



REPUBLIC OF UGANDA
MINISTRY OF WATER AND ENVIRONMENT



**VALUATION REPORT FOR BUGWARA RURAL GROWTH
CENTRE WATER SUPPLY SYSTEM IN KAGADI DISTRICT**

CONSULTANCY SERVICES FOR PREPARATION OF ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT (ESIA), ENVIRONMENTAL AND SOCIAL PROJECT BRIEF (EPB), RESETTLEMENT ACTION PLAN (RAP) AND SOURCE PROTECTION PLANS (SPP) FOR (I) LARGE SOLAR POWERED PIPED WATER SUPPLY SYSTEMS AND SANITATION FACILITIES IN BUGWARA AND KABAMBA IN KAGADI DISTRICT, KIKOORA AND MWITAZINGE IN KAKUMIRO DISTRICT, KASESE AND LWENTULEGE IN RAKAI DISTRICT AND (II) BITSYA AND NYAMUGASANI WATER SUPPLY SYSTEMS IN BUHWEJU AND KASESE DISTRICTS RESPECTIVELY

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BY



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QUALITY CONTROL AND ADDRESS

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LIST OF ACRONYMS

ACAO	Assistant Chief Administrative Officer
AIDS	Acquired Immuno-Deficiency Syndrome
CAO	Chief Administrative Officer
CBR	Community Rehabilitation Program for the Disabled
CDO	Community Development Officer
CDP	Community Development Plan
CESMP	Contractors Environmental and Social Management Plans
CGV	Chief Government Valuer
CLO	Community Liaison Officer
DCDO	District Community Development officer
DGMC	District Grievance Management Committee
DISO	District Internal Security Officer
DLG	District Local Government
DTT	District Technical Teams
EHS	Environment, Health, and Safety
EIA	Environment Impact Assessment
ESF	Environmental and Social Framework
ESIA	Environmental and Social Impact Assessment
ESMF	Environmental and Social Management Framework
ESMP	Environmental and Social Management Plan
FDG	Focus Group Discussions
FRV	Full Replacement Value
GBV	Gender Based Violence

GDP	Gross Domestic Product
GMC	Grievance Management Committee
GO	Grievance Officer
GoU	Government of Uganda
GPS	Geographical Positioning System
HEP	Hydro Electric Power
HIV	Human Immuno-deficiency Virus
HoH	Head of Household
IWMDP	Integrated Water Management and Development Project
LC1	Local Chairperson
LSBI	The Guiding Principles on Large Scale Land Based Investments in Africa
M&E	Monitoring and Evaluation
MC	Municipal Council
MDA	Ministries, Departments and Agencies
MDD	Maximum Day Demand
MGLSD	Ministry of Gender, Labour and Social Development
MLHUD	Ministry of Labour, Housing and Urban Development
MoFPED	Ministry of Finance, Planning and Economic Development
MWE	Ministry of Water and Environment
MZO	Ministerial Zonal Offices
NEMA	National Environment Management Authority
NFA	National Forestry Authority
NGO	Non-Governmental Organisation
NTS	Non-Technical Summary
NWSC	National Water and Sewerage Corporation

OP	Operational Policy
OPM	Office of the Prime Minister
PAD	Project Appraisal Document
PAH	Project Affected Household
PAP	Project Affected Person
PAPs	Project Affected Persons
PCR	Physical Cultural Resources
PCY	Support to AIDS Orphans and Other Vulnerable Children
PIM	Project Implementation Manual
PWD	People with Disabilities
P/S	Primary School
RAP	Resettlement Action Plan
RDC	Resident District Commissioner
RGC	Rural Growth Centre
RPF	Resettlement Policy Framework
SACCO	Savings and Credit Cooperative Organisation
SC	Subcounty
SEA	Sexual Exploitation and Abuse
SPP	Source Protection Plan
TC	Town Council
TCCC	Town Council Grievance Management Committee
UN	United Nations
UTM	Universal Transverse Mercator
VGGT	Voluntary Guidelines on the Responsible Governance of Tenure
WB	World Bank

1 VALUATION CERTIFICATE

In accordance with our terms of reference and having regard to the contents of this detailed Valuation Report, we certify that the Total Compensation Award for 189 PAPs to be affected by the proposed Bugwara RGC Water Supply and Sanitation Project is in the region of **UGX 35,095,424 (UGANDA SHILLINGS THIRTY-FIVE MILLION NINETY-FIVE THOUSAND FOUR HUNDRED TWENTY-FOUR)** made up as follows: -

Table 1-1: Heads of Compensation

Subcounty	Parish	Village	No. of PAPs	Land Value (UGX)	Building and Other Structures Value (UGX)	Crop/Tree Value (UGX)	Sub Total (UGX)	Disturbance Allowance @15% (UGX)	Total Compensation Award (UGX)
Kicucura	Bugwara	Bugwara	109	9,395,300	1,475,400	4,763,500	15,634,200	2,345,130	17,979,330
		Bugwara West	6	483,200	408,000	677,000	1,568,200	235,230	1,803,430
		Kasonga	32	3,918,400	40,800	3,011,000	6,970,200	1,045,530	8,015,730
	Kyabisurita	Kyabisurita A	42	2,010,560	1,488,000	2,846,600	6,345,160	951,774	7,296,934
Total			189	15,807,460	3,412,200	11,298,100	30,517,760	4,577,664	35,095,424

ALOZIUS GONZA FISU RSU
VALUATION SPECIALIST

2 SURVEY CERTIFICATE

In accordance with our terms of reference, and following the MWE Approved Draft Detailed Design Report of October 2021; having regard to the cadastral surveys and contents of this detailed Strip Map, the Bugwara RGC Water Supply and Sanitation Project will require a permanent land take of 0.6975 acres and an Easement corridor of 3.2955 acres made up as follows: -

Table 2-1: Project Area Administrative Centre and Number of PAPs

Subcounty	Parish	Village	No. of PAPs	Total Take (Acres)	Easement (Acres)	Total Size (Acres)
Kicucura	Bugwara	Bugwara	109	0.3811	1.6872	2.0683
		Bugwara West	6	0	0.151	0.151
		Kasonga	32	0.3164	0.829	1.1454
	Kyabisurita	Kyabisurita A	42	0	0.6283	0.6283
Total			189	0.6975	3.2955	3.993

MITANDA HUMPHREY BSc. (Hons) Surv FISU RSU

REGISTERED LAND SURVEYOR

3 INTRODUCTION

3.1 Background

The Integrated Water Management and Development Project (IWMDP (IWMDP-P163782)) is a Seven (7) year Government of Uganda (GoU) Project estimated to cost US\$313 million.

The IWMDP will support the Government of Uganda through the Ministry of Water and Environment (MWE) and the National Water and Sewerage Corporation (NWSC) in achieving the United Nation's Sustainable Development Goals (SDGs), including SDG #6, 'Ensure availability and sustainable management of water and sanitation for all.' It is aligned to Vision 2040, which aims at transforming Uganda into a modern and prosperous country. In addition, it will support the fulfilment of the Third National Development Plan (NDP III) goals and priority actions.

The IWMDP will be implemented by the MWE and NWSC – with the oversight of the Water and Environment Sector Working Group and relevant governing bodies (e.g. NWSC Board of Directors) and supported by existing decentralized regional structures and entities (including Local Governments, Water Management Zones, Umbrella Operators, NWSC town offices, etc.) and their partners to deliver desired results.

The IWMDP under the MWE has been under implementation since December 2019, as a successor to the Water Management and Development Project (WMDP-P123204) of 2012-2018 which is consistent with the World Bank Group (WBG) Country Partnership Framework (CPF) FY16-17.

The IWMDP builds and scales up the achievements of the WMDP, paying special attention to the vulnerable Northern and Mid- Western regions, refugee hosting communities, and areas with low Water Supply and Sanitation (WSS) coverage by creating an enabling analytical, infrastructural and institutional platform to improve water resource management, productivity and service delivery and to reduce vulnerability to water shocks. The IWMDP will consolidate the progress made in implementation of Integrated Water Resources Management (IWRM) over the years by MWE.

The design of the IWMDP was informed by lessons learned from the implementation of World Bank Funded Lake Victoria Environmental Management Project II (LVEMP II) and the Water Management and Development Project (WMDP). These projects financed major water-

related investments in priority urban areas and various measures to improve IWRM planning and development. The World Bank has also supported rural sector through the Uganda Water Small Towns and Rural Growth Areas Project, which provided technical assistance (TA) and capacity building for the development of the water sector.

The IWMDP Development Objective is to improve access to water supply and sanitation services, strengthen capacity for integrated water resources management and enhance the operational performance of selected service providers. The IWMDP will also contribute to the achievement of National Development Plan III objectives, Vision 2040 and Sustainable Development Goals.

The IWMDP will achieve this PDO through focusing on three strategic areas: (i) strengthening WSS infrastructure and catchment management measures in targeted areas; (ii) supporting water-related institutions (NWSC, MWE, local government, and service providers) in their efforts to establish and improve operational efficiency and service quality in small towns and rural areas; and (iii) strengthening national and regional capacity to improve IWRM.

The IWMDP is comprised of four (4) components, namely: (1) WSS in Small Towns and RGCs and Support to Districts Hosting Refugees; (2) WSS in Large Towns and Support to a District Hosting Refugees; (3) Water Resources Management and; (4) Project Implementation and Sector Support.

The International Development Association (IDA) will provide Project financing in an amount equivalent to US\$280 million, of which US\$81.9 million will be used to finance the refugee and host community subcomponent. The US\$81.9 million will be financed by the IDA 18 sub-window for refugee and host communities (US\$25 million credit and US\$25 million grant) and by national IDA (US\$31.9 million). The GoU will be responsible for counterpart financing of US\$8 million to cover a portion of investment and operating costs, the acquisition of land, and any compensation due to people affected by the Project. The KfW Development Bank will finance US\$25 million of the new water supply scheme in Gulu under Component 2.

The Bugwara RGC Water Supply and Sanitation Project falls under Subcomponent 1.1: Support to Small Towns and Rural Growth Centres. Subcomponent 1.1 includes carrying out of activities to improve WSS in selected Small Towns (STs) and Rural Growth Centres (RGCs) in the Recipient's territory, consisting of: (i) constructing and rehabilitating WSS facilities, as well as providing associated services, including engineering, environmental and social studies and

supervision of construction activities; (ii) preparing and implementing sanitation plans in selected Small Towns; (iii) strengthening the capacity of the Umbrella Water Authorities in the areas of operational and financial management, including the establishment of a remote monitoring system for rural water systems; and (iv) carrying out of environmental and social management activities to protect water sources and sensitize communities.

Subcomponent 1.1 includes five subprojects benefitting 16 small towns which include but are not limited to Lwentulege and Kasese RGCs in Rakai District, Bugwara and Kabamba RGCs in Kagadi District, Kikoora and Mwitanzige RGCs in Kakumiro District. This subcomponent will also support gravity fed or solar pumped piped water supply systems comprising of water source (spring, surface or borehole), storage tank and pipe distribution network feeding multifamily taps and/or household connections. Two specific gravity flow schemes have been identified to support rural communities in the districts of Kasese (Nyamugasani) and Buhweju (Bitsya). On sanitation, the subcomponent will finance on-site sanitation facilities, such as pour-flush toilets with a range of superstructures and septic tanks, targeting public spaces, schools and institutions.

Subcomponent 1.1 is expected to be executed by the MWE, Directorate of Water Development (DWD), Rural with its regional offices in close coordination with key stakeholders (local authorities and community organizations). With regards to service provision, currently there are three proposed arrangements (i) NWSC, (ii) Umbrella Organizations (UOs) and (iii) private operators contracted out through local governments. Based on existing sectoral trends, it is likely that for the most part, O&M of the systems will be transferred to NWSC; however, two or three small towns might be managed by UOs or private operators.

The MWE commissioned Bright Technical Services (BTS) to carry out the RAP to facilitate the acquisition of land for installation of permanent civil and electromechanical structures for the Bugwara RGC water supply and sanitation project.

This document presents the Valuation Report for the Bugwara RGC Water Supply Supply and Sanitation Project. According to best practice, a project that will require land acquisition must prepare a Resettlement Action Plan (RAP) to guide these activities. This RAP shall be a living document throughout its implementation.

3.2 Project Description

3.2.1 Project Location

Bugwara Rural Growth Centre (RGC) is situated in Kicucura parish, Kiryanga Sub County, Kagadi District. Its geographical coordinates are 36N 285809 East, 112634 North located 44km by road to the district headquarters at Kagadi which is 250km by road from Kampala. The supply area comprises the villages of Bugwara and Kyabisurita.

The centres and the points of interest for the Bugwara RGC Water Supply and Sanitation Project implementation are Bugwara, Bugwara West, Kasonga, and Kyabisurita A shown in Table 3-1 below. The location maps are shown in Figure 3.1 below.

Table 3-1: List of Villages affected by the Bugwara RGC Water Supply System and Sanitation Project

Subcounty	Parish	Village
Kicucura	Bugwara	Bugwara
		Bugwara West
		Kasonga
	Kyabisulita	Kyabisurita A

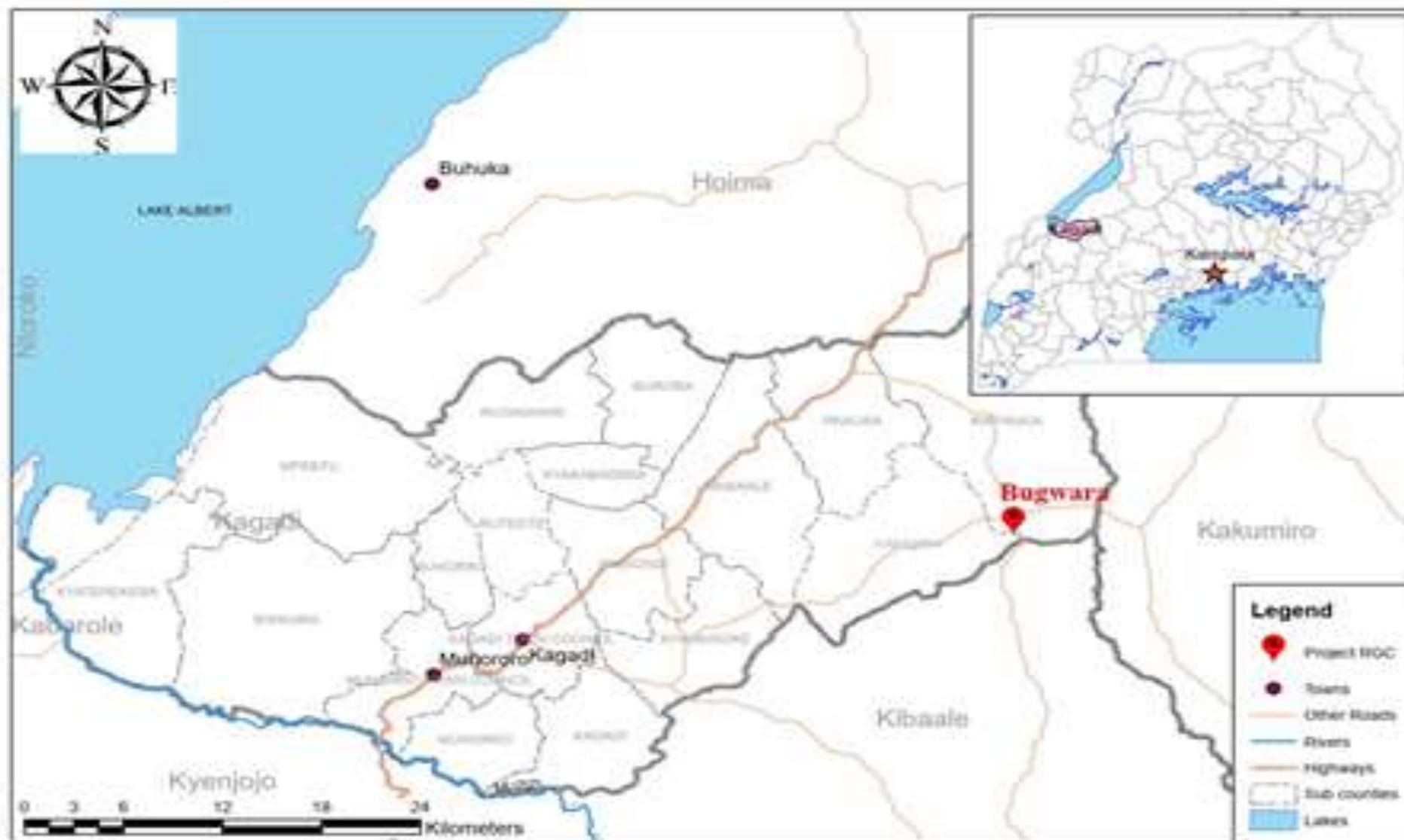


Figure 3.1: Location of the Bugwara RGC water supply area in Kagadi District

3.2.2 Project Components

Water resources are based on borehole DWD 53797, located 1.1km from the centre, that has a test yield of 20m³/h. Pumping is to be powered by 20kW solar PV system. Grid power is required to extend the borehole output to meet the Ultimate water demands.

The following aspects will constitute the basic components of the system:

- Construction of borehole pumphouse, Attendants Quarters, Guardhouse and site facilities
- Installation of 20m³/h submersible pump at 124m head powered by a 20kW solar PV system
- A 3-phase power line of approximately 1.1km with 55kVA transformer shall be supported by the project and Installed by UMEME of grid power at the borehole site
- Construction of 1.1km pumping main from borehole to storage tank
- Installation of 69.5m³ pressed steel tank on 18m high tower
- Construction of 25m² building with chemical dosing facility
- Construction of 4.4km of primary distribution network
- Construction of 55m² Water Office and adjacent toilet block
- Installation of 30km secondary distribution, 5no Public multi-tap standposts and 200 Yard taps (provisional quantities to be confirmed after social engagement as required by the “demand-driven” approach to the Project).

Table 3-2: Bugwara RGC Ground Water Supply System Development Scenario

Component	Unit	Quantity
Source Works		
Electric submersible pump set; 20m ³ /hr at 124 m head	nr	1
OD80 Super Heavy Duty PVC borehole riser pipe	m	85
20kW Solar Power System:	unit	1
Site works, Attendants Quarters + Guardhouse	sum	1
Pumping main OD90 HDPE PN 16	m	1,100

Component	Unit	Quantity
DN75 steel at tank	m	25
Storage Tank		
Pressed steel tank on 18 m tower	m ³	69
25 m ² Building + chlorination system	no	1
Site development works and fencing	sum	
Primary Distribution system OD90 – 50 HDPE PN 6	m	4,500
Secondary Distribution (estimates)		
OD40 – OD50 HPDE	m	10,000
Public Standposts	no m	5
OD25/OD20 service pipes	no	20,000
Yard Taps		200
Water Office, 55m² and site facilities	sum	1

Project Estimates

It is proposed that the Bugwara RGC Water Supply and Sanitation Project shall construct 2No. 6-stance water borne toilets at the locations shown in Table 3-3 below.

Table 3-3: Location of Public Toilet Facilities

PAP Ref	Toilet Name	Site	Institution/Land Owner	Location Village, Parish, Subcounty)	X_COORD	Y_COORD	Remark
BUG/188	Bugwara Primary School		Bugwara Primary School	Bugwara, Bugwara, Kicucura	285936.232	112636.858	New Toilet Facility (10 X 10 metres)
BUG/189	Bugwara Community Market		Bugwara Community Market	Bugwara, Bugwara, Kicucura	285699.993	112835.210	New Toilet Facility (10 X 10 metres)

These water supply and sanitation infrastructure will be implemented as part of the strategy to improve access to clean water, improved sanitation and hygiene in Bugwara RGC. A sustainable piped water supply and sanitation system have beneficial impacts on the social economic status of communities especially in terms of improving outcomes in the areas of health, poverty reduction and education.

3.3 Project Land Takes

As shown in section 3.2.2, the Bugwara RGC Water Supply and Sanitation Project has components which will require land acquisition. There will be both permanent land acquisition for some components and permanent land restriction (easements) as shown in the Table 3-4 below.

Table 3-4: Land Requirements for the Bugwara RGC Water Supply and Sanitation Project

Project Component	Required Land	Important Notes
DWD 53797 Water source Site	30 metres X 30 metres	<ul style="list-style-type: none">• Permanent land acquisition
Access road ¹ to water source site	6-metre-wide road and approximately 63.33metre long	<ul style="list-style-type: none">• Permanent land acquisition
Reservoir Site	30 metres X 30 metres	<ul style="list-style-type: none">• Permanent land acquisition
Access road ² to reservoir site	6-metre-wide road and approximately 73.72metre long	<ul style="list-style-type: none">• Permanent land acquisition
Transmission Pipe	Approximately 1.10km with a 3 meters easement corridor	<ul style="list-style-type: none">• Permanent Land Restriction (easement) in case of impact on private land• The pipe will be laid within the road reserve or on the sides of the access road
Distribution Pipe	Approximately 4.50km with a 3 meters easement corridor	<ul style="list-style-type: none">• Permanent Land Restriction (easement) in case of impact on private land• The pipe will be laid within the road reserve or on the sides of the access road
Public Toilet	10 metres X 10 metres	<ul style="list-style-type: none">• Permanent land acquisition

The land for the water source and reservoir sites will be permanently acquired with a completed and registered land title processed in the names of MWE after all land rights have been fully compensated and acquired.

¹ The access road will be expanded to 6 metres wide.

² The access road will be expanded to 6 metres wide.

The transmission and distribution pipes will require an easement in which they will be trenched but also used as working spaces during construction, operation and maintenance phase of the Project. The land owners will retain their land but subject to following land use restrictions:

- No buildings or other structures can be constructed in the easement corridor
- Cultivation of seasonal crops can continue but not on top of the pipeline

As a result of the above restrictions, land use potential in the corridor is decreased which decreases the land value. It is this diminution (reduction in value) that is compensated.

The Bugwara RGC Water Supply and Sanitation Project will require a permanent land take of 0.7853 acres and an Easement corridor of 2.9700 acres as shown in Table 3-5 below.

Table 3-5: Project Land Takes

Impact	Land Affected in Acres
Permanent Land Affected (Water Source Site, Reservoir Site, Access Roads, and Sanitation Facility Sites)	0.6975
Permanent Land Restriction (Easement for Transmission and Distribution Pipes)	3.2955
Total Land Affected in Acres	3.9930

4 RELEVANT POLICY & LEGAL FRAMEWORK AND APPLICABLE INTERNATIONAL STANDARDS FOR LAND ACQUISITION, COMPENSATION AND RESETTLEMENT

4.1.1 The Constitution of the Republic of Uganda

Article 237 (1) of the Constitution vests all Ugandan land in the citizens of Uganda. However, under Article 237 (1) (a), the Government or local government can acquire land in the public interest. Such acquisition is subject to the provisions of Article 26 (on protection from deprivation of property) which gives every person in Uganda a right to own property either individually or in association with others. Under Article 26(2), no person shall be compulsorily deprived of property or any interest in or right over property of any description except where the following conditions are satisfied:

- The taking of possession or acquisition is necessary for public use or in the interest of defense, public safety, public order, public morality, or public health; and
- The compulsory taking of possession or acquisition of property is made under a law which makes provision for:
 - Prompt payment of fair and adequate compensation, prior to the taking of possession or acquisition of the property; and
 - A right of access to a court of law by any person who has an interest or right over the property

4.1.2 The Water Act Cap 152

The Act provides for: the use, protection and management of water resources and supply; for the constitution of water and sewerage authorities; and the devolution of water supply and sewerage undertakings. Section 84 empowers the Minister or the authority (MWE) to acquire an interest in land and any structures on the land for purposes of this Act. Compensation payable to a person under this section shall be determined under the Land Acquisition Act and section 91 of this Act.

Section 91 of the Act requires compensation to be paid if damage is caused to land in the exercise of powers conferred on an authority by this Act. The authority shall compensate all parties interested in the land for all damage sustained by them in consequence of the exercise of those powers subject to this Act.

4.1.3 The Land Act, Cap 227 as amended

Section 42 of the Land Act reaffirms the statutory power of compulsory acquisition conferred on the governments and local government under articles 237(2)(a) and 26(2) of the Constitution. Compensation is assessed in accordance with the valuation principles laid out in Section 77 of the Land Act (on computation of compensation), briefly outlined below:

- Customary land value is the open market value of unimproved land
- The value of buildings on the land is calculated at open market value for urban areas and replacement cost for rural areas;
- The value of standing crops on the land, excluding annual crops, is determined in accordance with the district compensation rates as set by District Land Boards. Annual crops could be harvested during the period of notice given to the owner
- In addition to the total sum assessed, if 6 months' notice to surrender possession is given, a disturbance allowance of 15% (of the total sum assessed) is paid; if less than 6 months' notice to surrender possession is given, a disturbance allowance of 30% (of the total sum assessed) is paid.

Section 73(3) of the Land Act requires a Project developer carrying out public works on land to promptly pay compensation to any person having an interest in the land for any damage caused to crops or buildings and for the land and materials taken or used for the works.

The Constitution and the Land Act Cap 227 also recognizes land tenure regimes and rights discussed in the following section.

4.1.3.1 Land Tenure Regimes and Transfer of Land

Article 237 of the Constitution of the Republic of Uganda (1995), vests land ownership in Uganda citizens and identifies four (4) land tenure systems:

- 1) Customary
- 2) Freehold
- 3) Mailo
- 4) Leasehold

These tenure systems are detailed under Section 3 of the Land Act (1998), Cap 227. Their Project relevancy is outlined below:

Mailo Land Tenure

There are no mailo land holders in the Project Area. The Mailo Land Tenure System is a feudal ownership system introduced by the British in 1900 under the Buganda Agreement. Prior to the 1975 Land Reform Decree, mailo land was owned in perpetuity by individuals and by the Kabaka. All mailo land parcels have title deeds.

Section 3(4) of the Land Act Cap 227 as amended defines Mailo Land Tenure as a form of tenure deriving its legality from the Constitution and its incidents from the written law which, among other things:

- Involves holding registered land in perpetuity;
- Permits the separation of land ownership from development ownership on land by a lawful or bona fide occupant; and
- Enables the holder, subject to the customary and statutory rights of those persons lawfully or bona fide in occupation of the land at the time the tenure was created -- and their successors in title -- to exercise all ownership powers of the owner of land held of a freehold title set out in section 3(2) & (3) of the Land Act Cap 227 as amended and subject to the same possibility of conditions, restrictions, and limitations, positive or negative in their application, as are referred to in those sub-sections.

Customary Tenure

Customary Tenure is the dominant Project Area tenure – held by 184 PAHs -- as shown in Table 4-1.

Section 3(1) of the Land Act Cap 227 as amended defines customary tenure as a form of tenure:

- Applicable to a specific area of land and a specific description or class of persons
- Subject to Section 27, governed by rules generally accepted as binding and authoritative by the class of persons to which it applies
- Applicable to any persons acquiring land in that area in accordance with those rules
- Subject to Section 27, characterized by local customary regulation
- Applying local customary regulation and management to individual and household ownership, use and occupation of, and transactions in, land
- Providing for communal ownership and use of land

- In which parcels of land may be recognised as subdivisions belonging to a person, a family, or a traditional institution
- Owned in perpetuity.

Section 27 of the Land Act Cap 227, as amended, protects the rights of women, children, and disabled persons regarding customary land. It states that any decision in respect to land held under customary tenure -- whether in respect to land held individually or communally -- shall be in accordance with the customs, traditions, and practices of the community concerned, except when a decision which denies women or children or persons with a disability access to ownership, occupation or use of any land, or imposes conditions which violate articles 33, 34, and 35 of the Constitution on any ownership, occupation, or use of any land shall be null and void.

Freehold Tenure

Section 3(2) of the Land Act Cap 227, as amended, defines Freehold Tenure as a form of tenure deriving its legality from the Constitution and its incidents from the written law which:

- Involves the holding of registered land in perpetuity or for a period less than perpetuity which may be fixed by a condition
- Enables the holder to exercise, subject to the law, full powers of land ownership, including but not necessarily limited to:
 - Using and developing the land for any lawful purpose
 - Taking and using any and all produce from the land
 - Entering into any transaction in connection with the land, including, but not limited to selling, leasing, mortgaging or pledging, subdividing, creating land rights and interests for other people, and creating land trusts
 - Disposing of the land to any person by will.

Section 3(3) of the Land Act Cap 227 as amended states that, to avoid doubt, a freehold title may be created -- which is subject to conditions, restrictions, or limitations which may be positive or negative in their application -- and is applicable to any of the incidents of the tenure.

There are no freehold land holders in the Project Area.

Leasehold Tenure

Leasehold Tenure is:

- Created either by contract or by application of the law,
- A form under which the landlord or lessor grants the tenant or lessee exclusive land possession, usually for a period defined and in return for a rent, and
- A land holding providing the tenant with security of tenure and a proprietary interest in the land.

There are no leasehold land holders in the Project Area.

Kibanja (Lawful and Bona Fide Occupants)

A Kibanja Landholder is either a bona fide or lawful occupant. There are no Kibanja land holders in the Project Area.

Section 29(1) of the Land Act Cap 227 as amended defines a lawful land occupant as:

- A person occupying land by virtue of the repealed:
 - Busuulu and Envujjo Law of 1928;
 - Toro Landlord and Tenant Law of 1937;
 - Ankole Landlord and Tenant Law of 1937.
- A person who entered the land with consent of the registered owner, and includes a purchaser; or
- A person who occupied land as a customary tenant but whose tenancy was not disclosed or compensated for by the registered owner at the time the leasehold certificate of title was acquired.

Section 29(2) of the Land Act Cap 227 as amended defines a bona fide land occupant as a person who, before the enactment of the Constitution:

- Had occupied and utilised or developed any land unchallenged by the registered owner or agent of the registered owner for twelve years or more
- Had been settled on land by the Government or an agent of the Government, which may include a local authority.

In Section 29(5) of the Land Act Cap 227, any person who has purchased or otherwise acquired the interest of the person qualified to be a bona fide occupant under the Land Act shall be taken to be a bona fide occupant.

A Kibanja Landholder is a tenant of a landlord to whom s/he is expected to pay rent.

A Kibanja Landholder can also lodge a caveat where they have reason to suspect that the registered landowner intends to enter a land transaction, which will affect their rights and interests as per Section 139 of the Registration of Titles Act.

Licensee

Although only these latter forms of tenure are legally defined under the Land Act (1998), the context of common law also recognises the statute of “licensee” or “sharecroppers”, these terms having similar meanings in practice.

Licensees are persons granted authority to use land for agricultural production. Traditionally, such production would be limited to annual crops. Licensees have no legal security of tenure or any propriety right to the land.

There are 5 licensees in the Project Area.

Table 4-1: Land Tenure Distribution

Land Tenure	No. of PAPs	Total Percentage
Customary	184	97.35%
Licensee	5	2.65%
Total	189	100.00%

4.1.3.2 Rights of Spouses and Children

The rights of spouses and children are protected under the Constitution of the Republic of Uganda (1995), the Land Act (1998), Cap 227, and the Mortgage Act. The consent of spouses and children must be acquired prior to any transaction by the head of household related to land on which the family ordinarily resides.

Section 38A of the Land (Amendment) Act (2004) provides for every spouse to enjoy security of occupancy of the family land and this includes the right to withhold consent on any transactions affecting their rights.

Sections 38A and 39 of the Land (Amendment) Act (2004) requires that no person shall:

- Sell, exchange, transfer, pledge, mortgage, or lease any land or enter into any contract for the sale, exchange, transfer, pledge, mortgage, or lease of any land, or
- Give away any land inter vivos, or enter into any transaction in respect to land:

- on which the person ordinarily resides with his or her spouse, and from which they derive their sustenance, except with the prior written consent of the spouse
- on which ordinarily reside orphans below majority age with interest in inheritance of the land, except with prior written consent of the Committee.

4.1.4 The Land Regulations, 2004 Regulation

24(1) of the Land Regulations, 2004 states that the District Land Board shall, when compiling and maintaining a list of rates, take into consideration the following:

- Compensation shall not be payable for any illegally grown crop
- As much time as possible shall be allowed to harvest seasonal crops
- The current market value of crops and trees in their locality will form the basis of determining compensation
- Replacement cost minus depreciation will form the basis of compensation for nonpermanent buildings

4.1.5 The Land Acquisition Act (1965)

This law elaborates on land acquisition procedures for early entry into the delineated land as compensation matters are finalized with the objective of timely Project delivery. Reference to this Act has been made while proposing strategies for addressing unreasonable speculative persons who may jeopardize Project delivery by demanding exorbitant compensation. MWE will issue Notices of Entry at the start of RAP disclosures.

4.1.6 The Access Roads Act, Cap 350

The Act seeks to ensure that a private landowner/developer who has no reasonable means of access to public highway may apply for leave to construct a road of access to a public highway. The Act establishes a mechanism of applying for an access road to public highway and a legal regime to ensure the safety of the neighbouring environment. The Act permits the owner of any land over which an access road is to be constructed to be paid compensation in respect of the use of land, the destruction of crops or trees and other property on the land.

The Act also has provisions for grievance resolution between the developer and owner of land over which the access is to be constructed by applying to Magistrate's Court for leave to construct a road of access.

Access roads to the proposed reservoir and water source sites will be required and thus this Act will be applicable. Additionally, it will be necessary to improve on the existing access roads to the sites and where necessary to also open up new access.

4.1.7 Local Government Act (1997)

This Act provides for the system of district-based local governments. Under the district, there are lower local governments and administrative units. This system provides for elected councils whereby chairmen nominate each council's Executive Committee. The Executive Committee functions include:

- Initiating and formulating policy for approval by council
- Overseeing government and council policy implementation
- Monitoring and coordinating district NGO activities
- Resolving disputes escalated by lower local governments.

The local administrations (District Council, and Local Councils or LCs) of Kagadi District will assist in grievance resolution during RAP Implementation and compensation. The District and Town Council Community Development Officers are mandated to assist in sensitizations of community for development projects in their areas of jurisdiction.

4.2 International RAP Implementation Standards and Guidelines (Applicable Standards)

4.2.1 World Bank Safeguard Policies

The objective of the World Bank's environmental and social safeguard policies is to prevent and mitigate undue harm to people and their environment during the development process. These policies provide guidelines for the Bank and borrower staff in the identification, preparation, and implementation of programs and projects. As all other World Bank funded projects, the Bugwara RGC Water Supply and Sanitation Project will comply with the requirements of the World Bank Safeguard Policies.

WB Safeguard policies also provide a platform for the participation of stakeholders in project design, and are an important instrument for building ownership among local populations (World Bank, 2006). They consist of the following Operational Policies (OP): Environmental Assessment (OP 4.01); Natural Habitats (OP 4.04); Pest Management (OP 4.09); Indigenous People (OP 4.10); Physical Cultural Resources (OP 4.11); Involuntary Resettlement (OP 4.12);

Forestry (OP 4.36); Safety of Dams (OP 4.37); and Projects on International Waterways (OP 7.50)

Among the above listed above, the triggered safeguard policies relevant to the IWMDP include:

- Environmental Assessment (OP 4.01)
- Natural Habitats (OP 4.04)
- Physical Cultural Resources (OP 4.11)
- Involuntary Resettlement (OP 4.12)
- Forestry (OP 4.36)
- Safety of Dams (OP 4.37)
- Projects on International Waterways (OP 7.50)

Relevant to this RAP are the World Bank's safeguard policies on Physical Cultural Resources, OP 4.11 (covered in section 9) and on involuntary resettlement, OP 4.12.

The OP 4.12 is to be complied with where involuntary resettlement, impacts on livelihoods, acquisition of land or restrictions to access to natural resources, may take place as a result of the project. It includes requirements that:

- Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs.
- Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable persons who are physically or economically displaced by the project to share in project benefits. Project affected persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs.
- Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.
- Land-for-land exchange is the preferred option for people whose livelihoods are land-based. Whenever replacement land is offered, land should be of at least equivalent value in terms of productive value and locational advantage.

- OP 4.12 eligibility criteria include: -
 - those that have formal rights to land
 - those that do not have such rights
 - those who have no recognizable legal right or claim to the land that they occupy. The legal right to compensation under Ugandan law is applicable to those with proprietary interest in the affected land.

This policy covers direct economic and social impacts that both result from Bank-assisted investment projects, and are caused by the involuntary taking of land resulting in:

- relocation or loss of shelter;
- loss of assets or access to assets; or
- loss of income sources or means of livelihood, whether or not the affected persons must move to another location

OP 4.12 also requires that the provision of compensation and other assistance to PAPs, to restore livelihoods when these are affected appreciably, shall be done prior to the displacement of people. In particular, the policy requires that possession of land for project activities may take place only after compensation has been paid. Resettlement sites, new homes and related infrastructure, public services and moving allowances must be provided to the affected persons in accordance with the provisions of the RAP.

OP 4.12 further requires particular attention to be given to the needs of vulnerable groups especially those below the poverty line, the landless, the elderly, women and children, indigenous groups, ethnic minorities and other disadvantaged persons.

4.2.2 UN Basic Principles and Guidelines on Development-based Evictions and Displacement

Paragraph 38 notes that states should fully explore all possible eviction alternatives. All potentially affected groups and persons, including women, indigenous peoples, and persons with disabilities, as well as others working on behalf of the affected, have the right to relevant information, full consultation and participation throughout the entire process, and to propose alternatives that authorities should duly consider.

As per paragraph 43, evictions should not result in individuals being rendered homeless or vulnerable to the violation of other human rights. The State must make provisions for the

adoption of all appropriate measures, to the maximum of its available resources, especially for those who are unable to provide for themselves, to ensure that adequate alternative housing, resettlement, or access to productive land is available and provided. Alternative housing should be situated as close as possible to the original place of residence and livelihood source of those evicted.

Under paragraph 52, competent authorities shall ensure that evicted persons or groups, especially those who are unable to provide for themselves, have safe and secure access to: (a) essential food, potable water, and sanitation; (b) basic shelter and housing; (c) appropriate clothing; (d) essential medical services; (e) livelihood sources; (f) fodder for livestock and access to common property resources previously depended upon; and (g) education for children and childcare facilities. States should also ensure that members of the same extended family or community are not separated as the result of evictions.

As per paragraph 60, when eviction is unavoidable and necessary for the promotion of the general welfare, the State must provide or ensure fair and just compensation for any losses of personal, real, or other property or goods, including property rights or interests.

4.2.3 Voluntary Guidelines on Responsible Governance of Tenure of Land, Forests, and Fisheries (VGGT)

The VGGT provide direction and information on internationally accepted practices for systems involved in the rights to use, manage, and control land, fisheries, and forests. As per Section 3, guiding principles of responsible tenure governance, States should:

- Recognize and respect all legitimate tenure right holders and their rights. Reasonable measures should be taken to identify, record, and respect legitimate tenure right holders and their rights, whether formally recorded or not; to refrain from infringement on tenure rights of others, and to meet the duties associated with tenure rights.
- Safeguard legitimate tenure rights against threats and infringements. Tenure right holders should be protected against the arbitrary loss of their tenure rights, including forced evictions inconsistent with their existing obligations under national and international law.
- Promote and facilitate the enjoyment of legitimate tenure rights. Active measures should be taken to promote and facilitate the full realization of tenure rights or the

making of transactions with the rights, such as ensuring that services are accessible to all.

- Provide access to justice to address infringement of legitimate tenure rights. Effective and accessible means should be provided to everyone, through judicial authorities or other approaches, to resolve tenure rights disputes. Affordable and prompt outcome enforcement should also be provided. States should provide prompt, just compensation where tenure rights are taken for public purposes.
- Prevent tenure disputes, violent conflicts, and corruption. Active measures should be taken to prevent tenure disputes from arising and from escalating into violent conflicts. States should endeavour to prevent corruption in all forms, at all levels, and in all settings.

Under section 8.1, States should ensure that appropriate systems are used for the fair and timely valuation of tenure rights for specific purposes, such as the operation of markets, security for loans, and transactions in tenure rights as the result of investments, expropriation, and taxation. Such systems should promote broader social, economic, environmental, and sustainable development objectives.

Under section 8.2, valuation policies and laws should strive to ensure that valuation systems consider non-market values such as social, cultural, religious, spiritual, and environmental values where applicable.

As per section 23.1, States should ensure that the legitimate tenure rights to land, fisheries, and forests of all individuals, communities, or peoples likely to be affected, with an emphasis on farmers, small-scale food producers, and vulnerable and marginalized people, are respected and protected by laws, policies, strategies, and actions with the aim to prevent and respond to the effects of climate change consistent with their respective obligations, as applicable, in terms of relevant climate change framework agreements.

5 COMPENSATION ELIGIBILITY & DATA COLLECTION

5.1 International Best Practice

Under the applicable standards, the Project proponent MWE is required to compensate and/or assist people affected by physical or economic displacement.

Affected persons includes:

- 1) Those who have formal legal land or asset rights
- 2) Those who do not have formal legal land or asset rights, but have a claim to land or assets that is recognized or recognizable under national law
- 3) Those who have no recognizable legal right or claim to the land or assets they occupy or use

Compensation for assets should be at full replacement value which includes:

- **Agricultural Land:** The market value of land of equal productive use or potential -- which must be located in the vicinity of the affected land -- plus the cost of preparation to levels similar to or better than those of the affected land plus the cost of any registration and transfer taxes
- **Residential and Urban Land:** The market value of land of equal size and use, with similar or improved public infrastructure facilities and services -- preferably located in the vicinity of the affected land -- plus the cost of any registration and transfer taxes
- **Perennial Crops and Trees:** Equivalent to current market prices given the type, age, and productive value of the plants and/or trees, including lost future productivity
- **Household and Public Structures:** The cost of building a new structure with an area and quality similar to or better than those of the affected structure, or the cost of repairing a partially affected structure, including labour and contractor fees and any registration and transfer taxes
- In determining replacement costs, neither asset depreciation nor the value of salvage materials are taken into account.

The entitlement options offered to affected people should be based on consultation, and analysis of socio-economic survey results. In the case of physically displaced persons with a claim or formal legal right, the Project proponent must provide the choice of replacement property of equal or higher value, equivalent or better characteristics and advantages of location, or financial compensation at full replacement value where appropriate. For

physically displaced persons who own their structures but with no legal right or claim, they must be offered similar housing options including security of tenure (in the case of replacement housing) so they can resettle legally without the risk of forced eviction. The OP 4.12 strongly favours in kind compensation over cash compensation. There is no requirement to compensate or assist those who encroach on the Project area after the cut-off date.

5.2 Compensation Eligibility

PAHs are eligible for compensation and other assistance if they have a “legitimate interest” in Project Area “immoveable assets” that are in place (i.e., established, in the case of crops; or constructed, in the case of buildings and other structures) at the time of the Entitlement Cut-off Date.

“Legitimate interest” in household-level immoveable assets is usually held by a single member: the HoH. Through traditional and family practice, the HoH is typically the most senior male household member. In some instances, the legitimate interest may be held jointly, i.e. by the household head and his/her spouse, or with other extended family members. In accordance with the applicable standards, the compensation framework includes gender-specific components to ensure that documentation of ownership or occupancy and compensation payments will be issued in the names of both spouses and single heads of households as relevant.

Note that “legitimate interest” is not synonymous with ownership. Even those Project-affected persons/households/communities with no recognisable legal right or claim to assets they are occupying should be considered eligible for resettlement assistance, in accordance with the applicable.

Immoveable assets comprise:

- Land
- Perennial crops and trees fully or partly established at the Entitlement Cut-off Date
- Buildings and Other Structures including residential houses, stores, kitchen blocks, latrines, wells, commercial structures and other structures such as animal pens and graves. These must have been fully or partly constructed.

Immoveable Assets that are planted (in the case of crops and trees) or constructed (in the case of buildings) after the Entitlement Cut-off Date are not included in compensation calculations.

Therefore, eligibility derives from with the land, based on the results of the asset and socio-economic surveys. Categories of eligible persons will include --but not limited to -- the following:

- Households whose fixtures (fences and retaining wall) are affected by the Project Permanent Land Restrictions (Easement for Transmission and Distribution Pipes)
- Households that will be economically displaced, as they have assets or crops/trees to be affected by the Project, so will lose access to their means of production (including rights to unrestricted use of agricultural land or other natural resources);
- Public institutions such as educational institutions, religious institutions and administrative centres affected by the Project Permanent Land acquisition (especially sanitation facility sites) and Permanent Land Restrictions (Easement for Transmission and Distribution Pipes) that will lose fences and crops and;
- Households experiencing loss of, or restrictions of access to some or all of their common resources (for example fuel wood).

5.2.1 Entitlement Cut-off Date

The date of cadastral and asset surveys is the entitlement cut-off date. PAPs were informed of entitlement cut-off dates during the stakeholder consultations as well as during the PAH surveys. Each PAH was provided with a copy of the Asset Survey Form that was dated and signed off by the Valuer, PAP, and the Local Council Chairperson. Cadastral and asset surveys were carried out from 4 October – 7 October 2022.

Community meetings occurred on 3 September 2022. BTS made use of Project maps to engage PAPs during consultations. A summary of information that was disclosed during the RAP preparation can be found in the RAP Report.

5.2.2 Speculative Structures

Opportunistic structures established after the entitlement cut-off date shall not be compensated as they were not established earlier or at the time of cadastral and asset surveys.

During the community sensitization meetings, PAPs were informed of how opportunistic structures will be handled. These meetings were aligned with the timing of the surveys to reduce time lapse between sensitization and surveying in order to limit the possibility of speculative structures.

Any claims of missed assets such as buildings and others structures will be corroborated with the Asset Survey Forms that were completed, dated, and signed off by all stakeholders. In addition, the Project strip map referenced all buildings and other structures that existed on ground and within the Project land take at the time of asset and cadastral surveys. All affected assets were photo-documented.

5.2.3 Damage Caused During Construction Phase

Construction activities may cause some additional temporary or permanent damage to land and assets that cannot be identified or quantified during RAP preparation. An example might be construction workers trampling crops or vegetables while accessing particular construction sites. Thus, wherever possible, the construction team/contractor will repair the damage to the satisfaction of the affected person. Affected persons with a claim should be required to complete a compensation claim form and submit it to the construction team/contractor. The construction team/contractor will then negotiate the required compensation measures, which may include repairing the damage or payment of compensation in cash or kind. Payment of compensation should be effected in a time bound manner.

5.3 Data Collection

The cadastral and asset surveys served to identify the persons who will be affected by the Bugwara RGC Water Supply and Sanitation Project and to determine who will be eligible for compensation. The survey determined the cut-off date, documented it and communicated it to the stakeholders. It also assisted to exclude subsequent inflows of people from eligibility for compensation.

5.3.1 Cadastral Surveys

Kinematic (RTK) GNSS receiver sets, the Project designs, and Project Control Points (see Table 5-1 below) were used to set out the land and easement corridors required for the Project. All parcel boundaries of affected land were surveyed including the portions within the easements and plots.

Table 5-1: Project Control Points Schedule

	Stn.	E	N	Z
1	U1065	323630.404	116250.954	1142.32
2	U1061	294566.525	104629.26	1148.03

With the help of the village chairpersons and PAH members, ownership information was obtained.

All buildings and other structures were also geo referenced and these are clearly shown in the Project cadastral survey strip map. The cadastral survey exercise commenced on 4 October 2022 and was completed on 7 October 2022. It was carried out by the BTS Cadastral Survey Team which included one experienced surveyor and one lead surveyor. Support staff included one driver and one field assistant.

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5.3.2 Asset Surveys

Using Asset Survey Form and with the assistance of Local Council Chairpersons (LCs), all PAPs were identified and verified. The chainage, names and particulars of each PAP recorded, including photographs of the affected persons and properties, National Identification Numbers (NINs) and Telephone Numbers. These will help ensure easy identification of PAPs during the Verification, Disclosure and Compensation Payments as part of the RAP Implementation.

All affected assets including perennial crops, trees, buildings, and other structures were referenced, photo-documented and recorded on the Asset Survey Form. This was done in the presence of the PAH or their representative household members and the local leaders who participated in the direct enumeration, survey, inspection, and inventory of their assets.

The Asset Survey Forms were signed by PAPs after they verified the record of their assets and the forms were verified/witnessed by the LCs and the Valuer.

The asset survey exercise commenced on 4 October 2022 and was completed on 7 October 2022. It was carried out by the BTS Asset Survey Team which included one experienced valuer and one lead valuer.

5.3.3 Cadastral and Asset Survey Data Entry

Cadastral and asset survey results were entered into Vekta-- an Environmental and Social Information Management System developed and owned by GMT Consults LTD (GMT) for management of environmental, land access, and resettlement projects. The system enables automatic development of valuation (as well as other) reports.

6 VALUATION METHODOLOGY

The rates of compensation for crops and buildings of non-permanent nature are determined under section 59 (subsection 1, paragraph f) of the Land Act by District Land Boards of the respective Local Governments on an annual basis.

This RAP used 2019/2020 Kakumiro district compensation rates for perennial crops, trees and buildings of non-permanent nature.

The value of the land alone has been ascertained using the Market Approach where there is evidence of recent sales for plots and acres in the locality and adjusting for the specific attributes of the subject property and the comparable such as location, accessibility, size and amenities.

Sources of land market information included inquiries in the villages where affected land is located, land agents, LCI officials, where most sales are witnessed and respective District Land Officers.

The land values in trading centres tend to be more expensive than land at the periphery commanding the land to trade in plot sizes rather than acres. The property market in the Project area is generally both a buyer's and seller's market depending on each party's negotiating power and a comprehensive market survey of the locality reveals that an acre costs about 4-5 million whereas 50X100 feet plot in the trading centres range 2-5 million depending on the specific attributes of the plots as depicted in Table 6-1 below.

Table 6-1: Land Rates

Subcounty	Parish	Village	Rate Per Acre	Rate Per Plot	Remark
Kicucura	Bugwara	Bugwara	5,000,000		Agricultural
				3,000,000	Commercial
		Bugwara West	4,000,000		Agricultural
		Kasonga	4,000,000		Agricultural
	Kyabisurita	Kyabisurita A	4,000,000		Agricultural

The detailed valuation methodology is shown in the following sections.

6.1 Permanent Land Affected (Water source Site, Reservoir Site, Access Roads, and Sanitation Facility Sites)

Valuation assessment for customary land has been determined at 100% land interest of the Market Value. The Project does not have Bibanja holders affected.

The land value for compensation has been determined by multiplying the Land area (in acres) with the market value rate (per acre) for the subject land and the land interest percentage.

6.2 Permanent Land Restriction (Easement for Transmission and Distribution pipes)

Compensation for customary land has been assessed on the basis of “diminution in value”.

Diminution in value measures a property’s reduction in value arising from the extent of use restriction. It is a percentage of the market value of the land and the diminution differs according to the land use. The Project diminution levels are as follows:

- 80% for not severely affected land. This includes land under: grazing, annual cultivation, perennial cultivation, and tree plantation, and where less than 80% of total land holding is affected
- 100% for: all severely affected rural or urban plots, including cases where 80%+ of the PAH total landholding is affected
- 100% for urban and residential plots whose use is only for development

The valuation assessment has been determined at 100% land interest and diminution level of the market value. The project does not have cases of severely affected PAPs or PAPs with small urban and residential plots. Therefore, the easement value has been assessed at 80% diminution level.

The easement value for compensation has been obtained by multiplying the easement area (in acres) with the: subject land market value rate (per acre), land interest percentage, and diminution rate.

6.3 Non-Permanent Buildings and Other Structures

The respective areas or running metre of non-permanent (semi-permanent and temporary) buildings and other structures were calculated and then multiplied with an appropriate district rate without depreciation to derive the assessed valuation figures.

The replacement cost varies with the type of building materials used and related construction costs such as plan approvals and contractor costs.

6.4 Perennial Crops & Trees

All perennial crops and trees were surveyed, enumerated, and categorized according to type, age, and condition and the district compensation rates were applied to derive the assessed valuation figures.

Seasonal crops have been disregarded in the assessed valuation figures because they will be harvested during the notice to vacate period to be issued by MWE upon payment of compensation.

6.5 Subtotal Valuation Award

The sub-total valuation award is a summation of values for: land, buildings & other structures, and perennial crops & trees calculated in sections 6.1 up to 6.4 above.

6.6 Disturbance Allowance

Upon compensation payment, PAPs will be given a notice to vacate of 6 months to pave way for commencement of civil works for Project construction. Therefore, a statutory disturbance allowance of 15% of the sub-total valuation award derived in Section 6.5 was applied.

6.7 Total Valuation Award

The Compensation Award is derived by summation of the sub-total valuation award and the disturbance allowance obtained in Sections 6.5 and 6.6.

7 ANNEXES

7.1 District Compensation Rates

7.2 Practicing Certificate for the Valuer

7.3 Practicing Certificate for the Surveyor

7.4 Valuation Entitlement Matrix

7.5 Project Strip Map