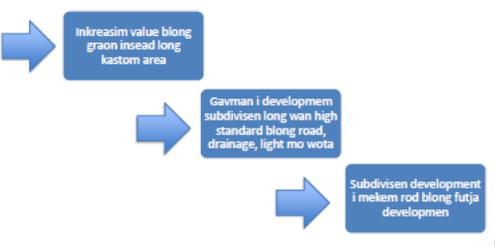
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**Annex 2. Briefing to Custom Owner Lessors Representatives**

<p><b>Vanuatu Affordable and Resilient Settlements Project (VARS) Etas Subdivision</b></p> <p>Ministry of Lands and Natural Resources Lessor Representative Briefing June 17, 2025</p> 	<p><b>Agenda Blong Briefing</b></p> <ul style="list-style-type: none"> <li>Kastom Landowner acknowledgement</li> <li>Introdaksen mo balgron blong Projek</li> <li>Objective blong projek</li> <li>Wok kasem nao ia</li> <li>Key Features blong subdivsien</li> <li>Role blong kastom lan owna</li> <li>OI benefit blong projek</li> <li>Nekis steps</li> </ul> 
<p><b>Kastom Landowner Acknowledgment</b></p> <ul style="list-style-type: none"> <li> Green certificate issuance</li> <li> Lease rectification</li> <li> Identification of lessor representatives</li> </ul> 	<p><b>Subdivsien Plan Overview</b></p>  
<p><b>Introdaksen blong Projek</b></p> <ul style="list-style-type: none"> <li>Gavman i lidim projek wetem ol patna blong developmen</li> <li>Projek i luk save 'urbanization' blong Port Vila mo nid blong sapotem ol haosing we i no sas tumas mo i strong long taem blong disasta</li> <li>Gavman bae i wok tugeta wetem ol kastom lan owner blong lease</li> </ul> 	<p><b>OI Objektif blong Projek</b></p> <ul style="list-style-type: none"> <li>Improvem infrastructure mo services blong ol existing settlement long Port Vila</li> <li>Improvem infrastructure mo services blong ol existing settlement long nuifala subdivision</li> <li>Strethenem land planning mo capacity blong Ministri</li> <li>Provaedem haosing we i sef mo i no sas tumas</li> <li>Respektem mo involvem ol kastom lan owner</li> <li>Buildim infrastraka we i save stanap long ol bigfala win mo flod</li> </ul> 
<p><b>Vanuatu Affordable and Resilient Settlements Projek (VARS)</b></p> <p><b>VARS Project Components and Sub-components</b></p> <ul style="list-style-type: none"> <li><b>Component 1: Affordable and Resilient New Settlement Development</b> <ul style="list-style-type: none"> <li>1.1 Resilient new settlement development</li> <li>1.2 Institutional and systems strengthening for future settlement planning and development.</li> </ul> </li> <li><b>Component 2: Affordable and Resilient Settlement Upgrading</b> <ul style="list-style-type: none"> <li>2.1 Resilient settlement upgrading</li> <li>2.2 Sustainable Urban Drainage for settlements</li> <li>2.3 Institutional and systems strengthening for upgrading unplanned settlements.</li> </ul> </li> <li><b>Component 3: Strengthening Institutional Capacity for Implementation and Sustainability</b></li> <li><b>Component 4: Contingent Emergency Response (CERC)</b></li> </ul>  	<p><b>Projek Location: From wanem Etas?</b></p> <ul style="list-style-type: none"> <li>Existing lease wetem Gavman as lessee.</li> <li>Site identified for correctional servis but oli no usum yet.</li> <li>Klosap long town wetem ol rod mo services, growing population mo subdivsien area.</li> <li>Low disaster risk mo suitable blo subdivsien wetem tingting blong provaedem low-income famil wetem janis blong pem graon.</li> </ul> 

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<p><b>Ting ting blong Subdivisen</b></p>  <ul style="list-style-type: none"> <li>• Model subdivisen</li> <li>• Showem opportunity long ol developa mo kustom lan owna blong nufala subdivisen long Efate mo Vanuatu</li> <li>• Givim janis long low-income man mo woman blong pem graon</li> <li>• Givim janis long gavman i luk long housing mo services long area blong Port Vila mo South Efate.</li> </ul> 	<p><b>Wok kasem nao ia</b></p>  
<p><b>Key Features blong subdivisen</b></p> <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 5px; width: 30%;">130 residential lots</div> <div style="border: 1px solid black; padding: 5px; width: 30%;">6 difren lots blo grin space mo market</div> <div style="border: 1px solid black; padding: 5px; width: 30%;">wota, rod access, drainage mo grin space</div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 5px; width: 45%;">Community spaces (parks mo market)</div> <div style="border: 1px solid black; padding: 5px; width: 45%;">Climate-resilient and sustainable planning</div> </div> 	<p><b>Role blong kustom lan owna (lessor representative)</b></p> <ul style="list-style-type: none"> <li>• Participation insaed long lease process</li> <li>• Agreement lo land subdivision mo lease terms             <ul style="list-style-type: none"> <li>◦ konsent blong surrender blong head lease</li> <li>◦ Konsent blo lease creation,</li> <li>◦ konsent blong transfer</li> </ul> </li> <li>• Supportem fair mo transparent benefit-sharing</li> </ul> 
<p><b>OI Benefit blong Projek Blong ol lan owna</b></p>  	<p><b>Nekis Steps</b></p> <ul style="list-style-type: none"> <li>• Gavman i mit wetem lessor respresentatives</li> <li>• Gavman i givim information long projek</li> <li>• Gavman i harem ting ting blong lessors</li> <li>• Gavman i rekwestem konsent blong lessor blong mekem subdivision</li> </ul> 

FOR PUBLIC DISCLOSURE

**Annex 3. Outstanding Land Rent**

REPUBLIQUE DU VANUATU  
 Département des Terres,  
 Arpentage et Registre foncier  
 MINISTERE DES TERRES ET  
 RESSOURCES NATURELLES



REPUBLIQUE DU VANUATU  
 Department of Lands,  
 Land Survey and Land Records  
 MINISTRY OF LANDS  
 AND NATURAL RESOURCES

**Statement of Transaction History**

As at Tuesday, May 7, 2024

Reference: 12/0923/602

**Transaction History**

Title Number	Debtor Code	Account Name	Invoice Number	Rent Period	Total Amount	Paid Amount	Balance
12/0923/602	MIN-JUS	MINISTRY OF JUSTICE & SOCIAL WELFARE	LR1910134	2019	VT253,000	VT0	VT253,000
12/0923/602	MIN-JUS	MINISTRY OF JUSTICE & SOCIAL WELFARE	LR1810134	2018	VT247,500	VT0	VT247,500
12/0923/602	MIN-JUS	MINISTRY OF JUSTICE & SOCIAL WELFARE	LR1810134A	2018	VT5,500	VT0	VT5,500
12/0923/602	MIN-JUS	MINISTRY OF JUSTICE & SOCIAL WELFARE	LR1710134	2017	VT247,500	VT0	VT247,500
12/0923/602	MIN-JUS	MINISTRY OF JUSTICE & SOCIAL WELFARE	LR1610134	2016	VT247,500	VT0	VT247,500
12/0923/602	MIN-JUS	MINISTRY OF JUSTICE & SOCIAL WELFARE	LR1510134	2015	VT247,500	VT0	VT247,500
12/0923/602	MIN-JUS	MINISTRY OF JUSTICE & SOCIAL WELFARE	LR1410134	2014	VT247,500	VT0	VT247,500
12/0923/602	MIN-JUS	MINISTRY OF JUSTICE & SOCIAL WELFARE	LR1310134	2013	VT247,500	VT0	VT247,500
12/0923/602	MIN-JUS	MINISTRY OF JUSTICE & SOCIAL WELFARE	LR1210134	2012	VT247,500	VT0	VT247,500
12/0923/602	MIN-JUS	MINISTRY OF JUSTICE & SOCIAL WELFARE	LR1110134	2011	VT247,500	VT0	VT247,500
12/0923/602	MIN-JUS	MINISTRY OF JUSTICE & SOCIAL WELFARE	LR1010134A	2010	VT-246,822	VT-246,822	VT0
12/0923/602	MIN-JUS	MINISTRY OF JUSTICE & SOCIAL WELFARE	LR1010134	2010	VT247,500	VT246,822	VT678

**Total Outstanding: VT2,239,178**

Tuesday, May 7, 2024

FOR PUBLIC DISCLOSURE

Land Rent Receipt of Payment

GOVERNMENT OF VANUATU JOURNAL DETAIL

Unposted Journal Detail

Report Run Date: 11/09/2024 15:27

Ledger Entity	Journal ID	Effective Date	Journal Sequence	Suspense Sequence	Accrual Reversal
V	INTER DEPT 650	22/08/2024	0	0	N

Journal Description: Pmnt for land acquisition at Teouma  
 Journal Type: General  
 Amount Class Type 1: ACTUAL Type 2:  
 Override Books: No  
 Adjustment Period: 0  
 Accrual Reversal Date: 1/01/1900  
 Journal Status: Pending Approval  
 Journal Source: Ledger  
 Voucher Number: 24-004589  
 Source Document Key:

Unposted Journal Lines Detail

Jrnl Line	Description	Ent	Fund	Dept	Activity	Account	Job Code	Project	Location	Debit Amount	Credit Amount
1	Pmnt for land acquisition at Teouma	V	2	6503	MLBA	8CLC	TF0045		EF D VUV	3,476,678	0
2	Pmnt for land acquisition at Teouma	V	5	990	9999	3700	TF0045		EF C VUV	0	3,476,678
Totals For Journal										3,476,678	3,476,678

- End of Report -

ENTERED BY: Mathias N. I

DATE: 11/09/24

APPROVED BY:

DATE:

*[Signature]*  
12/09/24



FOR PUBLIC DISCLOSURE

GOVERNMENT OF VANUATU  
GENERAL JOURNAL ADJUSTMENT VOUCHER

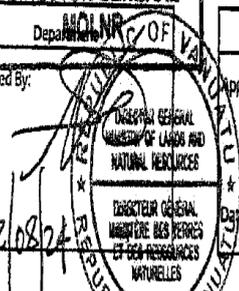
Entity:  V Journal ID:  Effective Date:  Seq:  Journal No:

Journal Description: Payment of Land Acquisition located in Teoma.

Journal Comments: To debit Acquisition funds & Credit COTA being for claimants. Accrual Journal: Y/N

DETAILS	ACCOUNT NUMBER						DEBIT AMOUNT VT	CREDIT AMOUNT VT
	Fund	Sub	Activity	Account	Project	Loc		
Claimants Benefits	2.6508		MLBA	TF0045			3,476,678	
				VCLC	TF0045			
Claimants Benefits	5.990	9999		TF0045			3,476,678	
				4445				
				5300				

10/09/24

WILLIAM NASAK DIRECTOR GENERAL Department of Finance		TOTALS IN VATU: <u>3,476,678</u> <u>3,476,678</u>	
Approved By:  Date: <u>29/08/24</u>	Approved By: <input type="text"/> Date: <input type="text"/>	Entered By: <input type="text"/> Date: <input type="text"/>	

FOR PUBLIC DISCLOSURE

**Annex 4. CLMO verification of certificate of recorded interest**

REPUBLIC OF VANUATU  
CUSTOM LAND MANAGEMENT  
OFFICE,  
MINISTRY OF JUSTICE & COMMUNITY  
SERVICES  
PMB 9008, PHONE (678) 36176  
LUGANVILLE SANTO



RIPABLIK BLONG VANUATU/ REPUBLIQUE DE  
VANUATU  
OFIS BLONG KASTOM KRAON/ BUREAU DE  
TRIBUNAL DE TERRE  
MINISTRI BLONG JASTIS MO OL KOMUNITI  
SEVIS  
PMB 9008 PHONE (678) 36176  
LUGANVILLE SANTO

MINISTRI OF JUSTICE AND COMMUNITY SERVICES/ MINISTERE DE LA JUSTICE & SERVICES DU  
COMMUNAUTE

11 April 2025

Gordon Willie  
Director  
Department of Lands  
Port Vila

Dear Sir,

**SUBJECT: CONFIRMATION OF THE CERTIFICATE OF RECORDED INTEREST IN  
LAND FOR ETAS& NAISRAPER CUSTOM LAND, EFATE, SHEFA**

We write in reference to the above matter.

The office of the Customary Land Management writes to confirm that a certificate of recorded interest in land was issued on 28<sup>th</sup> of July 2014 to Family Maseirmermerman and Eratap and Bufo Tribe represented by chief Jack Kalon and Chief Andrew Bakoa Kalpoilep as true Custom Owners of Etas & Naisraper custom Land. Since then, there have been changes to the certificate of recorded interest in land representatives under the Land Reform Act Section 6 (h), leading up to the most recent and still current certificate of recorded interest in land for Etas & Naisraper Custom land that was issued on 20<sup>th</sup> of October 2022.

The updated certificate of recorded interest in land for Etas & Naisraper custom land issued dated 20<sup>th</sup> of October 2022, was issued to Kalmet Family, Kaltatak Family and Maseirmerman family of Efate Island represented by Andrew Willy Laklokai, Samuel Andrew, Jack Noris Kalmet, Kalkot Kaltatak, Joseph Kaltapas, Charles Kalkot, Charlot Nawen Maseirmerman, Kalseirei Yona Rutau, Kalwat Joseph and John Markal as true Custom Owners of Etas & Naisraper custom land.

Should you need further clarification, do not hesitate to contact the Office of the National coordinator on #27297.

We thank you for your understanding.

Yours faithfully

  
Denson Damien Boe  
Acting National Coordinator  
Customary Land Management Office (CLMO)

FOR PUBLIC DISCLOSURE

**Annex 5. CLMO verification of custom owners**

REPUBLIC OF VANUATU  
CUSTOM LAND MANAGEMENT  
OFFICE,  
MINISTRY OF JUSTICE & COMMUNITY  
SERVICES  
PMB 9008, PHONE (678) 27297  
PORT VILA



RIPABLIK BLONG VANUATU/ REPUBLIQUE DE  
VANUATU  
OFIS BLONG KASTOM KRAON/ BUREAU DE  
TRIBUNAL DE TERRE  
MINISTRI BLONG JASTIS MO OL KOMUNITI SEVIS  
MINISTERE DE LA JUSTICE & SERVICES DU  
COMMUNAUTE PMB 9008 PHONE (678) 27297  
PORT VILA

03<sup>rd</sup> September 2025

**Director Lands**  
Lands Department  
Port Vila

Dear sir,

**Re: Certificate of Recorded Interest in Land – Naisraper & Etas Custom Land**

We write in response to the above matter.

The Office of the National Coordinator wishes to inform you that Naisraper & Etas Custom Land has been issued a Certificate of Recorded Interest in Land based on the Eratap Village Land Tribunal decision dated 18th May 2004.

Attached to this letter is a copy of the Certificate of Recorded Interest in Land, which we confirm remains effective since the date of issuance.

The certificate was issued to the Kalmet Family, Kaltatak Family, and Maseimerman Family. There has been some dispute concerning the family representatives, and we confirm that this is an internal family matter to be resolved among them. Please note, the certificate itself has not been cancelled; rather, the families are required to clarify their respective representatives.

According to the three declared families, only the Maseimerman Family currently has issues related to family representation, while the Kalmet and Kaltatak families' representations remain undisputed.

For any developments arising within the declared area, please consult our office prior to proceeding. Our office is actively working with the Maseimerman Family to resolve this issue to facilitate future development within the area.

We appreciate your understanding in this matter. Should you require any further information regarding Naisraper & Etas, please do not hesitate to contact us via email at [tealick@vanuatu.gov.vu](mailto:tealick@vanuatu.gov.vu) or by phone at 27297.

Thank you

Yours faithfully,

**Daniel Denson Boe**  
Acting National Coordinator  
Custom Land Management Office



FOR PUBLIC DISCLOSURE

### Annex 6. LMPC Approval of Subdivision



FOR PUBLIC DISCLOSURE

**Annex 7. Land Surveyors Regulations (Amendment) Order No. 117 of 2025**

**RÉPUBLIQUE  
DE  
VANUATU**  
*JOURNAL OFFICIEL*



**REPUBLIC  
OF  
VANUATU**  
*OFFICIAL GAZETTE*

24 JUN 2025	NO. 54	24 JUNE 2025
<p><b><u>SONT PUBLIES LES TEXTES SUIVANTS</u></b></p> <p><b><u>LOI</u></b></p> <p>LOI N°8 DE 2025 RELATIVE AUX COMMUNICATIONS NUMÉRIQUES PRÉJUDICIAIBLES (MODIFICATION)</p> <p>LOI N°9 DE 2025 SUR LES JOURS FÉRIÉS (MODIFICATION)</p> <p>LOI N°11 DE 2025 SUR LES FRAIS ET INDEMNITÉS DES MEMBRES DU PARLEMENT (MODIFICATION)</p> <p>LOI MODIFICATIVE N°19 DE 2025 (DISPOSITIONS DIVERSES)</p> <p><b><u>ARRÊTE</u></b></p> <p>ARRÊTÉ N°118 DE 2025 SUR L'APPROBATION DU TEXTE FRANÇAIS DE L'ÉDITION CONSOLIDÉE 2025 DE LA LOI SUR LE COMMERCE ÉLECTRONIQUE</p>		<p><b><u>NOTIFICATION OF PUBLICATION</u></b></p> <p><b><u>ACT</u></b></p> <p>HARMFUL DIGITAL COMMUNICATIONS (AMENDMENT) ACT NO. 8 OF 2025</p> <p>PUBLIC HOLIDAYS (AMENDMENT) ACT NO. 9 OF 2025</p> <p>PARLIAMENT (MEMBERS' EXPENSES AND ALLOWANCES) (AMENDMENT) ACT NO. 11 OF 2025</p> <p>STATUTE LAW (MISCELLANEOUS PROVISIONS) ACT NO. 19 OF 2025</p> <p><b><u>ORDER</u></b></p> <p><b><u>LAND SURVEYORS ACT [CAP 175]</u></b></p> <ul style="list-style-type: none"> <li><b><u>LAND SURVEYORS REGULATIONS (AMENDMENT) ORDER NO. 117 OF 2025</u></b></li> </ul>

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**Annex 8. Summary of Consultations**

<b>Consultations</b>		
<b>Objectives</b>	<b>Key Contact &amp;/or Participants (m/f)</b>	<b>Dates</b>
Consultation to inform the Etas gardeners and local community that the project would be using the greenspace. The gardeners were advised to not plant any new crops or trees as the project was planning to start in 2023.	Rex Tari, MoLNR Lands Compliance Officer, Jennifer Manua, QCL Social Officer, spoke with families from Tanna and SE Ambrym households neighboring the Etas site. Jack Amos was community rep. 4 M / 6 W	10 May 2022
Etas Community and Leaders were consulted regarding the Etas greenfield planned investment.	Local Chiefs representing SE Ambrym & Buninga and 6 women, met with Custom Landowner Sam Kalpoilep and MoLNR represented by; Jeff Malmangrou, Project Officer, A/DG Erickson Sammy, Director Gordon Willie, Jay Hinge Executive Officer and PMU 6 M / 6W	31 Oct 2023
Custom Ceremony with Chiefs and Etas Custom Landowners to give thanks for the Subdivision greenspace and to disclose and socialize the cut-off date.	Cliffson Kalarus Eratap Custom Landowner Representative, Malvatumauri President Chief Raven Paul Robert and CEO Chief Pierre Tom and Vaurisu Chairman Chief Poilapa. Met with MIA A/DG Leith Veremaita, MFEM A/DG Tony Sewen, MoLNR; Jeff Malmangrou, Project Officer, A/DG Erickson Sammy, Director Gordon Willie, Jay Hinge Executive Officer, PVCC A/Town Clerk Mandes K Tangaras, Shefa A/SG Liah Kaltoi, DUAP Jenny Naki, and members of the local community. 19 M / 9 W	23 Nov 2023
Meeting with Land Management Planning Committee	Felix Nguango – Department of Fisheries, Damian Hinge – DEPC, Juanita Andrew – Dept of Meteorology and Geo-Hazards, Rosine Buletare – Geology and Mines Unit, Samanda Vinbel – Dept of Urban Affairs and Planning, Ronson Aru – Dept of Lands, Jim Tabi – SPGC, Edson Willie – Vanuatu Cultural Centre 4 M / 3 W	22 Jan 2024
Consultation with Eratap Representatives to disclose the Etas greenfield planned investment.	Kalserei Jonah- Eratap Village, Chief John Tau – Eratap Village, Chief Charlot Nawen Maseimerman (Erakor Chief), Johnston Kalman – Eratap Community Samuel Kaltabang- Spokesman of Chief Maseimerman (Erakor Village) met with Erickson Sammy -A/DG- MOLNR	31 Jan 2024

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	Gordon Willie- Director Lands, Jeff Malmangrou- PO MOLNR, Darren Fatu- Lands Officer , Alick Kalmelu- LMPC Chairman and the PMU	
Consultation with Eratap representatives regarding the Etas greenfield planned investment.	Johnstone Tau met with MoLNR A/DG Erickson Sammy and Director of Lands Gordon Willie and the PMU 10 M / 0 W	9 Feb 2024
Consultation with Shefa Province in preparation for socio-economic survey of Etas community	A/SG Shefa Liah John Kaltoi, Administrator Shefa Ali Nangof, Eratap Area Administrator Jason Kalman, Eratap Village Council Chairman Kalorus Kalkau, Presbyterian Church Pastor Songi Worman, PMU. 4 M / 2 W	26 April 2024
Consultation with Etas gardeners and local community to socialize the upcoming socio-economic survey.	Stacey George, Rose Tomaki, Claude Takahne, Serima Ambong, Yvanna Albert, Alick Albert, Renata Albert, Chief Sam Kalpoilep  4 M / 10 W	29 April 2024
32 x Socio-economic surveys conducted. Help Desk socialized, Help Desk forms and brochures distributed.	Alick Albert, Yvanna Albert, Sereima Ambong, Rose Tomaki, Stacey George, Baptista Relie, Reuben Albert, Sisie Tamar, Edwin David, Diana Woremal, Paul Wari, Emmy Ores, Marie Ezekiel, Helen Jimmy, Meriam Allan, Precilla Nohe, Leinoa Tony, Nickson Nohe, Hark James, Angela Aaron, Martha Shem, Susan Mete, Essy Bahor, Rael Edwin, Hilda Still, Estella John, Willie Tataki, Tusa Marango, Margareth Roma, Martha Sano, Catherine Samuel, Mariana Shem, 7 M / 25 W	30 April – 06 May 2024
Met with new SG of Shefa Provincial Council to provide project briefing and encourage involvement of Chiefs & Prov Council in ongoing consultations at Etas	Secretary General (SG) of Shefa Provincial Council Lionel Kaluat	19 June 2024
Etas Site Assessment for Subcomponent 1.1 Clearing environment permit – with DEPC	DEPC: Damien Hing Compliance Officer & Gideon Silas, EIA Officer Geo & Mines: Michel Leodoro Geoscientist & Stanley David Compliance Officer.	12 July 2024

	PWD: Nathaniel Kouh Environment Officer & Nathan Tabi Principal Engineer / Road Administrator & PMU 2 W & 6 M	
Resolving questions around green certificates pertaining to Etas	Director General for Ministry of Justice and Community Services, Arthur Faerua and Min of Justice First Political Advisor Russel Nari and PMU 4 M & 1 W	15 July 2024
Confirmation of green certificate pertaining to Etas.	Mr. John Nalwang, National Coordinator Customary Lands Management Office (CLMO) Ministry of Justice & Community Services and PMU 4 M & 1 W	16 July 2024
Consult on environmental impacts of proposed Etas subdivision	DEPC A/Director Rolenas Tawie, A/Principal Officer Biodiversity & Conservation Dev Dean Wottonlan, Damien Hinge Compliance Officer. PMU 3 M & 3 W	29 July 2024
Provide a project update and share date for Groundbreaking Ceremony	Consultation with Etas Custom Landowner and new Chairman of the Vaturisu Council of Chiefs, Chief Charlot Nawen Rutau Maseimerman	22 Aug 2024
Meeting with the entire Shefa Provincial Government Council to provide project update and details of the planned Etas Subdivision and upcoming ground clearing activity	Lionel Kaluat, SG SPGC, Liah John Kaltoi, A/SG SPGC, President and entire Shefa council membership 4 W & 26 M	26 Aug 2024
High level consultation with TWG for project update and guidance and decision making on key project issues including Etas: Strata Community Title, Subdivision Options, Cost Sharing, House and Land Package and Demonstration House.	Leah John Kaltoi, Assist SG, Shefa Province, Damien Hinge, Department of Environment (DEPC), Rickey Ure, Compliance Officer, DEPC, Nathan Tabi, Road Administrator, Public Works Department (PWD), James Willie, Sn Exec Leader, Dept of Finance, Gordon Willie, Director, Department of Lands, Tom Nako, IT Manager, MoLNR, Jeffrey Kaitip, Director DUAP, PMU 2 W & 10 M	11 Sept 2024
Meeting with Department of Urban Affairs and Planning	To establish and understand physical planning areas, zoning and development control plans and constraints on the Etas subdivision. To establish areas of collaboration and coordination between the Etas	Aug – Sept 2024

	subdivision and the National Housing Policy in consideration of accessible housing and building standards	
Meeting with Special Envoy for Climate Change, former Minister for Lands Ralph Regenvanu	To discuss environmental policies, protections and history of NLSP.	
Meeting with Greater Port Vila Urban Resilience Project	To establish work undertaken to date on Physical Planning Areas and the Port Vila Zoning and Development Plan and Emergency Shelters.	
Meeting with IFC	To determine synergies between IFC's PPP low-cost housing approach and the Etas subdivision.	
Meeting with Habitat for Humanity	To understand the housing value chain analysis undertaken and understand affordable housing and building capacity challenges.	
Meeting with government partners: Shefa Provincial Government: Secretary General (Lionel Kaluat), Assistant Secretary General (Liah Kaltoi)	To establish the appetite of Shefa Provincial Government to participate in various aspects of the governance and service provision to the Etas subdivision.	
Meetings with Reserve Bank of Vanuatu Financial Inclusion Unit and ANZ Money Minded.	To determine appetite and ability to provide and facilitate financial literacy training for targeted purchasers and qualified buyers.	
Meetings with representatives of Vanuatu banks and financing organisations: <ul style="list-style-type: none"> <li>• National Bank of Vanuatu</li> <li>• Bred Bank</li> <li>• Bank South Pacific (Vanuatu) Limited</li> <li>• ANZ Bank (Vanuatu) Limited</li> <li>• Wanguteng Bank Limited</li> <li>• Vanuatu Rural Development Bank</li> <li>• Vanuatu National Provident Fund</li> <li>• Fiji National Provident Fund</li> </ul>	Meeting to establish the capacity / appetite of banks to provide financing to Etas subdivision purchasers.	
Meetings with developers / builders: <ul style="list-style-type: none"> <li>• Enterprise Dinh Van Tu</li> <li>• Pierre Brunet Enterprise General</li> <li>• Caillard and Kaddour</li> <li>• Island Property</li> <li>• Le Fare Development Company</li> <li>• Vanuatu Teachers Union</li> <li>• Lumu Design</li> <li>• Naka Homes</li> <li>• Charlie Robert Construction</li> </ul>	Meeting to establish the capacity / appetite of developers/builders to support development of the Etas subdivision and of low cost housing.	

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<ul style="list-style-type: none"> <li>• Christophe Dinh Construction</li> <li>• Module X</li> <li>• Vancorp</li> <li>• Franconierra &amp; Son Construction</li> <li>• Fletcher Construction</li> <li>• Ninane Construction</li> </ul>		
<p>Meetings with not-for-profit housing and regional developers:</p> <ul style="list-style-type: none"> <li>• Home in Place</li> </ul> <p>Habitat for Humanity</p>	Meeting to establish appetite of housing organisations to participate in management services for the Etas subdivision.	
Meeting with UN Women, Markets for Change	To establish appetite to participate in the development of a community market in Etas subdivision through their Market for Change programme.	
Meeting with V2Life – Teouma Christian Academy	To establish appetite to potentially establish a school in the Etas subdivision.	
Meeting with Marine Reach Vanuatu Family Care Centre	To establish appetite to potentially establish a health clinic in the Etas subdivision.	
<p>Meeting with management services providers:</p> <ul style="list-style-type: none"> <li>• Law Partners</li> <li>• Home in Place</li> </ul>	To establish appetite to potentially provide community title or body corporate professional services in the Etas subdivision.	
Meeting with Department of Urban Affairs and Planning	<p>To establish and understand physical planning areas, zoning and development control plans and constraints on the Etas subdivision.</p> <p>To establish areas of collaboration and coordination between the Etas subdivision and the National Housing Policy in consideration of accessible housing and building standards</p>	
Meeting with Special Envoy for Climate Change, former Minister for Lands Ralph Regenvanu	To discuss environmental policies, protections and history of NLSP.	
Meeting with Greater Port Vila Urban Resilience Project	To establish work undertaken to date on Physical Planning Areas and the Port Vila Zoning and Development Plan and Emergency Shelters.	
Meeting with IFC	To determine synergies between IFC’s PPP low-cost housing approach and the Etas subdivision.	
Meeting with Habitat for Humanity	To understand the housing value chain analysis undertaken and understand affordable housing and building capacity challenges.	
High-level officials from MOLNR, MIA, SPGC, PVCC, MFEM, as well as	Groundbreaking Ceremony on-site to share project objectives and progress	26 Sept 2024

Etas Custom Landowners and community members	updates and acknowledge custom ownership. 42 W & 45 M	
LMPC including reps from DEPC, Departments of: Fisheries, Forestry and Agriculture, Geology & Mines, Survey, Lands, Urban Affairs and Planning and Vanuatu Cultural Centre	Land Management and Planning Committee (LMPC) for change of lease class for Etas Title: 12/0923/602	28 May 2025
DoL, MLNR: Gordon Willie PLVO, MLNR: Erick Jimmy PM, DE, LE, CM, ELCS, VARS PMU	Strategic Planning Meeting - Etas Subdivision Negotiations with Custom Owners	30 May 2025
Consultation with Custom Owner Lessors of the Etas site; Maseimerman Family, Kalmet, Kaltatak Family	Meeting aimed to acknowledge the custom owner lessors, introduce the project objectives and progress update, present key features of the subdivision and the benefits that the project will bring.	17 June 2025
Minister, MLNR: Hon. Rick T Mahe DG, MLNR: William Nasak DoL, MLNR: Gordon Willie PLVO, MLNR: Erick Jimmy PM, DE, LE, CM, ELCS, VARS PMU	Meeting with Minister MoLNR and DoL staff to provide update on lease negotiations.	20 June 2025
Etas: James Andrew Maki, Tusavaka Marango, Willie Tataki, Reuben Albert, Tamar Albert, Alick Albert and Amos Albert, PMU	Consultations with Etas site neighbours to discuss installation of trash racks - for their benefit – as part of Etas works	25 June 2025
Negotiations with Custom Landowner Lessor families: Maseimerman, Kalmet and Kaltatak	Meeting aimed to provide further detail on the planned subdivision. Negotiations were conducted, successfully seeking consent for surrender of the head lease and consent to subdivide.	19 Sept 2025

FOR PUBLIC DISCLOSURE

VANUATU AFFORDABLE AND RESILIENT SETTLEMENTS PROJECT				
DATE: 30 APR - 06 MAY		LOCATION: Informal Land Users		
MALE (M) / FEMALE (F)	NAME / NEM	KOMUNITI	SIGNATURE / SAEN	PHONE / FON
F	Rael Edwin	Etas Ambrym Community		5015369
F	Esst Bahor	Etas Community	Esy	7759006
F	Hilda Stello	Etas Community		5389022
M	Willie Tataki	Etas Community		7769425
F	Tusa Marango	Etas Community		7600699
F	Margaret Roma	Etas Buniaga Community	martha	No phone
F	Martha Sano	Etas Community	x Magrjt.	-
F	Catherine Samuel	Etas Community	x	5605840
F	Mariana Shem	Etas Community	x	7797443
F	Estella Jehn	Etas Community	x	7384584

FOR PUBLIC DISCLOSURE

VANUATU AFFORDABLE AND RESILIENT SETTLEMENTS PROJECT				
DATE: 30 APR to 06 May		LOCATION: Informal Land User		
MALE (M) / FEMALE (F)	NAME / NEM	KOMUNITI	SIGNATURE / SAEN	PHONE / FON
F	MARIE Ezekiel	Ambrym Etas Community		5120961
F	Hellen Jimmy	Ambrym Etas Community		-
F	Meriam Allan	Etas Ambrym Community	x	<del>5132390</del> 5136340
F	Precilla Nohe	Etas Ambrym Comm		5040138
F	Leinoa Tony	Etas Ambrym Community	x	7639239.
M	NIXON Nohe	Ambrym Etas Community	x	-
M	HARK JAMES	Etas Ambrym Community	x	5420297
F	Angela Aaron	Etas Ambrym Community	x	7165150
F	Martha Shem	Etas Ambrym Community	x MAREta Shem	-
F	Susan Mete	Etas Ambrym Community	x	7640807

VANUATU AFFORDABLE AND RESILIENT SETTLEMENTS PROJECT				
DATE: <u>20 April to May 6, 2024</u> LOCATION: <u>Etas Informal Land Users</u>				
MALE (M) / FEMALE (F)	NAME / NEM	KOMUNITI	SIGNATURE / SAEN	PHONE / FON
F	Bapista Relie	Etas Ambrym Comm.		5122371
M	Reuben Albert	Etas Ambrym Comm.		7746483
<del>M</del>	<del>Temar Albert</del>	<del>Etas Ambrym Community</del>		
F	Sisie Temar	Etas Ambrym Community		-
M	Temar Albert	Etas Ambrym Community		7744421
M	Edwin David	Etas Ambrym Comm.		7354876
F	Elsie Edwin	Etas Ambrym Comm.		5286406
F	Diana Woremal	Etas Ambrym Community		No Phone
M	Paul Wari	Etas Tanna Community		5464515
F	Emmy Ores	Etas Malekuba Community		7745636

Buninga SE Ambrym Community Consultation Etas Oct 2023



FOR PUBLIC DISCLOSURE

Community Consultation Etas Oct 2023

VANUATU AFFORDABLE AND RESIDENT SETTLEMENTS PROJECT					
DATE: <u>OCT 31 2023</u>					
NAME	NEM	COMMUNITY/ KOMUNITI	MAN OR WOMAN?	PHONE	FON
Stacey George		Etas Community - Zone 1	Woman	5490170	
Rose Tomaki		"	Woman	No phone	
Claude Takahne		"	man	No phone	
Sereima Atnbong		"	woman	5165156	
Yvanna Albert		"	Woman	7672701	
Alick + Renata Albert		"	Man / woman	5604249	
Jif Sam Kalpoilep		"	man		

FOR PUBLIC DISCLOSURE

Etas Custom Ceremony 23 Nov 2023 – as reported by the Daily Post newspaper

## New Gov't pilot subdivision at Etas

Nov 25, 2023 0



L to R: Malvatumauri Chief Executive Officer Jean Pierre Tom, Malvatumauri President Chief Paul Robert Ravun, Eratap and Etas Area Secretary Cliffson Kelonus Kalabon, Vaturisu Chairman Chief Simeon Polapa. Photo: Supplied



The newly elected President of the Malvatumauri, Chief Paul Robert Ravun, performed a custom ceremony with Vaturisu landowners to acknowledge and give thanks for the land at Etas that will be the site for a Government pilot subdivision.

The model subdivision is being planned by the Ministry of Lands and Natural Resources (MoLNR) under the Vanuatu Affordable and Resilient Settlements (VARs) Project. The subdivision will serve the wider Etas community through provision of a community meeting space and space for a market and school with improved access roads and drainage and street lighting.

The MoLNR Acting Director General (DG) Erickson Sammy and Executive Officer Jay Hinge spoke to the importance of the local community respecting the subdivision site and asked that all encroachments, including food gardens, be harvested and removed by May 2024.

Clearing the site will enable the Government to create the subdivision, with approximately 170 residential blocks, where owner-builders will be encouraged to construct climate resilient homes.

The custom ceremony was supported by members of the VARs Project Steering Committee including the DG for Ministry of Internal Affairs Leith Veremaito, Acting DG for Ministry of Finance and Economic Management Tony Sewen, Acting Secretary General of SHEFA Province Liah John Kallioi as well as representatives of Port Vila City Council (PVCC) and the Department of Urban Affairs and Planning (DUAP).

FOR PUBLIC DISCLOSURE

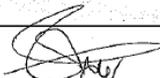
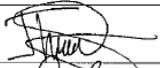
**VARs ATTENDANCE RECORD**

DATE: 23 NOV 2023 LOCATION: ETAS GREENFIELD – KASTOM SEREMONI

MALE (M) / FEMALE (F)	NAME / NEM	POSITION / WOK BLO YU	SIGNATURE / SAEN	PHONE / FON
M	Amos Albert	welder		5601910
M	Jaakob Rabel	Chief		7318973
F	CORD LITKE	AOS wife		7307546
M	ANDREW JAMES			5420297
F	MERIAM	house wife		5136340
F	PRECILLA NOHE	House wife		5040138
F	Diana Jesny	house wife		7652575

**VARs ATTENDANCE RECORD**

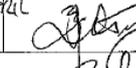
DATE: 23 NOV 2023 LOCATION: ETAS GREENFIELD – KASTOM SEREMONI

MALE (M) / FEMALE (F)	NAME / NEM	POSITION / WOK BLO YU	SIGNATURE / SAEN	PHONE / FON
M	Amos Rennie	PVCC		5364144
M	manses. Firdal	PVCC		7714272
M	Cherson Helora	Shefa Prov		5125473
M	Siladan Lapuai	Shefa Prov		7632297
F	Samanda Vinbel	DUAP		5209512
F	Lisa James	DUAP		7647800
M	Dir. Raven Raut	Robert Prinsipal		7711620
M	Jean Riemer Toey	LED		7100158
M	Dir. Jaakob Rabel	Atariman. Makelua		
F	Liah John Kersti	Shefa Prov.		7331897

FOR PUBLIC DISCLOSURE

VARs ATTENDANCE RECORD

DATE: 23 NOV 2023 LOCATION: ETAS GREENFIELD – KASTOM SEREMONI

MALE (M) / FEMALE (F)	NAME / NEM	POSITION / WOK BLO YU	SIGNATURE / SAEN	PHONE / FON
M	Gordon wellie	Director		5349544
F	Jenny T NAKI	RUPU / SUAP		7317775
F	Jay Hinge	EO / MOLNR		7339592
M	Jawaji Kastow	Asstet		5315275
M	Frickson Samy	A/AG		536730
M	Kista Veronicko	AG		710114
M	Tony A SEWEN	A/AG		7746600
M	Nimrod Saisi	VARs		5646888
M	Salsar-wD	PVCC		<del>7717151537</del>
M	Maudes K Tangras	ACTING TOWN CLERK P VCC		7754134
M	Tammy Bhu	PVCC		7721575

FOR PUBLIC DISCLOSURE

## **VARS HELP DESK**

- **What is Help Desk?** It is the process for dealing with complaints, grievances and issues that might come up during the life of the project.
- **Who is the Help Desk for?** It is for you or anyone who is affected by or concerned about the VARS project. Help Desk is the way for you or someone else to raise concerns, ask questions or make a complaint about project design, project activity or performance.

• **Who can provide support?**

VARS Social Officer, Epha Kalorib

Community Chairman

Community Liaison Committee Member

Contractor's Community Liaison Officer

Serious issues of gender-based violence, sexual exploitation, assault or harassment contact Vanuatu Women's Centre AND inform the VARS Social Officer.

## **VARS HELP DESK CONTACTS**

HELP DESK Phone:  
555 1551 or 774 9233

HELP DESK Email: [so@vars.vu](mailto:so@vars.vu)

Family Protection Unit, Police  
Phone 22222

Vanuatu Women's Counselling  
Centre Toll Free Call 161



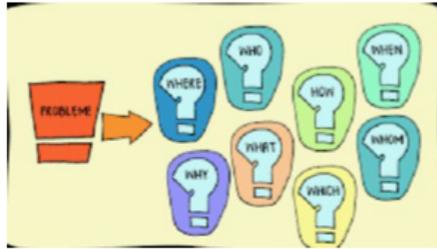
## **VARS**

### **VANUATU AFFORDABLE & RESILIENT SETTLEMENT PROJECT**

Government of Vanuatu (GoV) is working through the Ministry of Lands and Natural Resources (MoLNR) to implement the VARS Project. VARS is made possible through a grant of \$US 25 million (approximately Vt 2.8 billion) from the World Bank International Development Association.

The project objective is to:

- improve access to and resilience of infrastructure and services in selected new and existing settlements, and
- strengthen land planning and management for resilient human settlement.



## VARs HELP DESK

VARs project understands that activities in communities can create dust, noise and other problems. In response, the VARs project has set up a HELP DESK to receive any questions, or complaints or reports of serious incidents related to the project. Community leaders and the Community Liaison Committee will be provided with forms to help community members to raise questions or to report complaints about the project activity or project personnel.

### Where to raise a concern or make a complaint?

#### Before construction - contact

- ◆ Your community liaison committee
- ◆ Your Community Chairman
- ◆ Project Help Desk

**During construction** - bring your concerns directly to the Construction Contractor. They will have a Community Liaison Officer (CLO) who will help you.

If you are not satisfied with the response from the Contractors CLO please contact;

- ◆ Your community liaison committee
- ◆ Your Community Chairman
- ◆ Project Help Desk

Community Liaison Committee and the Community Chairman have complaint forms and can work with you to report the concern and discuss what action should be taken to resolve it.

If the concern involves gender based violence (GBV), sexual abuse or exploitation or harassment you should contact the Project Help Desk and Vanuatu Women's Centre (toll-free call 161). Women Centre will seek to understand the concern and how best to provide support.

### VARs PROJECT HELP DESK

The Help Desk works to ensure that questions or concerns can be raised in a respectful, manner and supported by community leaders who are trained to help.

If an issue cannot be resolved locally you are free to undertake legal proceedings through the Vanuatu Court. Alternatively, you can access the World Bank's Grievance Redress Service at [www.inspectionpanel.org](http://www.inspectionpanel.org).

**VARs HELP DESK** can be reached on **555 1551 or 774 9233** to provide information and seek solutions to any problems or complaints.

## Annex 9. Grievance Redress Handout

### **VARs HELP DESK**

#### **Wanem ia Help Desk?**

Hemi proses blong dil wetem olgeta komplem mo isiu we oli kam antap long taem we projek i stap gohed.

#### **Help Desk hemi blong hu?**

Help Desk hemi blong givhan long eniwan we projek i afektem o i konsenem hem. Help Desk hemi proses o rod we yu o wan narafala man is save folem blong resem ol konsen, askem kwesten o mekem komplem abaot disaen, aktiviti o pefomens blong projek.

#### **Hu i save Givhan?**

VARs Social Officer, Epha Kalorib

Community Chairman

Community Liaison Committee Member

Contractor's Community Liaison Officer

Blong ol isiu blo vaelens bes long jenda (GBV), seksual abysus o nogud tritmen, kontaktem Vanuatu Women's Centre mo tu kontaktem the VARs Social Officer.

### **VARs HELP DESK CONTACTS**

HELP DESK Phone:  
555 1551 or 774 9233

HELP DESK Email: [so@vars.vu](mailto:so@vars.vu)

Family Protection Unit, Police  
Phone 22222

Vanuatu Women's Counselling  
Centre Toll Free Call 161



### **VARs**

**VANUATU AFFORDABLE & RESILIENT SETTLEMENT PROJECT**

Gavman blong Vanuatu tru long Ministri blong Lan mo Naturol Risos i stap wok blong implimentem VARs Projek. VARs i kam posibol nomo tru long wan grant blong US \$25 million (samples long 2.8 bilien vatu) we World Bank International Development Association i givim.

Stamba tingting blong projek ia hemi blong:

- (i) improvum ol drainaj, strit laet, sanitasen, mo akses long ol rod mo footpath insaet long Tokyo, Seaside, Ohlen Mataso m osmol part blong Anambrou setelmen, mo
- (ii) strenthenem ol pablik agency blong managem gud ol sistem mo proses blong developem ol niufala subdivisen.



## VARS HELP DESK

VARS projek i andastanem se olgeta aktiviti long ol komuniti i save mekem dast, noes mo ol narafala problem. Blong rispon long hemia, VARS projek i setemap wan HELP DESK blong risivim eni kwesten o rikwes, komplem o ripot blong ol problem we i hapen long saed blong projek ia. Ol komuniti lida bambae oli givimaot ol fom blong helpem evri memba blong komuniti blong askem kwesten o rikwes abaot projek ia o ripotem ol komplem abaot projek aktiviti o fasin blong wokman blong projek we ino stret.

### HAO NAO MI SAVE TALEMAOT WAN KONSEN O MEKEM WAN KOMPLEN??

**Bifo long taem blong konstraksen yu save kontaktem:**

- ♦ Komuniti Liesen Komiti
- ♦ Komuniti Jaemen o Lida
- ♦ Projek Help Desk

**Taem blong konstraksen yu save kontaktem:**

- ♦ Konstraksen Kontrakta. Olgeta bambae oli gat wan Komuniti Liesen Ofisa (CLO) we hem nao bambae i helpem yu.

Sipos yu no glad long ansa we CLO blong Kontrakta i givim , yu save kontaktem:

- ♦ Komuniti Liesen Komiti
- ♦ Komuniti Jaemen o Lida
- ♦ Projek Help Desk

Sipos konsen ia hemi involvem vaelens bes long jenda (GBV), seksual abysus o nogud tritmen kontaktem Vanuatu Women's Centre mo tu kontaktem the VARS Social Officer. Ol namba istap behaen.

### VARS PROJEK HELP DESK

**Help Desk** hemi wok blong mekem sua se evri man i save resem ol kwesten mo konsen wetem respek. Projek bambae trenem ol komuniti lida blong givhan lo report mo hao blong mekem komplem.

Sipos i gat wan isiu we oli no save faenem wan solusen long ples we projek i tekem ples long hem, wetem sapot blong olgeta pipol we projek i bin trenem olgeta, man we i mekem komplem i save tekem mata ia igo long Kot, o hemi save aksesem GRM Service (Rod blong dil wetem komplem) blong World Bank long: [www.inspectionpanel.org](http://www.inspectionpanel.org)

### VARS HELP DESK

**kontaktem long 555 1551 or**

**774 9233** blong kasem

infomesen mo kasem ansa long ol problem.