



**Government of Vanuatu**  
**Ministry of Lands and Natural Resources (MoLNR)**  
**Vanuatu Affordable and Resilient Settlements Project**

**REQUEST FOR EXPRESSION OF INTEREST (REOI)**

<b>Individual Selection of Consultant</b>	
<b>Country:</b>	Government of Vanuatu
<b>Name of the Project:</b>	Vanuatu Affordable and Resilient Settlements Project
<b>Consulting Service:</b>	Land Expert
<b>Individual/Firm:</b>	Individual
<b>Duty Station:</b>	PMU, Ministry of Lands and Natural Resources, Port Vila, Vanuatu
<b>Date of Publication:</b>	08 <sup>th</sup> February 2024
<b>Deadline for submission:</b>	<b>23<sup>rd</sup> February 2024 at time: 1400 Hours.</b>
<b>Reference Number:</b>	VU-MLNR-397444-CS-INDV

## **1. BACKGROUND OF THE PROJECT**

A long-term vision of the Government of Vanuatu (GoV) is to provide potable water, sanitation, roads, drainage, and electricity to low-income households for the largest number of citizens. To address this, the International Development Agency of the World Bank Group is supporting the GoV with the Vanuatu Affordable and Resilient Settlements Project (VARs). Aims of the Project include developing a phased, 10-year, risk-informed Land Development, and Investment Strategy (LDIS) for the Greater Port Vila area with an estimated population of 114,000 people, almost 40 percent of the country's population. VARs also will support the GoV to prepare a five-year action plan to implement phased settlement upgrading (SURP) of the 23 existing informal settlements in the Greater Port Vila area. To build towards these two interdependent medium-term platforms, the Project will implement on-the ground selected investments and associated institutional, and policy strengthening measures to pilot and set policy precedents for new land development and in situ settlement upgrading. This includes: (a) basic area upgrading of four informal settlements (Ohlen Mataso, Seaside, Tokyo and portion of Anamburu); (b) developing a 10 ha 'sites-and-services' (greenfield) lower-middle income residential area subdivision; (c) expansion or rehabilitation (as required) of off-site infrastructure focusing on flood management and mitigation; and (d) implementing measures for transformative institutional capacity strengthening of responsible Government of Vanuatu and sub-national agencies for planning, financing, and implementing the 10-year LDIS and 5-year SURP in partnerships with communities and the private sector.

## **2. PURPOSE OF THE ASSIGNMENT:**

The purpose of this consultancy is to assist and support MoLNR, PSC and the PMU, and supporting agencies in:

- 1) Detailed advice on urban development factors which have led to Greater Port Vila; in-migration and natural growth and the associated social dynamics that have led to that growth.
- 2) Detailed advice on resolution of the institutional limitations to deal with rapid urbanization and resource constraints that have impacted the quality and resilience of the resilient urban settlements.
- 3) Detailed advice of the human dynamics (e.g., cultural allegiances, socio-political interface, corrupt practices, and exploitation).
- 4) Detailed advice and training on urban planning and land administration institutions and systems.

- 5) Support on how to improve the private sector's ability to meet demand to provide serviced land with leases.
- 6) Provide detailed advice on how to rectify the limited capacity of the public and private sector to work together to better guide future development.
- 7) In context with the purpose of this assignment, actively work with the Project Manager and PSC to actively reduce risk to maximize the likelihood of meeting the project development objective and indicators; and
- 8) In the event the Contingent Emergency Response Component is activated, assist with the impacts on the current project and dealing with the evident crisis or emergency.

### **3. SCOPE OF WORK AND RESPONSIBILITIES:**

The Consultant is responsible for providing detailed land management advice during Project implementation in line with the Financing Agreement and Project Appraisal Document. This includes tasks such as supporting and advising the Project Manager, MoLNR, PMU, and other agencies, including Councils, in addressing various land issues at all stages of project implementation, capacity building and training, information sharing, community engagement, problem-solving, risk management and coordination activities as defined in the scope of services.

#### **Duties and Responsibilities:**

- 1) **Develop an Inception Report and Workplan.** In conjunction with the Project Manager, develop a 'Land Expert Inception Report and Workplan' based on this TOR and the template provided by the Project Manager. The inception report and workplan will address land management, capacity issues and risks relating to project planning and implementation. Inception Report and Workplan activities will be timebound, linked to the broader Project program timeline and are expected to be frequently updated to respond to lessons learnt in Project implementation.
- 2) **Support to MoLNR, PMU, MIA, MIPU and other supporting agencies.** Provide expert advice to MoLNR, the PMU, MIA, MIPU, other supporting agencies, related to necessary land management, stakeholder engagement, feedback and complaint handling management, capacity issues, land risks, and relevant mitigation measures in line with the Project's key documents and legal covenants set out in the Financing Agreement and Project Appraisal Document.
- 3) **Actively provide support to other assignments, aligned with urban and land management.** Based on the Project Appraisal Document and other key project documents provide support to other assignments, aligned with urban and land management. The Land Expert is to conduct Land Expert Review (report) and submit that report to the Project Manager within 5 days of receiving the output for review. The review is to address the principles of review as outlined in the agreed Inception Report and address the issues specifically in relation to land policy, legislation and knowledge of institutional capacity constraints and customary land management systems.
- 4) **Stakeholder Engagement, feedback, and grievance handling.** In conjunction with the Project Manager, Social and Environmental Specialist and Media and Communications Expert:
  - a) Provide advice on the implementation of the Stakeholder Engagement Framework (SEF) and preparation of activity and/or site-specific Stakeholder Engagement Plans. Support the operation and maintenance of a feedback and grievance mechanism and register, as described in the SEF.
  - b) Assist with community feedback or complaints to ensure they are handled with corrective actions and adequately documented.
  - c) Assist with the resolution of any social and land problems, complaints, irregularities, and other issues as required.

- 5) **Risk Management and Monitoring.** In conjunction with the Project Manager and the Social and Environmental Specialist, support the design and adoption of a comprehensive monitoring system capable of monitoring lists and action plans, risk communication protocols, project-level feedback and grievances and outreach.
  - a) Conduct frequent in-person field visits to activity sites to collect monitoring data, including directly from community representatives, and directly affected persons (women, disabled, seniors and other marginalized groups).
  - b) Attend World Bank implementation support missions, the midterm review, and any relevant problem- solving missions as requested.
  - c) Carry out other relevant tasks as delegated by the Project Manager.
  
- 6) **Capacity Support & Training.** Provide capacity building and technical support to implementing institutions including detailed advice and training on urban planning and land administration institution and systems, including systems, coordination, and reporting in: Customary Land Management Office (CLMO), Land Management Planning Committee (LMPC) and the development of a Land Management Information System (LMIS) with the assistance from other Consultants. Support and Training will be on topics related to land management aspects at the subproject/implementation level. This includes development of a capacity development program, workshops, training, coaching, and on-the-job training. All capacity support and training must be monitored and assessed.
  
- 7) **Contingency Emergency Response Component (CERC).** In the event of a future disaster, emergency and/or catastrophic events, the Lands Expert services may be requested to extend or be amended through the Contingency Emergency Response Component (CERC), which may be triggered following proclamation of a state of emergency or declaration of disaster.

#### **4. SELECTION CRITERIA:**

##### **Qualifications**

- Degree in land management, survey, administration, or related fields.

##### **Experience**

- At least 10 years' detailed experience in land management in Vanuatu.
- Understanding of social-land aspects, culture, and land management issues in Vanuatu.
- Experience with implementing land policies, practices, and procedures.
- Experience in urban planning and development.
- Experience with legal-land issues and precedents.
- Understanding of the socio-political dynamics of the public and private sector.

#### **5. REPORTING:**

The Consultant will report to the Project Manager-VARS Project.

#### **6. DURATION OF ASSIGNMENT:**

This is a full-time consultancy contract for a period of 24 person months.

The position would be subject to a probationary period of 6 months, with a performance review by the Project Manager provided to MoLNR to determine whether the Consultant will continue to be engaged beyond the probationary period. Specifically, the Consultant will be assessed on his/her performance on the following outputs:

- Inception Report and Workplan
- Consultation Plan

## **7. DUTY STATION:**

The Land Expert will be based in the Project Management Unit, Ministry of Lands and Natural Resources, Port Vila, Vanuatu. The consultant may be required to travel to outer islands or other countries.

The Ministry of Lands and Natural Resources now invites eligible Individual Consultants to indicate their interest in providing the above-mentioned services. Interested consultants must provide information indicating that they are qualified to perform the Services and furnish the Curriculum Vitae (CV).

## **8. SUBMISSION REQUIREMENTS:**

The attention of interested Consultants is drawn to section III, para 3.14, 3.16 and 3.17 of the World Bank's *Procurement Regulations for IPF Borrowers: Procurement in Investment Projects Financing Goods, Works, Non -Consulting and Consulting Services, July 2016, revised November 2017 August 2018, and November 2020* ("Procurement Regulations"), setting forth the World Bank's policy on conflict of interest.

A Consultant will be selected in accordance with the Individual Consultant method set out in the World Bank Procurement Regulations.

Interested applicants may obtain further information including a detailed Terms of Reference from the Ministry in person or by e-mail to the address given below during office hours from 8.00 a.m.– 5.00 p.m. Monday to Friday.

Deadline: Expressions of interest and CV must be delivered to the address below by hand, mail, or email on or before **Friday 23<sup>rd</sup> February 2024 at 14:00 Hours Vanuatu Time.**

### **Address:**

Vanuatu Affordable and Resilient Settlements Project (VARs).  
Government of Vanuatu  
Vila Mall Building, Unit 014  
Email to: [po@vars.vu](mailto:po@vars.vu)

Submit your application with the following as your subject:

- **Land Expert – VU-MLNR-397444-CS-INDV:**

Terms of Reference (ToR).

<https://drive.google.com/file/d/1BmySau-wdTy47eExSzo3fqkcl-8OYunR/view?usp=sharing>