

CONSTRUCTION OF MWANGE WATER SUPPLY SYSTEM
PROJECT IN GICUMBI TOWN - RWANDA

Resettlement Action Plan (RAP) Final Report

SAJDI IN JOINT VENTURE WITH CAVICON CONSULTANTS

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Acronyms and Abbreviations

7YGP:	7 Year Government Program
AfDB / ADB:	African Development Bank
CSOs:	Civil Society Organizations
EA:	Environmental Audit
EDPRS:	Economic Development and Poverty Reduction Strategy
EIA:	Environmental Impact Assessment
EMP:	Environmental Management Plan
GGCRS:	Green Growth and Climate Resilient Strategy
GGGI:	Global Green Growth Institute
GOR:	Government of Rwanda
ICT:	Information & Communication Technology
MININFRA:	Ministry of Infrastructure
MoE:	Ministry of Environment
NGOs:	Non-Governmental Organizations
NST1:	National Transformation Strategy – Phase 1
OP:	Operational Procedures
RDB:	Rwanda Development Board
RECO:	Rwanda Energy Corporation
REG:	Rwanda Energy Group
REMA:	Rwanda Environment Management Authority
RLMUA:	Rwanda Land Management and Authority
ROW:	Right-of-Way
RURA:	Rwanda Utility Regulatory Agency
RWFA:	Rwanda Water and Forestry Authority
SDGs:	Sustainable Development Goals
USAID:	United States Agency for International Development
YESD:	Young Engineers Skills Development Program

Glossary of terms

Unless the context dictates otherwise, the following terms will have the following meanings:

1. **Project affected persons (PAPs)** means persons who, for reasons of the involuntary taking of their land and other assets under the project, result in direct economic and or social adverse impacts, regardless of whether or not said PAPs physically relocate. These people may have their:
 - Standard of living adversely affected, whether or not the PAP must move to another location;
 - Right, title, investment in any house, land (including premises, agricultural and grazing land) or any other fixed or movable asset temporarily or permanently possessed or adversely affected;
 - Access to productive assets temporarily or permanently adversely affected; or Business, occupation, work or place of residence or habitat adversely affected.

2. **Involuntary resettlement** means the involuntary taking of land resulting in direct or indirect economic and social impacts caused by:
 - a. Loss of benefits from use of such land;
 - b. Relocation or loss of shelter;
 - c. Loss of assets or access to assets; or
 - d. Loss of income sources or means of livelihood, whether or not the PAP has moved to another location.Resettlement is involuntary when the project implementing agency has the right to expropriate land under national law.

3. **Cut-off date:** is the date of completion of the census of PAPs within the project area boundaries (including unidentified owners). Beyond this date, any person not included in the census who lays claim to land or assets affected by the project (which they did not own before the cut-off date) will not be eligible for compensation.

4. **Compensation:** means the payment in kind, cash or other assets given in exchange for the taking of land, loss of other types of assets (including fixed assets) or loss of livelihoods resulting from project activities.

5. **Census:** is a complete count of the population affected by a project activity including collation of demographic and property information. This will identify and determine the number of Project Affected Persons (PAP) and the help to identify the nature and levels of impact.
6. **Abbreviated Resettlement Action Plan (ARAP):** is an instrument (document) to be prepared by the party impacting on the people and their livelihoods when a project undertakes involuntary resettlement. ARAPs contain specific and legally binding requirements to be abided by to resettle and compensate the affected parties before implementation of the project activities causing adverse impacts.
7. **Land:** refers to agricultural and/or non-agricultural land whether temporary or permanent and which may be required for the Project.
8. **Land acquisition:** means the taking of or alienation of land, buildings or other assets thereon for purposes of the Project under eminent domain.
9. **Economic Rehabilitation Assistance:** means the provision of development assistance in addition to compensation such as land preparation, credit facilities, training, or job opportunities, needed to enable PAPs to improve their living standards, income earning capacity and production levels; or at least maintain them at pre-project levels.
10. **Entitlement:** Range of measures comprising mainly cash compensation but also job opportunities to compensate for losses.
11. **Stakeholders:** Any and all individuals groups organizations and institutions interested in and potentially affected by a project or having the ability to influence a project.

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Executive Summary

The RAP compensation framework specifies all forms of asset ownership or use rights among the population affected by the project and the project's strategy for compensating them for the partial or complete loss of those assets.

Principles and Objectives

The objective of this RAP is to set the policies, principles, organizational arrangements, and design criteria to be applied in order to avoid or resolve displacement impacts on people and property caused by the acquisition of land related to the construction of Mwange water supply system.

The project has significant environmental and social benefits. During the construction phase, some properties would be lost. This loss has been minimized, as far as practicable, through the change of alignment. This Resettlement Action Plan conforms to the AfDB's Involuntary Resettlement Policy. The populations were fully involved during the elaboration of this plan.

As summarized, an estimated up to 440 individuals would be affected by the construction of Mwange water supply system infrastructures such as Intake, water treatment plant, pumping facilities, offices, pipeline networks and reservoirs. In quite a few cases dwellings would have to be relocated for the construction of the main infrastructures i.e water treatment plant and reservoirs. For the construction of these facilities, the expropriated households will need to relocate in a different place whereas for the pipeline, affected people will receive their compensation for damaged crops or plants and then continue to use their land after the laying out of the pipe is complete, for their daily agricultural activities. All this requires both adequate expropriation and compensation measures.

Compensation will be paid before the relocation of houses and other non- mobile goods. For crop damages, compensation will be paid before or on the very day of the damage. Compensation will be controlled by committees which comprise all stakeholders, including representatives of the target group of the expropriation and compensation. Displaced persons (DPs) will be informed about their options and rights pertaining to displacement, compensation and resettlement and about grievance mechanisms available to them.

The government will be responsible for the payment of the compensations. It is the requirement of the AfDB that no civic works for project implementation can begin if the compensations have not been provided for.

Legal Framework

An analysis of the applicable policy and legal framework was conducted, as well as an institutional framework analysis with a bearing on the project, including identification of the gaps between local and international frameworks and how such gaps can be bridged. The project notably triggered AfDB Operational safeguard 2 related to involuntary resettlement: Land acquisition, population displacement and compensation. There are some differences between the African Development Bank (AfDB) Policy and the Rwandan Laws on Resettlement and Compensation. The Government of Rwanda through WASAC is committed to complying with AfDB Operational safeguard 2 related to involuntary resettlement: Land acquisition, population displacement.

Consultation with the population

Community consultation meeting were conducted as part of participatory approach at the village's level. The main objective was to Informing the Project Affected Persons (PAPs) about the project and all its attributes and its effects on the community's socio-economic and the environmental impacts, identifying and enumerating the Project Affected Persons (PAPs) and establish basis for compensation.

It was also for providing advice and counseling to the Project Affected Persons (PAPs) as regards to compensation money or other options (compensation in kind). The PAP's were informed of the project and they were given opportunities to raise their issues that they would like to covered to ensure smooth resettlement.

Implementation

It is proposed to establish at Cell/Village level a Resettlement and Compensation Committee (RCC) of approximately 4-5 people which could be composed by a representative of the women organization, opinion leader, village leader and a representative of CBOs and a representative of the business sector, etc but respecting the gender equality.

The representatives of these groups should preferably at the same time be project-affected people. They will plan for, coordinate and monitor resettlement, compensation and relocation activities, as well as supervise compensation payments to the recipient project affected parties (PAPs). A large part of their responsibility will be consultation with potential PAPs.

Eligibility for Resettlement Measures

Under the WB policy, displaced persons in the following two groups are entitled to compensation for loss of land or other assets, such as dwellings and crops taken for project purposes, and to resettlement assistance:

Those who have formal legal rights to land or other affected assets (including customary and traditional rights to the use of land or other assets); and

Those who do not have formal legal rights to land or other assets at the time of the census, but who have claim to such legal rights by virtue of occupation or use of those assets.

The entitlement cut-off date to be fixed refers to the time when the assessment of persons and their property in the identified project areas is carried out, i.e. the time when the project implementation activities have to start. During this period the new PAPs identification process has conducted to ensure no PAP is ignored and a new socio-economic census has to take place. Thereafter, no new cases of affected people will be considered. As this RAP purpose is for budget estimation, no cut-off date has been set, it will be set during the project implementation phase.

An important aspect of preparing the RAP is to establish appropriate data to identify the persons who will be displaced by the project, people eligible for compensation and assistance, to discourage inflow of people who are ineligible for these benefits and to record the physical number of losses of land and assets. This report provides detailed estimates of people affected by the proposed Mwange water supply system construction activities.

The IFC Resettlement Handbook mentions that if there is a significant time lag between the compilation of the RAP and the implementation of the project, resettlement planners should make provision for population movements as well as natural population increase and expansion of households, which may include a repeat census. This is obvious for the construction Mwange water supply stem. The census conducted in the project zone at this time of project feasibility study serves to record the current characteristics, general views and understanding of the population in project zone and in particular the property's owners wishes as far as the subject compensation is concerned. Therefore, an in-depth census survey can be carried out only prior to the start of the project implementation by the consultant for the accompany measures.

Information resulting from own observations and those provided by the topographical survey and satellite images have been used to estimate the number of affected houses per cell and sector in Gicumbi District and then after, the property valuation field data collection carried out by our team of valuers resulted in with the definitive number of dwellings, plots of land and approximative quantity of crops data may be damaged by the project activities.

Entitlement

The following categories of people are eligible for compensation under this RAP:

- People who have been in the surveyed part of the proposed project area;
- Land owners

- People whose houses/structures are to be affected by the development;
- People who allocated land (through the communally acceptable ways) for any purpose like cultivation (share croppers) and their crops or trees are to be removed or damaged due to land acquisition activities; and
- Any other group of persons that have not been mentioned above but are entitled to compensation according to the Rwandan laws.

Entitlement matrix

Type of Loss	Eligibility Criteria	Entitlement
Loss of Land	Various interest and rights – title holder, freeholder, leaseholder,	Compensation – Market Value of Land plus 5%
Buildings/ Boundary walls, Fences	Owner of buildings and other structures	Replacement Cost plus 5%
Temporarily loss of agricultural land	Owner (person with legal title/registration of land ownership)	Cash compensation for land at market rates as calculated in previous sections. This will apply as land lease of period of three months (agricultural term) of excavation and installation of pipes
Productive Trees	Commercial trees	All owners. Value based age of the tree and determined by the district
Loss of crops	All persons using or cultivating land (including tenants and share-croppers)	Cash compensation for lost crops at IRPV rates. PAPs to be informed to allow for harvest of mature crops before displacement (120 days as stipulated by the expropriation law).

Valuation of Assets

The implementation of the project would affect private and public property permanently or only for a limited period. In a certain number of cases, non-mobile goods would be affected and an expropriation could become inevitable.

The type of compensation will be the individual's choice. The census conducted on the projected affected population has shown that compensation in cash is preferred by most of the PAPs, while compensation in kind may be preferred by vulnerable households.

Compensation will be done in conformity with the law N^o 32/2015 of 11/06/2015 determining procedures relating to Expropriation in the Public Interest.

Category of PAPs

Persons affected by development projects can be broadly categorized into people who are namely, i) directly affected by the project ii) indirectly affected by the project.

Directly Affected PAPs: Titleholders, Non-titleholders and Users Rights

The difference between these three categories of directly affected PAPs is dependent upon the asset ownership status. The persons who own a movable or fixed asset with a valid legal title are called titleholders whereas those without any legal ownership comprise of non-titleholders. The non-titleholders mainly comprise of tenants, sharecroppers, landless/wage labourers, squatters and vendors (on public land) without land titles or ownership rights on the affected land. The third category of affected PAPs constitutes of customary users' groups with customary/traditional rights to the land and other resources affected by the Project. This group mainly comprises of indigenous or tribal groups without any formal land titles which is not applicable in Rwanda.

Indirectly Affected PAPs

The indirect affects of displacement are generally in the form of deprivation of access to common property resources (CPRs) and public utilities and new pressures exerted on the socio-economic infrastructure of the host population. i) Loss of Access to CPR and Public Utilities: The setting up or expansion of a project may not only affect people directly, but may also deprive some from accessing community resources and public utilities such as grazing pastures, community well, public offices, electricity etc.

Loss of access to community water tanks for a project means loss of a permanent water source as well as potential impact on ground water table. This would affect the people by way of losing water for domestic purpose and affecting irrigation potential of the region, although they do not lose anything directly to the project.

ii) Host Area Population: The receiving population wherein the displaced are resettled constitutes the host population. The host population, in general, would be affected because the larger population after relocation competes for public utilities, natural resources and local employment. Conflicts may also arise because of extension of assistance to the DPs and PAPs discriminating against the host population.

Land

Losses will also include the plots of land currently used for different uses such as residential, agricultural, livestock and forestry. The size of land to be acquired for the different activities of the project has been found to be approximately 54,980sqm and its value amounts to 357,034,405.FRW.

Buildings and Structures

Permanent expropriation would be applicable to buildings within the selected site for the construction of the main infrastructures of the WSS i.e the intake, the WTP and the reservoirs. The estimated total value for the compensation of expropriated structures within the affected area amounts for all the projects is 224,518,169 FRW.

Cultivated crops

Temporary damages would also affect crops on land which will be used for pipeline laying out. In this category, subsistence agriculture crops, fruit trees, bananas, forest trees and other shrubs such as coffee or tea will be concerned.

The total value of crops to be damaged will vary according to the agricultural season in which the project implementation will take place because cropping varies with season and values of crops varies in respect with their age. The valuation exercise carried out gives an approximate value of 116,421,537 FRW for the crops to be damaged if the activity was to take place currently.

Total Costs

The total compensation value for the properties to be damaged due to the implementation of Mwange WSS construction project amounts to 957,866,342FRW. The amount includes the houses, land and crops plus a provisional sum equal to 20% for the changes that may occur before the project implementation starts, plus 5% stipulated by the law as allowance for disturbance plus the RAP implementation, monitoring and Evaluation fees.

Summary of PAPs matrix

Category of Properties to be affected by Mwange ws project and estimated size/quantity

Impact	Unit
Surface Area of permanent land taken	5.498 Hectares
Total Surface Area Required for the Project	54,980 Square meters
Number of Affected Households who are property owners	440
Number of all affected Households (both Landlords and tenants)	440 Households
Number of Physically-Displaced Households (Property Owners)	15 Households
Number of Affected Residence units	28 units

PAPs to be affected by each type of structure

S/N	Infrastructures	Number of PAPs
1	Intake structures	4
2	Water Treatment Plant including pumping stations	21
3	Booster stations	6
4	Water Reservoirs	18

Notae that there will be no more structures to be damaged in Gihembe Location as the refugee camp has been closed and refugee 'shelters demolished.

Estimated Land Acquisition and Resettlement Budget for Mwange ws project

No.	Item	Cost (FRW)
A	Compensation	
1	Land	357,034,405
2	Structures	224,518,169
3	Trees and Crops	116,421,537
	TOTAL A COMPENSATION	697,974,111
B	Livelihood restoration	
1	5% this is added to every compensation amount a PAP will receive.	34,898,705
2	New grown crops and construction cost rates increment (20%)	146,574,563
C	Trainings	
1	PAPs training: Financial literacy training to PAPs	3,000,000
2	Land acquisition and resettlement Planning using International safeguards (safeguards clinic); costs include fee for training consultant, and hotel facilities.	7,500,000
D	Monitoring evaluations and Audits	
1	Internal M &E costs. This includes the funds WASAC will incur to pay the Vehicle operational expenses due to monitoring by its Staff for period of 12 months for the MWSS	42,918,963
2	External M & E Costs; this is done to ensure adherence to the RAP and compliance. The external monitoring will be done later when RAP implementation is completed, A separate consultant will be engaged for this activity	10,000,000
3	RAP Completion Audit Costs.	15,000,000
	GRAND TOTAL FOR Mwange WSS Project RAP implementation	957,866,342

Disclosure of Compensation Packages to the PAPs

Once the expropriator has approved the valuation for compensation report, the report will be disclosed to the PAPS. It will also be posted on the office of the Cell of the place in which the land is located, a communication that the report is published shall also be made to the PAPs, and other relevant parties so that PAPs can check out the compensation packages.

When the land owner or the owner of property incorporated on land is satisfied with the valuation, he/she shall sign or fingerprint the approved fair compensation report accepting to be paid the compensation.

Implementation Schedule

A composite implementation schedule for RAP implementation for Mwangi WSS Project activities including various sub tasks and timeline matching with civil work schedule is prepared and presented in Table XI.2. However, the sequence may change or delays may occur due to circumstances beyond the control of the Project and accordingly the time can be adjusted for the implementation of the plan. The entire road can be divided in to various contract packages and the completion of resettlement implementation for each contract package shall be the pre-condition to start of the civil work at that particular contract package. Table XI-1 shows the distinct stages of RAP preparation, finalization and implementation as well as responsibilities of key stakeholders.

Institution	Roles and responsibilities of the staff in the institution	Capacity of the institution
RAP preparation		
consultant	<ul style="list-style-type: none"> •Based on the project design,identify the properties to be affected •delineate the properties in terms of size •Inventory of properties •Valuation of the properties •Preparation of the RAP report 	The consultant has a team of experts to carry out the RAP
WASAC	<ul style="list-style-type: none"> •Review, comment and approval the RAP report •To facilitate the consultant to meet the PAPs and other related communications 	Under PIU, WASAC has sufficient Social Safeguard team with enough capacity for RAP review and approval
District and Local entities	<ul style="list-style-type: none"> •Facilitate the linkage between PAPs and project implementer for all the required arrangements •Provide reliable information on the properties as well as their owners •Involvement in the conflict resolution 	the District and local entities are competent authorities with sufficient staff to link the PAPs and implementer
MINECOFIN	<ul style="list-style-type: none"> •avail the budget for RAP 	competent authority for budget planning and allocation
RAP Implementation		
CONSULTANT	<ul style="list-style-type: none"> •Link with PAPs to sign the valuation forms •Update and finalize the valuation report ready for payment and submission to the client 	The consultant has a team of experts to carry out the RAP
WASAC	<ul style="list-style-type: none"> •Assist the consultant in the process of valuation forms signature •Check the valuation report for final approval •Process the expropriation documents for payment 	Under PIU, WASAC has sufficient Social Safeguard team with enough capacity for RAP review and approval
District and Local entities	<ul style="list-style-type: none"> •Signing on the valuation forms •Conform the properties and their owners for compensation •Land transfer procedures •Advocate for any query raised by the PAPs 	the District and local entities are competent authorities with sufficient staff to link the PAPs and implementer

MINECOFIN	•Verification of the valuation documents and payment	competent authority for budget planning and allocation
BANK	•Provide the money to PAPs	as a financial institution, they are able to provide financial service
AfDB	•Reviews the RAP report for compliance	The Bank has the competent team to check the compliance of the RAP

Grievance redress mechanism

The project will make every effort to resolve grievances at the community level as far as possible and will take care to respect the fact that many of the claimants are not familiar with law's stipulations. Recourse to the legal system should be avoided except as a last resort. Grievances will be filed by the person affected by the project with the Resettlement and Compensation Committee (RCC) at village level. If no understanding or amicable solution can be reached, or if the affected person does not receive a response from the RCC within 15 days of the registry of the complaint, he/she can appeal to WASAC.

Monitoring

Internal monitoring and supervision will ensure that all resettlement measures are implemented as approved, and will verify that funds for implementing resettlement activities are provided in a timely manner, that they are sufficient for their purposes, and that they are spent in accordance with the provisions of the Policy Framework.

The organizational bodies of the project being concerned with the monitoring of the resettlement measures will be the WASAC Expropriation Taskforce.

I. General Overview

I.1 Project background

Access to safe drinking water is crucial, not only for people's health and wellbeing, but also for poverty reduction and economic development; Improving the access, quality, availability and sustainability of water supply services in RWANDA is the top priority in the Sector; Rwanda has committed to reach SDGs targets by 2030 through the different programs such as the NST1 and 7 Years Government Program with the aim of achieving universal access to basic water and sanitation services by 2024.

The Government of Rwanda (GoR) is responsible for the provision of safe water, improved sanitation and promotion of hygiene practices. The Government aims to ensure that all people have convenient access to water in sufficient quantity and of acceptable quality for basic use and that adequate sanitation is provided to all populations for improved health by 2020.

In order to achieve the overall water and sanitation sector goals, the GoR has been developed the National Water Supply Policy and Implementation Strategy in 2016. The Policy presents the sector's approach on how to achieve the Vision 2020 and 2050 and NST1 objectives and breaks them down into concrete policy directions through effective coordination among all stakeholders, in particular, the Districts, concerned Ministries, WASAC, RURA, Private Sector, Civil Society and Development Partners.

In 2012, the MININFRA and EWSA (former RWASCO: Rwanda Water and Sanitation Corporation) appointed the consortium COMETE International / African Business Consulting-Rwanda (ABC-R) the execution of technical and economic feasibility study of Drinking Water Supply project of 7 secondary cities of Rwanda. This project was financed by the Arab Bank for Economic Development (BADEA).

The project was initiated by the Rwandan authorities to find out solutions to the problems of drinking water supply sector in seven cities: Muhanga, Ngoma, Rusizi, Gicumbi, Karongi, Rubavu and Nyanza. According to its terms of reference, this study was divided into two phases:

- Phase I "Diagnostic of the current situation and identification as well as study of alternatives" and
- Phase II "Feasibility Study".

Thereof, the water and Sanitation Corporation (WASAC) Ltd has been assigned the responsibility to be the executing agency for the African Development Bank (AFDB) loan awarded to the Republic of Rwanda to finance the Rwanda Sustainable Water and Sanitation Program (RSWSSP). The objective of the program is to improve the quality of life and promote socio- economic development of the people and country of Rwanda by ensuring equitable provision of adequate, reliable and sustainable water and sanitation services for targeted cities

with a view to promote economic growth and transformation. In this regards the Government of Rwanda through WASAC Ltd appointed SAJDI/CAVICON JV Consultants to conduct the Consultant Services for Detailed Design for Construction of Mwangwe Water Supply System in Gicumbi Town as Consultancy which includes also the Resettlement Action Plan Report Elaboration.

I.2 Project Promoter

The Water and Sanitation Corporation Limited WASAC is promoter of the Mwangwe water supply system project. It is the public company providing water supply and sanitation services to the people of Rwanda. It was established in 2014 as the result of a division of the previous Energy, Water and Sanitation Authority (EWSA) into a water service provider (WASAC) and a separate energy service provider (REG).

WASAC falls under the responsibility of the Minister of Infrastructure (MININFRA). WASAC will be the owner and operator of Mwangwe water supply system Project.

I.3 Project location

The present project is carried out in Gicumbi District and specifically in Gicumbi town.

Gicumbi District is one of 5 districts composing the Northern Province of Rwanda. It is located in the East of the province and spreads over 867 km². It is bordered by Uganda in the North, Burera District in the North west, Rulindo District in West, Nyagatare and Gatsibo Districts in Est, Rwamagana and Gasabo Districts in the South.

The perimeter of the area covered by Gicumbi town spreads within 4 sectors of Gicumbi Town, which are Byumba, Kageyo, Rukomo and Mutete as illustrated by **Error! Reference source not found.** below. The town of Gicumbi is the Headquarter office of the District. It is located to the North extremity of the District and it includes nine cells of the sector of Byumba, five cells of the sector of Kageyo, six cells of Rukomo sector and five cells of Mutete sector.

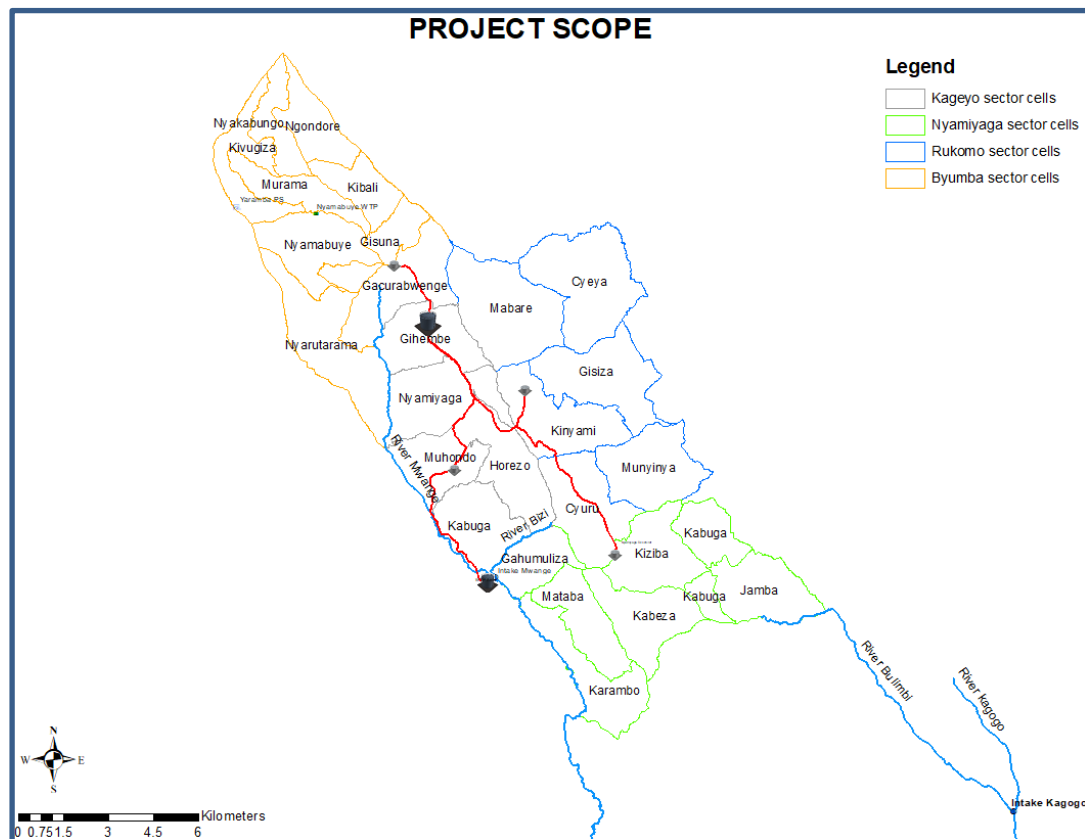


Figure I-1 Project area

The cells that compose the urban area of Gicumbi town from Byumba sector are Murama, Gisuna, Nyakabungo, Nyamabuye, Gacurabwenge, Nyarutarama, Kibali, Ngondore and Kivugiza. For the sector of Kageyo, all its cells: Gihembe, Nyamiyaga, Muhondo, Horezo and Kabuga are included in the urban area. For the sector of Rukomo, only two cells out of six that compose that sector, Kinyami and Cyuru are included in the urban area. The peri urban area is composed by 4 cells of Rukomo sector which are Cyeya, Gisiza, Mabare and Munyinya; and five cells from Nyamiyaga sector which are Gahumuliza, Kabeza, Kabuga, Kiziba and Mataba.

I.4 Project objectives

The main objective of this consultancy services is to provide the Detailed Design, Environmental and Social Impact Assessment (ESIA) Report, Resettlement Action Plan (RAP) report and Tender Document for construction of Mwange Water Supply system infrastructure. The project consists of developing the most cost-effective detailed studies in concept to achievement 100% of access to clean water in these areas and developing final designs with drawings, construction details, cross-sections, final quantities, costs, technical specifications, tender document, operating manuals as well as health and safety plans. The design has been carried out in

accordance with government design guidance typically used for waterworks and other public infrastructure facilities, as well as other necessary design criteria.

1.4.1 Specific Objectives

- ✓ To provide detailed Design for construction of Mwangi Water Supply System and auxiliary infrastructures.
- ✓ To provide the technical and financial management framework for construction of Mwangi Water Supply System and auxiliary infrastructures.
- ✓ Conduct Topographic Survey, Hydrological Study, Geological Study and Environmental and Social Impact Assessment (ESIA), and the Environmental and Social Management Plan (ESMP).
- ✓ Conduct the Resettlement Action Plan (RAP) study related to this assignment.
- ✓ Conduct Geotechnical Investigations, Laboratory Tests & Reporting.
- ✓ Prepare the Tender Document for construction of Water Supply System and auxiliary infrastructures.

1.4.2 Resettlement Action Plan Objectives

The main purpose of the Resettlement Action Plan is to ensure that the population which have to leave their environment and lose some of their properties are treated fairly and get their share of the positive impact due to the project.

The specific objectives of the RAP are:

- ✓ Identification of Project Affected Persons (PAPs);
- ✓ Identification of land parcels to be acquired for development of project infrastructure;
- ✓ Collection of qualitative and quantitative baseline socio-economic data of PAPs;
- ✓ Establishment of entitlements of PAPs to compensation;
- ✓ Collection of preferences for compensation;
- ✓ Collection of comments and perceptions of the PAPs with regard to the project;
- ✓ Development of a RAP Report.

1.4.3 AfDB Statements on Involuntary Resettlement

The African Development Banks' statement on Involuntary Resettlement is stipulated in the Banks' document entitled "Guidelines on Involuntary Displacement and Resettlement in Development Projects" (2003). The guidelines stipulate that when people must be displaced; it is to be ensured that they are treated equitably and they share in the benefits of the project that involves their displacement. Effort should be made to minimize disruptions to their livelihoods,

ensure that the displaced persons receive resettlement assistance to improve their living standards. Close attention should be paid on the displacement of disadvantaged groups such as female headed households, elderly people, the poor and the marginalized communities. The borrower should set up mechanism to monitor the performance of the Resettlement Plan. The guidelines further recognize that the borrowing country has laws and regulations dealing with various issues pertaining to displacement and compensation for loss of assets and rights that need not be violated. The borrower should be encouraged to take a long-term view of the inadequate provisions to improve on the inherent gaps to achieve equity.

1.4.4 Guiding Principles for the RAP

In developing this RAP, a number of principles have been followed. These principles are based on the basic tenets of the AFDB Involuntary Resettlement policy, African Development Bank Operational Standard 2 as well as the existing policies and legislation of the Government of Rwanda. The key principles include, among others:

- Where involuntary resettlement is unavoidable, all people affected by the project should be compensated fully and fairly for lost assets;
- Involuntary resettlement should be conceived as an opportunity for improving the livelihoods of the affected people and undertaken accordingly;
- All people affected by involuntary resettlement will be consulted and involved in resettlement planning to ensure that the mitigation of adverse effects as well as enhancing the benefits of resettlement is appropriate and sustainable;
- Both PAPs who have formal legal rights to land or other affected assets and those who do not have formal legal rights to land or other assets at the time of the Resettlement planning process and census (but who have claim to such legal rights by virtue of occupation or use of those assets) are considered eligible for resettlement action. Such people include those who bought land, but mutation has not taken place, therefore they do not currently have a title.

1.4.5 Scope of the RAP

The scope of the resettlement action plan has ensured that the integrated social safeguards guidelines of the African Development Bank's Policy on Involuntary Resettlement, i.e. Involuntary Resettlement Policy (2003); have been adhered to. To ensure that this has been complied with, the preparation process:

- ✓ Has identified the project's affected persons and an assets inventory has been carried out for all the identified project affected persons. The inventory has included affected land, structures, trees and crops, livelihoods and cultural assets;

- ✓ Public consultations have been held with the PAPs and the community in general, stakeholders and members of the civil society have been consulted through assistance of the local administration;
- ✓ Rwandan legal provisions have been compared with the AfDB policies to identify any gaps and necessary recommendations to harmonise the two have been incorporated in the resettlement plan;
- ✓ The land acquisition schedule and the resettlement plan have been prepared with the necessary budget to facilitate the implementation.

This Resettlement Action Plan is limited only to the proposed area of the access road, water intake, the water treatment plant, the pumping station, the reservoirs and the pipeline routes.

1.4.6 Structure of the RAP Report

This RAP report is laid out as follows:

- Executive Summary
- 1. General Overview
- 2. Project Description
- 3. RAP Methodology and Approach
- 4. Policy and Legal Framework
- 5. Socio-Economic Profile/Census of PAPs
- 6. Stakeholder Consultations
- 7. Project Displacement Impacts
- 8. Resettlement and Compensation Strategy
- 9. Livelihood and Community Development
- 10. Grievance Management and Redress Mechanism
- 11. RAP Implementation
- 12. Monitoring and Evaluation
- 13. RAP Budget
- Annex

II. Project Description

II.1 Proposed System Scheme

The proposed system consists of a WTP at the river Mwangi with a total capacity of 34,000 m³/day. The WTP comprises an intake at the river, and treatment processes, which are mainly coagulation, flocculation, sedimentation, and filtration. The treated water will be pumped from the clear water tank via a high lift station into a booster station. The booster station will pump water into a regional water reservoir located at the former Gihembe refugee camp.

From Gihembe regional reservoir water will be supplied to other sector's tanks by gravity. The proposed new reservoirs will be located near the existing water tanks to allow utilization of the existing storage. It is foreseen that the new reservoir will supply the existing tanks. The existing tanks will act as additional support storages; however, they were not included in the overall storage capacity due to their small capacity compared to the required.

From the sector's tanks, water will be supplied to the customers by gravity.

Regarding the existing Nyamabuye WTP that currently supply Byumba existing tank, the WTP will be refurbished as previously detailed. Treated water from Nyamabuye WTP will supply Byumba reservoirs as well as the regional Gihembe reservoir via a newly constructed pipe.

The details and design of the WTP and Pumping stations are presented in separate chapters in this report.

Figure II-1 presents the proposed water supply scheme.

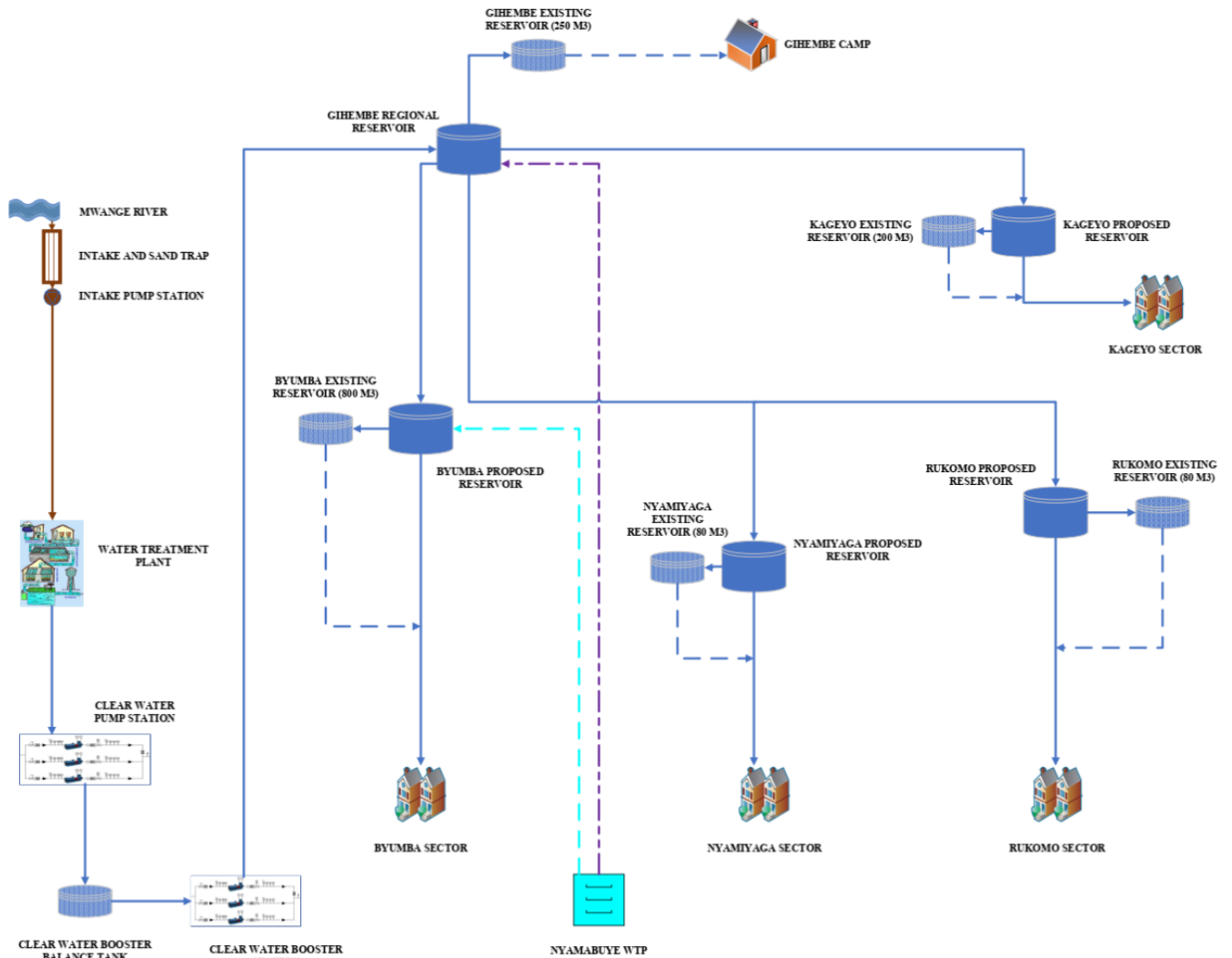


Figure II-1 Proposed Mwange Water Supply Scheme

II.2 Proposed Raw Water Treatment Plant

During the feasibility stage, a comprehensive study for the commonly used processes in the treatment of surface water in terms of suitable, performance and treatment results was conducted. The selected processes comply with the required drinking water standards that are presented in the following table.

Table II-1 Standard Drinking Water Requirements

No	Parameter	Unit	Standard Requirements
1	Total coliforms	MPN/100 ml	ND
2	E.coli	MPN/100 ml	ND
3	Shigella	MPN/100 ml	Absent
4	Salmonella	MPN/100 ml	Absent
5	Turbidity	NTU	>5
6	Color	mg/1PtCo	15
7	Total suspended Solids	mg/l	ND
8	Iron	mg/l	0.3
9	Manganese	mg/l	0.1
10	Organic matter	mg/l	3

In light of the review of all processes and comparison, the following main measures have been recommended for the proposed Mwangi Water Treatment Plant:

- a) Intake Structure at the Mwangi river with Sand trapping system
- b) Intake Pumping station with a capacity of 34,000 m³/day at the ultimate stage (2030 – 2050)
- c) Headed raw water tank to convey raw water into the Clarification Chambers
- d) Aeration Cascades
- e) Clarification Chambers for coagulation, flocculation and sedimentation
- f) Rapid Sand Filter Tanks
- g) Filtration Backwash System
- h) Clear Water tank
- i) Clear water pumping station (High Lift Pumping Station)
- j) Sludge Treatment Facilities
- k) Offices, laboratories, SCADA room and any other pertinent departments

The following figure illustrates the water treatment process flow diagram.

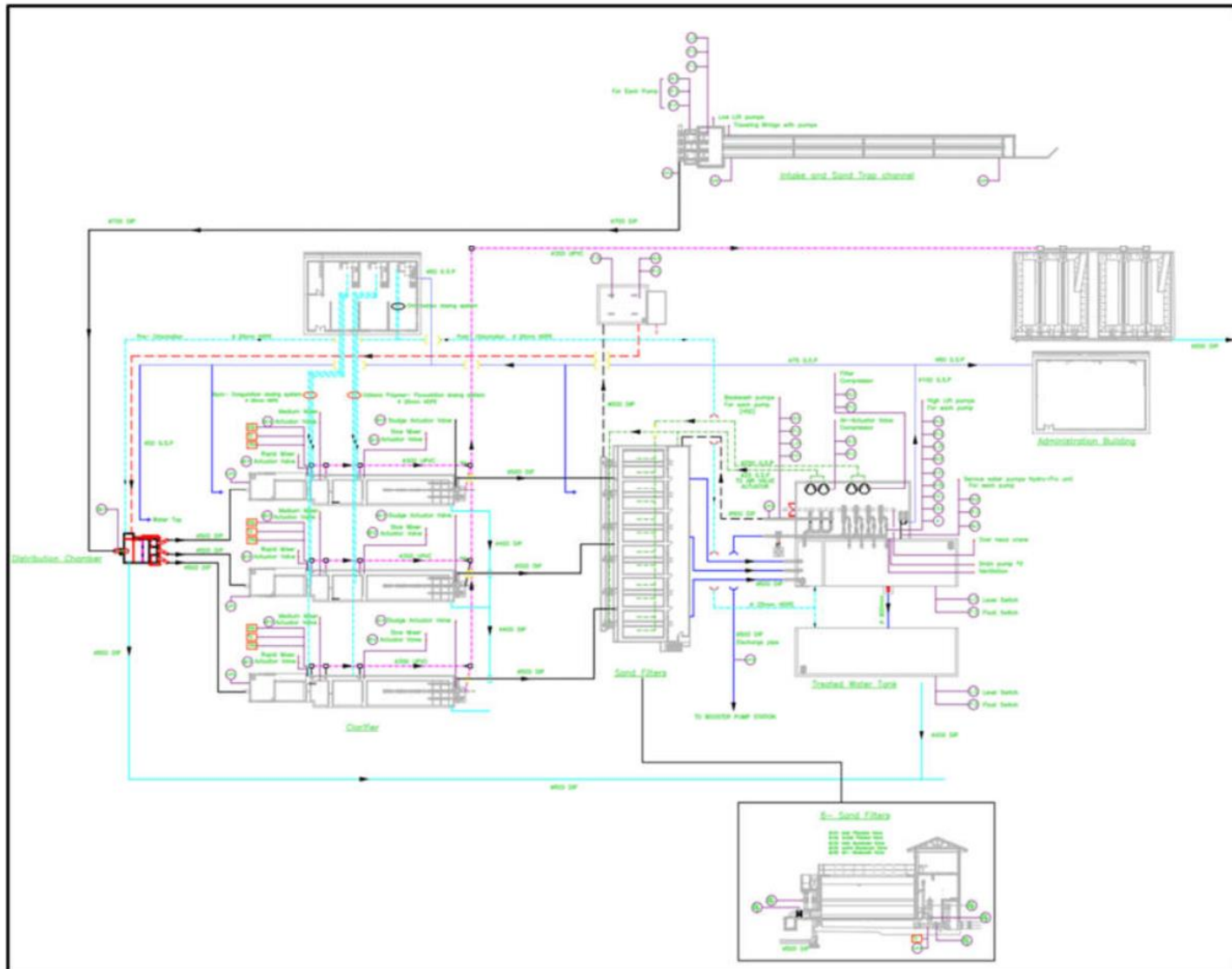


Figure II-2 Process Flow Diagram for the Proposed WTP

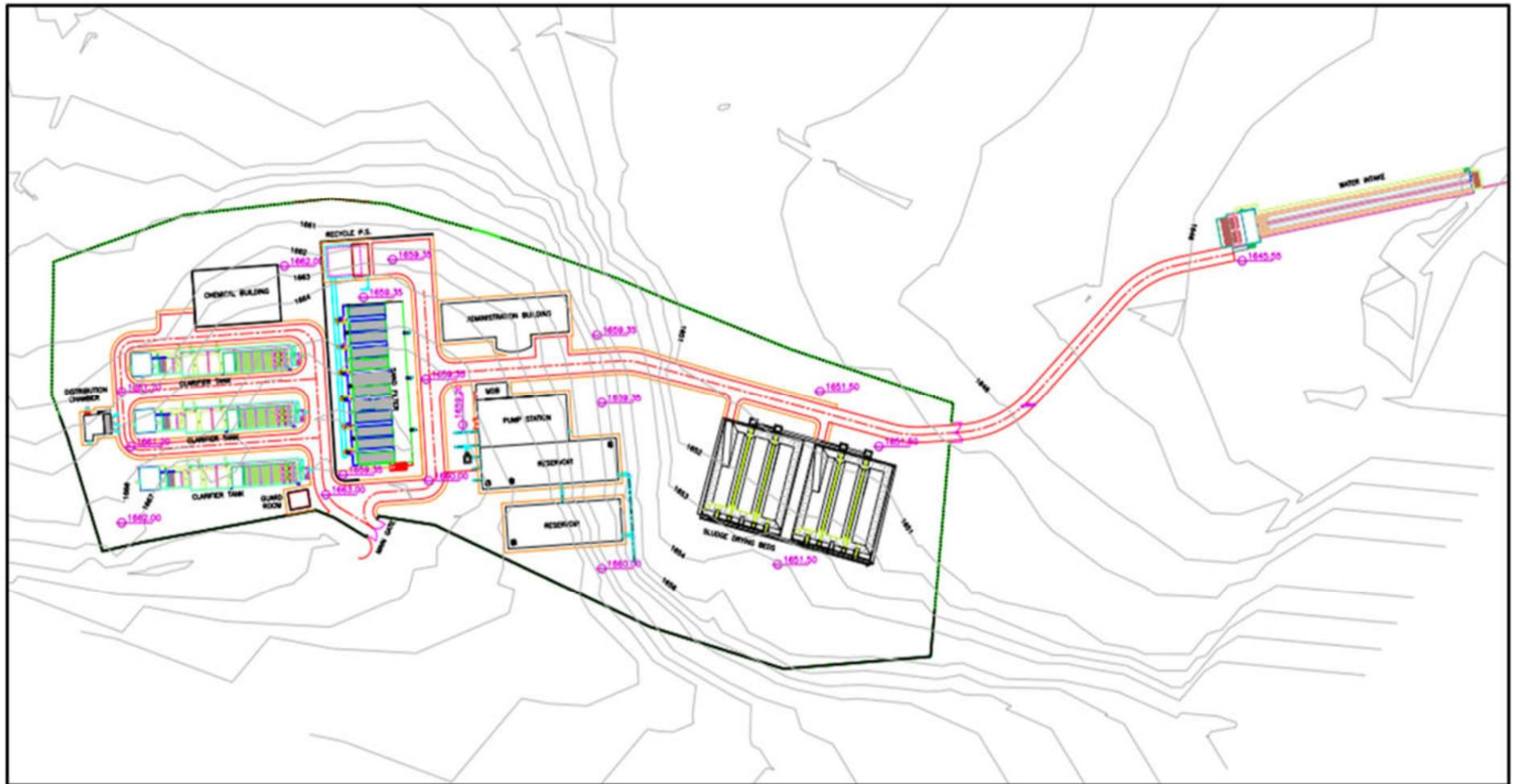


Figure II-3 WTP Site Layout

II.3 Intake and Sand Trapping System

The intake structure at the Mwangi river consist of following main components:

- Diversion sharp crested weir that is to be constructed along the river. The main purpose of this weir is to maintain a specific level of water at the intake structure. Based on the topographic surveys, the weir will have a length of about 11.0 m and a height of about 2.0 m to maintain water at the required level. The weir will be supported by retaining walls at either side.
- Manual coarse screens with bar spacing of 20 mm. Due to the use of two channel intake works, two screens are to be installed. The main goal of these screens is to trap floating objects and any other large objects such as stones, trees, etc. The screen should be of stainless steels and mounted on concrete walls. The screens are to be manually cleaned.
- The sand trapping system is a two-channel longitudinal sand. The sizing of the proposed trapping system has been done Stoke's law as shown below.
- The sand traps will be equipped with a movable bridge carrying sludge pumps to allow removal of sand. Th removed sand will be discharged into the river. Each channel will be provided with two sludge pumps (one duty and one standby. These pumps can be also used in parallel.

From the upstream tank, the water will be pumped into the treatment system. It is foreseen that all particles of above 200 micrometer and more will be eliminated at the intake. Based on the findings of the flood models, the walls of the intake chambers will be adequately raised and the outside embanked with suitable material to avert the possibility of storm water with high turbidity flowing in during the rainy season. The proposed sand traps' arrangement is illustrated by the following figure.

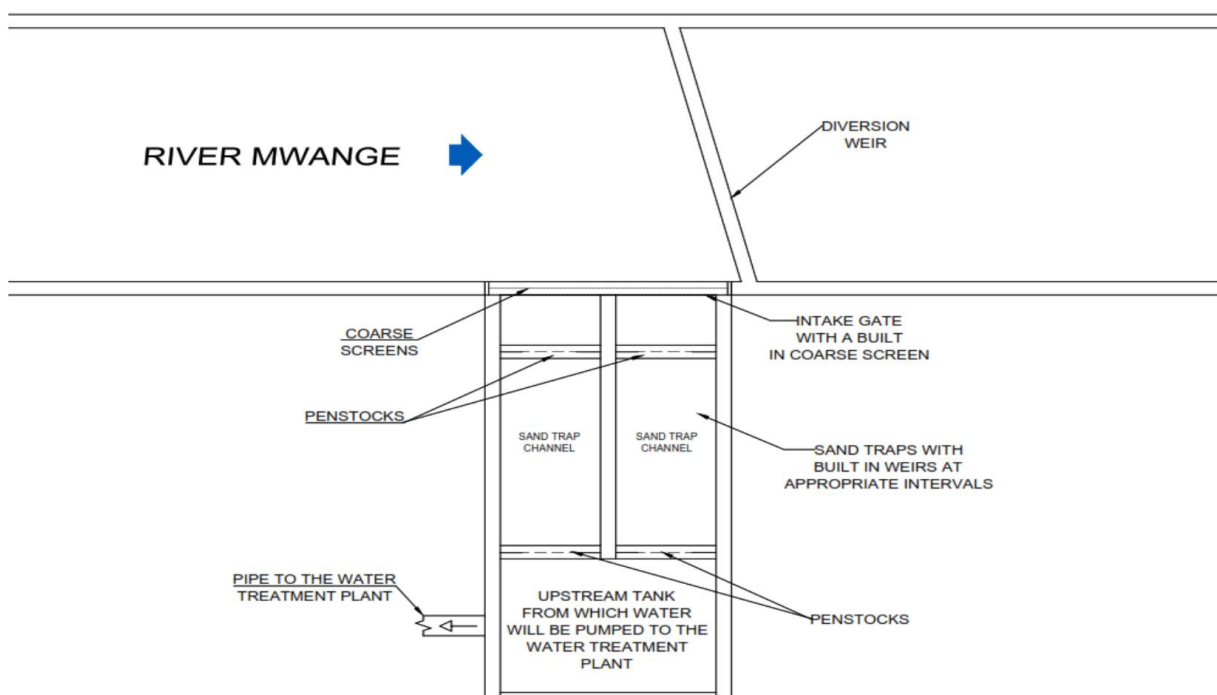


Figure II-4 Schematic of the Proposed Intake Arrangement

II.4 Intake Pumping Station

The intake pumping station should deliver raw water from the intake into the WTP inlet chamber. The station will be equipped with 4 pumps (3 duty and one standby) at the ultimate stage, which will pump a total of 34,000 m³/day in 2050. Table II-2 presents the flows at each stage.

Table II-2 Calculated Pump Flows and Operation Hours

	Phase 1	Phase 2
Demand/day	17,000.0	34,000.0
m ³ /hr for 18 Hours	944.4	1,888.9
Dia. Main pipe	700	700
Q per pump m ³ /hr	600	600
Estimated No of pumps	1.6	3.1
Plan/Actual No. Pumps	2 Duty pumps + 1 Standby	3 Duty pumps + 1 Stand by
Operation Hours	14.2	18.9
Velocity m/s	0.9	1.3

Depending on the topographical survey, the static head will be around 24.55 meters as shown in Table II-3.

Table II-3 Calculation of Static Head

Invert Level at Pump Station (m)	Invert Level at Distribution chamber (m)	Static head (m)
1641.4	1665.95	24.55

II.5 High Lift Pumping Station

The high lift pumping station is to delivery treated water from the clear water tank at the WTP into the balance tank of the booster station. The high lift will deliver a total of 23,000 m³/day at the end of the first stage and around 33,000 m³/day at the end of the second stage. Pump flows are shown in Table II-4.

Table II-4 Calculated Pump Flows and Operation Hours

	2025	2035	2040	205
Demand/day	17,500.0	23,000.0	26,500.0	33,000.0
m ³ /hr for 18 Hours	972.2	1,277.8	1,472.2	1,833.3
Dia. Main pipe	500	500	500	500
Q per pump m ³ /hr	450	450	500	500
Estimated No of pumps	2.2	2.8	2.9	3.7
Plan/Actual No. Pumps	2 Duty +1 Stand by	3 Duty +1 Stand by	3Duty +1 Stand by	3 Duty + 1 Stand by
Operation Hours start of period	19.4	17.0	17.7	22.0
Velocity - operated pumps	1.3	1.9	2.1	2.1

II.6 Booster Station

The booster station is to pump the received water from the high lift to Gihembe regional reservoir. The booster's flows are shown in following table.

Table II-5 Calculated Pump Flows and Operation Hours

	2025	2035	2040	2050
Demand/day	17,500.0	23,000.0	26,500.0	33,000.0
m ³ /hr for 18 Hours	972.2	1,277.8	1,472.2	1,833.3
Dia. Main pipe	500	500	500	500
Q per pump m ³ /hr	450	450	500	500
Estimated No of pumps	2.2	2.8	2.9	3.7
Plan/Actual No. Pumps	2 Duty +1 Stand by	3 Duty +1 Stand by	3Duty +1 Standby	3 Duty + 1 Standby
Operation Hours start of period	19.4	17.0	17.7	22.0
Velocity - operated pumps	1.3	1.9	2.1	2.1

II.7 Water Reservoirs

The water reservoirs within the system are designed as storage except the clear water tank and the booster balance tank. These two are to designed to balance inflow and outflow to reduce the switch on and off of the pumps to be less than 5 time in one hour.

The clear water tank will be 3,700 cubic meters including the backwash volume. It will be implemented in two stages (2,000 cubic meters in the first stage and 1,700 cubic meters in the second stage).

The booster's balance tank has a total capacity of 5,000 cubic meters. 2,500 cubic meters to be implemented at each stage. It is to note that the balance tank is sized bigger than the clear tank to ensure water availability for the booster when a sudden failure occurs at the high lift station. This reserve storage will allow smooth shutting down of the booster without any effect on the pumps.

The storage tanks are designed to balance fluctuations in demand between minimum and peak, as well as, to accommodate a reserve storage for emergencies that is 5 hours for Gihembe and 7 to 8 hours for others.

For the design of the storage reservoirs, the demand and supply were assumed the same at average demand.

Table II-6 Storage Capacities and Staging of Implementation

Reservoir	Total Capacity	Staging of Implementation	
		Stage 2020 - 2035	Stage 2035 - 2050
Byumba	4,500	3,000	1,500
Kageyo	3,000	1,500	1,500
Rukomo	3,000	1,500	1,500
Nyamiyaga	2,000	1,000	1,000
Gihembe	7,500	5,000	2,500
Total	20,000	12,000	8,000

II.8 Transmission and Distribution System

A total of 245.0 km of pipes were modelled. These include existing and proposed new pipes. The 245.0 km include pumping mains, main distribution pipes and distribution. In the second stage of the project (2035 -2050), it is envisaged that the whole system will be totally new system except the 21.0 km tertiary pipes previously mentioned, as other the existing pipes will be completely either renewed or upgraded.

II.9 Transmission/ Pumping Mains

The designed system is hybrid. Water will be pumped from the WTP via a DN500 DIP to the booster station. From the booster station to Gihembe a DN500 DIP will be also laid. From Gihembe to the sector's reservoirs water will be delivered via DN350 to Byumba, a DN300 to Kagyo, and a DN300 to Rukomo and Nyamiyaga. The DN300 to Rukomo and Nyamiyaga branches at coordinate (511,546.02, 4,819,872.91) into two DN250 pipes. Each feed one reservoir. All the transmission and pumping mains are new. They will be implemented in the first stage of the project.

The transmission mains will be all implemented at the first stage. Table below presents the total length for each pipe

Table II-7 Pumping and Transmission Mains

From	To	Diameter	Material	Length (m)
High Lift Station	Booster Station	DN500	DIP	5,531.00
Booster Station	Gihembe Reservoir	DN500	DIP	6,044.64
Gihembe Reservoir	Byumba Reservoir	DN350	DIP	2,558.49
Gihembe Reservoir	Rukomo and Nyamiyaga	DN300	DIP	5,286.36
Gihembe Reservoir	Kageyo Reservoir	DN300	DIP	2,113.82
Rukomo and Nyamiyaga	Rukomo Reservoir	DN250	DIP	1,385.46
Rukomo and Nyamiyaga	Nyamiyaga Reservoir	DN250	DIP	6,131.18
Total				29,051.00

DN500	11,575.64
DN350	2,558.49
DN300	7,400.18
DN250	7,516.64
Total	29,050.95

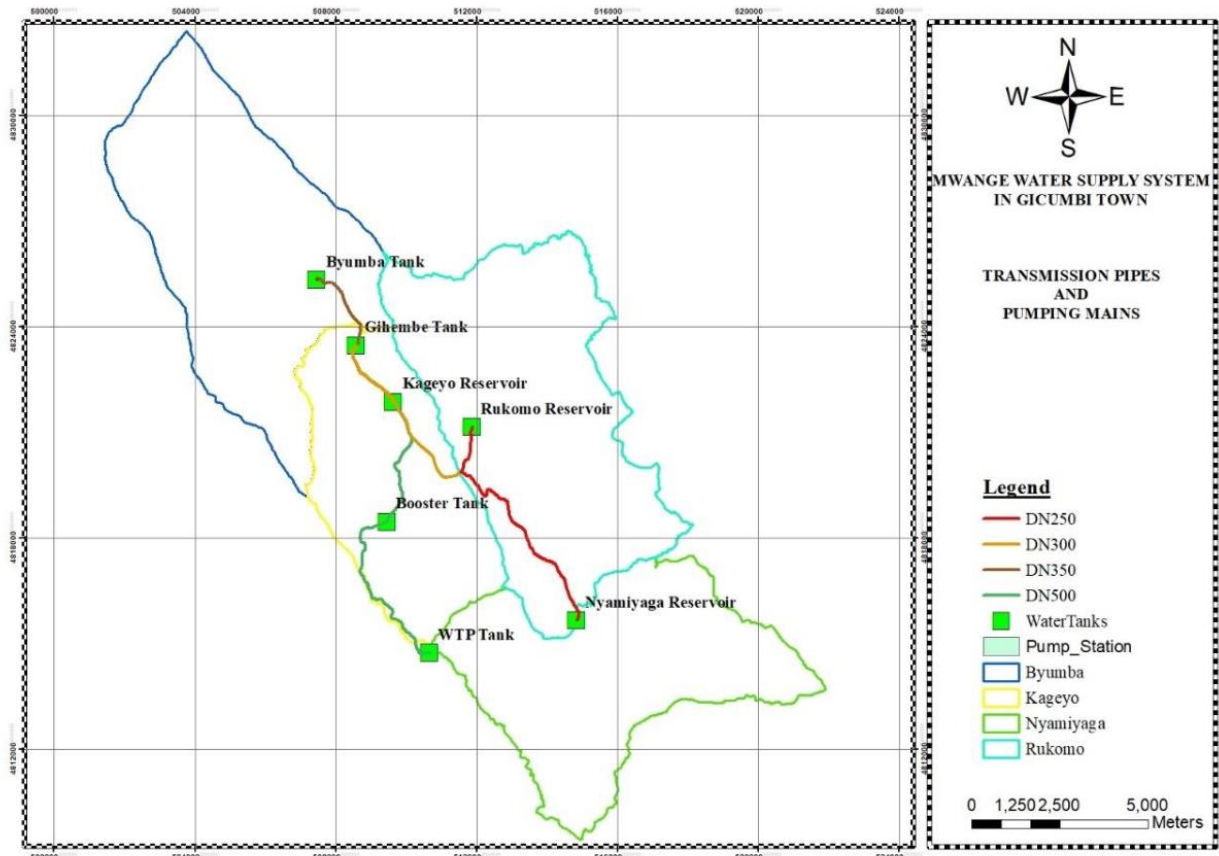


Figure II-5 General Layout of the Transmission and Pumping Mains

II.10 Distribution Mains

The distribution mains are the pipes transporting water from the reservoirs to the distribution network. They start from the outlet of the reservoir. All the distribution mains are new and will be implemented in the first stage of the projects. The following are the main distribution pipes per reservoirs.

Gihembe Reservoir is a regional reservoir that will mainly supply the sector's reservoirs. However, it will supply the former Gihembe refugee camp location via a DN90 HDPE pipes.

Byumba Reservoir will feed Byumba sector via four distribution mains of DN250 (DIP), two DN200 (HDPE), and DN150 HDPE.

Kageyo Reservoir feeds Kageyo sector via three mains of DN63, DN90 and DN200. All are HDPE Pipes.

Rukomo Reservoir supplies its sector via two mains of DN150 HDPE pipes.

Three distribution mains supply Nyamiyaga area from its Reservoir. The pipes are DN200, DN150 and DN110. All are HDPE.

Table II-8 Mains Distribution Pipes

From	Diameter	Material	Length (m)
Gihembe Reservoir	DN90	HDPE	270.60
Byumba Reservoir	DN250	DIP	2,503.80
	DN200	HDPE	1,184.80
	DN200	HDPE	2,791.70
	DN150	HDPE	3,287.80
Kageyo Reservoir	DN200	HDPE	357.90
	DN200	HDPE	4,312.90
Rukomo Reservoir	DN200	HDPE	2,380.30
	DN200	HDPE	1,866.30
Nyamiyaga Reservoir	DN200	HDPE	402.10
	DN150	HDPE	1,381.10
	DN110	HDPE	2,085.00
Total			22,824.30
DN90			270.60
DN110			2,085.00
DN150			4,668.90
DN200			13,296.00
DN250			2,503.80
Total			22,824.30

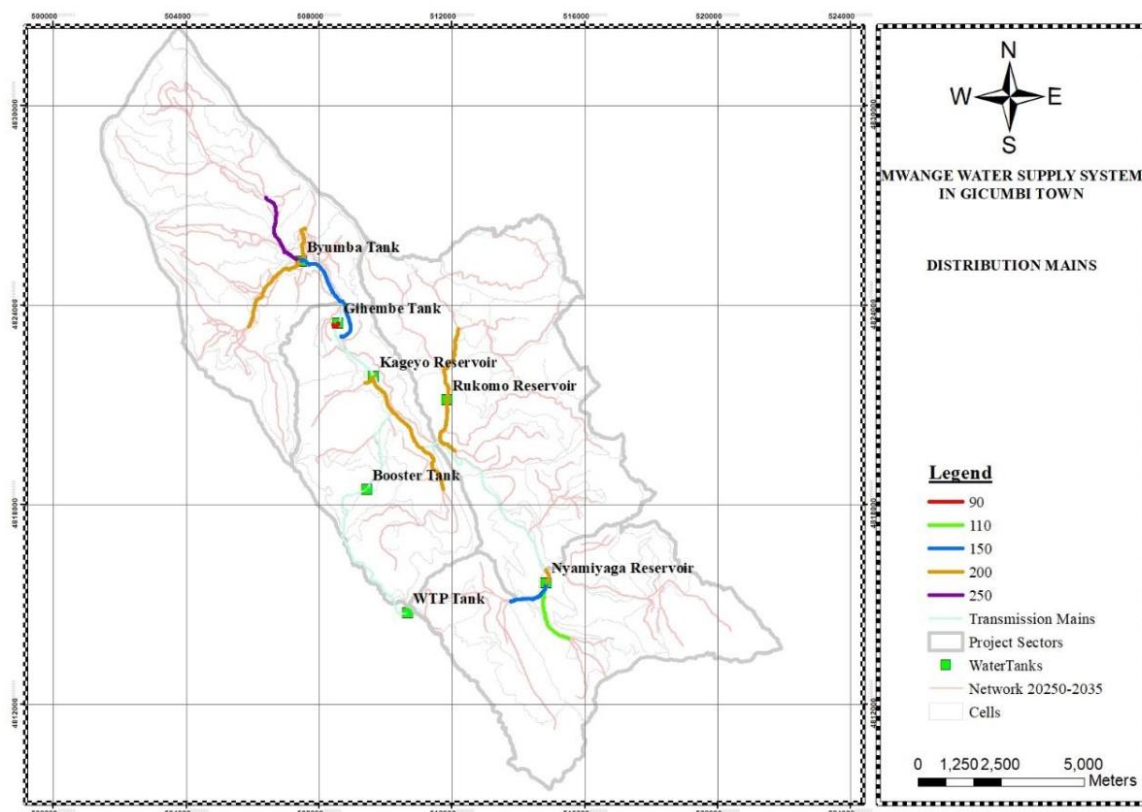


Figure II-6 General Layout of the Distribution Mains

II.11 Distribution Network

Excluding the transmission/ pumping and distribution mains, the remaining is the distribution network that will service the customers in each cell. The total distribution network in the year 2050 will be around 170.0 km including replacements of the existing system except the 21.0 km tertiary pipes previously mentioned. The lengths are shown in the table below. A general layout is shown in figure below. The total of 170.0 km becomes around 222.0 km including pumping mains and main distribution pipes, which is the total network in 2050 except the 21.0 km tertiary pipes.

Table II-9 Distribution Network

Diameter	Material	Length (m)
DN63	HDPE	35,522
DN75	HDPE	18,005
DN90	HDPE	31,979
DN110	HDPE	54,029
DN150	HDPE	28,691
DN200	HDPE	1,948
Total		170,174

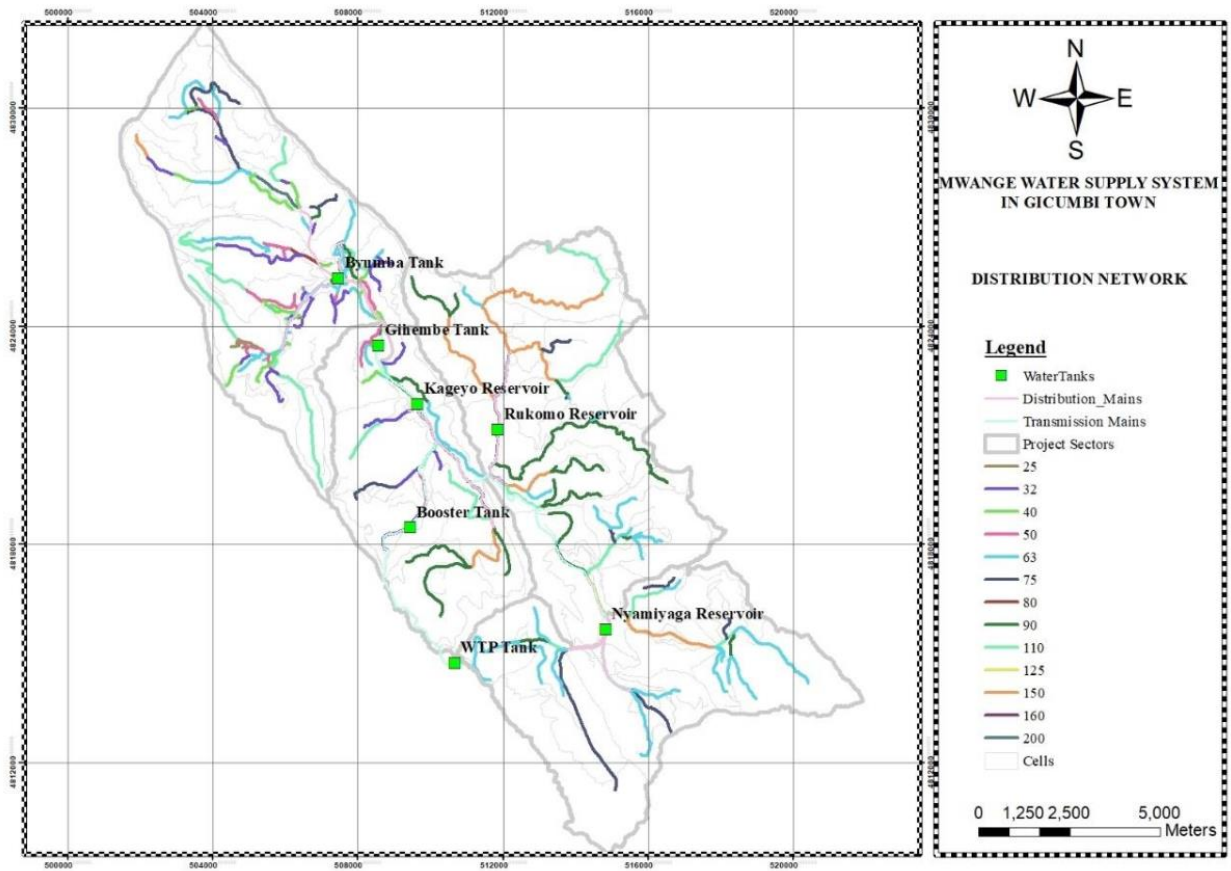


Figure II-7 General Layout of the Distribution Network

III. RAP Methodology and Approach

III.1 Overview

The information for formulation of the Resettlement Action Plan was based on primary and secondary data sources. The secondary data came from official records available at different public offices of the different Institutions. The primary data was generated through field interviews and public consultation with the community living along the proposed water supply system project components. The information collected through the different methods was analysed to generate social and economic data of the community members. The following activities were undertaken along the proposed water supply system project components:

- i) Analysing the secondary data information contained in official reports;
- ii) Conducting surveys on the socio-economic status of the project affected people along the proposed WSS project corridor. A structured questionnaire on socio-economic aspects of the PAP was conducted by trained assistants; and
- iii) Observations along the road corridors for empirical evidence on characteristics of the communities to be potentially affected by the road improvement.

All the three methods were used initially during reconnaissance of the proposed WSS project components for socio-economic surveys. This information was used as a control during the detailed surveys with use of questionnaires.

The methodology included the following activities as detailed below:

III.2 Desktop Studies

The RAP development started with the review and analysis of the secondary data contained in official reports on the proposed Mwange Water Supply System. This also included laws and international standards related to land expropriation. The review of secondary data helps in further fine-tuning the methodology for the whole RAP and the process of resettlement. It helps also to identify and harmonize any differences in resettlement and compensation guidelines between the Rwandan Government legislations and the AfDB Guidelines on Involuntary Resettlement and other Social Safeguards.

The following documents were reviewed:

- ✓ National Social Protection Policy (2020)
- ✓ The Constitution of the Republic of Rwanda 2003, Revised in 2015
- ✓ Presidential Order N° 058/01 of 23/04/2021 establishing the National Land Use and Development Master Plan
- ✓ Law N° 32/2015 of 11/06/2015 Relating to Expropriation in the Public Interest
- ✓ The Law N° 66/2018 of 30/08/2018 regulating labour in Rwanda
- ✓ The National Land Policy adopted in June 2013
- ✓ National Strategy for Transformation (NST1/2017-2024)
- ✓ Rwanda Vision 2050

- ✓ The National Land Policy ensures equal rights to land use for all Rwandan citizens (Politique Nationale Foncière 2004);
- ✓ Organic Land Law No. 43/2013 of 16/06/2013 governing the main land legislation in Rwanda as mentioned in the Official Gazette, Special Edition from 16/06/2013, which determines the procedure for use and management of land in Rwanda;
- ✓ Property Valuation Law No. 17/2010 which defines Property Valuation in Rwanda;
- ✓ Presidential Order No. 54/01 of 12/10/2006 stipulating the structure and the responsibilities of Land Commissions;
- ✓ Ministerial Order No. 001/2006 of 26/09/2006 stipulating the structure of Land Registers and the responsibilities of the District Land Bureau,
- ✓ Ministerial Order Determining Dispute Resolution process related to Land Issues,
- ✓ Organic Law N° 32/2015 of 11/06/2015 relating to expropriation in the public interest (also known as the “old” law No 18/2007 of 19/4/2007 on Expropriation and the guidelines on the unit price of 2018 provided IRPV).
- ✓ District profiling document.
- ✓ The third integrated household living condition (EICV3) by national institute of statistics of Rwanda.
- ✓ Rwanda Resettlement policy Plan framework.
- ✓ IFC Handbook for Preparing a Resettlement Action Plan
- ✓ The Donor safeguards policies included:
- ✓ AfDB Policies and Guidelines on Involuntary Resettlement (2003);
- ✓ AfDB Gender Policy;

III.3 Site Verification and Assessment

Site visits for project site familiarization, taking of the GPS coordinates of affected properties and social economic surveys were conducted from April to May 2021. The objective was to determine the magnitude and types of impacts associated with the project (Identify PAPs) and determine mechanisms of minimizing the magnitude of these impacts.

III.4 Socio-Economic Survey

The collection of socio-economic data for the potential project was conducted through a structured questionnaire administered in the field by enumeration clerks. Interviews were conducted for the people within the proposed water supply system project components zone to establish their income levels and household characteristics.

A census and an assets inventory of all properties likely to be affected were carried out to collect data for compiling a register of potential project affected persons. The land considered for the assets inventory was based on the design of the project components alignment and the areas

earmarked for acquisition. The survey included categorization of the human activities along the water supply system components zone and all the economic features that would be displaced by the proposed WSS project.

III.5 Stakeholder Consultations

The stakeholder consultations and public forums on the project entailed presentation of the project proposals at public meetings were convened as stipulated in the Rwandan Laws. Besides the public meetings, focus group discussions were held with selected groups such as schools, health facilities managers and religious organizations.

The public consultation meetings were attended by the local leaders and any potential PAP along the proposed WSS corridor. This could be discerned from the bias in the comments during the discussions. They were mainly based on the compensation both in quantum and whether this would be done before the project takes over the affected land. Some of the questions also sought to know whether those people who are affected and do not have elsewhere to carry-on with their livelihoods would be compensated.

III.6 Field Activities

The field activities were undertaken at different visits to the project area informally.

- ✓ The field activities for the preparation of the RAP entailed the sensitisation of the potential project affected persons on the impacts of the project, enlightening them on the nature of information that will be required when the detailed surveys will be undertaken.
- ✓ Delineation of the proposed WSS project zone
- ✓ A census of the project affected persons was done as comprehensively as possible with proxies offering information where the head of the family was not available or if the property was unoccupied, the Village Chief would contact the land owner by cell-phone and the information would be recorded promptly
- ✓ An assets inventory was compiled for each of the project affected persons within the proposed WSS project corridor as defined by the coordinates delineating the project components zone.

III.7 Preparation of the Land Acquisition Plan

Land and Asset data collection for valuation exercise commenced on March 16th, 2021 and was completed on March 24th, 2021. The exercise involved valuing of Land and Assets (Trees, crops, buildings, structures, and enterprises frontages among others).

The preliminary activities prior to the actual valuation included the following:

- Preliminary meeting for briefing the assistant valuers on the scope of work;
- Demarcating Physical Boundaries, taking coordinates by using GPS to produce Maps for indicating the layout of the project infrastructures;
- Taking basic data of each Property:

- Measurement of the Buildings if there are any;
- Valuation of Crops or Plants if there are any;
- A physical inspection and identification of all the assets to collect the Census/inventory of all the persons making claim to the land, developments and crops/trees within the project affected area.
- Verification of the Land title of each Property and the ID of the Property owner to make sure of the ownership;
- Taking Photos of each Property to avoid the future;

III.8 Land and Asset Valuation

The purpose of the land, asset survey and asset inventory/valuation exercise was to provide a framework through which Project Affected persons (PAPs) could be adequately identified, subsequently fairly assessed and appropriately compensated or resettled before commencement of project works.

Eligibility for compensation and the compensation value of affected asserts in this project Mwange WSS is guided by legal provisions and policy guidelines according to the Rwandan Constitution (Article 29), the Expropriation Law of Rwanda (N° 32/2015 of 11/06/2015) and the AfDB Operational safeguard 2. These documents regulate and give entitlement to the affected persons and institutions as well as provide the methodology of calculating compensation values. Based on review and interpretation of laws relating to valuation in Rwanda in particular the Rwanda expropriation law and the constitution of Rwanda, the provisions in these key pieces of legal statues and legislative frameworks do not meet the standard of compensation at full replacement cost. One of the key gaps identified is; whereas, AfDB OS 2 defines policy defines affected person(s) as 'one using the land at the time, whether or not they have written customary or formal tenure rights', Rwandan Expropriation Law on the other hand defines affected person(s) as 'any person or a legally accepted association operating in the country who is to have his or her private property transferred due to public interest as well as legally accepted local administrative entities. Form the foregoing, Rwandan laws have to be supplemented by additional measures as provided in the AfDB involuntary Resettlement policy so as to meet the replacement cost standard.

The use of replacement cost valuation method for valuing assets is recommended is recommended by AfDB OS 2. In this context, 'Replacement Cost' in relation to agricultural land earmarked to undergo expropriation under this project would be defined as the pre-project or pre-displacement, market value of land of equal productive potential or use located in the vicinity of the affected land, plus cost of preparing the land to levels similar to those of the affected land, plus the cost of any registration and transfer taxes whichever is higher.

For land in urban areas, it is the pre-displacement market value of land of equal size and use, with similar or improved public infrastructure facilities and services and located in the vicinity of the affected land, plus the cost of any registration and transfer taxes.

For houses and other structures, it is the market cost of the materials to build a replacement structure within an area and quality similar to or better than those of the affected structure, or to repair a partially affected structure, plus the cost of transporting building materials, to the construction site, plus the cost of any labour and contractors' fees, plus the cost of any registration, building permit(s), and transfer taxes.

In compliance with AfDB OS 2 provisions, "determination of aforesaid replacement cost", would not take into account depreciation of the asset(s) and the value of salvaged materials. Similarly, the value of benefits to be derived from the project would not be deducted from cumulative value of the asset.

As per the Rwandan Expropriation law, the rates to be used are set and published by the Institute of Real Property Valuers Rwanda (IRPV) and updated on annual basis. The rates are a true reflection of the current market prices and are likely to prevail within the next six months.

III.9 Cut-Off Dates for Compensation

As the conducted valuation was for the expropriation budget preparation, no Cut-off date has been set. The cut-off date will be set after the expropriation valuation outcome disclosure to the PAPs by the client.

III.10 Disclosure of Compensation Packages to the PAPs

Once the expropriator has approved the valuation for compensation report, the report will be disclosed to the PAPS. It will also be posted on the office of the Cell of the place in which the land is located, a communication that the report is published shall also be made to the PAPs, and other relevant parties so that PAPs can check out the compensation packages.

When the land owner or the owner of property incorporated on land is satisfied with the valuation, he/she shall sign or fingerprint the approved fair compensation report accepting to be paid the compensation.

IV. Policy and Legal Framework

IV.1 Introduction

The RAP for the proposed project applied the laws, legislation, regulations, and local rules governing the use of land and other assets in Rwanda. This chapter presents an analysis of laws and policies governing land acquisition, land tenure and compensation entitlements in Rwanda including:

- Social, political, economy and governance in Rwanda;
- Property and land rights, as defined by Rwanda law;
- Acquisition of land and other assets, including regulations over the buying and selling of these assets;
- Rights and compensation, in particular, the accepted norms influencing peoples' basic rights to livelihood and social services;
- Dispute resolution and grievance mechanisms, specifically the legal and institutional arrangements for filing grievances or complaints and how those grievances are addressed through formal and informal systems of dispute resolution;
- Legally mandated institutions, agencies associated with legal instruments governing land use and management

The chapter also covers the WB and AfDB safeguards on Involuntary Resettlement and assesses how these standards and policies apply to the project. A gap analysis is presented on the differences between the WB/AfDB's safeguards and Rwanda's current legislation on involuntary resettlement, including suggestions on addressing the gaps to ensure compliance.

IV.2 Key Rwandan Legislation

The following laws reflect national legislation related to land use, planning, management and tenure, the Land Law, Presidential and Ministerial orders and decrees related to land and land expropriation and land valuation. The key regulations on Land Acquisition and Resettlement in Rwanda include the following:

- The Rwanda constitution promulgated in 2003 and revised in December 2015;
- The National Land Policy ensures equal rights to land use for all Rwandan citizens (Politique Nationale Foncière 2004);
- Organic Land Law No. 43/2013 of 16/06/2013 governing the main land legislation in Rwanda as mentioned in the Official Gazette, Special Edition from 16/06/2013, which determines the procedure for use and management of land in Rwanda;
- Property Valuation Law No. 17/2010 which defines Property Valuation in Rwanda;

- Presidential Order No. 54/01 of 12/10/2006 stipulating the structure and the responsibilities of Land Commissions;
- Ministerial Order No. 001/2006 of 26/09/2006 stipulating the structure of Land Registers and the responsibilities of the District Land Bureau, and
- Ministerial Order Determining Dispute Resolution process related to Land Issues, and
- Organic Law N° 32/2015 of 11/06/2015 relating to expropriation in the public interest.
- The guidelines on unit prices of 2018 provided by IRPV.

IV.2.1 The Rwandan Constitution

The Constitution of Rwanda promulgated in 2003 and revised in December 2015, Article 16 stipulates that: all Rwandans are born and remain free and equal in rights and duties. Discrimination of whatever kind based on, inter alia, ethnic origin, tribe, clan, colour, sex, region, social origin, religion or faith, opinion, economic status, culture, language, social status, physical or mental disability or any other form of discrimination is prohibited and punishable by law.

The Rwandan Constitution also recognizes ownership of property and every person's right to private property (Article 34). Consequently, private property, whether individually or collectively owned, is inviolable. Exceptionally, the right to property may be overruled in the case of public interest. In these cases, circumstances and procedures are determined by the law and subject to fair and prior compensation (Article 34).

Article 35 stipulates that private ownership of land and other rights related to land are granted by the State. The constitution provides that a law should be in place to specify modalities of acquisition, transfer and use of land. The right to property may not be interfered with except in public interest, in circumstances and procedures determined by law and subject to fair and prior compensation. Eligibility for compensation is enshrined under the Rwandan constitution and the Expropriation Law N° 32/2015 of 11/06/2015. Therefore, following the constitution of Rwanda; as long as the PAPs can provide proof of ownership to the property they have been considered for compensation.

IV.2.2 National Land Policy, 2004

The Policy is aligned with the National Development Strategy of Rwanda (Vision 2020). Its main objective is to put into place and to implement an efficient system of land administration and land management that secures land ownership, promotes investment in land for socio-economic development and poverty reduction. The policy specifies land tenure systems, guiding principles of land management, land registry system, and land transactions.

According to the National Land Policy, all Rwandese enjoy the same rights of access to land, implying no discrimination against women or any other groups. All land should be registered for security and transparency reasons.

The National Land Policy specifies that marshlands are a special category of public land and should not be cultivated except after environmental impact assessment has been commented on, and approved by REMA and adequate planning permission has been obtained.

Land Tenure, the use and Management of Land in Rwanda (Law No 08/2005) - Organic Land Law No. 43/2013 of 16/06/2013 as mentioned in the Official Gazette, Special Edition from 16/06/2013

In June 2004 the Government passed a new National Land Policy, the Organic Law N° 08/2005 of 14/07/2005 Determining the Use and Management of Land in Rwanda. The law aimed to improve tenure security through land registration, facilitate the development of an equitable land market in Rwanda and promote the sustainable use of land. This is the law that determines the use and management of land in Rwanda.

A. Categorisation of Land

The Law recognises three broad categories of land, namely: the private land of individuals (including both natural and legal persons), land vested in the State and land vested in the Local Government Authorities (Districts, Towns and Municipalities). Land in the latter two categories is further divided, in the conventional manner under Civil Law, into land in the public domain and land in the private domain respectively. In addition, specific provision is made with respect to lands to be allocated to the landless. The provisions of the Law with respect to these categories of land can be summarised as follows:

i. Private land

Private land consists of land acquired under customary or written law, by purchase, gift, exchange or partition (Art.11). This includes land to be held under rightful (or emphyteutic) leases (Art.5), which create property rights analogous to full ownership during the term of the lease, and by virtue of absolute title (Art.6).

With respect to land acquired under customary law, the Law provides (Art.5) for title to be conferred on individuals who are recognised as the customary landowners (Art 7) in the form of a rightful lease for a renewable term of 3 to 99 years, as specified by Presidential Order (Art.24). What this means is that anybody who has a claim of right to land nationalised in 1976, either under customary law or by virtue of official authorisation, or who has purchased such land, may apply for documentary title to that land. The Law does not specify what evidence will be required to support such a claim of right. The procedures whereby such leases will be obtained from the State or Local Government Authority in which the land is vested are specified by Ministerial Order (Art.25 & 27).

Registration of title to land is compulsory (Art.30). While rights based on land are freely transmissible upon death and transferrable by sale or gift, and land may be leased, rented out,

encumbered or mortgaged in accordance with the Civil Code (Art. 33 & 34), no transfer, mortgage, rightful lease, rental agreement, or servitude is binding on third parties unless recorded on the register (Art.38). In cases of joint ownership, the prior consent of specified family members is required for the lawful transfer or mortgage of land, long-term rental agreements and creation of servitudes (Art.35, 36, 37 & 38).

These arrangements effectively mean that the existing forms of private land tenure – both under the Civil Code and customary law are being replaced with new forms of tenure that will give all existing landowners a new set of rights and obligations embodied in a registered title. This will include rights to use the land, to exclude others, within set limits, and to dispose of it. However, to ensure compliance with government policy on land use, the right to develop land would be regulated by the Law.

ii. State Land

Under the Law, the State land is divided into land in the public domain (land reserved for organs of the State or for environmental protection. It also includes; land and buildings dedicated to public use, service and administration; State roads and road reserves, national lands reserved for environmental conservation (including national forests, national parks, reserved swamps, public gardens and tourist sites); the foreshore of lakes and rivers) and land in the private domain.

All land that does not belong to private individuals or local (District, Sector, Municipality and Kigali City) authorities and is not comprised in the public domain is classified as State land in the private domain. It also includes any vacant land (defined as land, which is without an owner and land confiscated under Article 75 of the Law). Furthermore, it includes land expropriated for public purposes or purchased by or donated to the State; land occupied by State forests; swamps and wetlands suitable for agricultural use; and land previously part of the public domain that has been reclassified in accordance with law (Art.14).

Under the Civil Law the basic distinction between these two types of State land is that land in the public domain does not have commercial properties and cannot be inadvertently alienated by prescription, whilst land in the private domain, although it belongs to the State, is analogous to private property and often is occupied by squatters.

iii. District, Town & Municipal Land

As is the case with State lands, lands vested in the District, Town and Municipal authorities may be categorised as land in the public domain and land in the private domain respectively. Land transferred to the local authorities by the State may be allocated to the public or private domain.

The local authorities may also acquire land by purchase or donation from private persons and corporations for incorporation into either its public or private domain (Art.16). In relation to the individual land, the law gives a landowner full rights to exploit his or her land in accordance with the existing laws and regulations. The law also provides for expropriation, which stipulates that land expropriation can be undertaken only if it is in public interest.

The law also states that wetlands and marshlands belong to the state and usufruct rights (takeover of land if such was unofficially been used over a long period) cannot be enforced on such land, regardless of how many years a person has have tended to such land.

In regards to gender, Article 4 stipulates that any discrimination either based on sex or origin in matters relating to land ownership or possession of rights over the land, is prohibited. The wife and the husband have equal rights over the land.

Following the Land policy, the RAP has respected the rights of the people; both men and women have been consulted and where the title bears the name of husband and wife they have been advised to open up a joint account to enable joint management of compensation money.

The project area is mainly in the marshland and people have occupied land before 2005 when the policy came into place, will be compensated as owners as long as they can prove that. However, in order to respect international best practices even those who may have occupied after the policy will be considered for compensated for their property.

B. Models of land acquisition and land ownership

In Rwanda, there are mainly two models of land acquisition, (i) acquisition according to customary law, and (ii) acquisition according to the rules of the written law.

i. Through the customary law

Through land occupation or the “rule of axe”

According to custom, land ownership is held by whoever occupies the land first. However, in modern times, this model has become nearly obsolete since all vacant land belongs to the State.

ii. Through inheritance

Customarily, land rights are passed on from father to son through inheritance, and recently daughters are increasingly inheriting land, too. With regards to inheritance rights of widows, the custom gives them the right to use the land that belonged to their deceased husbands.

iii. Method of acquisition through written law includes:

Tenancy contracts for plots with structures for a 30 years period in urban areas for commercial and 20 years for residential uses.

Long lease contracts for agricultural land for a period of 99 years in rural areas.

Land purchase/sale contracts and title deeds transfers for land in urban areas. Land acquisition or expropriation process, which is typically used by government institutions in public interests. All these methods have been considered by the valuation team and PAPs will be compensated accordingly. Those without certificates, through consultation led by the RAP team, it has been agreed that certificates of recognition will be issued.

IV.2.3 Property Valuation - Law No. 17/2010 on the Property Valuation process in Rwanda

The Institute of Real Property Valuers in Rwanda (IRPV) was established in 2010 pursuant to the law N °17/2010 of 12/05/2010 establishing and organizing the real property valuation profession in Rwanda. The Institute legal responsibilities are:

- To analyze and find solutions to all problems related to the real property valuation profession;
- To analyze and find solutions to all problems related to the conduct of real property valuers;
- To exchange information related to the real property valuation profession;
- To promote the real property valuation profession in Rwanda;
- To prepare regulations and guidelines governing the real property valuation profession;
- To prepare real property valuation standards;
- To represent the interest of, and advocate for real property valuers in Rwanda and abroad.

Articles 27, 29, 30 and 31 of the law deal with valuation methods. These articles stipulate that the property value should be close or equal to the market value. The valuation could also compare land values countrywide. Where sufficient comparable values are not available to determine the value of improved land, the replacement cost approach shall be used. The law also allows the use of international methods not covered in the law after approval from the Institute of Real Property Valuers (IRPV) council.

This law should be read together with the law on expropriation, as it defines the process of property valuation. Valuation of real property can only be done by a person certified as a Valuer under this law (Article 26). A Valuer may use one or more valuation methods to determine the value of real property.

The Valuer shall select the best valuation method to determine the fair market value of the real property (Article 27). The methods used shall be clearly explained in the valuation report. If given an approval by the Regulatory Council for the Real Property Valuation Profession in Rwanda

(established under this law,) a Valuer may also use any other relevant worldwide methods not provided in this Law in order to determine valuation values.

There has been establishment of an IRPV of Rwanda that is an autonomous body. In order to be recognised as a real property Valuer in Rwanda, a person must be a member of the Institute. The abovementioned Regulatory Council for the Real Property Valuation Profession in Rwanda is established as a regulatory agency.

The IRPV proposes regulations, guidelines and standards for valuation while the function of approval lies with the Council. A register list of qualified Valuers is maintained by the Council. The Chairperson of the Council approves valuation and is equivalent to the Chief Government Valuer in other jurisdictions.

A person dissatisfied with a real property valuation shall refer the matter to the Council for determination. The Council shall select alternative certified Valuers who can decide to use other valuation methods. If the dispute remains unsettled, it will be submitted to a court of law for adjudication. For the current RAP, a certified valuer has been hired and led and coordinated the activities of the valuation teams and elaborated the expropriation report.

IV.2.4 The National Land Commission

Presidential Order No. 54/01 of 12/10/2006 stipulating the structure and responsibilities of Land Commissions.

The National Land Commission was established by the Presidential decree No. 54/01 of 12/10/2006 determining the structure, the Responsibilities, the functioning and the composition of land commissions. The National Land Commission has competence all over the country, and is composed of seven (7) members, whose responsibilities include land administration and land use management. Whereas, the main responsibilities of the National Land Commission are monitoring the implementation of land administration and land use management procedures and guidelines, one of its specific roles is to monitor and approve expropriation of land required for public interest purposes. There are also land Commissions and land Committees at Kigali City, District, Sector and Cell levels. The National Land Commission will also play a key role in grievance resolution.

IV.2.5 Ministerial Order No. 001/2006 of 2006 stipulating the Structure of Lands

This law determines the structure of Land Registers, the responsibilities and the functioning of the District Land Bureau in each district (Article 1).

Article 3 of this Order defines how the Cadastral register, Short-term lease and long-term lease contract should be prepared and maintained. Chapter 2 (Article 3-4) highlights the structures of land registers while responsibilities are stipulated in Chapter 3 (Article 5-7). According to this

order, the overall responsibility for implementing the land policy lies with the Land Bureau (Article 5-7).

All types of land tenure must comply with the designated land use and environmental protection measures as outlined in the Land Use Master Plan.

IV.2.6 Expropriation Process, Organic Law No 32/2015 of 11/06/2015 (“the “old” law No 18/2007 of 19/4/2007) relating to expropriation in the public interest,

This Expropriation Law is the main tool that provides for the State’s right to expropriate private property in the public interest.

The 2015 changes in the Expropriation Law now define the permissible acts of public interest giving rise to the State’s right of expropriation for:

- roads and railway lines;
- water canals and reservoirs;
- water sewage and treatment plants;
- water dams;
- rainwater canals built alongside the roads;
- waste treatment sites;
- electric lines;
- gas, oil, pipelines and tanks;
- communication lines;
- airports and airfields;
- motor car parks, train station and ports;
- biodiversity, cultural and historical reserved areas;
- acts meant for security and national sovereignty;
- hospitals, health centres, dispensaries and other public health related buildings;
- Government administrative buildings and their parastatals, international organisations and embassies;
- public entertainment playgrounds and buildings;
- markets;
- cemeteries;
- genocide memorial sites;
- activities to implement master plans of the organisation and management of cities and
- the national land in general;
- valuable minerals and other natural resources in the public domain;

Basic infrastructure and any other activities aimed at public interest, which are not indicated on a list that are approved by an Order of the Minister in charge of expropriation, at his or her own initiative or upon request by other concerned persons.

In addition to acts of public interest, the Expropriation Law also determines the specific procedures for expropriation, including the processes of property valuation and paying of compensation, and identifies the organs competent to approve and carry out expropriation.

Any individual who is expropriated under the law is entitled to receive “just compensation” for the property lost. The amount of compensation should be established based on “market prices” of the property. Funding for the compensation and for other related costs must be available before taking any steps in the expropriation process and every project must provide in its budget funds to ensure fair compensation of property, including a full inventory of assets of each person to be expropriated.

This project falls under those that the Government has a right to expropriate. The process has followed the recommended procedures of valuation and compensation. This has been possible with the involvement of the relevant stakeholders, and their involvement will continue throughout implementation.

Confirmation of land ownership

According to Article 18 of the law, the person who owns land intended for public interest shall provide evidence to confirm that (s)he possesses rights on that land through a certificate of acknowledgement of the members of his or her family.

Among the evidence to confirm ownership of the land, there shall be included: land title, written evidence indicating that (s)he purchased the land, or received it. It shall indicate whether the land was received as a donation or as a legacy or a successor; a document or a statement of local administrative entities indicating rights of the expropriated person on the land;

A document or testimony of the neighbours confirming the ownership of the land or a Court certificate shall be provided. The person, who occupied the expropriated land parcel after the publication of the Expropriation Decision, is not entitled to any compensation.

For those without confirmation of ownership; it has been recommended that they are assisted to get certificate of recognition. This applies mainly to the people in the marshland.

Surveys and Valuation of compensation

Article 17 stipulates that a person to be expropriated should be informed about the beginning of the land surveys and asset inventory. Land survey and inventory should be carried out in presence of the affected party or his/her representatives, as well the representatives of the local administrative bodies. The owner of the land is not allowed to carry out any development

activities after the land survey and the inventory of the properties. In case he or she decides to go forward with any development activities, they are not to be compensated. The person, who moves into the area after the publication of taking land for public interest, shall not be entitled to any compensation.

According to Article 21 of the Expropriation Law, the properties to be valued for just compensation include land and other assets on the land including different crops, forests, any buildings or any other activity that was carried out to improve the land's productivity (irrigation systems, etc.). The value of land and other assets that belong to the persons whose assets are being expropriated, shall be calculated considering their size, nature and location and based on the prevailing market prices.

Article 23 of the Law provides that if an agreement on compensation is reached between the person whose assets are being expropriated, and the project Initiator, the just compensation could be monetary or like for like (i.e. an alternative land plot or a similar structure/building). In order for the expropriation to be implemented, the just compensation shall be paid to the expropriated person before he or she relocates.

Article 24 stipulates that the just compensation approved by the Land Commission shall be paid within a period of one hundred and twenty (120) days from the day of the approval and publication of the land acquisition decision by the Land Commission. In case the compensation is paid later than the indicated period, the land acquisition and expropriation process shall be invalid except in case where an affected individual agrees to compensation and reaches an agreement with the project initiator.

After receiving just compensation, the affected person has ninety days to vacate the area. While the affected person is still waiting for payment, he or she has a right to cultivate crops within a period not exceeding ninety days (90) and harvest these crops on his or her land. Forceful relocation is permitted only where a person receives an award and refuses to vacate the area. Such forceful removal shall be undertaken only by competent authorities.

Where the agreed compensation was not paid on time as provided by Article 24, the project initiator pays an additional 5% annually for the delays, which is added on top of the agreed compensation. The delays with compensation payment should not exceed two (2) years.

Article 25 states that the compensation amount should be deposited into a bank account of the expropriated person in a bank or any financial institution recognised by law.

The RAP team informed the PAPs and other stakeholders about the process of valuation and inventory taking. Compensation has been agreed on and they will be paid and relate within 120 days.

Public Consultations about Land Acquisition and Expropriation

The Expropriation Law also requires that local residents should be provided with information about the importance of the project and information on why land acquisition and expropriation are required. Article 12 of the Expropriation Law stipulates that the relevant Land Commission, after receiving the request for expropriation, should examine the basis of the proposed development.

If the development is approved, the relevant Land Commission should request in writing that the District authorities should organize a consultation meeting with local residents within the next thirty days after a receipt of the application for expropriation, and indicating the date, time and the venue where the public consultation meeting is to be held. The relevant Land Commission should confirm their decision within a period of fifteen (15) days after the consultation meeting with the population where views expressed by the local communities, are taken into account.

The project developer is obliged to inform project-affected people about their rights and entitlements at each stage of the land acquisition and expropriation process (Articles 17-20).

Due to COVID-19 restrictions, sensitization has been done by local authorities before the valuation process through their usual communication channel and our valuation team went to individual households during the valuation exercise. Sensitization will continue throughout the project implementation by WASAC.

Process of Land Acquisition, Expropriation and Compensation Process

Organic law on expropriation (Organic Law No N° 32/2015 of 11/06/2015) stipulates that the land acquisition process starts with public announcements and consultations where the public is informed and consulted about the development. A project developer should discuss the suggested development with local communities and provide them with a copy of application for expropriation, so that this dialogue can establish and confirm the need for land acquisition.

A consultation meeting is held within 30 days after submission of the application for expropriation. Based on the results of consultations with local communities, the relevant Land Committee (Cell level or Sector Level) has 15 days to present their decision on the land acquisition required by the project.

The application for expropriation should contain relevant information about the project, including description, the justification that the project is aimed at the public interest, the Land Use Master Plan for the land area on which the project shall be implemented, documentation indicating that the project does not have negative impacts on environment (or that the impact is mitigated by the project) as well as proof confirming the availability of funds to fully cover compensation costs.

All these details and documentation will be prepared by the Project Developer after the ESIA has been commented on and approved by RDB, and after a detailed census and asset inventory

survey is done during the RAP preparation. An estimate of the compensation cost is presented to WASAC within this report.

The Land Commission decision is normally communicated publicly to the population by the relevant Land Commission. The decision is also advertised and communicated in posters in the local public offices as well as on radio Rwanda and in State newspapers to inform all concerned parties. The disclosure and advertising of the Expropriation decision should be finished within the first 30 days after the decision has been made (article 13 of the Expropriation Law). The process subsequently proceeds with the census and asset inventory survey.

In parallel, Independent certified Valuers are asked to provide their valuation on each affected asset. Where a private property is affected resulting in a loss, an affected party receives “just compensation”, where the estimation or calculation of the amount of “just compensation” is left for independent valuers. The valuers may use one or more of the valuation methods to determine the value of the property in question. The Valuator selects the best valuation method to determine the fair market value of the property in question. The valuation methods are clearly explained in the valuation report. Upon approval by the Regulatory Council for Real Property Valuation Profession, a Valuator can choose to use alternative relevant valuation methods.

The eligibility for compensation is enshrined under the Rwandan constitution (Article 29) and the Expropriation Law. Both laws provide that affected parties are entitled to compensation, regardless whether or not they have written customary or formal tenure rights. The person to be expropriated is defined under article 2 (7) of the Expropriation Law and means “any person or legal entity who is to have his or her private property transferred due to a public interest cause”, in which case they are legally entitled to compensation.

After the survey process is completed and approved by Resettlement Committees involved, the involved authorities, the project developer and the affected parties sign a Contract stating the objective of land acquisition and expropriation, the value of compensation and the payment method and schedule. The Contract serves as evidence of full consent of all parties to the rights and obligations, as defined by the Expropriation Law and binds the parties to the agreement made and the Contractual provisions detailed. The contract binds the parties to this signed commitment and the contractual provisions become a legal agreement between the parties.

Through consultations between the affected parties and the project developer, an agreement is reached on the mode of payment. A mode of payment could be either monetary, alternative land or a structure equivalent to the one to be demolished, as long as any non-monetary option is close to, or equivalent to the compensation amount agreed in the Contract.

Prior to payment of compensation, the affected person provides evidence to confirm that (s)he has rights on the affected asset. This can be done through a number of means, including:

- Land title certificate
- a certificate of acknowledgement that this person can represent the entire family, as well as a written evidence indicating that (s)he either inherited the land, purchased it or received it as a donation;
- a document or a statement from the local administrative body indicating rights of the affected person on the land;
- a document or testimony of the neighbours confirming the ownership of the land; or
- a Court certificate
- Based on the confirmation of asset ownership, the project developer deposits the compensation amount to a bank account specified by the head of the household. Where household members share the rights on the affected asset, the compensation amount is deposited to a joint account where the compensation amount can be withdrawn by each household/family member based on a written permission from other household members who share the account.

Where the affected property is mortgaged to a Bank, the compensation amount is deposited to the account agreed with the Bank.

After receiving compensation, the person(s) has/have ninety days (90) to relocate and leave the area. While a person is waiting for the compensation payment, he or she has a right to cultivate crops within a period not exceeding ninety days (90) and harvest such crops on his/her land.

Claims and Grievances

IV.2.7 Ministerial Order 002/2008 Determining Dispute Resolution process related to Land Issues

Expropriated persons have the right to appeal against the Land Acquisition and Expropriation decision taken by the relevant land commission to the immediate superior land commission within thirty days after the decision is taken. If the appeal is not successful, the case may be referred to a competent court.

Annex 3 of the ministerial order defines the dispute resolutions procedures and some provisions related to the village/cell adjudication committee ("CAC"), which, if necessary, provide a formal judgment on a disputed matter. Articles 17, 20, 22, and 23 provide the process for resolving land related disputes. Article 17 also states that with the involvement of the CAC, the parties are bound by that agreement, and may not later attempt to raise the issue.

Article 20 describes how the CAC hears disputes, and that the hearing could be open to public, in which case it should be announced eight days in advance, among other requirements. Articles 22 and 23 describe the process of lodging and processing objections and corrections should take place during a 60-day period. The CAC typically consists of five members of the village/cell land committee and five members of the particular Umudugudu sector where land demarcation

is taking place. The cell executive secretary acts as the CAC secretary, although he or she has no voting rights. This process is typically used to resolve land- or resettlement-related grievances.

A person dissatisfied with his/her property valuation has thirty (30) days after the project approval decision to refer the matter to the CAC for a review. The CAC usually selects other certified Valuers who should use alternative valuation methods. If the dispute remains unsettled, it will be referred further to a Court of law for adjudication.

All grievances related to the project developer failure to comply with the provisions of the Contract, be it the compensation value or payment timing or seizure of assets without compensation, are addressed to the Land Commission at the Cell or Sector level, depending on the project area. Depending on the nature of the complaint, the complainant is provided with a legal expert in the matters of Land Law or any other lawyer specialising in the matter in question. If the complaint is related to the valuation of the affected asset, the complainant can ask for an alternative valuation. In the event that the Land Commission rejects the new valuation, the complainant can appeal to the higher Land Commission; within 15 working days, which must then deliver its verdict within 30 days.

If the complainant is still dissatisfied with the decision, their final resort shall be to file the case to the competent Court of Law. According to Article 26 of the Expropriation Law, filing a case in courts of law does not stop the expropriation process from being carried out in parallel to the expropriation process.

IV.3 AfDB Principles and Standards on Involuntary Displacement

The project is supported by the African Development Bank (AfDB). The following is a review of the policies.

IV.3.1 African Development Bank's Safeguard Policy and guidelines on Involuntary Resettlement, 2003

The primary goal of the involuntary resettlement policy of the African Development Bank (AfDB) is to ensure that when a Bank intervention requires people to be displaced, they are treated equitably and share in the benefits of the project that involve their resettlement and improving their living standards. The policy aims to ensure that disruption to the livelihoods of people in the project area is avoided or at least minimized, and that the displaced persons receive resettlement assistance to improve their living standards.

It provides guidance to Bank staff and borrowers, and sets up a mechanism for monitoring the performance of the resettlement programmes. Most importantly, it requires the preparation of a Resettlement Action Plan (RAP) under a development approach that addresses issues of the

livelihood and living standards of the displaced persons as well as compensation for loss of assets, using a participatory approach at all stages of project design and implementation.

The Policy has the following key objectives:

- i) To avoid involuntary resettlement where feasible, or minimize resettlement impacts where population displacement is unavoidable, exploring all viable project designs.
When a large number of people or a significant portion of the affected population would be subject to relocate or would suffer from the impacts that are difficult to quantify and to compensate, the alternative of not going ahead with the project should be given serious consideration;
- ii) To ensure that the displaced people receive resettlement assistance, preferably under the project, so that their standards of living, income earning capacity, and production levels are improved;
- iii) To provide explicit guidance to Bank staff and to the borrowers on the conditions that need to be met regarding involuntary resettlement issues in Bank operations in order to mitigate the negative impacts of displacement and resettlement and establish sustainable economy and society; and
- iv) To set up a mechanism for monitoring the performance of involuntary resettlement programs in Bank operations and remedying problems as they arise so as to safeguard against ill-prepared and poorly implemented resettlement plans.

IV.3.2 Operational Safeguard 2 (OS 2): Involuntary Resettlement:

Land Acquisition, Population Displacement and Compensation – aims to facilitate the operationalization of the Bank's 2003 Involuntary Resettlement Policy in the context of the requirements of OS1 and thereby mainstream resettlement considerations into Bank operations.

It relates to Bank-financed projects that cause the involuntary resettlement of people. It seeks to ensure that when people must be displaced they are treated fairly, equitably, and in a socially and culturally sensitive manner; that they receive compensation and resettlement assistance so that their standards of living, income-earning capacity, production levels and overall means of livelihood are improved; and that they share in the benefits of the project that involve their resettlement.

The safeguard retains the requirement to provide compensation at full replacement cost; reiterates the importance of a resettlement that improves standards of living, income earning capacity, and overall means of livelihood; and emphasizes the need to ensure that social considerations, such as gender, age, and stakes in the project outcome, do not disenfranchise

particular project-affected people. The specific objectives of this OS mirror the objectives of the involuntary resettlement policy to:

- i) Avoid involuntary resettlement where feasible, or minimize resettlement impacts where involuntary resettlement is deemed unavoidable after all alternative project designs have been explored;
- ii) Ensure that displaced people are meaningfully consulted and given opportunities to participate in the planning and implementation of resettlement programmes;
- iii) Ensure that displaced people receive significant resettlement assistance under the project, so that their standards of living, income-earning capacity, production levels and overall means of livelihood are improved beyond pre-project levels;
- iv) Provide explicit guidance to borrowers on the conditions that need to be met regarding involuntary resettlement issues in Bank operations to mitigate the negative impacts of displacement and resettlement, actively facilitate social development and establish a sustainable economy and society; and
- v) Guard against poorly prepared and implemented resettlement plans by setting up a mechanism for monitoring the performance of involuntary resettlement programmes in Bank operations and remedying problems as they arise.
- vi) Eligibility and entitlements in accordance with the involuntary resettlement policy, three groups of displaced people are entitled to compensation or resettlement assistance for loss of land or other assets taken for project purposes:
 - Those who have formal legal rights to land or other assets recognized under the laws of the country concerned. This category generally includes people who are physically residing at the project site and those who will be displaced or may lose access or suffer a loss in their livelihood as a result of project activities.
 - Those who may not have formal legal rights to land or other assets at the time of the census/evaluation but can prove that they have a claim that would be recognized under the customary laws of the country. This category may include people who may not be physically residing at the project site or persons who may not have any assets or direct sources of livelihood derived from the project site, but who have spiritual and/or ancestral ties with the land and are locally recognized by communities as customary inheritors. Depending on the country's customary land use rights, they may also be considered to have a claim if they are sharecroppers, tenant farmers, and seasonal migrants or nomadic families losing user rights.
 - Those who have no recognizable legal right or claim to the land they are occupying in the project area of influence and who do not fall into either of the two categories described above, if they themselves or witnesses can demonstrate that they occupied the project area of influence for at least six months prior to a cut-off date established by the borrower or client and acceptable to

the Bank. These groups may be entitled to resettlement assistance other than compensation for land to improve their former living standards (compensation for loss of livelihood activities, common property resources¹⁴, structures and crops, etc.)

Eligibility criterion, requirement for inclusive meaningful consultation and requirements of a cut-off date under AfDB Operational Safeguard 2

In terms of eligibility criterion, AfDB Standards recognizes the affected persons as 'one using the land at the time, whether or not they have written customary or formal tenure rights. The completion of the census represents a provisional cut-off date for eligibility for resettlement assistance. PAPs in the project area before the census begins are eligible for compensation and assistance, as relevant and those who arrive after the cut-off date are not. (Squatters and encroaches are entitled to "resettlement assistance in lieu of compensation for assets sitting on land they occupy on condition that they occupy the project area prior to" the date of beginning of census or prior to the date the project area was delineated whichever date is earlier OS 2. To meet this threshold AfDB safeguards standards requires that there is meaningful consultation to ensure cut-off date and eligibility criterion are disseminated to all the primary and secondary stakeholders to ensure smooth implementation of bank funded projects.

Towards this end;

- Resettlement planners should ensure sufficient public awareness of the cut-off date;
- Census takers should provide enumerated PAPs with documentation that confirms their enumeration (Identity cards or a witnessed copy of the survey endorsed by the household head). Proof of enumeration precludes an influx of people into the project area after the cut-off date.

IV.4 Comparative Analysis between National Policies and Legislative Laws with The African Development Bank Policies

Table IV-1 Comparative Analysis between RNL and AfDB

Principles	Rwandan Legislation	Summarized AfDB OS 2	Gap filling measures
Land Owners (loss of land)	<p>According to the provisions of National Constitution and National Land Policy, all Rwandese citizens have equal rights of access to land, with no gender discrimination in regards to land ownership. Land ownership is proved through relevant documentation or cadastre data. The 2004 land reform ensured that all land should be (with time) registered in one national land management system (cadastre).</p> <p>Compensation for non-transferable property is typically based on market value.</p>	<p>Project Affected People (PAPs) with title as well as PAPs who do not have a formal title but have customary and traditional land rights or who have a recognized claim to the land at time the census begins – are entitled to compensation for land that they lose (as well as other assistance)</p> <p>Land-for-land exchange is the preferred option; compensation for affected assets is to be provided for full replacement cost based on market values.</p>	<p>The AfDB has a wider recognition of rights of those who are entitled to compensation, if affected by a project.</p> <p>The national legislation does not explicitly call for provision of the land-for- land compensation option as the best/preferred option.</p> <p><i>All affected property owners have been considered for compensation.</i></p>

<p>Land Squatters (i.e. those who have no recognizable claim to the land that they are occupying)</p>	<p>Based on the National legislation, only those who are “Landholders” with legal rights to the property, are entitled to compensation. Land tenants, under Rwandese Law, are entitled to compensation based on the contracts that they have in regards to the land in question.</p>	<p>This category of people will need to be assisted with the resettlement process and livelihood restoration regardless of their land-less status (see above the definition of PAPs). This category of people is also entitled to compensation for loss of crops/trees.</p>	<p>This category of PAPs is entitled to assistance with the resettlement and livelihood restoration process and also compensation for their crops and trees, as per the OS 2</p>
<p>Land Users/ Land sharecroppers / Tenants (These PAPs include tenants or any other persons using the land to grow crops).</p>	<p>Land users are not entitled to compensation for land, but entitled to compensation for crops and any other economic assets that belong to them.</p>	<p>Land users are not entitled to compensation for land, but entitled to compensation for crops and any other economic assets that belong to them, as well as to relocation assistance as the case may be and income must be restored to at least pre-project levels.</p>	<p>This category of PAPs is entitled to compensation for crops and other assets that belong to them, assistance with the resettlement and livelihood restoration process, as per the OS 2 All people who had crops have been valued and will be compensated.</p>

Owners of structures (residential or otherwise)	Owners of structures are entitled to cash compensation based on market values.	This category of PAPs is entitled to in-kind compensation or cash compensation at full replacement cost including relevant taxes, labour and relocation expenses, and prior to displacement. For movable structures, such as kiosks or stalls, comparable replacement sites should be offered.	Families should be consulted on their preferred options and should be able to choose between them.
Owners of crops	Crops are compensated with cash based upon rate calculated as an average net agricultural income.	This category of PAPs is entitled to compensation for crops based on market value for lost crops. They are also entitled to livelihood restoration assistance (such as land preparation, training etc).	This category of PAPs is entitled to compensation for crops and livelihood restoration assistance, as per the AfDB's OS 2
Livelihood restoration	There are no explicit provisions on livelihood restoration in the National Legislation.	Livelihoods and living standards are to be restored to the pre-project levels or better conditions.	Follow AfDB OS 2 guidelines and principles and offer assistance for livelihood restoration or improvement through provision of training, credit, job placement, and/or other types of assistance.

Timing of compensation payments	<p>The agreed compensation must be paid by a project developer within 120 days (or 4 months) after the publication of the Land Acquisition and Expropriation decision by the Local Land Committee. If the project developer does not fulfill this timing obligations, the process of land acquisition and expropriation is invalidated.</p> <p>A PAP who received compensation, must vacate the area within the next 90 days. Failure to vacate the land within this period will trigger forceful evictions.</p>	<p>The promoter is required to have made payment by check or deposited before the agreed compensation (as per valuation undertaken) to an individual or joint account for the affected person's access prior accessing land.</p>	<p>Follow AfDB OS 2 guidelines and principles.</p> <p>Provisions of the National law related to 120 days will be observed.</p>
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<p>Consultation disclosure</p>	<p>The Expropriation Law provides for public consultation on. In addition, disclosure of reasons for the project to be developed and the need for expropriation. In addition to this, the Expropriation Law requires prior consultative meetings and examination of the project proposal involving expropriation, with a view to avoid eventual prejudice towards a person or entity subject to expropriation. A consultative meeting is held within 30 days after receipt of the application for Expropriation. Based on these consultations, the relevant Land Committee (the Cell level) takes a decision to approve the project within a period of 15 days.</p>	<p>Consult project-affected persons and host communities as Appropriate. Provide them opportunities to participate in the planning, implementation, and monitoring of the resettlement program, especially in the process of developing and implementing the procedures for determining eligibility for compensation benefits (as documented in a project resettlement policy framework), and establishing appropriate and accessible grievance mechanisms.</p>	<p>Follow AfDB OS 2 Follow AfDB guidelines.</p>
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Relocation and restoration assistance livelihood	There is no provision for relocation assistance or post-resettlement livelihood restoration in the Rwandan Legislation.	Where involuntary resettlement cannot be avoided, assist displaced persons in improving or at least restoring their livelihoods and standards of living in real terms relative to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher. Provide assistance (such as moving allowances) during relocation.	Follow AfDB OS 2 guidelines and principles on livelihood restoration assistance and moving allowance (as defined in the resettlement policy framework). Livelihood restoration in this RAP has been provided for in the 5% addition to compensation packages and months' rent free given to tenants who were renting part of the land.
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<p>Grievance mechanism and dispute resolution</p>	<p>The Expropriation Law Article 26 defines the complaints procedures for individuals dissatisfied with the estimates of their compensation values. The complainant has 30 days after the project approval decision to appeal against the compensation value estimates (Article 19).</p>	<p>The promoter should set up and maintain an independent and free grievance mechanism to address specific concerns about compensation and relocation from the affected people and host communities. The mechanism should be easily accessible, culturally appropriate, widely publicized, and integrated in the promoter's project management system. It should enable the promoter to receive and resolve grievances related to compensation and relocation by affected persons or members of host communities, and use the grievance log to monitor cases to improve the resettlement process.</p>	<p>Follow AfDB OS 2 guidelines and principles on grievance mechanism (as defined in this resettlement policy framework).</p>
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Land Owners (loss of land)	According to the provisions of National Constitution and National Land Policy, all Rwandese citizens have equal rights of access to land, with no gender discrimination in regards to land ownership. Land ownership is proved through relevant documentation or cadastre data. The 2004 land reform ensured that all land should be (with time) registered in one national land management system (cadastre). Compensation for non-transferable property is typically based on market value.	Project Affected People (PAPs) with title as well as PAPs who do not have a formal title but have customary and traditional land rights or who have a recognized claim to the land at time the census begins – are entitled to compensation for land that they lose (as well as other assistance) Land-for-land exchange is the preferred option; compensation for affected assets is to be provided for full replacement cost based on market values.	The AfDB guidelines have a wider recognition of rights of those who are entitled to compensation, if affected by a project. The national legislation does not explicitly call for provision of the land-for-land compensation option as the best/preferred option. All affected property owners will have to be considered for compensation as per AfDB OS 2.
Vulnerability	Under Rwanda expropriation law (the principle law applicable whenever there is involuntary resettlement), there is no formal recognition of vulnerable PAPs who are entitled to get extra support to cope with resettlement impacts.	In resettlement planning, particular attention should be given to the poor and vulnerable, and compensation in kind should be offered to facilitate permanent relocation and establishment at an alternative location.	AfDB Operational Safeguards to apply

VI.5 Institutional Framework

The main Ministries, Authorities, Institutions and Bodies that will be involved in Mwange water supply system project and monitoring as well as approval of issues related to Resettlement and Compensation. All these are stakeholders who were consulted and the project will continue to work with them closely for the success of the project. They include:

- Ministry of Infrastructure (MININFRA);
- Water and Sanitation Corporation/WASAC, under MININFRA
- Rwanda Energy Group / REG, under MININFRA
- Ministry of Environment (MoE);
- Rwanda Environmental Development Authority (REMA);
- Rwanda National Land Authority (NLA)
- Rwanda Development Board (RDB)
- Gicumbi District administration
- Cell Adjudication Committee (CAC).

Table IV-2 Responsibility of each stakeholder

Institution	Mandate	Responsibility in RAP development and implementation
The Ministry of Infrastructure (MININFRA)	Is responsible for developing policies in infrastructure sectors namely water and sanitation, roads, housing, transport, communication and energy. MININFRA is also responsible for monitoring the implementation of those policies.	The policies have guided RAP development. They will be instrumental in monitoring the Treatment Plant
WASAC	Is responsible for providing reliable, affordable water and sewerage services in the whole country and is a Project Promoter for Mwange water supply system.	They are the main developers, implementers and will supervise and monitor the infrastructure.

Institution	Mandate	Responsibility in RAP development and implementation
REG	Is responsible for Redesigning, relocation and prompt repair of damaged utilities or service lines within project costs as per contractor's terms of service	They will supervise and monitor the electricity infrastructure relocation activities
The Ministry of Environment (MoE)	Is responsible for development of policies and norms for efficient use of land, water resources and environmental management.	The policies have guided RAP development and the Ministry will be key in monitoring.
Rwanda Environmental Management Authority (REMA)	Is responsible for implementing environmental policies and strategies. It is responsible for giving green light of not for all construction projects and more especially this one, which partly lie, within a gazetted marshland.	Will guide the implementation of the project in an environmentally safe way. REMA has already demarcated the land that falls in the wetland as per the shape files provided to for this study.
The Rwanda National Land Authority (NLA)	Rwanda National Land Authority is a key Institution set up to implement the National Land Tenure Reform Program as provided for by the National Land Policy and the Organic Law determining the use and management of land in Rwanda. This program aimed at improving land tenure security by putting in place an efficient, transparent and equitable system of land administration.	NLA will be important in resolving a number of related to land.
The Rwanda Development Board (RDB)	The mission is to improve the well-being of all Rwandans by fast-tracking development and facilitating sustainable economic growth.	RDB will be responsible for following-up implementation of social and environmental mitigation measures.

Institution	Mandate	Responsibility in RAP development and implementation
Gicumbi District administration	Responsible with local governance. They will approval property ownership for the PAPs to get the compensation	Based on the Rwanda's decentralisation policy, the responsibility for the implementation of the Resettlement Plans is with the District, Sector and Cell authorities.

V. Socio-economic profile of affected persons

V.1 Introduction

The socio-economic profile of PAPs was determined by the use individual information which was collected by the enumerators through one-on-one interviews, focused group discussions and filling of questionnaires. Business people and households were interviewed and their responses were filled in e-questionnaire through an application (Kobo collect) installed in the enumerator's smart phones.

Households and business persons have been interviewed. Questions on their socioeconomic status; UBUDEHE categories, household size, their health status, incomes, their will to pay for water bill and their houses details were also observed by enumerators.

The information obtained from the exercises is crucial in determining entitlements, livelihood restoration programs and vulnerable PAPs who may require special assistance. This survey was conducted on 54 respondents who are the people affected by the proposed Mwange water supply system in Gicumbi town and its surrounding sectors. Focus has been made to three sectors namely Kageyo, Mutete and Rukomo where people will get physically displaced.

The socio-economic profile of PAPs was determined by the use individual information which was collected by the enumerators through one-on-one interviews with these PAPs and filling of their responses in an e-questionnaire through an application (Kobo collect) installed in the enumerator's smart phones.

V.2 Methodology

The socio-economic assessment was conducted using trained enumerators who visited respondents' households potentially affected by Mwange water supply system and interviewed and filled this one while respondents gave responses. Respondents households include both the physically and economically displaced. There was an attempt to include all PAPs, however some of the economically displaced was our study limitations because they impacts are very small, only damage on crops and small land for pipeline laying which they will get back on once the activities are completed.

Five Enumerators were recruited and oriented on used survey questionnaire wherein all questions and clarifications were explained. The questionnaire targeted either the Household Head and if not available, the spouse, however in rare cases where either of the two alternatives were not available, proxies comprising of adult members of the

household were identified and interviewed to give the required information. All 54 households were covered in the assessment; and all of them were physically displaced. To interpret these survey findings, we used the approach of doing it section by section. Data are presented in tables or graphs followed by descriptive analysis.

V.3 Household identification

In this section names, gender, contacts of respondents, administrative locations, ID numbers and the relationship with the household's head were recorded.

Table V-1 Number and gender of the respondent by sector

Sector	Female	Male	Total respondents	% of women	% of men
Kageyo	4	29	33	12	88
Mutete	8	8	16	50	50
Rukomo	1	4	5	20	80
Total	13	41	54	24	76

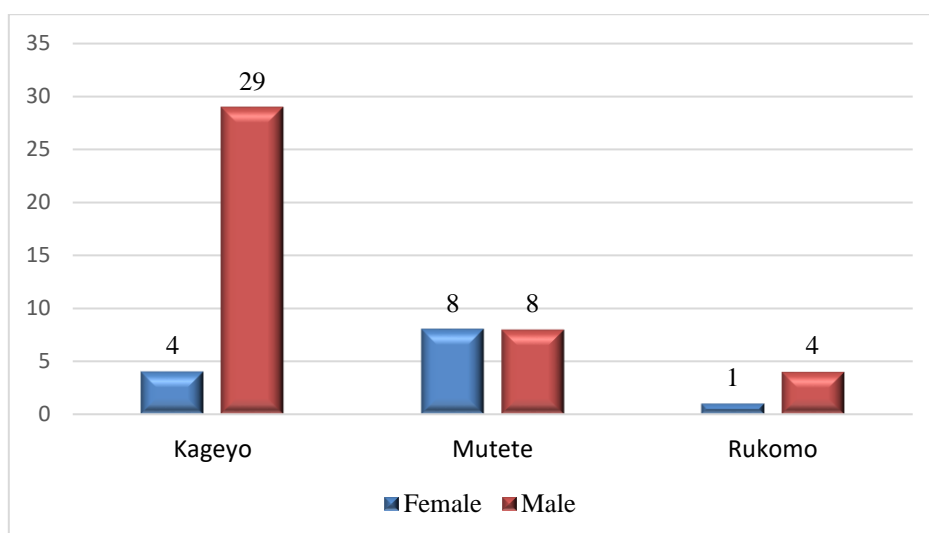


Figure V-1 Gender of respondents by sector

Findings presented in the above table show that most of respondents are from Kageyo Sector. Mapping them by sectors: Kageyo Sector (61%), Mutete Sector (30%) while Rukomo sector accounts (9%). Among the respondents, in Kageyo sector 12% are female, in Mutete sector 50% are female while in Rukomo sector female are 20%.

Table V-2 Relationship of respondent and head of household

Relationship	Number of respondents	%
Brother or sister of HH	1	1.9
Household head	35	64.8
Son or daughter of HH	3	5.6
Spouse of HH	13	24.1
Other	2	3.7
Total	54	100.0

Among the respondents, 64.8% are the household heads, 24.1% are the household heads spouses, 5,6% are the sons or daughters of the household heads. This indicates that we have serious reasons to believe the information provided by the respondents.

V.4 Property Ownership

Table V-3 Owner of the property

Owner of Property	Kageyo			Mutete			Rukomo			Grand Total	%
	female	male	Total	female	male	Total	female	male	Total		
Licensee					1	1				1	1.9
Owner with land title	4	25	29	5	5	10	1	4	5	44	81.5
Owner with non-registration					2	2				2	3.7
Owner with UPI		4	4	3		3				7	13.0
Total	4	29	33	8	8	16	1	4	5	54	100
%	12.1	87.9		50	50		20	80			

The findings show that in Kageyo 87.9% have the land title of their properties, 12.1% have the UPI of their land, this means that all of them have their land registered. In Mutete sector 62.5% have their land titles, 18.7% have the UPI, 12.5% are owning no registered land and 1 person is having the licence to occupy and use the land. It will be necessary to assist the PAPs with no registered land to get them registered for the compensation to happen. Among the property owners, 24.1% are female while 75.9% are male as shown of figure V-2.



Figure V-2 Land ownership by gender

V.5 Income generating activities

V.5.1 Employment

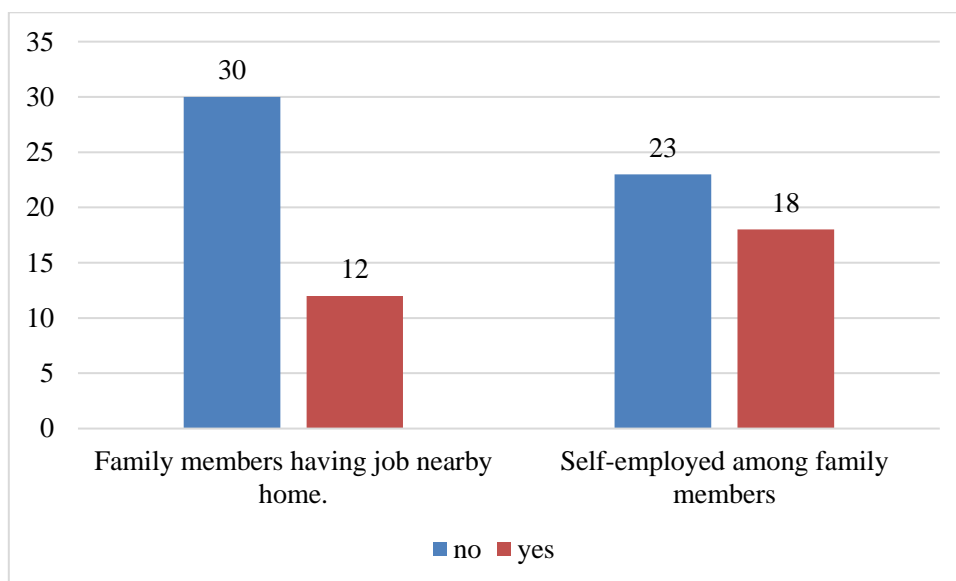


Figure V-3 Employment among family members

Among the respondents said that in their respective families, 28.6% have jobs nearby their homes whereas 43.9% are self-employed. The remaining are doing their daily subsistence activities. Attention has to be taken for these family members that may lose their income generating activities once relocated far from their actual residential areas.

V.5.2 Business

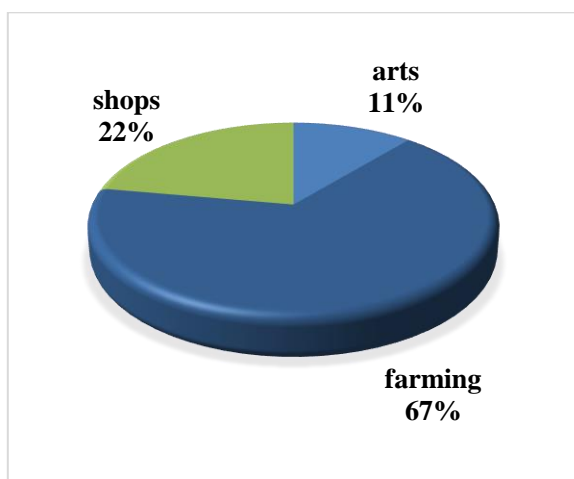


Figure V-4Types of business

Among the PAPs who responded to this question, that 67% of the respondents are in farming, 22% have the shops while 11% are doing arts as their business enterprise.

V.5.3 Location of business

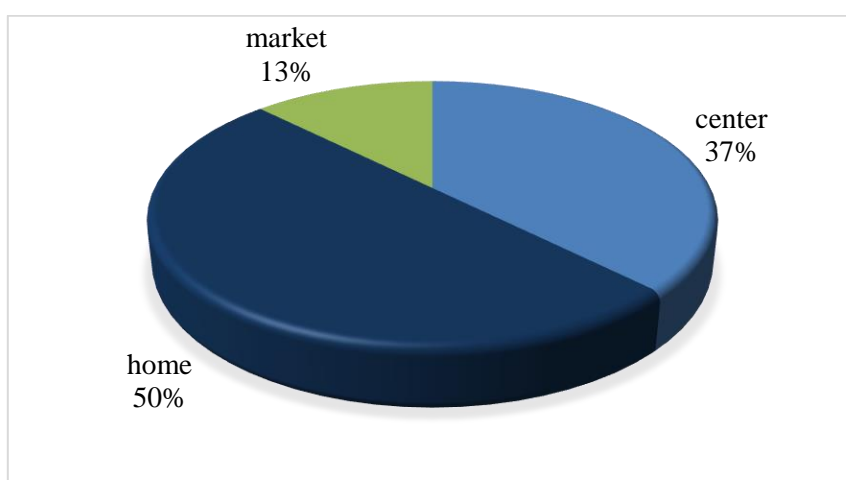


Figure V-5 Location of business

According to the respondents, 50% of them are doing their business at home, 37.5% on the market while 12.5 are in the centers.

V.5.4 Business frequency

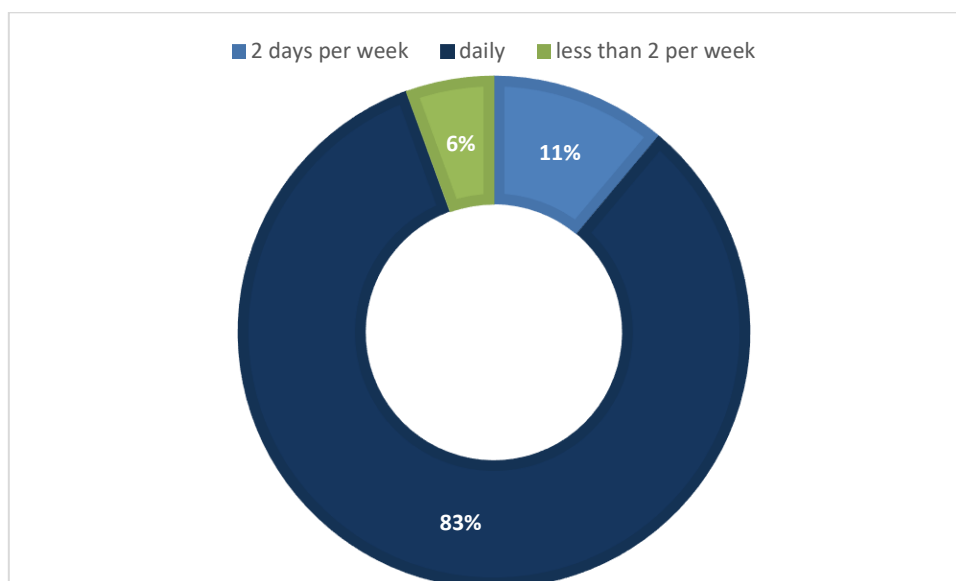


Figure V-6 Business frequency

Findings of the survey indicate that from those that are conducting business, 83% of them are doing on daily basis, 11% are doing less than 2 days per week whereas 6% are doing it 2 days per week. This frequency indicates how they are attached to their business.

V.5.5 Source of goods or raw materials

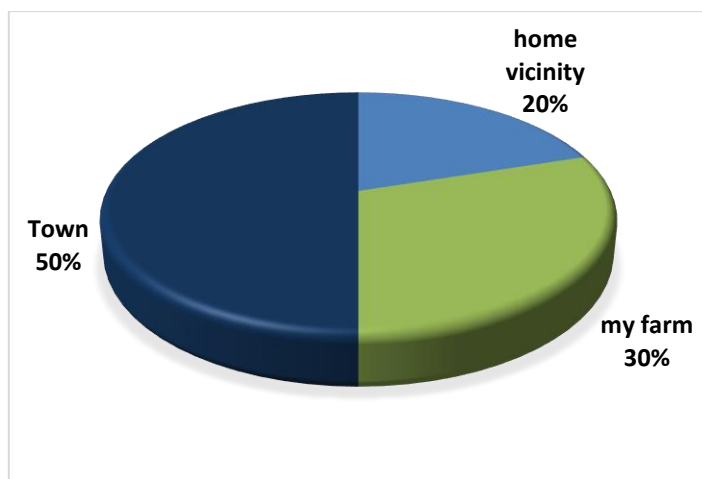


Figure V-7 Source of goods or raw materials

Among the respondents, the main sources of the goods or source of the raw materials is their farm with 30%, 50% get the raw materials or goods for their business in the town whereas 20% are getting them in the vicinity of their home.

V.6 Social Networks

V.6.1 Membership of the local organizations

Table V-4 Member of the Village Development Committee

	Kageyo	Mutete	Rukomo	Total	Percent
no	9	7		16	29.6
yes	24	9	5	38	70.4
Total	33	16	5	54	100.0

Among the interviewed PAPs, 70.4% are members of the village development committees.

Table V-5 Member of Informal finance structure (Ikimina)

	Kageyo	Mutete	Rukomo	Total	Percent
no	2	3		5	9.3
yes	31	13	5	49	90.7
Total	33	16	5	54	100.0

Interviewed PAPs have the culture of management since 90.7% of them are members of informal finance structure (Ikimina). Trainings have to be organized for them to improve their financial management skills if they are to be relocated.

Table V-6 Member of agricultural group

	Kageyo	Mutete	Rukomo	Total	%
no	26	14	3	43	80
yes	6	2	2	10	19
Missing	1			1	2
Total	32	16	5	54	100

PAPs interviewed are not organized in agricultural groups since only 19% of them are members of these groups. Awareness about working in groups has to be created among them.

Table V-7 Leadership position

Position	Kageyo	Mutete	Rukomo	Total	%
Member	4	2		6	60
Treasurer			1	1	10
Advisor	2		1	3	30
Total	6	2	2	10	100

All of those members of the agricultural groups have different roles in the group's leadership.

Table V-8 Meeting frequency

Period	Kageyo	Mutete	Rukomo	Total	%
monthly	4	1	2	7	70
weekly	2	1		3	30
Total	6	2	2	10	100

In the groups they belong 70% used to meet once a month whereas 30% are meeting weekly.

Table V-9 Member of cultural or sports club

Being group member	Kageyo	Mutete	Rukomo	Total	%
no	25	14	3	42	77.8
yes	4	1	1	6	11.1
Missing	4	1	1	6	11.1
Total	33	16	5	54	100.0

Out of 54 respondents, 77.8% said that they are not member of any cultural or sports clubs. Only 11.1 are member of cultural or sports.

Table V-10 Membership to religious based organization

group	Kageyo	Mutete	Rukomo	Total	%
no	9	5		14	25.9
yes	24	10	5	39	72.2
Missing		1		1	1.9
Total	33	15	5	54	100

Out of 54 PAPs interviewed, 72.2% are members of religious based organization whereas 25.9% are not. Among those that are members 26% are having different leadership positions as shown on figure V-8. Most of them used to meet weekly as illustrated by table V-8 where 62.2% meet weekly, 29.7% meet twice a week and 8.1% meeting monthly. This indicates that they have strong social networks as far as religious issues are concerned.

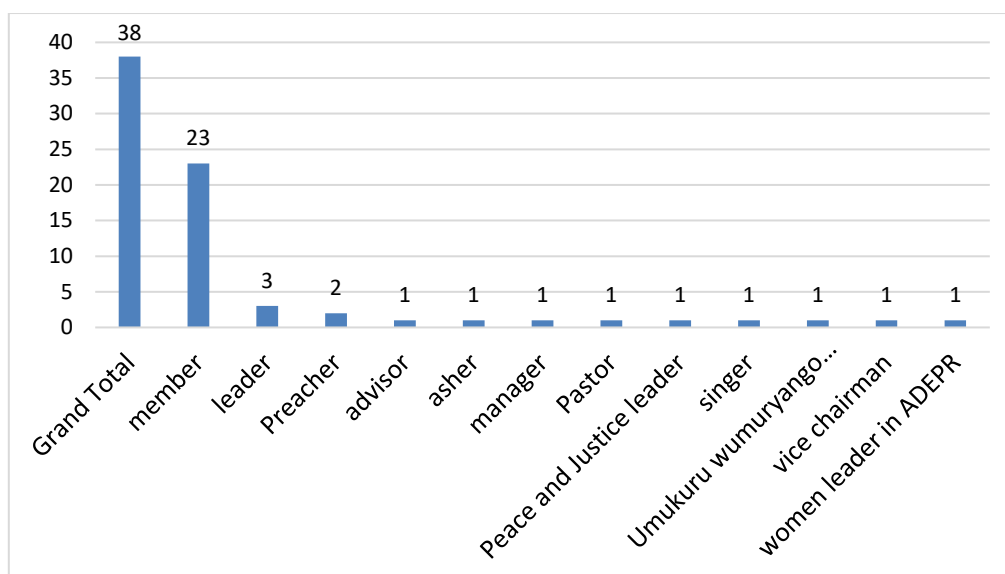


Figure V-8 leadership position in religious organization

Table V-11 Meeting frequency

Period	Kageyo	Mutete	Rukomo	Total	Percent
monthly	2	1		3	8.1
twice a week	6	1	4	11	29.7
weekly	15	7	1	23	62.2
Total	23	9	5	37	100.0

V.7 Graves

In some homestead there are graves. In Kageyo they are 3 and 4 in Mutete sector as illustrated in table VI-12. Among the graves 2 are the children of the household head, 2 are the parents of the household head, 2 were the household head and 1 is having unidentified relationship with the household head as per table VI-13. Local administration will facilitate the negotiation with their families for they relocation for the project implementation and WASAC will found this activity.

Table V-12 Graves located in the homestead

Grave	Kageyo	Mutete	Rukomo	Total	Percent
No	13	8	3	24	75.0
Yes	3	4		7	21.9
Don't know	1			1	3.1
Total	17	12	3	32	

Table V-13 Relationship with the household head

relationship	Kageyo	Mutete	Rukomo	Total
hh_child	1	1		2
hh_parent	2			2
household_head		2		2
other		1		1
Total	3	4		7

V.8 Housing Conditions

As far as housing is concerned, 78.57% houses are occupied by their owners, 7.14% for rented, care takers and other use as illustrated in table V-14. The type of dwelling that is preponderant in the project area is semi-detached at 78.57% and occupied by owners as per Table V-15. Most of the dwellings, 72% are having between 4 and 6 rooms, 21% are between 2 and 3 rooms whereas 1% is single room as illustrated by figure V-9.

Table V-14 Occupancy status of the dwelling unit

House usage	Kageyo	Mutete	Rukomo	Total	Percent
care taker		1		1	7.14
others	1			1	7.14
owner	3	8		11	78.57
rented	1			1	7.14
Total	5	9		14	100

Table V-15 Type of dwelling

Type of residence	Kageyo	Mutete	Rukomo	Total	Percent
apartment			1	1	7.14
detached	4		7	11	7.14
semi-detached		1		1	78.57
tenement	1			1	7.14
Total	5	9		14	100

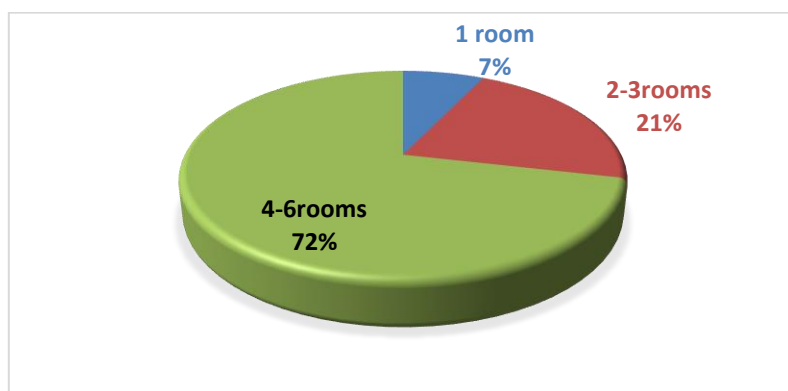


Figure V-9 Number of rooms

As far as construction materials aspect is concerned, figure VI-10 shows that 86% of the houses are having iron sheets as roof material whereas 14% are in fired clay tiles.

The predominant construction material for the walls is unburnt clay bricks with 75% whereas burnt bricks take 25% as presented at figure V-11.

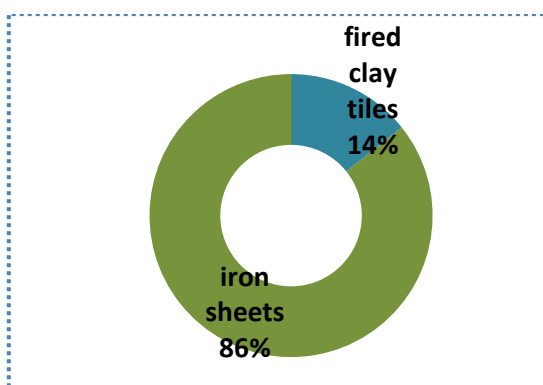


Figure V-10 Roof material

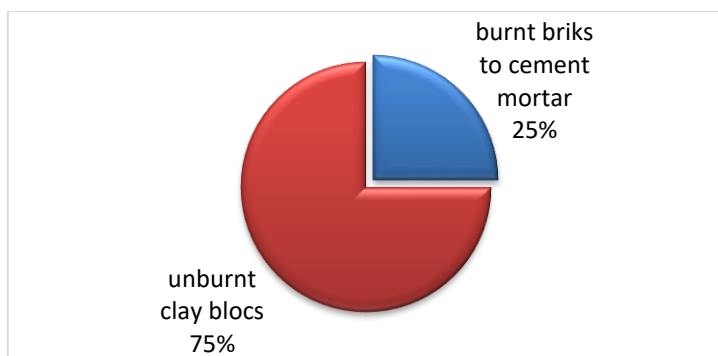


Figure V-11 Walls Construction materials

Figure V-12 indicates that cement screed is the predominant material for flooring with 79%, earth represent 14% and other materials are 7%.

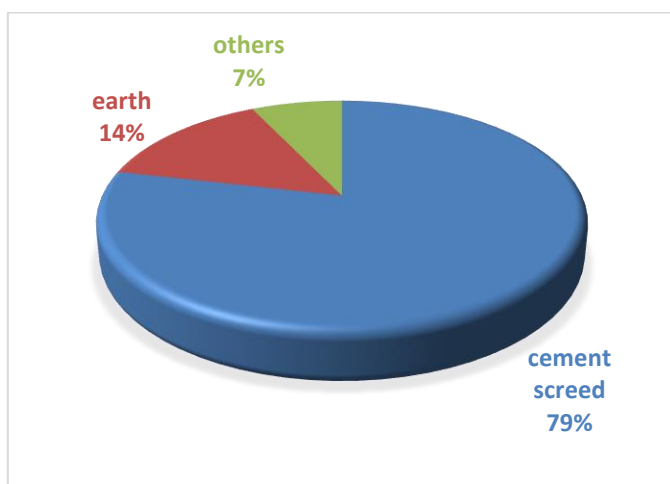


Figure V-12 Floor material

V.9 Affected property and relocation

Among the respondents, 60.8% confirmed that their land will be affected whereas 39% said that their land will not be affected as shown by figure V-13. The plots of land will be affected in different proportions with 37.5% of land totally taken, 28% of plots will be taken between 51 and 99% of their size, and on 34.4% of plots will be lose a size less than 50% of their original size as illustrated by table V-16.

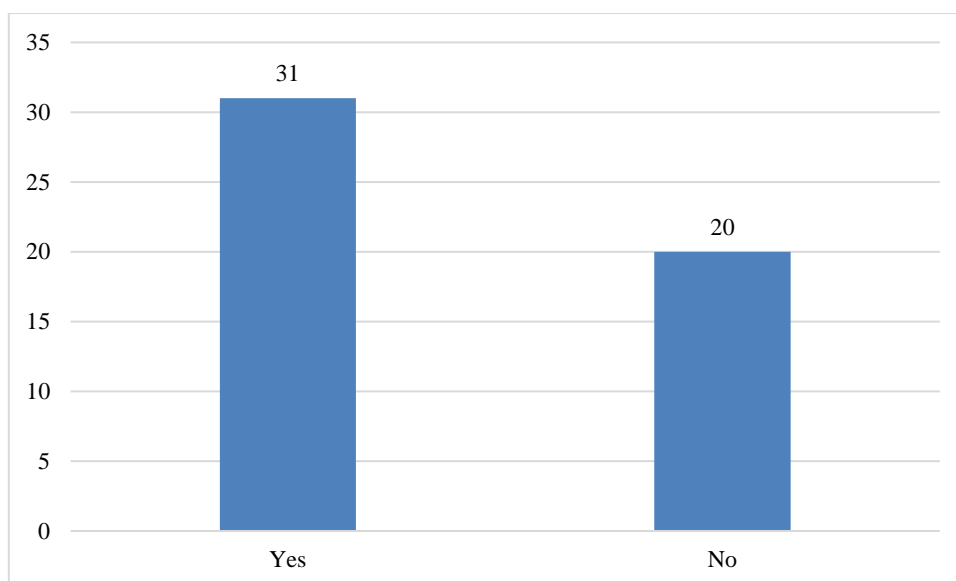


Figure V-13 Land affected by the project

Table V-16 Size of the land affected by the project

Percent	Kagey o	Mutet e	Rukom o	Total
100%	3	9		12
51%-99%	5	3	1	9
less than 50%	8	1	2	11
Total	16	13	3	32

In Kageyo 12.2% of the respondents said that their houses are located within the project area, in Mutete 29.3% of the respondents confirmed their houses to be located within the project area whereas no house is located within the project area as shown by table V-17.

Table V-17 House in the project area

House in the project area	Kageyo	Mutete	Rukomo	Total	%
no	19	2	3	24	59
yes	5	12		17	41

Table V-18 Ability to relocate on the remaining land

characteristics	Kageyo	Mutete	Rukomo	Total	%
no	2	11		13	72.2
yes	4	1		5	27.8
Total	6	12		18	

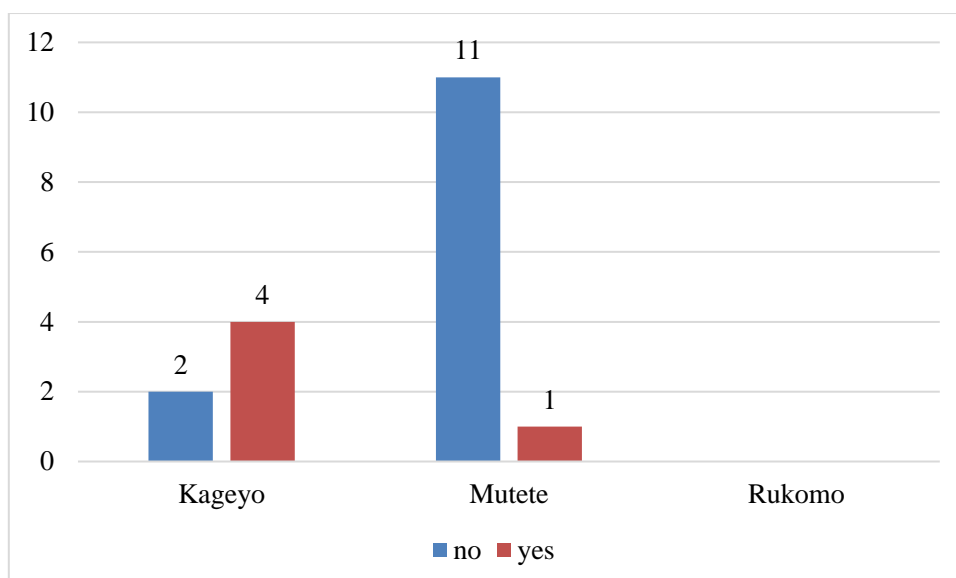


Figure V-14 Ability to relocate on the remaining land

Respectively, 11.1% and 61.1% of PAPs in Kageyo and in Mutete will be able to relocate on the remaining portion of land whereas the remaining 27.8% of the PAPs said that it is not possible for them to relocate on the remaining land as shown by table V-18 and figure V-14. For the reasons which will not make easier the relocation on the remaining portion of land is the difficulty to meet the masterplan requirement as confirmed by 36.4% of the respondents in Mutete Sector, and the size of the remaining land which will be too small according 36.4% of the respondents in Mutete Sector and 27.2% of the PAPs in Kageyo sector as per Table V-19. Concerning new area to relocate in once displaced, 30% of the respondent want to relocate to the district main town, 29% want to stay within they cells, 6% want to go to the newly developed center whereas 35% of the respondent are not yet sure of where to relocate as illustrated by figure V-15.

Table V-19 Reasons not to relocate to the remaining land portion

Reason	Kageyo	Mutete	Rukomo	Total	%
difficult masterplan		4		4	36.4%
small land remaining	3	4		7	63.6%

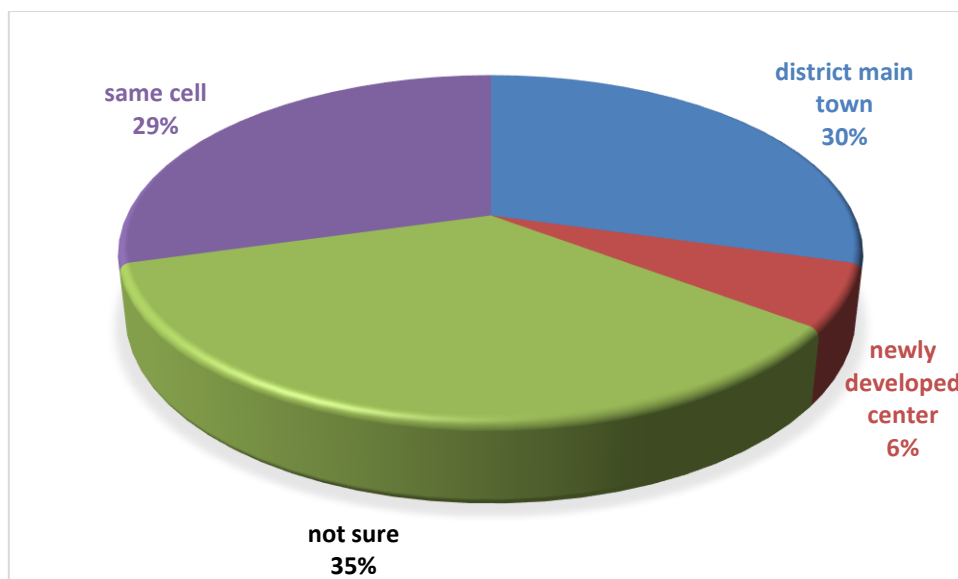


Figure V-15 New area likely to relocate in

V.10 Compensation

On the question of the preference in compensation, the findings in table V-20 show that 93.75 want their compensation to be in cash, and 6.25% want it to be in kind. To substantiate their choice, 38.46% of the respondents said that with the cash they can move anywhere they want, 5.13% have another property, 46.15% said that they can use part of the money for other things that can improve their welfare, 7.69 can by another property of their choice whereas only 2.56% of the respondent can use the money for other unspecified things as shown by table V-21. This invites the expropriator to get prepared to pay the compensation in cash.

Table V-20 Kind of preferred compensation

Challenge	Kageyo	Mutete	Rukomo	Total	Percent
cash	27	13	5	45	93.75
kind	2	1		3	6.25
Total	29	14	5	48	100

Table V-21 Reasons for preferred choice

Reason	Kageyo	Mutete	Rukomo	Total	Percent
anywhere I want	7	8		15	38.46
have another property	1	1		2	5.13
part of money for other things	14	2	2	18	46.15
would by another property elsewhere		3		3	7.69
other	1			1	2.56
Total	23	14	2	39	100.00

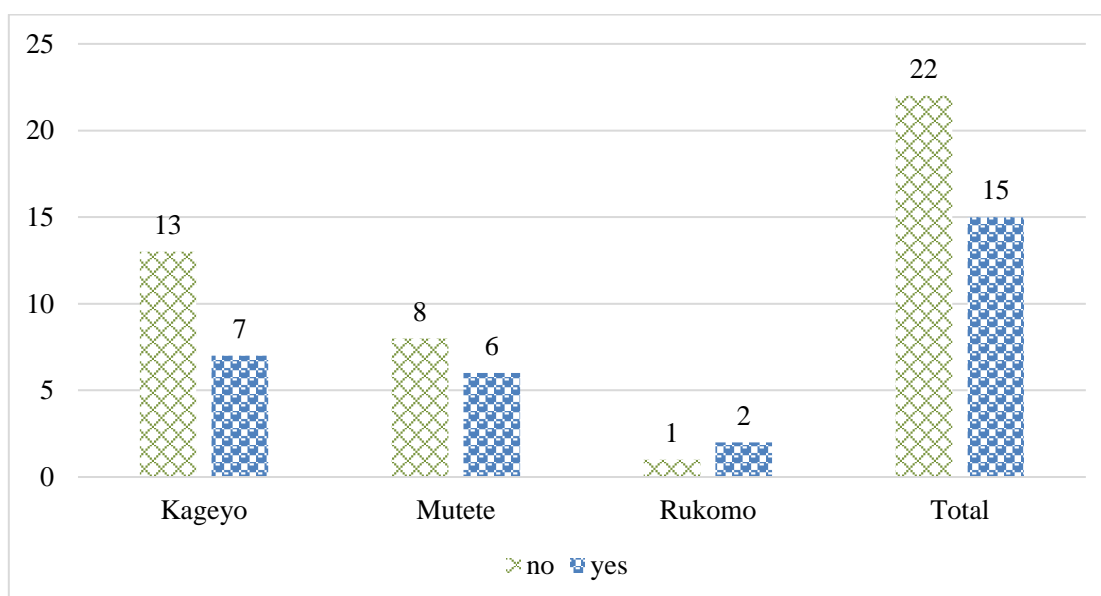


Figure V-16 Challenges to relocate to new place

Sometimes some people have the challenges to relocate in a new place. For this study, 40.5% of the respondents confirmed that they may face challenges to relocate in a new place whereas 59.5% of the respondents said that they would have no challenges to relocate in a new place as illustrated by figure V-16. The challenges that are likely to appear are the high cost for relocation with 50% of the respondents, 25% talked at about high rental cost to be their challenges, 12.5% for loss of their usual income and 12.5% think they may face poor service in the new place as shown by table V-22.

Table V-22 Kind of challenges

issues	Kageyo	Mutete	Rukomo	Total
High cost of relocation		4		4
High rental cost	2			2
Loss of rental income		1		1
Poor service new area	1			1
Total	3	5		8

Among the PAPs interviewed in Kageyo sector, 18 persons have a wish to be provided with re-establishing livelihood support, in Mutete sector are 9 and 2 in Rukomo sector who wish to get this support as shown by figure V-17.

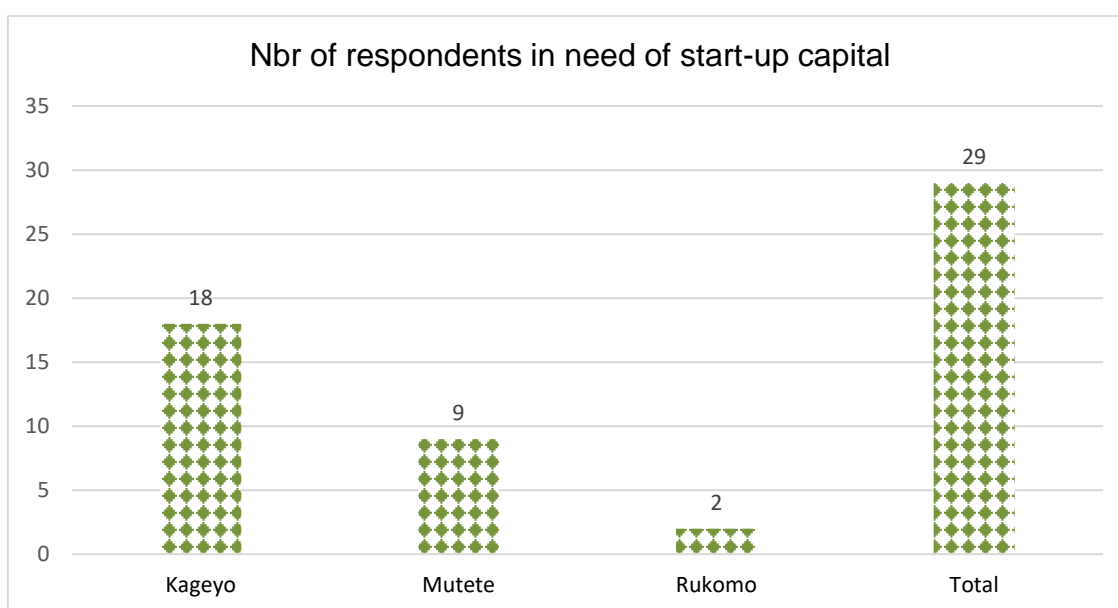


Figure V-17 support needed for re-establishing livelihood

VI. Stakeholder Consultation

VI.1 Introduction

Stakeholder consultations and engagements are live and continuous activities that must be carried out throughout the project life. This chapter presents the approach and outcomes of the various consultations and engagements regarding the proposed Mwange Water Supply System project and the associated activities. This is consistent with the AfDB operational guidelines that explicitly recommend that the affected population and host communities should be involved in the design of the resettlement plan, based on the principle of open, inclusive, meaningful and effective consultations.

Stakeholder consultations and participation are given high priority to enhance the voice of the affected communities and ensuring that, all stakeholders' views are incorporated into the resettlement planning process. The Rwandan laws and AfDB performance standards place emphasis on consultations to ensure that all stakeholders and particularly project affected people (PAPs) participate in the planning process. Therefore, during this RAP preparation activities, consultations were undertaken with various stakeholders. The consultations served to create awareness on the proposed Mwange Water Supply System project, its likely impacts and to obtain broad community and other stakeholders' support towards the project.

Consultation and participation is a process through which stakeholders influence and share control over development initiatives, and the decisions and resources that affect them. It is a two-way process where the executing agencies, policy makers, beneficiaries and affected persons discuss and share their concerns in a project process. Stakeholder engagement is an inclusive process conducted throughout the project life cycle and where it is properly designed and implemented; it supports the development of strong, constructive and responsive relationships that are important for successful management of a project's environmental and social risks.

Extensive consultations were conducted with all stakeholders of the project (both primary and secondary stakeholders). The project leads supervision and advisory agency – WASAC in conjunction with the project proponent – Gicumbi district administration. The consultation exercises carried out prior to RAP preparation were:

- ✓ Identification of all stakeholders

- ✓ Sensitization of key stakeholders. WASAC and Gicumbi district administration informed decentralized local government units (sector, cell, village leaders). Aforementioned group were also requested to inform their constituents.
- ✓ Brief all project line officers and personnel who will interact on a regular basis with people affected by the project regarding envisaged effects of the project and measures to mitigate its impacts. The specific objectives of this early consultation process were to:
 - To brief the stakeholders on forthcoming RAP Study to be undertaken in Gicumbi districts;
 - Facilitate the development of appropriate and acceptable entitlement options.
 - Explain valuation methodology and compensation procedure that would be applied during the RAP study and implementation phase. The aim is to build consensus on the process so as to make compensation process transparent, fair and just; and
 - Enhance ownership of the project.

VI.2 Objectives of consultations and participation

AfDB's Integrated Safeguards System requires that project affected persons are meaningfully consulted and given opportunities to participate during planning and implementation of resettlement programs. In line with this requirement, Cavicon consultants in collaboration with WASAC Ltd engaged stakeholders to seek, receive, and impart information about all the activities of the proposed project that could affect them. Therefore, stakeholder engagements were conducted mainly to share project related information as well as receiving feedback on the different project processes with a view to enlisting project acceptability, reduce the potential for conflicts, minimize the risk of project delays, and enable WASAC to address important community issues.

Specifically, the objectives of consultations were;

- i. To share information with stakeholders about the proposed proposed Mwange Water Supply System project, its components and generating a good understanding of the project.
- ii. To capture the concerns, fears and views of stakeholders on the likely impacts associated with the project. These could be physical, economic, social, and environmental impacts and the proposed mitigation measures.
- iii. To provide information on the various options of compensation for loss of business, relocation assistance, and to receive feedback on their preference, risks, and mitigation measures.
- iv. To popularize the project grievance redress mechanism.

- v. To seek stakeholder collaboration, cooperation, and participation in the RAP preparation and implementation cycle.
- vi. Enable affected communities to provide views and proposals for the mitigation measures especially the restoration of livelihoods of the business communities along the existing line.

VI.3 Stakeholder Identification

A stakeholder refers to individuals or groups who are affected or likely to be affected by the project (project-affected parties) and may have an interest in the project (other interested parties). Projects resulting in physical or economic resettlement call for special consultation process that provides a medium of free flow of information among key project stakeholders. For effective resettlement to be carried out without raising wanton conflicts, the project must incorporate regular consultation with a wide range of project stakeholders. Broadly defined, stakeholders in such project (projects resulting in physical or economic resettlement) are classified in two broad categories primary and Secondary;

- ✓ Primary stakeholders are those directly affected, either positively or negatively, by the project; decisions, or actions, whereas:
- ✓ Secondary stakeholders are those that are indirectly affected by the project, or decision, or actions (Republic of Rwanda, 2020).

From this board classification, the stakeholders can further be classified into 3 categories which includes; Government agencies, Project Affected People and Interested Parties.

- ✓ Government agencies: Have a role in the project implementation (also known as 'implementing agencies'): they consist mainly of government agencies (ministries, Gicumbi District administration and its local administrative entities).
- ✓ Project Affected People: This group includes people who will lose land or access to land or resources and/or livelihoods due to project activities, vulnerable groups and users of the project area who will lose their livelihoods to due project activities such as road side vendors, farmers, people who collect water near wetlands, etc. under this category, you will also find a sub-category of vulnerable people who are likely to be disproportionately affected by project activities such as poor households, poor women headed households, elderly people and people leaving with disabilities as well as children headed households.
- ✓ Interested parties: may have an interest in the Project. They include individuals or groups whose interests may be indirectly affected by the Project and who have the potential to influence the Project outcomes in any way: in this group is found civil society organization, opinion leaders in the project area, the private sector etc.

Primary stakeholders in this project refers to any individual or group that is directly affected by, or that believes it is affected by, the project. The periodic maintenance of unpaved road
Cross border roads;

- Project Affected Persons (PAPs) affected as individuals & Project affected Households (PAHs) - affected family(s), Affected businesses (formal and Informal)
- Project affected institutions (PAIs) - affected institutions both private and public
- Utility service providers; and
- Vulnerable or disadvantaged groups

The second group under primary stakeholders is any individual or group that can play a significant role in shaping or affecting the project, either positively or negatively. This may include the host community in the event the project occasions relocation of affected persons or group to a different geographical location, the overall coordinating Ministry- Ministry of Infrastructure (MININFRA) and government of Rwanda. Other primary stakeholders include; Line government agencies and ministries; Ministry of Local Government, Ministry of Infrastructure.

Secondary stakeholders in this project include: Residents of Project area, NGOs working in the project area, Rwanda Energy group and all parties with an interest in the project (local communities, road users, media etc.) and Non – government Organization (NGOs).

Table VI-1 Stakeholder Analysis Findings

Primary Stakeholders	Secondary Stakeholders
Project Affected People (PAPs)	RTDA
Gicumbi district administration	REG
MINECOFIN	Civil society organizations, religious organizations
WASAC	NGOs
MINALOC	The private sector federation
MINIFRA	Local communities
RHA	

Source: Consultant

VI.4 Stakeholder Engagement

Stakeholders were engaged through:

- ☞ Public Sensitization meetings
- ☞ One on one interviews during the door-to-door survey;
- ☞ Key informant interviews.

VI.5 Methods of Consultation and Participation

Stakeholder consultations and participation was and will continue to be guided by the institutional and policy framework highlighted in chapter 3 of this RAP. To realize the key tenets of the AfDB operational safeguard standards, many of which, have been incorporated in Mwange WSS project's RAP implementation strategy, effort was made to ensure that all relevant stakeholders were consulted and actively participated in the process. The operational approach for this RAP thus involved;

VI.5.1 Communication with Official letters

Official communication letter from WASAC to all stakeholders including Gicumbi District administration was issued on May 6, 2020. The letter was to inform the respective sector heads, decentralized offices and PAPs about the project and to request for facilitation of the consultant and also to request for assistance wherever need by the consultant. Based on that letter the consultant made contact with the local authorities and went on site to prepare for planned socio-economic surveys and valuation of affected properties for expropriation purposes.

VI.5.2 Public Consultation meetings

Due to the COVID-19 pandemic outbreak in the country, the restrictions set by the government to contain its propagation did not allow us to conduct the public meetings in due time. During the detailed study, the sensitization about the project was done through the usual local authority's communication channels. Nevertheless, one engagement has been conducted before the starting of the socio-economic survey it was about creating awareness of the local authorities about the project, to request for their ownership and for their full participation for the project to achieve the goals. Meaningful sensitization has been done before the valuation process through the community meeting and to individual households during the valuation exercise. Sensitization will continue throughout the project implementation.

As stipulated by the Expropriation law and the AfDB OS 2, project developer is supposed to identify, disclose to and consult all relevant project stakeholders during RAP preparation and implementation. The project zone local population should be provided with information about the importance of the project and information on why land acquisition and expropriation are required.

The project developer is obliged to inform project-affected people about their rights and entitlements at each stage of the land acquisition and expropriation process (Articles 17-20).

To conform to these stipulations, Stakeholder consultation meetings were convened and took place respectively at Kinyami cell of Rukomo Sector and at Kageyo Sector office on the 24th May 2023. During these meetings, both male and females attended the meeting. The attended population was informed about the project and its objectives as well as its impacts and the way forward to deal with those impacts.

The local population including the PAPs were given the occasion to ask questions and to express their expectations about the project and clarifications were given. The population and the local authorities present during the sessions declared satisfied.

The following are some of the photos illustrating the consultation meeting for the project.





Figure VI-1 Community consultation meeting

VI.5.3 Key Informant Interviews

Key informant interviews were conducted to gather information from communities, key officials in Gicumbi District and Gicumbi Town Sectors. Additionally, information was also sought from religious, opinion leaders and other community members based on their knowledge on subjects of interest. Categories of Key Informants included the District administration representative, District Environment Officers, District Land Officers, District Engineers, District Physical Planners and District Water and sanitation Officers.

The consultations were carried out between the District as beneficiary, the selected institutions namely the Schools, Health facilities and the religious organizations, the Consultant and the WASAC as Client and developer. During the consultation, different issues were discussed namely the current water shortage and rationing practice as a solution, the consequences of the water shortage on the district development, the impacts of this shortage on the women and children, the land acquisition and compensation, the compensation period, the employment generation and recruitment and the responsibility of every group recalled. The consultation concluded that every person will make their best to play effectively their role to make the proposed project a success. The consultation took

place in different project zones from May 24th 2023 to May 26th 2023 in two ways that are public consultation meetings and Focus Group Consultation.



Figure VI-2 Consultation with different stakeholders in their offices



Figure VI-3 The team in consultation with Schools and health managers in their offices

VI.5.4 Structured interviews

Primary data was collected by interviewing members of the population along the project area. The structured interview method was used to collect household data with the aid of a structured e-questionnaire. Data were collected using trained enumerators who visited respondents' households potentially affected by Mwange water supply system and interviewed and filled this one while respondents gave responses. Respondents households include both the physically and economically displaced.

VII. Project Displacement Impacts

VII.1 Introduction

This chapter outlines the resettlement impacts that the Project's activities and expropriation process sets to induce. It also provides a general guideline and action plans for mitigating involuntary resettlement impacts according to AfDB safeguard policies and complimentary national laws and policies of the Republic of Rwanda in relation to Mwangwe water supply system.

VII.2 International Best Practice and country requirements

This RAP is conceived within the principles of the AfDB Operation Standard 2, involuntary resettlement, which state that:

- As far as possible, ensure that involuntary resettlement and land acquisition is avoided or where it is unavoidable, is minimised, by exploring all viable alternatives;
- Where involuntary resettlement and land acquisition is unavoidable, resettlement and compensation activities must be implemented by providing early planning and sufficient investment resources.

VII.3 Categories of Impacts

From our project impact assessment, PAPs are affected differently due to varying losses occasioned by the planned expropriation to pave way for project implementation.

There are five (5) main losses that adversely affect PAPs/ PAIs entitlements necessitating some form of mitigation or compensation for smooth implementation of the project. For purposes of preparing an entitlement matrix to guide in mitigation of the project resettlements impacts, the losses are categorised into 6 main categories.

- 1. Category I: Loss of Residential / Commercial / Institutional Land.** (Entitlement Unit – Land Owner, Tenant or lease holder (current user of the land)
 - Partial loss of land but residual is economically viable
 - Entire loss of land or partial loss where residual is not viable
- 2. Category II: Loss of Residential and Non-Residential Structures** Including business premises (Entitlement Entity - Dwelling Unit(s) Owner, Business Premises Owner, tenant, Lease holder (current user of the land) and squatter
 - Fully affected / partially affected and remaining structure is non-viable (Owner Built)
 - Loss of occupied portion (Tenant and informal business operators) and squatter
- 3. Category III: Loss of Standing crops and Tree Crops** (land owner, tenant, Lease holder (current user of the land with standing crops/trees) and squatter

4. Category IV: Loss of Livelihood

- Land based livelihoods; (Entitlement entity - Agri-business Farmer)
- Wage based livelihoods (Entitlement entity - Workers/employees of affected entities)
- Enterprise-based livelihoods (Affected Established and nascent entrepreneurs and artisans)

5. Category V: Vulnerable groups

According to guidelines, a safety net should be provided for vulnerable PAPs affected by Bank funded projects to cushion these PAPs from adverse impacts of the projects over and above basic compensation for lost entitlements. Based on an in-depth socio-economic survey and census exercise conducted to determine socio-economic profile of the PAPs, vulnerable PAPs were identified based on the following socio-economic indicators.

- Highly vulnerable households (Elderly living alone, disabled, or household headed by women in some instances)
- Highly vulnerable households (low literacy level and limited ability to qualify for employment and low income)
- Highly vulnerable households (pre-existing medical condition and low income)

6. Category VII: Impact on Public Utilities

- Relocation of utilities
- Temporary Interferences of service provision

VII.4 Definition of Project Affected Land

Permanent Affected Land

The land acquired to accommodate the construction of the Intake, Water treatment plant, booster and reservoirs has been determined to be fifty-four thousand nine hundred eighty square meters (54,980 sqm) i.e 5.498 hectares. The treatment plant will be constructed on this land but it includes also the land for the construction of the reservoirs and the pumping station. All this land has to be acquired.

VII.5 Impact on land and structures

The RAP has established and valued assets due for compensation. These include land, structures, crops and trees. The list of PAPs and the affected properties including crops is provided in appendices. In addition, Strip maps of the affected areas are also provided as the Surveyor's report. According to the asset valuation census, Four hundred forty (440)

property owners identified by their land titles and other forms of authority to occupy the land will be affected on one way or the other for the implementation of the project activities. Some of them will be physically displaced and will have to relocate and dwell elsewhere. Since Mwange water supply system project activities will take all of their land.

VII.6 Impacts on People and Livelihoods

VII.6.1 Physically Displaced People

Physically Displaced People are people whose residence has to be displaced because it is located within the Project land acquisition area. Out of the 440 people that are likely to be affected by the project activities, only 15 households of the local population on the area to be occupied by the WTP and the water reservoirs will be physically displaced.

VII.6.2 The Economically Displaced people

The economically displaced people include those ones who are doing business in the affected land. It also includes the owner of the land who was getting rent out of the space. It also includes tenants who are renting some of the premises of the property owners.

The following table shows the summary of impacts.

Table VII-1 **Category of Properties to be affected by Mwange ws project and estimated size/quantity**

Impact	Unit
Surface Area of permanent land taken	5.498 Hectares
Total Surface Area Required for the Project	54,980 Square meters
Number of Affected Households who are property owners	440
Number of all affected Households (both Landlords and tenants)	440 Households
Number of Physically-Displaced Households (Property Owners)	15 Households
Number of Affected Residence units	28 units

Table VII-2 **PAPs to be affected by each type of structure**

S/N	Infrastructures	Number of PAPs
1	Intake structures	4
2	Water Treatment Plant including pumping stations	21
3	Booster stations	6
4	Water Reservoirs	18

Nota: There will be no more structures to be damaged in Gihembe Location as the refugee camp has been closed and refugee 'shelters demolished.

VIII. Resettlement and compensation strategy

VIII.1 Eligibility Criteria

The following categories of PAPs have been considered as eligible for compensation during the expropriation process:

- ✓ Land owners where land will be taken (temporally) by the project activities (land lease will be applied);
- ✓ Houses and other structures will be compensated;
- ✓ Owners of crops and trees on project-affected land as measured and counted by the survey team.

VIII.2 Categories of Project Affected Persons (PAPs)

Persons affected by development projects can be broadly categorized into people who are namely, i) directly affected by the project ii) indirectly affected by the project.

Directly affected PAPs include those whose lands and/ or structures are fully or partially acquired for the project namely: i) Owners of houses, businesses, agricultural land and other structures ii) Those using the land and/ or structures of others with no ownership but are dependent on the lands and/ or structures for their dwelling or livelihood purposes like agriculture, residential tenants, labour working on the lands and commercial establishments. The directly affected PAPs can be further classified into three main categories (a) title holders and (b) nontitle holders and (c) those with customary users rights.

Directly Affected PAPs: Titleholders, Non-titleholders and Users Rights

The difference between these three categories of directly affected PAPs is dependent upon the asset ownership status. The persons who own a movable or fixed asset with a valid legal title are called titleholders whereas those without any legal ownership comprise of non-titleholders. The non-titleholders mainly comprise of tenants, sharecroppers, landless/wage labourers, squatters and vendors (on public land) without land titles or ownership rights on the affected land. The third category of affected PAPs constitutes of customary users' groups with customary/traditional rights to the land and other resources

affected by the Project. This group mainly comprises of indigenous or tribal groups without any formal land titles which is not applicable in Rwanda.

Indirectly Affected PAPs

The indirect effects of displacement are generally in the form of deprivation of access to common property resources (CPRs) and public utilities and new pressures exerted on the socio-economic infrastructure of the host population.

i) **Loss of Access to CPR and Public Utilities:** The setting up or expansion of a project may not only affect people directly, but may also deprive some from accessing community resources and public utilities such as grazing pastures, community well, public offices, electricity etc.

Loss of access to community water tanks for a project means loss of a permanent water source as well as potential impact on ground water table. This would affect the people by way of losing water for domestic purpose and affecting irrigation potential of the region, although they do not lose anything directly to the project.

ii) **Host Area Population:** The receiving population wherein the displaced are resettled constitutes the host population. The host population, in general, would be affected because the larger population after relocation competes for public utilities, natural resources and local employment. Conflicts may also arise because of extension of assistance to the DPs and PAPs discriminating against the host population.

VIII.3 Cut-Off Date

Normally the cut-off date is described as the date for beginning of the socio-economic census and asset inventory of PAPs. Persons (encroachers) entering and/or occupying land in the project area after this date and not included in the inventory of PAPs will not be considered eligible for compensation or resettlement assistance. Similarly, fixed assets such as structures, crops/trees established after the cut -off date will not be compensated. Normally, this cut-off date is the date the census begins. The cut-off date could also be the date the project area was delineated, prior to the census, provided that there has been an effective public dissemination of information on the area delineated, and systematic and continuous dissemination subsequent to the delineation to prevent further population influx.

In this case the valuation data collection for expropriation has been conducted between the 14th March and the 24th of March 2021.

As the valuation carried out during exercise is for the budget preparation, no cut-off date

has been set, it will be set after the valuation outcome disclosure to the PAPs.

VIII.4 National and international regulations

Rwanda Expropriation Law states that after the publication of the decision on expropriation, the land owner shall not develop any other long-term activities on the land. Otherwise, such activities shall not be compensable during expropriation. Public disclosure of all assets valued also occurs after valuation.

AfDB Involuntary Resettlement Policy requires that a Cut-Off Date is ideally agreed between parties and enacted following the inventory of all assets. Team of consultants recommends that the day pegging is done is highly publicized as cut-off date and people are told not to do any more development. That date should be the date of assets inventory and valuation to be done by certified valuer. Each PAP will be involved in valuation of his/her asset together with representative of local authority and witness of this activity.

The PAP should certify that the value to be given to his/her asset is related to market value and sign on valuation form to confirm that he/she agree with valuation team. After valuation date, no one will be allowed to add or modify anything to valuated asset and this cut-off date will be valid for 120 days as stipulated by article 36 of national Law N° 32/2015 of 11/06/2015 relating to expropriation in the public interest.

VIII.5 Resettlement and Compensation Entitlements

VIII.5.1 Overview

Any project leading to losses to the community within which the project is located requires adequate compensation of the affected people with due verification of their entitlements. And consistent with the relevant Rwandan Policy and international standards on Involuntary Resettlement, affected persons, respective of their legal status are eligible for some form of compensation if they occupied the land before the entitlement cut-off date. The main losses, which occur on this project, are land losses, buildings losses and loss of crops and trees. Compensation for only perennial crops will be done based on the requirements of laws. Seasonal crops will not be compensated as owners will be given period of 120 days to harvest these crops as stipulated by article 36 of Law N° 32/2015 of 11/06/2015 relating to expropriation in the public interest.

VIII.5.2 Types of compensation payments

Compensation for affected assets will be done either in cash or in land and this will be preferred by asset owner during RAP implementation. Land to be affected by the project

is only where the pipeline will be passing and this will be temporally impact as after construction phase, land owner will use his/her land as usually. This means that land lease will be the case and crops and trees to be planted on land during implementation of this project will be compensated. Buildings & structures/ fences will be compensated in cash or in kind.

VIII.5.3 Valuation of assets and national law

According to Rwandan Expropriation Law No 32/2015 relating to expropriation in public interest, any expropriated assets are to be 'justly' compensated with valuation undertaken by accredited valuator. This means that cost to be established here in this report should be estimated but accredited valuator as stipulated by the law should determine real asset value.

i. **Valuation procedure:** the procedure to be followed during valuation of affected assets is as follows:

- ✓ **Use of Standard Valuation Tables:** As stipulated by Law No 32/2015 relating to expropriation in public, the certified valuation expert has been recruited by the consultant and worked in close collaboration with WASAC Single Project Implementation Unit (SPIU) and district to develop a standardized procedure for asset valuation. The tables were developed using legally acceptable valuation procedures accepted by the Government of Rwanda for purposes of fairness and consistency. The approach considered replacement costs, types, and levels of compensation under laws and regulations. Valuation assets to be affected by the project has been made referring to actual market value.
- ✓ **Preparation of Asset Inventory:** In order to prepare an inventory of assets to be affected by the project, a field team did field visit in area where water supply network is passing to carry out an asset inventory. The team collected all information related to asset owner and measuring asset to be affected. Assets valuation team will also do this exercise during the implementation of this RAP. The team will be led by a certified valuer and will include the Local Authorities at the various levels and the representatives of the PAPs. During the implementation, list of PAPs surveyed during RAP preparation will be adjusted where necessary. Each surveyed asset will get re-measured in order to verify its accuracy to the reality. The value of each asset will then be recorded in a register and shown to the affected person for agreement then the asset owner will sign on the valuation form for confirming that he/she agree with the value given to his/her asset.

The register will be signed and a copy given on the spot to the affected person. The document will indicate when the affected person will be notified, and that the inventory will not be official until a second signed copy, verified by project supervisory staff, is returned to the affected person. At this time, a copy of the grievance procedure will also be given to the affected person as stated in the grievance redress mechanism.

ii. Methods of compensation

Individual and household compensation will be made in cash and/or through assistance in the knowledge and presence of both husband and wife. The joint account will be opened in recognized bank or any other financial institution/micro finance.

Local Banks and micro-finance institutions should work closely with the local administration at this level to encourage the use of their facilities, which will positively influence the growth of the local economies.

VIII.5.4 Valuation methods

VIII.5.4.1 Replacement cost approach

The replacement cost approach is based on the premise that the costs of replacing productive assets is based on damages caused by the project implementation. These costs are taken as a minimum estimate of the value of measures that will reduce the damage or improve on on-site management practices and thereby prevent damage. The approach involves direct replacement of expropriated assets and covers an amount that is sufficient for asset replacement, moving expenses and other transaction costs.

VIII.5.4.2 Gross current replacement cost

Gross Current Replacement Cost (GCRC) is defined as the estimated cost of erecting a new building having the same gross external area as that of the existing one, with the same site works and services and on a similar piece of land. As resulted by public consultations meeting conducted by team of consultants, most of PAPs confirmed that they prefer cash compensation and go to establish new life wherever they want.

VIII.5.4.3 Compensation calculation for assets

The following methods of calculation should be adopted for the preparation of the aforementioned standardized asset valuation tables.

VIII.5.4.4 Land Measurement

Land will be affected temporally by the project. The excavation works will take at least 1 meter of width and the length will depend of the size of each PAP. Compensation of land will be lease based (It is assumed to be 3 months equivalent to any agricultural term) and after construction of pipelines, land will be restored and landowner will use his/her land as usual.

VIII.5.4.5 Calculation of Crops Compensation Rate

The prices for cash crops have been determined and published by the Institute of real property valuers (IRPV) and the published rates for the crops are the ones to be used for compensation of the crops.

Determining compensation using a single rate creates transparency because anyone can measure the area of land for which compensation is due and multiply that by a single rate known to all.

This approach also allows assignment of values to previous year's land (land in which a farmer has already invested labour) and land that have been planted but crops have not germinated. Further, it avoids contention over crop density and quality of mixed cropping. Monetary compensation will be provided to owners of crops, fruits and trees based on tree type and its maturity according to rates provided by IRPV as presented below.

CROPS REFERENCE PRICES (IBICIRO NGENDERWAHO BY'IBIHINGWA/IBITI)

IBITI BIBAZWA /BOIS D' OEUVRE

Minimum rate is meant for trees fresh from nursery and Maximum price is for trees ready for production. It is important to note that after optimum age of production, this type of trees may depreciate when they can no longer serve the core purpose because of age.

Commonly known as	Unit	Minimum rate (FRW)	Maximum rate (FRW)
Gereveliya	piece	1000	5,500
Umusave	pces	1000	10,000
Inturusu	pces	1000	6,500
Umuko	pces	1000	8000
Sipure	pces	1000	5300
Pinusi	pces	1000	5500
Sakaranda	pces	1000	6500
Acacia	pces	1000	6500
Lilas	pces	1000	5200
Araucaria	pces	1000	6500
Filawo	pces	1000	4500

CULTURES /IMYAKA

Minimum rate is for crops comparable to nursery level and maximum rate is for pick production stage. Other factors may be the type of seeds, the nature of soil and normal production from it in the area; guidance by an agronomist may be useful if necessary.

Commonly known as	Unit	Minimum rate (FRW)	Maximum rate (FRW)
Ibishyimbo/beans	sqm	80	150
Amashaza/Petit poids	sqm	80	150
Ubunyobwa/Arachides	sqm	100	220
Ingano/Orge	sqm	60	100
Amasaka/Sorgho	sqm	60	100
Mais/Ibigoli	sqm	80	150
Ubuuro/Eleusine	sqm	300	500
Ibirayi/Pomme de terre	sqm	250	400
Amateke/Colocases	sqm	150	250
Ibikoro/Ignames	sqm	50	100
Ibijumba/Patates douces	sqm	150	250
Imyumbati/Maniocs	sqm	250	400
Isombe/Maniocs-legumes	sqm	800	1.500
Soya/Soja	sqm	100	250
Amashu/ Choux	sqm	500	900
Ibitunguru/Oignons	sqm	250	400

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Inyanya/Tomates	sqm	500	800
Intoryi/Abergines	sqm	600	1,000
Karoti/Carottes	sqm	200	300
Saladi/Salades	sqm	150	250
Sereli/Celery	sqm	200	300
Inzuzi/Courges	sqm	3,000	4,000
Izindi mboga/Autres legumes	sqm	50	300
Ananasi/Ananas	sqm	1,350	2,000
Ipamba/Coton	sqm	720	1,500
Umuceli /Riz paddy	sqm	360	700
Itabi/Tabac	sqm	1,000	1,200
Ibisheke/Canne a sucre	sqm	400	1,000

**IBITI BYERA IMBUTO ZIRIBWA N'IBITI BIVAMO IMITI/ PLANTES FRUITIERES ET
MEDICINALES/ FRUIT AND MEDICINAL PLANTS**

Minimum rate is meant for trees fresh from nursery and Maximum price is for trees ready for production. It is important to note that after optimum age of production, this type of trees may depreciate when they can no longer serve the core purpose because of age. Other factors may be the state of care and appearance and visible level of production for items in that age.

Commonly known as	Unit	Minimum rate (FRW)	Maximum rate (FRW)
Maracouja	pce	1,000	3,000
Ibinyomoro/Prunier du Japon	pce	1,000	3,000
Umutima w'imfizi /Coeur de boeuf	pces	2,000	10,000
Umwembe/Manguier	pces	2,000	10,000
Ipera/Goyavier	pces	2,000	10,000
Ipapayi/Papayer	pces	2,000	10,000
Les Agrumes	pces	3,000	12,000
Macadamia	pces	2,000	30,000
Igiti cy'avoka/Avocatier	pces	3,000	20,000
Vanilla	pces	2,000	10,000
Igiti cya Moringa	pces	3,000	12,000
Ibobere/Murier	pces	1,500	8,000
Ibindi biti byera imbuto ziribwa Bitavuzwe/Autres arbres fruitiers	pces	2,000	10,000
Ibiti bitanga imiti ya Kinyarwanda/Plantes medecinales	pces	5,000	20,000



**IBIHINGWA N'IBITI NKONDABUTAKA/ CULTURES PLURIANNUELES ET
PERENNES/ MULTI-ANNUAL AND PERENNIAL CROPS**

Minimum rate is meant for trees fresh from nursery and Maximum price is for trees ready for production. It is important to note that after optimum age of production, this type of trees may depreciate when they can no longer serve the core purpose because of age. Other factors may be the state of care and appearance and visible level of production for items in that age.

Commonly known as	Unit	Minimum rate (FRW)	Maximum rate (FRW)
Ikawa/Cafeier	pces	1,500	10,000
Ibireti/Pyrethre	pces	50	200
Icyayi/Theiers	pces	500	3,000
Ikinini/Quinquina	pces	300	1,000
Urutoki/Bananeraie	pces	1,500	5,000
Urusenda/Pili pili	pces	200	500
Ikibingo/Pennisetum	sqm	350	2,000
Tiribusakumu/Tripsacum	sqm	350	1,000
Vetiveri/Vetivers	sqm	350	1,000
Setariya/Setaria	sqm	350	1,000
Kikuyu grass	sqm	3,000	8,000
Macyayicyayi/Citronnelle	sqm	350	500
Desmodium	sqm	5,000	12,000
Luzeme	sqm	7,000	15,000
Trefle	sqm	7,000	15,000
Mucuna	sqm	7,000	15,000
Umugwegwe/Sisal	pces	350	1,500
Umugano/Bambou	pces	300	2,000
Imiyenzi/Euphorbes	pces	500	1,000
Urugo rw'imiyenzi	sqm	500	3,000
Imihati	pces	500	1,500
Urugo rw'imihati	sqm	500	2,500
Urugo rw'imbingo cyangwa imiseke	sqm	1,600	3,000
Urugo rwa sipure	sqm	1,500	5,000
Imivumu	pces	6,000	20,000
Umuko	pces	1,000	10,000
Utundi duti tutavuzwe ariko twatwe	pces	600	1,000
Ikinobonobo/Ricin	pces	400	1,000

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Figure VIII-1 Compensation rates for plants (IRPV)

VIII.5.4.6 Compensation for buildings and structures

There are different options for compensating structures and buildings. Cash compensation at full replacement value or any other form mutually agreed upon by the expropriator and the person to be expropriated are some of them (Article 35 of the Rwanda expropriation law No 32/2015 of 11/06/2015).

According to the responses provided during the socio-economic profile survey conducted on the PAPs, most of them requested for cash compensation for their houses. As per the Rwandan expropriation law and results from survey, the PAPs in the project site who will lose houses will be provided with cash compensation at full replacement value to build their new houses.

Replacement costs are based on:

- Sizes of structures and materials used;
- Average replacement costs of different types of structures based on information on the numbers and types of materials used to construct different types of structures
- Prices of materials used in the structure based on local market rates
- Transportation costs for delivery of these materials acquired for replacing the structure
- Estimates of construction of new buildings including labor required
- Any associated costs including rates, taxes, and registration fees among others.

These rates are provided by the Institute of real property Valuers Rwanda (IRPV) and are published on their website and presented below.

CONSTRUCTION UNIT PRICES AND COST INFORMATION

ITEM	TYPE OF INVESTMENT	MINIMUM COST IN RWF/m ²	MAXIMUM COST IN RWF/m ²	Add Profit and overhead of Construction and Consultancy firm	
				Min	Max
1	Rukarakara (Ibiti)				
	Low class	33,862	50,453	37,249	65,589
	Middle class	61,403	92,848	67,543	120,702
	Upper class	81,637	122,290	89,801	158,976
2	Rukarakara (Amatafari)				
	Low class	36,425	54,351	40,068	70,656
	Middle class	69,373	104,316	76,311	135,611
	Upper class	84,136	126,098	92,550	163,928
3	Durable (Bricks)				
	Low class	137,887	203,130	151,676	264,070
	Middle class	162,475	239,126	178,722	310,864
	Upper class	237,917	341,673	261,709	444,175
4	Durable (Blocks)				
	Low class	146,959	209,806	161,655	272,747
	Middle class	172,908	246,802	190,198	320,843
	Upper class	248,350	349,349	273,184	454,154
5	Appartments without lift				
	Class 2	226,282	315,789	248,910	410,525
	Class 1	291,115	402,906	320,227	523,777
6	Appartments with lift				
	Class 2	229,991	320,966	252,991	417,255

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	Class 1	305,306	441,298	335,837	573,688
7	Offices without lift				
	Class 2	217,668	302,868	239,435	393,729
	Class 1	282,502	389,985	310,752	506,980
8	Offices with lift				
	Class 2	221,236	307,833	243,360	400,183
	Class 1	288,334	398,180	317,168	517,634
9	Industrial				
	Class 2	157,073	221,703	172,780	288,214
	Class 1	162,092	237,897	178,302	309,267

Figure VIII-2 Compensation rates for buildings (IRPV)

Compensation for sacred sites

The resettlement policy does not permit the use of land that is defined to be cultural property. Sacred and genocide memorial sites include but not restricted only to; museums, altars, initiation centers, ritual sites, tombs and cemeteries.

It includes other such sites or places/features that are accepted by local laws (including customary), practice, tradition and culture as sacred. To avoid any possible conflicts between individuals and/or communities/ homesteads/ chiefdoms the use of sacred sites for any project activity, is not permitted under this project.

Vulnerable People's Entitlements

In addition to compensation allowances, the poorest vulnerable people will be facilitated to get reestablishment of livelihood activities (provision of seedlings, agricultural inputs, and financial credits for equipment, health insurance, etc). Severely affected PAPs and those from vulnerable groups will be given the option to select any training they wish, which would help them to maintain and/or improve their income generation potential. The skills training program will be designed during project implementation.

Project related job opportunities

Affected persons will be prioritized in gaining employment in the works linked to the project. WASAC and local authority will ensure that this is done.

Payment modalities and responsibilities of all stakeholders

The monetary fair compensation will be done through a recognized financial institution of his/her choice. Each PAP is requested to open a bank account before the payment is done. Currently, the Saving and Credit Cooperative (SACCO) is a recognized micro-financial institution based at the Sector level and farmers are encouraged to open accounts in SACCO from their respective Sector because it is not far away.

In order to ensure the good governance of the compensation, the different stakeholders perform their respective responsibilities as follows:

i. WASAC:

Informing the District that payment was done. The payment order accompanied with the payment lists are released to the District to inform that PAPs were paid through their accounts.

Requesting for financial report to District;

Conducting regular crosschecking visits to PAPs and banks to ensure PAPs were paid and properly use the compensation. Particular attention is given to those losing their houses and needing to construct new ones.

ii. District:

Availing the payment documents to the PAPs' Banks, Communicating and calling PAPs for payment by the bank

Requesting for financial report from the bank

Submitting the financial report to the Project

Conducting regular crosschecking visits to PAPs and banks ensure receipt of the compensation and its proper use

Handling complaints or grievance raised by PAP

iii. Bank:

Transfer of Payment of PAPs to their respective accounts

Producing the financial report after payment and submitting it to the District

iv. PAPs:

Opening an account in a recognized financial institution of his/her choice

Using properly compensation payment;

Raising issue/ complaint related to compensation payment, if any.

V.5.5. Entitlements Matrix

Entitlements are summarized in the Entitlements Matrix developed specifically for this Project as presented in the table below.

This entitlements matrix has been prepared to address the impacts and types of AH/APs that have been identified through the preparation of this RAP.

Table VIII-1 Entitlements Matrix

No.	Type of Loss	Application	Definition of PAP Entitled	Compensation Entitlement
1	Temporarily loss of agricultural land	Removal of project affected persons (PAPs) from agricultural land.	Owner (person with legal title/registration of land ownership)	Cash compensation for land at market rates as calculated in previous sections. This will apply as land lease of period of three months (agricultural term) of excavation and installation of pipes
2	Loss of crops	Removal or destruction of crops for temporal land loss.	All persons using or cultivating land (including tenants and share-croppers)	Cash compensation for lost crops at IRPV rates. PAPs to be informed to allow for harvest of mature crops before displacement (120 days as stipulated by the expropriation law).
3	Loss of productive trees	Removal of trees along water supply networks.	Owners of trees	Monetary compensation to owners based on tree type and maturity according to rates provided by IRPV. PAPs to be informed to allow for harvest before displacement.
4	Vulnerable people's assistance	Impacts on vulnerable people	People below poverty line, elderly, people not protected by national land law, historically marginalized people,	Expropriation contract should highlight that employment priorities are to be given to the affected people. Vulnerable peoples should be authorized to delegate a family member to take advantage of employment opportunities on their
5	Loss of houses and structures	Clearance of land of all structures	Owners	Compensation at full replacement cost (Final replacement cost will be calculated by authorized valuer). Estimated cost is proposed in this RAP
6	Loss of fixed assets (walls, fences, wells, sheds)	Clearance of land of all structures	Owners	Compensation at full replacement cost.

IX. Livelihoods and Restoration Strategies

IX.1 International Best Practice

Guidance notes that “simple restoration of livelihood may be insufficient to protect affected populations from adverse project impacts, especially induced effects such as competition for resources and employment, inflation, and the breakdown of social support networks. For this reason, projects should seek to promote the improvement of the living standards of people affected by the project”.

IX.2 Livelihood Program Approach

The internationally recognized "Sustainable Livelihood Framework" (SLF) by DFID adopted by most international development practitioners presupposes that there are five types of resources that households require to assure their access to livelihoods. These five resources include; physical capital, human capital, natural capital, financial capital, and social capital, as described in below table.

Table IX-1 Livelihood Assets

Livelihood Asset	Description
Physical	Farm equipment, seeds, tools, sewing machines, vehicles, livestock, houses
Natural	Agricultural and grazing land, water resources, food, timber, fish
Human	Labor power within a household, education, skills, vocational training
Financial	Wages, access to credit, savings
Social	Kinship structures, religious groups, neighborhoods

The SLF further shows how these assets and resources are interlinked, and when effectively combined, can lead to sustainable livelihood outcomes. Therefore, Project Livelihood Programs could enhance these physical assets in the following ways:

Physical Asset: Through the provision of farm inputs for re-establishment of farming activities by significantly impacted project-affected households, combined with the provision of improved housing through comprehensive and adequate compensation.

Natural Asset: Ensuring households can resettle where necessary close to their home locations, with continuity of access to natural assets, and easily accessible clean water sources. Improving remaining land productivity through agricultural supports and inputs.

Human Asset: Provide farm extension training. In addition, displaced households will be prioritized for project-related employment opportunities. Provide financial management training

Financial Asset: The Project will create employment opportunities, with displaced households prioritized. In addition, a micro-finance program could be developed with delivery partners. Money management and financial literacy training will be provided to all affected households in receipt of compensation.

Social Asset: The Project will continue to foster social networks within the communities and ensure these networks are maintained. Where appropriate, existing community groups should be involved in the delivery of livelihood initiatives.

IX.3 Livelihood Program Components

Based on the predominant livelihood in the Project area, initiatives which restore and improve farming practice will be the key element of the Livelihood Program.

The Livelihood Program will focus on:

- Agriculture
- Financial and business management
- Micro-Finance.

For those with over 20% of their productive lands impacted the following is essential:

- Timely delivery of appropriate agricultural inputs
- Training in agricultural methods and in management of agricultural schemes
- The offer of agricultural extension programs, as support to the farmers
- The option of credit facilities, with low affordable interest rates.

All impacted households will be eligible for the Financial Management Training element of the Livelihoods Program. Livelihood Programs developed will be complemented by a Community Development Program, which will include community infrastructure projects. Where possible, potential partners in delivery will be identified, including Community Based Organizations and NGOs. The analysis and the Program components discussed below will be reconfirmed and agreed with government, communities and key stakeholders.

IX.3.1 Agriculture Program

The Agriculture Program is the primary mechanism to restore livelihoods, addressing issues of food security and income generation.

Table IX-2 Agriculture Program Objectives, Outcomes & Strategies

Objective	Desired Outcome	Strategy
Reestablish and improve productivity through use of sustainable farming systems	Increased access to key agricultural inputs by farmers	Provide agricultural farm inputs, mainly seeds and fertilizers, for farmers to re-establish and intensify productivity
	Increase availability and quality of key agricultural and livestock services	Provision, support and Strengthening of agricultural extension services. Partner with existing government extension agents and identified local community-based organization(s) in undertaking agricultural extension services for farmers
	Adoption of improved farming systems by farmers, through an enabling social and policy environment	Support introduction of improved farming techniques With relevant government departments, encourage participation of project-affected farmers in agricultural initiatives, such as associations and agricultural open days.

Table IX-3 Agriculture Program Practices and Services

Activity	Desired Practices	Services
Livestock	Vaccination of animals Improved pasturing	Provision of drugs and vaccines Extension Services
Crop Production	Crop diversification Land preparation Cropping Seed Selection Use of organic manure Storage	Provision of crop farming inputs Provision of extension services Strengthening of Farmer Associations

IX.3.2 Financial Management Training Program

Project-affected households will receive cash compensation in relation to structures, crops and land, as well as additional allowances (e.g. 5% of disturbance allowance). For many households this will be much more cash than they are used to managing. Therefore, it is important that all impacted households have access to financial management and basic business training in order to ensure households understand that cash compensation should be utilized to restore lost assets and needs to be held securely.

Table IX-4 Financial Management Training Objectives, Outcomes & Strategies

Objective	Desired Outcome	Strategy
Increased knowledge & skills in basic financial management	Improve PAPs utilization and management of cash resources	Training in money management, access to bank accounts and financial advice
	Improved utilization of compensation money for long term sustainable livelihood initiatives	Provision of training in basic business management and enterprise establishment
		Strengthening of community groups (farmer associations, cooperatives, etc.)

Table IX-5 Financial Management Program Practices and Services

Activity	Desired Practices	Services
Financial Management	Utilizing cash compensation for livelihood strategies Enterprise establishment Undertake income- generating activities Use of credit facilities Market driven production Formation of saving schemes	Money management training Business Training Formation of associations and credit groups

IX.3.3 Micro-Finance Program

Limited funding to undertake income-generating activities (IGA) can be a significant obstacle to development of households and communities.

The common practice is for community-based groups to rely on members contributions as a savings base for setting up a revolving fund to buy required materials, benefiting from economies of scale, and selling to members at a subsidized rate. Though this approach encourages enterprise development, vulnerable or poor households are disadvantaged.

The Livelihood Program proposes establishing a microcredit scheme, focused on assisting less advantaged households, whose income/savings base is low. Again, this can be linked to the village level, participatory poverty assessment that has been undertaken in almost every village in Rwanda by the Ubudehe program.

Table IX-6 Micro-Finance Program Objectives, Outcomes and Strategies

Objective	Desired Outcome	Strategy
Increased incidence of profitable income generating initiatives and marketing practices	Increase access to key income generating and marketing inputs & services	Establishment of revolving fund micro-credit scheme
	Increase quality of key income generating and marketing services	Strengthening of finance base for community-based self-help groups (farmer associations, cooperatives, etc.)
		Strengthening of community groups (farmer associations, cooperatives, etc.)

Table IX-7 Micro-Finance Program Practices and Services

Activity	Desired Practices	Services
Income-Generating Initiatives	Enterprise establishment Undertake/start IGA Use of credit facilities Market driven production Formation of saving	Strengthening self-help groups, farmers 'associations, youth enterprises, etc. Available credit

IX.4 Livelihood Program Management & Partnership

The District has primary responsibility for execution of the Livelihood and Vulnerable Programs. The Livelihood Program should be undertaken in partnership, through identifying existing government agencies, NGOs and community-based groups undertaking such initiatives. These may include the existing community programs in Rwanda such as One Cow per Poor Family program, Vision 2020 Umurenge Program (VUP) and Ubudehe Program.

The Program should cover a three-year period, to ensure restoration, and ideally, improvement, of livelihoods for the most significantly affected households. Many of the Programs developed for the Livelihoods Program may in turn be expanded to other indirectly affected communities through community development plans and initiatives.

Clear roles and responsibilities will be agreed upon in advance of program implementation, and various skills will be required to execute the Program. It is envisaged that a Livelihood Management Team would be established within the WASAC SPIU Team, to liaise with the District, and oversee the program as a whole.

IX.5 Local Employment and Procurement

The Project will develop a proactive Local Recruitment and Procurement Policy, with a focus on the most impacted households and vulnerable groups. Unskilled and semi-skilled labour should be sourced from project-affected households wherever possible. Opportunities for local procurement should also be investigated.

X. Grievance management and redress mechanisms

X.1 Introduction

Grievance mechanisms are important to the resettlement process as they allow for RAP implementers to identify disputes in good time and allow for them to be resolved in a transparent and accountable manner. Compensation based disputes and issues are also likely to occur during and after the RAP implementation program, hence it is critical to establish this system prior to implementation of the resettlement program. Lack of perceived transparency may also lead to feelings of mistrust and misinformed judgments on both sides. A well established and validated grievance mechanism can also promote good relations between the project proponent and the affected community thus reducing the risk of hostilities and delays on the construction program, both before and after the contractor takes possession of the site.

The grievance framework recommended for this RAP is built on already existing structures within the laws of the GoR and affected community.

The Article 33 and 34 of the Expropriation Law No 32/2015 of 11/06/2015 provides complaints procedures for individuals dissatisfied with the value of their compensation. The Article 33 of the expropriation Law stipulates that dissatisfied persons have a period of 10 days for the application for counter valuation by the person to be expropriated. This application should be done within 7 days after the approval of the valuation report by the expropriator.

X.2 Principles and Overview

Based on AfDB's OS 1 requires the client to establish a credible, independent and empowered local grievance and redress mechanism to receive, facilitate and follow up on the resolution of the affected people's grievances and concerns regarding the environmental and social performance of the project. Thereof, the RAP should include measures to ensure that PAPs are offered an appropriate grievance mechanism that will allow prompt response to specific concerns related to compensation and resettlement by affected people and host communities.

Accordingly, therefore, a Grievance Management System will be set up to address issues related to the resettlement process. It will be including; at the lowest level the Grievance Management Committee with members representing the villages in which Persons are affected by the project activities. This committee will handle all grievances and refer those that cannot be handled to the Resettlement Compensation Committee based at the District level. This committee will then report to the Resettlement Implementation Unit of WASAC in terms of information and required assistance, and they are free to approach any level for assistance.

Grievance mechanism developed here is to address conflicts in the RAP and it comprises of a 4- tier grievance redress mechanism;

- Grievance Management Committee at Community
- Resettlement Compensation Committee
- Resettlement Implementation Unit at WASAC
- The Steering Committee

X.2.1 Grievance Management Committee at Community

This committee will be elected by the PAPs on village level. This committee will comprise of 3 members that amongst the members to be selected are the Village leaders, the Women representative and 1 member amongst the PAP whose property has been valued.

X.2.2 Resettlement Compensation Committee

The second tier will cover grievances, which will not be resolved at the first tier level and others, which may come straight to them from the PAPs. During their regular meetings, and after the consideration of the escalated grievances, the Resettlement Compensation Committee will propose their solutions to the complainants. These solutions, if agreed by both parties, will be binding and final for both WASAC and the complainant(s).

X.2.3 Resettlement Implementation Unit at WASAC

The third tier consists of the members responsible for the implementation of the RAP in WASAC. These will, in collaboration with the construction supervision consultant, handle all grievances that are not handled at the second tier. They will also handle grievances brought directly to them by the PAPs.

X.2.4 The Steering Committee

This tier consists of members representing different organisations at National level. They come in intermittently to solve or advise on any issue related to their mandate. They can also be called upon at any level of the Grievance Management System to advise and/or take action on matters related to their activities. They include the following:

- Ministry of Infrastructure (Chair)
- Water and Sanitation Corporation Limited (WASAC)
- Rwanda Environmental Management Authority (REMA)
- Ministry of Finance and Planning (MINECOFIN)
- Rwanda National Land use Authority (NLA)
- REG Ltd
- Network Providers
- Rwanda National Police

Where the settlement cannot be reached at any level of the Grievance Management System, either the complainant or WASAC can resort to the judicial system/Court.

X.3 Common likely types of grievances and disputes in resettlement process

In practice, grievances and disputes that are most likely during the implementation of a resettlement program are the following:

- Misidentification of assets or mistakes in valuing them
- Disputes over plot limits, either between the affected person and the Project, or between two neighbors;
- Dispute over the ownership of a given asset (two individuals claim to be the owner of this asset); e.g. due to recent change of asset ownership
- Disagreement over the valuation of a plot or other asset; and
- Successions, divorces, and other family issues, resulting in disputes between heirs and other family members, over ownership or ownership shares for a given asset.
- Gender Based Violence- Complaints related to gender-based violence at any stage during the resettlement and compensation,
- Project Implementation related Grievances-Complaints Related to other project Impacts during the actual project implementation.
- Gender Based Violence- Complaints related to gender-based violence during the project implementation.

X.4 Grievance Management Mechanism

X.4.1 Overview

The experience has shown that many grievances derive from misunderstandings of the Project Policy, or result from neighbor conflicts, which can usually be solved through adequate mediation using customary rules. Most grievances can be settled with additional explanation efforts and some mediation using customary disputes settlement mechanisms:

- Through explanations (for instance explain in detail how the Project calculated the complainant's compensation and that the same rules apply to all); or
- Through arbitration, resorting to elders or individuals well-regarded by the community and external to it.

In contrast, resorting to the judicial system often results in long delays before a case is processed, may result in significant expenses to the complainant, and requires a complex mechanism, involving experts and lawyers, which can fall well beyond the complainant's control, and be counterproductive to him/her. Also, courts may declare themselves not competent for matters related to informally owned property. Therefore, the Project will put in place an extra-judicial mechanism for managing grievances and disputes arising from the resettlement process based on explanation and mediation by third parties. Each of the affected persons will be able to trigger this mechanism, while still being able to resort to the judicial

system. Procedures relevant to this amicable mechanism are detailed below. It will include three different levels:

- Registration of the complaint, grievance or dispute case by WASAC in collaboration with local authorities;
- Processing of the grievance or dispute until closure is established (within 15 days) based on evidence that acceptable action was taken by WASAC; and
- In the event where the complainant is not satisfied with action taken by WASAC as a result of the complaint, an amicable mediation can be triggered involving a mediation committee independent from the Project.

X.4.2 Amicable Resolution Mechanism

Complaints that cannot be closed to the complainant's satisfaction will be handed over to a mediation committee that will include the following individuals:

- One representative of the local Administration;
- One WASAC representative acting as an observer;
- Three representatives of the affected people, including at least one woman, chosen from the Resettlement and Compensation Committees (RCC) and/or amongst community-based organizations, elders, customary authorities,
- One representative of an NGO or of a religious organization present in the project area.

The main function of the committee would be arbitration and negotiation based on transparent and fair hearing of the cases of the parties in dispute between PAPs and the implementing agencies for local government. The committee gives solution to grievances related to compensation amounts, delays in payment of compensation or provision of different type of resettlement assistance.

X.4.3 Processing

After a complaint or dispute has been registered, WASAC will prepare the technical background to the complaint (for instance, the proposed compensation amount, the list of meetings and interviews with the complainant, a description of the exact reason of the dispute, etc.) for consideration by the mediation committee. The complainant(s) will be invited before the mediation committee, which will mediate and attempt to propose a solution acceptable to both parties (WASAC and complainant). If need be, other meetings will be held and the committee may resort to one of its members to arbitrate in a less formal framework than meetings, if appropriate.

If reached, the agreement will be sanctioned by a settlement agreement signed by the parties, and the chair of the mediation committee will be responsible for monitoring the implementation

of this agreement, which will include all references to the applicable local law provisions.

Grievance resolution is encouraged to be resolved at Cell level, as they are aware of and involved in the whole process. If the grievance is not resolved in this way, local courts (ABUNZI) should be used. If not resolved then the competent court of justice remains an avenue for voicing and resolving these complaints.

X.4.4 Grievance Log

Grievance should be recorded in a log by WASAC grievance manager. He will record all information of peoples complained, nature of complaint, how it was resolved and timeframe for close-out. The suggested grievance handling procedure can be summarized as follows:

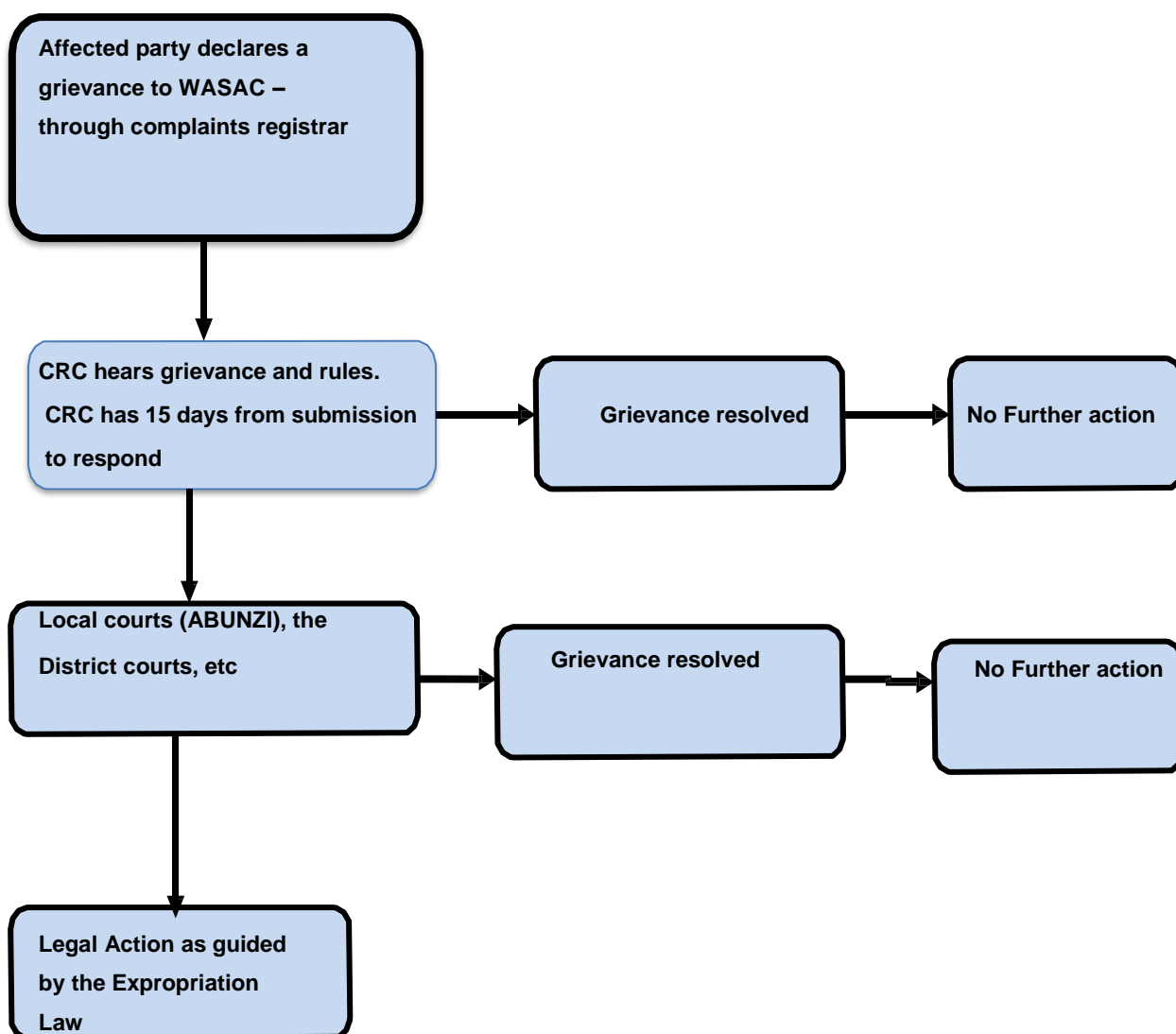


Figure X-1 Grievance handling procedure

X.5 Capacity building

It will be important for local leaders and the GRC in general to be trained or oriented in grievance management and especially in conflicts resolution mechanism, gender-based violence and in employment obligations and rights. The field-level staff of implementing agencies and Contractors will be provided with adequate information on the project such as project design, activities, implementing schedules, and institutional arrangements as well as enhanced skills in effective communication, understanding community dynamics and processes, negotiation and conflict resolution.

Building trust and maintaining good rapport with the communities by providing relevant information on the project and responding effectively to the needs and concerns of the community members will help solve issues before they even become grievances. It is also important that field-level staff and Contractors provide regular feedback on their interactions with the communities. The Project Management will ensure that copies of the standard grievance registration forms are available to members of the GRC and are kept in sufficient numbers at the respective levels. This should enable local communities to access the forms easily. It is important to note that the capacity building will incorporate gender aspects.

XI. RAP Implementation

XI.1 Introduction

Implementation of RAP includes compensation to be paid for affected structures, crops and acquired land for the construction of the proposed infrastructure as well as monitoring. The definitive time for implementation of resettlement plan will be scheduled as per the overall project implementation. All activities related to the land acquisition and resettlement must be planned to ensure that compensation is paid prior to displacement and commencement of civil works. Gicumbi district and WASAC will ensure that no physical or economic displacement of displaced households will occur until:

- (i) compensation at full replacement cost has been paid to each displaced person for project components or sections that are ready to be constructed; and
- (ii) other entitlements listed in the resettlement plan are provided to the displaced persons;

This programme will be produced by WASAC on behalf of MININFRA based on the requirements of this RAP. Furthermore, RAP will be revised before the implementation phase, and the updated RAP will be consulted with PAPs, approved by Gicumbi district and disclosed prior to implementation. Public consultation, monitoring, and grievance redress will be undertaken intermittently throughout the project duration. However, the schedule is subject to modification depending on the progress of the project activities. The civil works contract for the project will only be awarded after all compensation and relocation has been completed for project and rehabilitation measures are in place.

XI.2 Income Restoration Measures

The AfDB's Operational Safeguards 2, also has an objective to ensure that displaced people receive significant resettlement assistance under the project, so that their standards of living, income-earning capacity, production levels and overall means of livelihood are improved beyond pre-project levels (Integrated Safeguards System (2013)). Under the national laws, no livelihood restoration programs are provided. Nonetheless, all of the affected property owners will be given a disturbance allowance equal to 5% addition to their compensation value to cater for livelihood restoration. Furthermore, financial literacy also will be prepared to equip them with skills of proper utilisation of compensation money.

The focus of restoration of livelihoods is to ensure that the APs are able to at least regain national minimum standards. To restore and enhance the economic conditions of the APs, certain income generation and income restoration programs are incorporated in the this RAP. To begin with providing employment to the local people during the construction phase will enable them to

benefit from the project, reduce the size of intrusive work forces and keep more of the resources spent on the project in the local economy. It will also give the local communities a greater stake and sense of ownership in the project.

XI.3 RAP Implementation Schedule

The proposed project Mwange WSS Project RAP activities are divided in to three broad categories based on the stages of work and process of implementation. The details of activities involved in these three phases that are Project Preparation phase, RAP Implementation phase, Monitoring and Reporting period are discussed in the following paragraphs.

XI.3.1 Project Preparation Phase

The major activities to be performed in this period include establishment of Project Implementation Unit Field Office at project level; and establishment of GRC etc. The information campaign and community consultation will be a process initiated from this stage and will go on till the end of the project. Community meetings will be arranged to discuss this RAP for suggestions from PAPs.

XI.3.2 RAP Implementation Phase

After the project preparation phase the next stage is implementation of RAP which includes issues like compensation of award by EA; relocation of PAPs; initiation of economic rehabilitation measures; site preparation for delivering the site to contractors for construction and finally starting civil work.

XI.3.3 Monitoring and Reporting Phase

The monitoring will be joint responsibility of WASAC, Gicumbi district, Mwange WSS Project Contractor and Construction Supervision Consultants Environmental and Social Specialist. WASAC Field Office and CSC will start early during the project when implementation of RAP starts and will continue till the complementation of the project. Keeping in view the significant involuntary resettlement impacts, an external monitoring and reporting expert will be hired for the project. All the monitoring (internal and external) reports will be submitted to AfDB for review and feedback.

The following table shows the sequence of activities planned for the implementation of the RAP for this project. We have to note that some changes may occur during the project implementation and the RAP team will have to avail themselves to deal with the impacts caused. During this RAP implementation period, the client may be procuring the Contractor so as to keep the project implementation duration.

XI.3.4 RAP Implementing Institutions and Responsibilities

A composite implementation planning for the RAP for Mwange WSS Project activities including various sub tasks and timeline matching with civil work schedule is prepared and presented in Table XI.2. However, the sequence may change or delays may occur due to circumstances beyond the control of the Project and accordingly the time can be adjusted for the implementation of the plan. The entire road can be divided in to various contract packages and the completion of resettlement implementation for each contract package shall be the pre-condition to start of the civil work at that particular contract package.

Table XI-1 shows the distinct stages of RAP preparation, finalization and implementation as well as responsibilities of key stakeholders.

Table XI-1 RAP implementation activity and responsibility

Institution	Roles and responsibilities of the staff in the institution	Capacity of the institution
RAP preparation		
consultant	<ul style="list-style-type: none"> •Based on the project design, identify the properties to be affected •delineate the properties in terms of size •Inventory of properties •Valuation of the properties •Preparation of the RAP report 	The consultant has a team of experts to carry out the RAP
WASAC	<ul style="list-style-type: none"> •Review, comment and approval the RAP report •To facilitate the consultant to meet the PAPs and other related communications 	Under PIU, WASAC has sufficient Social Safeguard team with enough capacity for RAP review and approval
District and Local entities	<ul style="list-style-type: none"> •Facilitate the linkage between PAPs and project implementer for all the required arrangements •Provide reliable information on the properties as well as their owners •Involvement in the conflict resolution 	the District and local entities are competent authorities with sufficient staff to link the PAPs and implementer
MINECOFIN	<ul style="list-style-type: none"> •avail the budget for RAP 	competent authority for budget planning and allocation
RAP Implementation		

CONSULTANT	<ul style="list-style-type: none"> •Link with PAPs to sign the valuation forms •Update and finalize the valuation report ready for payment and submission to the client 	The consultant has a team of experts to carry out the RAP
WASAC	<ul style="list-style-type: none"> •Assist the consultant in the process of valuation forms signature •Check the valuation report for final approval •Process the expropriation documents for payment 	Under PIU, WASAC has sufficient Social Safeguard team with enough capacity for RAP review and approval
District and Local entities	<ul style="list-style-type: none"> •Signing on the valuation forms •Conform the properties and their owners for compensation •Land transfer procedures •Advocate for any query raised by the PAPs 	the District and local entities are competent authorities with sufficient staff to link the PAPs and implementer
MINECOFIN	<ul style="list-style-type: none"> •Verification of the valuation documents and payment 	competent authority for budget planning and allocation
BANK	<ul style="list-style-type: none"> •Provide the money to PAPs 	as a financial institution, they are able to provide financial service
AfDB	<ul style="list-style-type: none"> •Reviews the RAP report for compliance 	The Bank has the competent team to check the compliance of the RAP

Table XI-2 Implementation planning of the RAP

Activity	Duration (Months)													
	1	2	3	4	5	6	7	8	9	10	11	12	13	
RAP preparation														
Conduct census survey and identification of PAPs	■													
Stakeholders Engagement	■													
Assets inventory and Valuation of assets to be affected		■												
RAP Preparation	■	■	■											
Stakeholders Engagement on summary of impact, RAP implementation schedule			■											
RAP approval / no objection by Government.			■											
RAP Implementation														
Payment of Compensation				■	■	■	■							

- Evaluating emergent, mid and long-term impacts of the Project on the welfare of impacted households, communities, and local government
- Sufficient involvement of the project affected persons in participatory monitoring and evaluation of short term, mid-term and long-term project activities and effects.

Monitoring activities will comprise three main components:

- Internal monitoring
- External monitoring (by external experts);
- RAP completion audit (by one or more experts).

XII.4 Monitoring & Evaluation

The purpose of monitoring is to provide Project Management, and directly affected persons, households and communities, with timely, concise, indicative information on whether compensation, resettlement and other impact mitigation measures are on track to achieve sustainable restoration and improvement in the welfare of the affected people, or that adjustments are needed. Monitoring verifies that:

- Actions and commitments for compensation, resettlement, land access, and development in the RAP are implemented fully and on time
- Entitled persons receive their compensation on time
- Compensation and livelihood investments are achieving sustainable restoration and improvement in the welfare of Project-Affected Persons, households and communities
- Complaints and grievances are followed up with appropriate corrective action
- Vulnerable persons are tracked and assisted as necessary.

In brief, monitoring answers the question: Are Project compensation, resettlement and other impact mitigation measures on time and having the intended effects?

Monitoring will consist of (i) internal monitoring by WASAC as an integral part of management, working with the impacted communities; and (ii) external monitoring by Company appointed consultants, working with government and the impacted communities.

Monitoring will be done by:

- Audit
- Conventional sample surveys
- Community participation.

XII.4.1 Internal Monitoring

It is proposed that internal monitoring of RAP implementation will be undertaken by WASAC. Regular progress reports will be prepared and submitted to management and relevant government authorities. The internal monitoring will look at inputs, processes, and outcomes of compensation/ resettlement/ other impact mitigation measures.

Monitoring will include stakeholder participation where possible, particularly directly-affected communities.

This may include participation in household sign-off activities, monitoring of livelihood program activities, etc.

Indicator selection for the purpose of monitoring and evaluation would be guided by the following principles:

- Preference for fewer indicators that have significant validity over more indicators of less significant value
- Preference for indicators used by national institutions in order to be able to compare results with control groups in other parts of Rwanda, and avoid reinventing the wheel
- Measuring outcome and impacts on the following levels:
 - Monetary measuring of livelihoods through a quantitative income or expenditure survey
 - Qualitative indicators measuring perception of Project-Affected Persons.

Table XII-1 Selection of Indicators for Internal Monitoring

MONITORING ASPECT	ACTIVITY AND SPECIFIC MONITORING PARAMETERS	MONITORING FREQUENCY
Performance against schedule	Progress in technical validation of affected assets and signature of compensation agreements between PAP and WASAC: % complete	Monthly
	Payment of compensation and delivery of livelihood restoration measures: % complete	
	Grievance process: no. of grievances received/ responded/ resolved	
	Consultation activities: records of meetings, discussions, interviews, etc.	
	Summary of monitoring activities, to be integrated into the RAP Implementation Status Reports	
Overall restoration of livelihoods and	Was compensation paid to assets owners? % of total payments/livelihood measures completed, in progress, not started, on appeal	Monthly

income	Was compensation in general in line with agreed rates and in – time? % of total payments made at agreed rates % within agreed time frame	
	How is the response of affected people to the Livelihood programs? % enrolment of affected households	
	Where livelihood restoration measures delivered for all groups of affected people? % of total livelihood restoration measures in progress not started	
	Was financial training delivered to all groups of affected people? % of affected households in financial training completed, in progress, not started, appeal	
	Did affected businesses receive entitlements? % of total completed, in progress, not started, in appeal	
	Have vulnerable people been identified on the household level? % of household situations reviewed	
	Have special needs of vulnerable groups been identified and addressed? % of vulnerable people addressed with targeted measures	
	Have physically displaced people managed to re-establish a new place of residence? % of displaced	

MONITORING ASPECT	ACTIVITY AND SPECIFIC MONITORING PARAMETERS	MONITORING FREQUENCY
	people established new place of residence	
	Have affected businesses been restored? % of restored businesses	
	Change in farm productivity levels (%) and PAP incomes (%). Same for businesses	
	How have changes of income changed overall household economy of PAPs? Factual description	
	Number of skilled and non- skilled PAPs engaged in construction workforce (or otherwise employed as part of Project)? Total no. of PAPs who applied for jobs, % employed part-time/full-time, % undergoing job training	
	Are livelihood restoration measures proving effective? Summary professional opinion	
	Are any additional support measures required? Professional opinion based on all results to date	
Level of PAP satisfaction	How do PAPs perceive the extent to which their overall livelihood has been restored? Results of routine interviews with PAPs	Continuously
	Have PAPs experienced any hardship as result of the Project? Results of routine interviews with PAPs	

Consultation and Grievances	Do PAPs understand the process of land acquisition/ compensation/ livelihood restoration measures? Results of routine interviews with PAPs	
	Do PAPS understand avenues for expressing grievances? Results of routine interviews with PAPs	
	What types of grievances have been issued and how have these been resolved? How many outstanding? Summary of input from Grievance Procedure and routine interviews with PAPs: factual information.	

XII.4.2 External Monitoring and Evaluation

An external audit will be undertaken by an external party to the project implementation team with the aim to assess the compliance of the RAP implementation.

For this purpose, WASAC will hire a qualified external auditor (Environmental and Social) with significant experience in resettlement to carry out an annually review focusing on the assessment of compliance with social commitments contained in Rwanda legislation, AfDB regulations, this Resettlement Action Plan, and the ESIA and its attached social action plans.

Objectives of the review are as follows:

- To assess overall compliance with the RAP
- To verify that measures to restore and enhance Project-Affected Peoples' livelihoods and are being implemented and to assess their effectiveness
- To assess the extent to which the livelihoods of affected communities are being restored in an appropriate manner and how their living standards were improved.

XII.4.3 Resettlement Completion Audit

The purpose of the Completion Audit is to verify that WASAC has complied with resettlement Commitments defined by the RAP, and more generally are in compliance with national and AfDB procedures on involuntary resettlement.

Reference documents for the Completion Audit are the following:

- This Resettlement Action Plan
- Rwanda Legislation
- AfDB regulations and guidance related to involuntary resettlement.

The main objectives of the completion audit are the following:

- General assessment of the implementation of the RAP against the objectives and methods set forth in the RAP
- Assessment of compliance of implementation with laws, regulations and safeguard policies

- Assessment of the fairness, adequacy and promptness of the compensation and resettlement procedures as implemented
- Evaluation of the impact of the compensation and resettlement program on livelihood restoration, measured through incomes and standards of living, with an emphasis on the “no worse-off if not better-off” requirement
- Identification of potential corrective actions necessary to mitigate the negative impacts of the project, if any, and to enhance its positive impacts.

The Completion Audit will be based on documents and materials generated by internal and external monitoring. In addition, auditors will make their own assessments, surveys and interviews in the field with stakeholders.

XIII. Budget

XIII.1 Introduction

This chapter provides the estimated compensations budget for Resettlement Action Plan for the different project components for the Mwange Water Supply System. It includes compensation for all type of properties such as land, which is to be acquired from the various individuals, their properties such as houses, crops and other structures such as fences. Other items include various trainings to PAPs and WASAC staff and monitoring of the RAP process as well as the related Audit activities.

The Government of Rwanda, through Ministry of Infrastructure and WASAC, will make available funds for compensation and this will be done prior to any taking of land and properties incorporated thereof. In event of loss occurring to an individual, Article 3 of the Expropriation Law stipulates that he or she should receive just compensation for it. Article 4 of this law also stipulates that any project which results in the need for expropriation for public interest shall provide for all just compensation in its budget. Through mutual arrangement, both parties can determine the mode of payment. Article 35 of the Expropriation Law provides that through an agreement between the person to expropriate and the one to be expropriated, just and fair compensation may either be monetary or in any other form mutually agreed upon by the expropriator and the person to be expropriated. Monetary compensation will be used for the payment of project PAPs.

Land acquisition and compensation will be undertaken according to national legislation with particular reference to the Law on Expropriation for Reasons of Public Interests.

A final budget can only be developed following:

Professional and accredited valuation of assets during RAP implementation
Refinement of all assistance programs, including livelihood and vulnerable programs.

The total compensation costs amount to 957,866,343 FRW

The following presents indicative figures for the Mwange Water Supply System.

Table XIII-1 Estimated Land Acquisition and Resettlement Budget for the treatment plant

No.	Item	Cost (FRW)
A	Compensation	
1	Land	357,034,405
2	Structures	224,518,169
3	Trees and Crops	116,421,537
	TOTAL A COMPENSATION	697,974,111
B	Livelihood restoration	
1	5% this is added to every compensation amount a PAP will receive.	34,898,705
2	New grown crops and construction cost rates increment (20%)	146,574,563
C	Trainings	
1	PAPs training: Financial literacy training to PAPs for the treatment plant	3,000,000
2	Land acquisition and resettlement Planning using International safeguards (safeguards clinic); costs include fee for training consultant, and hotel facilities.	7,500,000
D	Monitoring evaluations and Audits	
1	Internal M & E costs. This includes the funds WASAC will incur to pay the Vehicle operational expenses due to monitoring by its Staff for period of 12 months for the MWSS	42,918,963
2	External M & E Costs; this is done to ensure adherence to the RAP and compliance. The external monitoring will be done later when RAP implementation is completed, A separate consultant will be engaged for this activity	10,000,000
3	RAP Completion Audit Costs.	15,000,000
	GRAND TOTAL FOR Mwange WSS Project RAP implementation	957,866,342

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IFC, 2002. Handbook for Preparing a Resettlement Action Plan, International Finance Corporation, 2121 Pennsylvania Avenue, NW, Washington, DC 20433 USA;

Operational Safeguard 2: Involuntary Resettlement Policy AfDB (2003);

Rwanda Law No 32/2015 of 11/06/2015 relating to the Expropriation in the Public Interest, 2015

The Third Integrated Household Living Condition (EICV3) by National Institute of Statistics of Rwanda (2012)

APPENDICES

A.1 INVENTORY DATA COLLECTION FORM

District:

Sector:

Cell:

Village:

Property No.....

Name of property owner.....

ID No

Contact number

Date of collection of data.....

List of Dependents (abo bafatanije umutungo)

1	
2	
3	
4	
5	
6	

General Property Description

Use of the Property:

Tenant Name:

Tenant contact:

MEASUREMENT OF BUILDINGS AND OTHER STRUCTURES

- A) Sketch of main house (plan and section with all basic dimensions)
- B) Sketches of other structures (Specify what structures and use an extra sheet if necessary)

2. QUANTITIES AND DESCRIPTION OF MATERIALS USED

Gross floor of house

	Element	Unit y	Qty	Description of materials and workmanship
1	Foundation (umusingi)			
2	Floors (supavoma)			
3	Frames (Inkingi)			
4	External walls (Inkuta z'inyuma)			
5	Internal walls (Inkuta z'imbere)			
6	Roof (Igisenge)			
7	Facia board (Planche de live)			
8	Windows (Amadirishya)			
9	Curtain box (Cache raille)			
10	Doors (inzugi)			

11	Floor finishes (Pavoma)			
12	Internal wall finishes (Igipande mu nzu imbere)			
13	Ceiling finished (plafond irangiye)			
14	External wall finishes (Igipande ku nzu hanze)			
15	Services (Ibikorera mu nyubako)			
16	Electricity			
17	Water			
18	Other works -Drainage-Soak pit -Water gate (Umureko) -Pit excavation if toilette (Umwobo w'umusarani) -Umwobo w'amazi Timber decking (Urutindo rwa WC)			
19	External works -Fire place (Amashyiga) -Veranda (Amabaraza) -Pave area (Imbuga)			
20	Fencing Urugo Ingano y'isambu			
21	Garden-Paspalum Flowers (indabyo)			
21	Skating (Pulente)			
21	Others -			

-			
-			
-			

Notes and comments

.....
.....
.....

CROPS OR TREES (IBIHINGWA CYANGWA IBITI)



Nº	UBWOKO BWABYO (IZINA) Type of crop / plant (name)	INGANO (Approximative age). Nursery, young or mature	Unit: item or sqm	Quantity

Data collected by.....

Signatures.....

Property Owner's Names and signature

A-2. PAPs signing Expropriation form

REPUBLIC OF RWANDA						
		VALUATION FORM / FICHE D'EXPROPRIATION				
IBARURA RY'IMITUNGO IZANGIZWA MU IYUBAKWA RY'UMUSHINGA W'AMAZI YA MWANGE					FORM N°:	
PROJECT: CONSTRUCTION OF MWANGE WATER SUPPLY SYSTEM IN GICUMBI TOWN				Approved by the Director of OSC of: / Byemejwe n'Umuyobozi wa OSC mu Karere ka Musanze		Names of Valuer:
Property Owner's Names:				Stamp & signature		Stamp & Signature
Telephone No:						
District/Akarene:						
Sector/Umurenge:.....						
Cell/AkagaCell/Akagari:						
Village/Umudugillage/Umudugudu:.....				Stamp & signature		Date/Itariki/...../20....
N°	Damaged Properties/ Ibintu byononekaye	Unity/ ikintu (Ubuso)	Quantity (Umubare)	Age/Ingano (Années)	Unit Price (Frws) /Igicro	Total Price (Frws)
1						-
2						-
3						-
4						-
5						-
6						-
						-
						-
						-
						-
						-
						-
						-
S/Total (1)						-
5% y'Indishyi/disturbance allowance (2)						-
Grand Total (1+2)						-
Amazina ya ba Nyirumutungu:.....			Umunyamabanga Nshingwabikorwa w'Akagari ka:		Umunyamabanga Nshingwabikorwa w'UMURENGE wa:	
UPI:.....			Amazina:		Amazina:	
ID.No:			Italiki:		Italiki:	
Bank Name:			Umukono na Cachet:		Umukono na Cachet:	
ACCOUNT No:						
Bank-Mere Name :						
Bank-mere account No:						
Umukono wa Nyir'umutungu:.....						

A-3. Grievance redress reporting form

No	Names, Area of residence and ID of complainant	Date for grievance reception	Means of grievance reception (SMS, Phone call, letter, email, ...)	Type of issue raised (Grievance, Concern, request ,..)	Summarized description of the complaint	Category: relocation by client / Contractor's workers issue	Action undertaken	Date of action	Level of GRC that took action on grievance	Status of grievance during the reporting time Closed / progress / duration

A-4. COMPLAINT / GRIEVANCE FORM

Names:

Address:

Phone:

Description of the complaint:

Note: Use additional sheet where necessary

Received by:

Position:

Date:

Action taken:

Note: Use additional sheet where necessary

Received by:

Position:

Mwange WSS Project Consultant

Date:

Action taken:

Note: Use additional sheet where necessary

Received by:

Grievance Redress Committee

Date:

Action taken:

Note: Use additional sheet where necessary

A-5. GRIEVANCE REGISTRY

Date of complaint	Names of complainant	Phone of the complainant	Received by	Description of the complaint	Action taken with date

A-6. Grievance Investigation Outcome Template

Use the template below to list out the separate complaints within the grievance and then recommend whether the complaint should be upheld or not as per the investigation.

Remember: Not all complaints will require such a detailed investigation, but this template encourages a logical and best practice approach.

Summary Report of Investigation

GRIEVANCE (INCLUDING HARASSMENT & BULLYING) COMPLAINT

SUMMARY REPORT OF INVESTIGATION

To:

[Insert Name & Job Title]

From:

Investigator

Date:

IN STRICTEST CONFIDENCE

Complainant's Name	
Complainant's Job Title	
Complainant's Location	
Date Complaint Raised	/ /
Subject of Grievance's Name	
Subject of Grievance's Job Title	
Subject of Grievance's Office of Work	
Investigating Manager	
Investigating Manager's Job Title	
Date investigations commenced	/ /
Other witnesses interviewed	Please provide initials and not full names in the report

Purpose of Investigation (Details of complaint)

Outline the main details of the complaint including place, date, time etc. Detail what issues need to have been clarified and evidenced by the end of the investigation. Also set out your proposed methodology and brief justification for your actions, e.g. this person has been implicated so I intend to obtain a written statement / complete investigation interview.

Background Information / Surrounding Circumstances

Explore if there have been any previous incidents or any other issues relevant to this case including any mitigating circumstances e.g. health, domestic problems, provocation. It maybe appropriate to research the employee's job and skills, provide a brief outline of employee's history.

Evidence of Witnesses

Witnesses should provide details, which could make the situation clearer. Set out a summary of the investigation interview confirming key points / evidence.

Investigation Conclusion

For each element of the complaint, provide an outcome as to whether it is recommended the complaint is upheld or not, and provide reasons/evidence as to why you have reached this conclusion.

My investigation concludes as follows:

Complaint	Outcome of investigation

Remedial Actions

Provide recommendations as to what remedial actions you believe should be considered by the management team e.g. issue of an apology, training, mediation. Please comment on any input you have received as to the complainant's preferred outcome, and your reasons for supporting or opposing this.

Investigating Manager's Signature:

Date:

A-7. MWANGE WATER SUPPLY SYSTEM RAP QUESTIONNAIRE

AMAZINA Y'UKUSANYA AMAKURU (enumerator Names)

CONTACT

ITALIKI

yyyy-mm-dd

INTARA

NORTH

EAST

SOUTH

WEST

DISTRICT

SECTOR

CELL

VILLAGE

IGICE CYA 1. UMWIRONDORO (IDENTIFICATION)

NYIRURUGO (house hold head)

- UMUGABO
- UMUGORE
- UMWANA URERA ABANDI

INDANGAMUNTU

TELEFONE

UWATANZE AMAKURU

ISANO NA NYIRURUGO

- NYIRURUGO
- UWO BASHAKANYE
- UMWANA
- UМУKWE/UMUKAZANA
- UМУWUZUKURU
- MURAMUWE
- UМУVANDIMWE
- UМУBYEYI

UNDI

IGICE CYA 2. UМУTUNGO W'UMURYANGO

UМУTUNGO W'UBUTAKA

- NYIRABWO UFITE ICYANGOMBWA
- NYIRABWO UFITE NOMERO Y'IKIBANZA GUSA
- NYIRABWO UTARABUBARUJE
- UWABURAGIJWE
- UWABWIGARURIYE
- UKODESHA

UKODESHA N'UWAKODESHEJE

UBUTAKA BWawe BUZATWARWA N'UMUSHINGA?

- YEGO
- HOYA

INGANO Y'UBUTAKA BUZATWARWA

- 100%
- 51% - 99%
- MUNSI YA 50%

INZU Yawe IRI MUMBAGO Z'UMUSHINGA?

- YEGO
- HOYA

INZU Yawe YANGIJWE WABASHA KWIMUKIRA MUBUTAKA BUSIGAYE?

- YEGO
- HOYA

NIYIHE MPAMVU UBONA UTABASHA KWIMUKIRA MUBUTAKA BUSIGAYE?

- UBUTAKA BUSIGAYE NIBUTO
- SINABASHA KUBAHIRIZA IGISHUSHANYO MBONERA

BIBAYE NGOMBWA KO WIMURWA NIHE WAKWIMUKIRA?

MURI AKA KAGALI

AGA CENTRE GASHYA

MUMUGI MUKURU W'AKA KARERE

SIMBIZI

IGICE CYA 3. IMIRIMO IBYARA INYUNGU

MUBAGIZE UMURYANGO HARI UFITE AKAZI GAHORAHO AKORERA HAFI Y'URUGO?

YEGO

HOYA

MUBAGIZE UMURYANGO AHARI UWIKORERA KUGITI CYE?

YEGO

HOYA

NIBA ARI YEGO AKORA IKI?

UBUCURUZI BWA BUTIKE

UBUCURUZI BWO MW'ISOKO

UBUKORIKORI (gusudira, ububaji, ubukanishi,..)

UBUHINZI CYANGWA UBWOROZI, BUGAMIJE ISOKO

IBIROMBE

IYO MIRIMO IKORERWA HEHE?

- MURUGO
- AGASANTRE KARI HAFI Y'URUGO
- MW'ISOKO CG MUMUGI
- MUGAKIRO

IMIRIMO IKORWA KUBUHE BWIGANZE?

- BURI MUNSI
- 2 MU CYUMWERU
- MUNSI YA 2 MUCYUMWERU

IBICURUZA / IBIKORESHO BITURUKAHE?

- MUMURIMA WANGE
- MBIRANGURIRA HANO HAFI
- MBIRANGURA MUMUGI
- MUKANDI KARERE

IGICE CYA 4. IMIBANIRE N'ABANDI

URI UMWE MUBAGIZE URWEGO RW'UBUYOBOZI?

- HOYA
- YEGO

HARI IKIGO CG URWEGO RW'IMARI UBARIZWAMO? (IKIMINA)

- YEGO
- HOYA

HARI ITSINDA RY'ABAHINZI / BOROZI UBARIZWAMO?

- YEGO
- HOYA

NIBA ARI YEGO UFITEMO UWUHE MWANYA W'UBUYOBOZI?

UBWIGANZE BWO GUHURA

- 1 MUCYUMWERU
- 2 MUCYUMWERU
- 1 MUKWEZI

HARI ITSINDA RYO KWIMAKAZA UMUCO CYANGWA SIPORO UBARIZWAMO?

- YEGO
- HOYA

NIBA ARI YEGO UFITEMO UWUHE MWANYA W'UBUYOBOZI?

UBWIGANZE BWO GUHURA

- 1 MUCYUMWERU
- 2 MUCYUMWERU
- 1 MUKWEZI

HARI ITSINDA RY'ABASENGA UBARIZWAMO?

- YEGO
- HOYA

NIBA ARI YEGO UFITEMO UWUHE MWANYA W'UBUYOBOZI?

UBWIGANZE BWO GUHURA

- 1 MUCYUMWERU
- 2 MUCYUMWERU
- 1 MUKWEZI

IGICE CYA 5. INYUBAKO (HOUSES)

INZU ZANYU ZIKORESHWA MUBUHE BURYO?

- ITUWEMO NA NYIRAYO
- IRAKODESHWA
- ITUWEMO N'UYIKURIKIRANA
-

IBINDI

UBWOKO BW'IMITURIRE

- INZU ZITANDUKANYE
- INZU ZOMEKANYE
- INZU Z'ICYUMBA KIMWE
-
- INZU IGERETSE

INZU ITUWE N'IMIRYANGO MYINSHI

INZU YANYU IFITE IBYUMBA BINGAHE?

- ICYUMBA 1
- HAGATI YA 2-3
- HAGATI YA 4-6

UBWOKO BW'IBIKORESHO BY'ISAKARO ROOFING MATERIALS

- AMABATI ASANZWE
- AMATEGURA
- AMABATI AGEZWEHO
-

BETON

UBWOKO BW'IBIKORESHO BW'INKUTA (WALLS)

- AMATAFARI AHIYE NA SIMA
- BLOKE SIMA
- AMATAFARI AFIYE N'ICYONDO
- RUKARAKARA
- IBITI

AMABATI

GUTUNGANYA MUNZU HASI (PAVEMENT)

- IGITAKA
- SIMA
- AMATAFARI AHIYE
- AMAKARO

IBINDI

IGICYE CYA 6. IMVA/IBITURO (GRAVES)

HARI IMVA / IBITURO BIRI MURI RUNO RUGO CG INO SAMBU?

- YEGO
- HOYA
- NTABWO MBIZI

NIBA IGISUBIZO ARI YEGO, NI ZINGAHE?

ABASHYINGUYEMO BAFITANYE IYIHE SANO NA NYIRURUGO?

- NYIRURUGO
- UWASHAKANYE NA NYIRURUGO
- UMWANA WA NYIRURUGO
- UMUBYEYI WA NYIRURUGO

ABANDI

IGICE CYA 7. INGURANE NO KONGERA GUTUZWA (COMPENSATION)

BIBAYE NGOMBWA KO WIMURWA CYANGWA IMITUNGO Yawe IKANGIZWA NI IYIHE NGURANE WAHITAMO?

- AMAFARANGA
- UMUTUNGO USIMBURA UWO NARIMFITE
- GUFASHWA KONGERA KWIYUBAKA
- UBUNDI BURYO

IMPAMVU Z'AMAHITAMO Yawe

- UMUTUNGO WANGE NAWUTANZEHO INGWATE
- NAKWIMUKIRA AHANDI NIHITIYEMO
- NAKORESHA IGICE KIMWE CY'AMAFARANGA NGAKORA IBINDI BIKORWA
- MFITE INDI NZU / UNDI MUTUNGO
- NAGURA INZU IHENDUTSE CYANGWA UBUNDI BUTAKA AHO ARI HOSE
- NTAMWANYA NABONA WOKUJYA GUSHAKA AHANDI NGURA
- SINISHOBOYE (NDACYARI MUTO, NDASHAJE, MFITE UBUMUGA)
- BIRAGOYE KUBONA UMUTUNGO UGANA N'UWO NARIMFITE

BYANGORA GUCUNGA NEZA INGURANE Y'AMAFARANGA

HARI IMBOGAMIZI WITEZE MUGIHE WAKWIMUKIRA AHANDI HANTU?

- YEGO
- HOYA

NIBA ZIHARI NI IZIHE?

- GUTAKAZA ABAKIRIYA
- KUTONGERA KWINJIZA AMAFRANGA Y'UBUKODE
- GUKODESHA BIHENZE UGERERANIJE N' AHO NARI NDI
- IMITANGIRE MIBI YA SERVICE Y' AHO NAKWIMUKIRA
-

AMAFRANGA MENSHI YAGENDERA MUBIKORWA BYO KWIMUKA

NI UBUHE BUFASHA WAKENERA KUGIRANGO UBASHE KONGERA GUTANGIRA UBUZIMA?

- AMAFARANGA YO GUTANGIRA UMUSHINGA
- IGIKORWA KIBYARA INYUNGU NAFATANYE N' ABANDI
- AMAHUGURWA YEREKERANYE NO GUKOresha AMAFARANGA

MURAKOZE / THANK YOU

A-8. MWANGE WSS construction Project Valuation Roll

S/N	PAP Names	PAP ID	Assets and their size		UPI	Location				Compensation Value (FRW)
			Crops/ Land / House	Land Size (sqm)		District	Sector	Cell	Village	
1	KANYAMIBWA VALENS	1197080064448004	Crop			Gicumbi	Mutete	Nyarubuye	Rusumo	269,640
2	KAKUZE Mariane		Crop/Land	177		Gicumbi	Mutete	Nyarubuye	Rusumo	2,168,056
3	MUSAYIDIRE EMMANUEL	1198080118418119	Crop/Land	417		Gicumbi	Mutete	Nyarubuye	Rusumo	5,046,662
4	MUNYANEZA Papias	1197188052464056	Crop/Land	885		Gicumbi	Mutete	Nyarubuye	Rusumo	12,716,498
5	KAGINA EMMANUEL	1196680048446082	Crop/Land	911		Gicumbi	Mutete	Nyarubuye	Rusumo	12,521,014
6	BATAMURIZA Suzan	1196170040538068	Crop/Land	456	1485	Gicumbi	Mutete	Nyarubuye	Rusumo	8,706,033
7	MUTESA		Crop			Gicumbi	Mutete	Nyarubuye	Rusumo	10,500
8	MUTABAZI Andre	1196080052658003	Crop		51185	Gicumbi	Mutete	Nyarubuye	Rusumo	192,917
9	MUKASHEMA FAYINA	1197570001140006	Crop/Land	841		Gicumbi	Mutete	Nyarubuye	Rusumo	10,126,678
10	MUKAKAYANGE Angelique	1198070018983159	Crop/Land	227		Gicumbi	Mutete	Nyarubuye	Rusumo	2,800,109
11	MUKANGAMIJE Verdiane	1197170052462260	Crop/Land/ Houses	2667		Gicumbi	Mutete	Nyarubuye	Rusumo	42,699,193
12	KAKUZE Epiphania	1195170021241092	Crop/Land/ Houses	357		Gicumbi	Mutete	Nyarubuye	Rusumo	8,018,916
13	MURAGIJIMANA Stella Matutina	1197870096449010	Crop/Land/ Houses	3030		Gicumbi	Mutete	Nyarubuye	Rusumo	64,170,208
14	MUKAKIDENDE Soline	1195970049599057	Crop/Land/ Houses	1429		Gicumbi	Mutete	Nyarubuye	Rusumo	30,618,177
15	MUKANGARAMBE Glorioso	1195570036163074	Crop/Land	98		Gicumbi	Mutete	Nyarubuye	Rusumo	1,277,613
16	NZABAMWITA Jean Damascene	1197580071497053	Crop/Land/ Houses	977		Gicumbi	Mutete	Nyarubuye	Rusumo	12,752,882
17	MUKANDUWIMANA Glorioso	1198470135885042	Crop/Land/ Houses	287		Gicumbi	Mutete	Nyarubuye	Rusumo	9,077,476
18	MUKANGAMIJE Verdiane	1197170052462260	Crop			Gicumbi	Mutete	Nyarubuye	Rusumo	3,966,514
19	MUKANGAMIJE Verdiane	1197170052462260	Crop			Gicumbi	Mutete	Nyarubuye	Rusumo	6,221,000
20	MUSABE Alphonse	1196680048420340	Crop/Land/ Houses	2093		Gicumbi	Mutete	Nyarubuye	Rusumo	44,373,757

21	NGABOYISONGA Anastase	1197080064451083	Crop/Land/ Houses	1296		Gicumbi	Mutete	Nyarubuye	Rusumo	33,543,069
22	MUGISHA Issa		Crop/Land	14487		Gicumbi	Mutete	Nyarubuye	Rusumo	173,035,805
23	MAZIMPAKA Gracien	1198980434660032	Land/House	614		Gicumbi	Mutete	Nyarubuye	Rusumo	27,643,977
24	HAKIZIMANA THEOGENE	1196080051756028	Crop/Land/ Houses	2013	40/50/60/4519	Gicumbi	Kageyo	Muhondo	Kamanyundo	9,622,878
25	MUKAYUHI BERNADETTE	1195370029846071	Crop/Land	1910	40/50/60/4520	Gicumbi	Kageyo	Muhondo	Kamanyundo	1,946,348
26	GASAGURE JEAN DE DIEU	1197380065719069	Crop/Land	685	40/50/60/4295	Gicumbi	Kageyo	Muhondo	Kamanyundo	886,250
27	MUKASAFARI ALPHONSINE	1197570070317076	Crop/Land	1166	40/50/60/4285	Gicumbi	Kageyo	Muhondo	Kamanyundo	1,040,083
28	SEKABONA PHILIPPE	1195380029885030	Crop/Land/ Houses	4682	40/50/60/41051	Gicumbi	Kageyo	Muhondo	Kamanyundo	10,538,325
29	MUKAMPARAGE ANASTASIE	1197280100945064	Crop/Land	95	40/50/60/0447	Gicumbi	Kageyo	Muhondo	Kamanyundo	232,943
30	GISURERE PASCAL	1193780009521093	Crop			Gicumbi	Kageyo	Kabuga	Murama	16,590
31	MUHAWENIMANA DOMINIQUE	1198680199206181	Crop			Gicumbi	Kageyo	Kabuga	Murama	189,000
32	UWIMANA COLETTE	1195870044488048	Crop			Gicumbi	Kageyo	Kabuga	Murama	114,975
33	MVUMBUYE CANISSIUS	1195580035593098	Crop		40/50/60/42051	Gicumbi	Kageyo	Kabuga	Murama	317,100
34	MVUMBUYE CANISSIUS	1195580035593098	Crop			Gicumbi	Kageyo	Kabuga	Murama	23,940
35	MUSEMAKWELI JUSTIN		Crop			Gicumbi	Kageyo	Kabuga	Murama	90,825
36	HABIMANA JEAN BAPTISTE		Crop		40/50/60/3644	Gicumbi	Kageyo	Kabuga	Murama	777,000
37	MUKAMUZIMA AULERIA		Crop		4/05/06/03/670	Gicumbi	Kageyo	Kabuga	Murama	323,400
38	MUSEMAKWELI JUSTIN		Crop		40/50/60/33885	Gicumbi	Kageyo	Kabuga	Murama	3,036,600
39	GASAGURE JEAN DE LA PAIX		Crop		40/50/60/33884	Gicumbi	Kageyo	Kabuga	Murama	1,789,200
40	BAGIRUBWIRA ATHANASIE	1195980048850093	Crop		40/50/60/32662	Gicumbi	Kageyo	Kabuga	Murama	1,680,000
41	NEMEYEBAHIZI JEROME	1195480033032063	Crop		4/05/06/03/676	Gicumbi	Kageyo	Kabuga	Murama	50,400

42	KAMUHANDA		Crop		40/50/60/3645	Gicumbi	Kageyo	Kabuga	Murama	191,100
43	UMUTONI DIOGENE	1197580070305008	Crop		40/50/60/3643	Gicumbi	Kageyo	Kabuga	Murama	701,400
44	NGARUKIYINTWARI THEOPHILE	1198580132176037	Crop		646	Gicumbi	Kageyo	Kabuga	Murama	163,800
45	RWANYAGATO LEONARD	1193380006713007	Crop		1959	Gicumbi	Kageyo	Muhondo	Mwange	275,520
46	UHAGAZE ANASTASIE		Crop			Gicumbi	Kageyo	Muhondo	Mwange	28,350
47	CLAIRE		Crop		40/50/60/42565	Gicumbi	Kageyo	Muhondo	Mwange	127,050
48	MISAGO FLORIBERT		Crop			Gicumbi	Kageyo	Muhondo	Mwange	147,000
49	KASINE DAPHROSE	1197070063397084	Crop		40/50/60/42570	Gicumbi	Kageyo	Muhondo	Mwange	45,150
50	SIKUBWABO JEAN BAPTISTE	1198280141448030	Crop		40/50/60/42568	Gicumbi	Kageyo	Muhondo	Mwange	44,100
51	NDAGIJIMANA JEAN PAUL	1199080133731095	Crop			Gicumbi	Kageyo	Muhondo	Mwange	26,082
52	MUKAMURENGERA JULIENNE		Crop			Gicumbi	Kageyo	Muhondo	Mwange	135,450
53	1197770076505022	1197770076505022	Crop			Gicumbi	Kageyo	Muhondo	Mwange	17,850
54	UZAYISENGA TRESPHORE		Crop			Gicumbi	Kageyo	Muhondo	Mwange	91,035
55	NSENGIYUMVA CELESTIN	1196780048073024	Crop		2586	Gicumbi	Kageyo	Muhondo	Mwange	8,400
56	NYIRAHENGA	1199070133743063	Crop		2462	Gicumbi	Kageyo	Muhondo	Mwange	24,990
57	GASAGURE JEAN DAMASENI	119748007166063	Crop		40/50/60/42567	Gicumbi	Kageyo	Muhondo	Mwange	8,400
58	VUGUZIGA JEAN BOSCO	1198280141453083	Crop		40/50/60/41810	Gicumbi	Kageyo	Muhondo	Mwange	119,175
59	HAKIZIMANA CHARLES	1196780068164094	Crop		40/50/60/4189	Gicumbi	Kageyo	Muhondo	Mwange	15,330
60	NYANZIMA THEONESTE	1196980051738081	Crop		40/50/60/41807	Gicumbi	Kageyo	Muhondo	Mwange	25,410
61	MUSABIMANA CYPRIEN	1195880044502005	Crop		1806	Gicumbi	Kageyo	Muhondo	Mwange	10,695
62	BARAME ELIA	1196580046571025	Crop		40/50/60/42584	Gicumbi	Kageyo	Muhondo	Mwange	64,313
63	MUKAKARISA CLOUDINE	1198470135541075	Crop			Gicumbi	Kageyo	Muhondo	Mwange	7,140
64	GASAGURA PROTAIS	1195580036161094	Crop		42030	Gicumbi	Kageyo	Muhondo	Mwange	8,453
65	MUKARUGINA DOROTHE		Crop		40/50/60/42575	Gicumbi	Kageyo	Muhondo	Mwange	189,000

66	HARERIMANA ADREA	1197180051570095	Crop		40/50/60/42573	Gicumbi	Kageyo	Muhondo	Mwange	70,140
67	UTAMUFITE JEAN DAMOUR		Crop		40/50/60/42459	Gicumbi	Kageyo	Muhondo	Mwange	23,783
68	NYIRAMINANI YODITHA	1198170110373018	Crop		40/50/60/42051	Gicumbi	Kageyo	Muhondo	Mwange	21,000
69	HAGENIMANA ALPHONSE	1197280067362029	Crop		40/50/60/42023	Gicumbi	Kageyo	Muhondo	Mwange	93,450
70	NYIRASEKUYE JULIENE		Crop		40/50/60/42026	Gicumbi	Kageyo	Muhondo	Mwange	1,575
71	RUSESA EMMANUEL	1196480051388090	Crop		40/50/60/42016	Gicumbi	Kageyo	Muhondo	Mwange	1,050
72	BYIGERO CYPRIER	11971800515720	Crop			Gicumbi	Kageyo	Muhondo	Mwange	89,670
73	MUNYAZIKWIYE EVALISTE	1197980092944013	Crop		40/50/60/32088	Gicumbi	Kageyo	Kabuga	Gatobotobo	542,640
74	MUNYAZIKWIYE EVALISTE	1197980092944013	Crop		40/50/60/34363	Gicumbi	Kageyo	Kabuga	Gatobotobo	212,625
75	MUNYAZIKWIYE EVALISTE	1197980092944013	Crop		40/50/60/32077	Gicumbi	Kageyo	Kabuga	Gatobotobo	29,400
76	MUHIRE EMMANUEL	1198080116932052	Crop		40/50/60/34244	Gicumbi	Kageyo	Kabuga	Gatobotobo	157,500
77	TWAGIRAMUNGU		Crop		40/50/60/32076	Gicumbi	Kageyo	Kabuga	Gatobotobo	63,000
78	RWAVAMWABO THACIEN	1195480033014060	Crop		40/50/60/32075	Gicumbi	Kageyo	Kabuga	Gatobotobo	598,500
79	MUHIRE EMMANUEL	1198080116932052	Crop		40/50/60/31985	Gicumbi	Kageyo	Kabuga	Gatobotobo	174,720
80	TUYISENGE		Crop		40/50/60/31986	Gicumbi	Kageyo	Kabuga	Gatobotobo	252,000
81	NTARWANDA		Crop		40/50/60/32197	Gicumbi	Kageyo	Kabuga	Gatobotobo	16,800
82	MUNYEMANA FELICIEN		Crop		40/50/60/32198	Gicumbi	Kageyo	Kabuga	Gatobotobo	73,500
83	NDAYAMBAJE CELESTIN	1197180051535070	Crop		40/50/60/32195	Gicumbi	Kageyo	Kabuga	Gatobotobo	306,600
84	BWANAKWELI RAPHAEL	1194580017695063	Crop			Gicumbi	Kageyo	Kabuga	Gatobotobo	354,638
85	HABYARIMANA INNOCENT	1196980051719092	Crop		40/50/60/31352	Gicumbi	Kageyo	Kabuga	Gatobotobo	62,475
86	CYUBAHIRO ETIENNE	119768007225086	Crop		40/50/60/32193	Gicumbi	Kageyo	Kabuga	Gatobotobo	252,000
87	HABYARIMANA INNOCENT	1196980051719092	Crop		40/50/60/31350	Gicumbi	Kageyo	Kabuga	Gatobotobo	425,250
88	AHOBANTEGEYE ODETTE	1193870011413062	Crop		40/50/60/32244	Gicumbi	Kageyo	Kabuga	Gatobotobo	755,580

89	TUMUSABYIMANA JAMES	1197180051536065	Crop		40/50/60/32090	Gicumbi	Kageyo	Kabuga	Gatobotobo	203,490
90	NSHUMUYIKI ANASTASE	1196080051719092	Crop		40/50/60/31351	Gicumbi	Kageyo	Kabuga	Gatobotobo	67,725
91	MUHIRE EMMANUEL		Crop		40/50/60/31959	Gicumbi	Kageyo	Kabuga	Gatobotobo	163,800
92	MUTARATAZA BONIFACE	1197280068378029	Crop		40/50/60/31970	Gicumbi	Kageyo	Kabuga	Gatobotobo	911,400
93	HAKIZIMANA CASSIEN	1196880000536089	Crop		40/50/60/31949	Gicumbi	Kageyo	Kabuga	Gatobotobo	1,398,600
94	NDIKUYEZE		Crop		40/50/60/31959	Gicumbi	Kageyo	Kabuga	Gatobotobo	315,000
95	MBONIGABA ANASTASE	1197280068437165	Crop		2232	Gicumbi	Kageyo	Kabuga	Gatobotobo	29,400
96	GAFURAMA		Crop		40/50/60/31948	Gicumbi	Kageyo	Kabuga	Gatobotobo	17,066
97	HABYARIMANA INNOCENT	1196980051719092	Crop		40/50/60/31971	Gicumbi	Kageyo	Kabuga	Gatobotobo	382,200
98	MVUMBUYE CANISIUS		Crop		42055	Gicumbi	Kageyo	Kabuga	Gatobotobo	9,240
99	MIHIGO		Crop		42039	Gicumbi	Kageyo	Kabuga	Gatobotobo	1,229
100	NYIRABUKEYE BERANCILLE		Crop		40/50/60/42018	Gicumbi	Kageyo	Kabuga	Gatobotobo	112,350
101	HAVUGIMANA DANIEL	1195580035558081	Crop		40/50/60/31971	Gicumbi	Kageyo	Kabuga	Gatobotobo	25,200
102	HAVUGIMANA JEAN DAMASCENE	1197280067318011	Crop			Gicumbi	Kageyo	Kabuga	Gatobotobo	147,000
103	HABYARIMANA INNOCENT	1196980051719092	Crop			Gicumbi	Kageyo	Kabuga	Gatobotobo	585,428
104	RWAMWABO THACIEN		Crop			Gicumbi	Kageyo	Kabuga	Gatobotobo	252,000
105	MUSAFIRI IIDEPHONSE	1197280067320003	Crop		40/50/60/31989	Gicumbi	Kageyo	Kabuga	Gatobotobo	50,400
106	ANTOINE UWUKURI		Crop		40/50/60/31946	Gicumbi	Kageyo	Kabuga	Gatobotobo	1,563,975
107	AKARERE KA Gicumbi		Crops			Gicumbi	Byumba	Gacurabwenge	Gacurabwenge	588,000
108	IBIRO By'akagali ka kageyo		Crops			Gicumbi	Kageyo	Nyamiyaga	Gatare	95,042
109	RSSB		Crops			Gicumbi	Byumba	Gacurabwenge	Gashirwe	655,284
110	AEBBR	1 196370036508043	Crops			Gicumbi	Kageyo	Gihembe	Gitaba	12,600
111	BUTERA Sylvie	1 197080062818102	Crops	1635	4/05/06/01/3925	Gicumbi	Kageyo	Gihembe	Nyabadugu	179,855
112	ALPHONSE		Crops			Gicumbi	Kageyo	Muhondo	Kamanyundo	215,775
113	NDABASANGA Nathaniel	1 198980132560063	Crops		4/05/06/04/150	Gicumbi	Kageyo	Muhondo	Kamanyundo	212,773

114	NIYONIZEYE Patrick		Crops			Gicumbi	Kageyo	Muhondo	Kamanyundo	81,900
115	NJEKUMURATA Innocent	1 195800330441064	Crops		4/05/06/04/97	Gicumbi	Kageyo	Muhondo	Kamanyundo	33,915
116	MPARIBATENDE Jean D'amour	1 199080133713093	Crops	5991		Gicumbi	Kageyo	Muhondo	Kamanyundo	44,100
117	MURENGEZI MUREKEZI Benoit	1 194880020504127	Crops	739	4/05/06/05/1040	Gicumbi	Kageyo	Nyamiyaga	Gatare	68,155
118	MUTABAZI Vincent	1 196180039910065	Crops			Gicumbi	Kageyo	Muhondo	Kamanyundo	145,425
119	NDARIHURANIYE Nepomuscene		Crops			Gicumbi	Kageyo			138,600
120	BUCYENYA		Crops			Gicumbi	Kageyo	Nyamiyaga	Gatare	36,750
121	Groupe Scolaire Muhondo		Crops			Gicumbi	Kageyo	Muhondo	Kamanyundo	653,195
122	CHANTAL feza		Crops			Gicumbi	Kageyo	Gihembe	Gitaba	166,454
123	UNKNOWN Person 1		Crops			Gicumbi	Kageyo	Gihembe	Gitaba	9,450
124	NGOBOKA Anicet		Crops			Gicumbi	Kageyo	Gihembe	Gitaba	10,000
125	TWIZEYIMANA Alphonse	1 195800330441064	Crops		4/05/06/04/58	Gicumbi	Kageyo	Muhondo	Kamanyundo	35,700
126	MUTANGANA		Crops			Gicumbi	Byumba	Gacurabwenge	Ruyaga	58,259
127	ZIGAMA Bosco	1 197380090849045	Crops		4/05/06/05/1030	Gicumbi	Kageyo	Nyamiyaga	Gatare	42,000
128	RUBADUKA John		Crops	917	4/05/06/05/2350	Gicumbi	Kageyo	Nyamiyaga	Mugomero	727,650
129	UMUTONIWASE Majaliwa	1 198080115950064	Crops	1385	4/05/03/01/396	Gicumbi	Byumba	Gacurabwenge	Ruyaga	52,017
130	MBABAZI Penina		Crops			Gicumbi	Kageyo	Nyamiyaga	Gatare	58,800
131	NSHIZIRUNGU Fils	1 199680050897024	Crops	27	4/05/06/05/1207	Gicumbi	Kageyo	Nyamiyaga	Gatare	121,674
132	GATEGEKO	11 99280054039038	Crops	26	4/05/06/05/1203	Gicumbi	Kageyo	Nyamiyaga	Gatare	98,832
133	NDABITONDEYE Evangeline	1 198270163028066	Crops	79	4/05/06/05/1201	Gicumbi	Kageyo	Nyamiyaga	Gatare	15,605
134	MUKAKARORI Julienne		Crops			Gicumbi	Kageyo	Nyamiyaga	Gatare	42,914
135	EGLISE Anglican au Rwanda	1 19658004612303	Crops		4/05/03/01/1102	Gicumbi	Byumba	Gacurabwenge	Gashirwe	118,524
136	GAKWERERE Bakundinkwanao	1 196580046582186	Crops		4/05/06/05/1041	Gicumbi	Kageyo	Nyamiyaga	Gatare	122,198
137	KARANGO Anastase	1 197480070907021	Crops	864	4/05/06/05/1212	Gicumbi	Kageyo	Gihembe	Gitaba	53,201
138	MBONYE Paul	1 196880057190024	Crops			Gicumbi	Kageyo	Nyamiyaga	Gatare	23,078

139	MUGABO Emmanuel	1 197680071541075	Crops		4/05/06/05/994	Gicumbi	Kageyo	Nyamiyaga	Gatare	41,110
140	MUKAMUNANA Domina	1 195870044506059	Crops		4/05/06/05/1047	Gicumbi	Kageyo	Nyamiyaga	Gatare	19,950
141	MUKAKARANGWA Rose	1 196570047703057	Crops		4/05/06/05/991	Gicumbi	Kageyo	Nyamiyaga	Gatare	71,800
142	MUKASAFARI Alphonse	1 197570070317076	Crops			Gicumbi	Kageyo	Muhondo	Kamanyundo	209,370
143	MUPENZI Joseph	1 196080051776004	Crops		4/05/06/05/1043	Gicumbi	Kageyo	Nyamiyaga	Gatare	21,802
144	MUTURWAJAMBO Eric	11 9698005174 806	Crops	693	4/05/06/05/1212	Gicumbi	Kageyo	Nyamiyaga	Gatare	140,276
145	NDAHAYO Frederic	1 19938002525 2095	Crops		4/05/06/05/1202	Gicumbi	Kageyo	Nyamiyaga	Gatare	144,774
146	NDAYIZEYE Anastase	1 197280067367150	Crops		4/05/06/05/1042	Gicumbi	Kageyo	Nyamiyaga	Gatare	42,317
147	Neza Olivier	1 199580089051298	Crops			Gicumbi	Kageyo	Gihembe	Gitaba	158,886
148	NGENDAHOYO Jerome	1 197380065734010	Crops		4/05/06/05/1002	Gicumbi	Kageyo	Nyamiyaga	Gatare	2,601
149	NGOMAYABAHUTU Gaspard	1 196770048066003	Crops	3780		Gicumbi	Kageyo	Muhondo	Kamanyundo	56,175
150	NYANGWAHANO Lucien	1 197080088508169	Crops		4/05/06/05/1044	Gicumbi	Kageyo	Nyamiyaga	Gatare	82,219
151	NYIRIMPUHWE Jean D'amour	1 198680136563012	Crops		4/05/06/05/2373	Gicumbi	Kageyo	Nyamiyaga	Gatare	89,406
152	NZANYWANAYO Jean Marie Vianney	1 196980051707030	Crops			Gicumbi	Kageyo	Muhondo	Kamanyotsa	10,642
153	NZIMURINDA Jean Claude	1 196880057116042	Crops			Gicumbi	Kageyo	Gihembe	Nyabadugu	12,600
154	REKERAHO Eric Gaston	1 19797009215600	Crops			Gicumbi	Kageyo	Nyamiyaga	Gatare	102,337
155	TWAHIRWA Jean Bosco	1 19678004779143	Crops			Gicumbi	Kageyo	Gihembe	Gitaba	48,300
156	UGORWANUBUSA Drocelle	1 195770037817171	Crops		4/05/06/05/1049	Gicumbi	Kageyo	Nyamiyaga	Gatare	27,300
157	UnkNOWN Person 2		Crops			Gicumbi	Byumba	Gacurabwenge	Ruyaga	20,555
158	UWAMWEZI RUYENZI Clotilde	1 195370029892149	Crops			Gicumbi	Kageyo	Nyamiyaga	Gatare	44,398
159	BAYAHUNDE Ferasie	1 19470016552067	Crops	166	4/05/06/04/152	Gicumbi	Kageyo	Muhondo	Kamanyundo	12,600
160	KIRIMALI Jean Claude	1 196680047899049	Crops		4/05/06/01/348	Gicumbi	Kageyo	Gihembe	Gitaba	79,949
161	HABUMUGISHA Jean de Dieu	1 198780094072024	Crops	839	4/05/06/05/1045	Gicumbi	Kageyo	Nyamiyaga	Gatare	91,186
162	KAMANA Jaqueline	1 198270140163106	Crops	638	4/05/06/05/999	Gicumbi	Kageyo	Nyamiyaga	Gatare	15,593
163	KANYAMASHOKORO Hodari	1 196580064343145	Crops	600	4/05/06/05/1204	Gicumbi	Kageyo	Nyamiyaga	Gatare	51,387

164	MAKUZA Anastase	1 197080063276026	Crops	855	4/05/06/01/394	Gicumbi	Kageyo	Gihembe	Gitaba	15,750
165	MUGABONAKE Jean Vianney	1 197780076489079	Crops	4562	4/05/06/04/143	Gicumbi	Kageyo	Muhondo	Kamanyundo	64,470
166	MUKAMANA Josephine	1 197470071515075	Crops		4/05/06/01/203	Gicumbi	Kageyo	Gihembe	Gitaba	55,447
167	NIYONIZERA Augustin		Crops	2586		Gicumbi	Kageyo	Gihembe	Gitaba	17,241
168	RWANYAGATORE Leonard		Crops			Gicumbi	Kageyo	Nyamiyaga	Gatare	14,700
169	NZITANGA Alphonse		Crops			Gicumbi	Kageyo	Nyamiyaga	Gatare	141,544
170	HAVUGIMANA Enoch		Crops			Gicumbi	Kageyo	Nyamiyaga	Gatare	70,513
171	MUKAKANIMBA Aphonsine		Crops			Gicumbi	Kageyo	Nyamiyaga	Gatare	88,526
172	TUMURERE Christian		Crops			Gicumbi	Kageyo	Nyamiyaga	Gatare	147,893
173	NTAMAKUKIRO Jean Bosco		Crops			Gicumbi	Kageyo	Nyamiyaga	Mugomero	479,325
174	MUDAHUNGA Jean Bosco		Crops			Gicumbi	Kageyo	Nyamiyaga	Gatare	175,645
175	ZIIRIMWABAGABO Progene		Crops			Gicumbi	Kageyo	Nyamiyaga	Gatare	109,429
176	MUKANDORI Hilarie	1 1942270017739093	Crops		1/02/02/01/1548	Gicumbi	Kageyo	Nyamiyaga	Gatare	77,217
177	MBURAHOSE Callixte	1 198380123613002	Crops	1026		Gicumbi	Kageyo	Muhondo	Kamanyundo	9,870
178	NYIRAMBONERA Laurence	1 1968700571850771 968	Crops	1271	4/05/06/05/1015	Gicumbi	Kageyo	Nyamiyaga	Gatare	10,500
179	GATUTSI NKURIRA Dieudonne	1 196580046579021	Crops		4/05/06/05/1213	Gicumbi	Kageyo	Nyamiyaga	Gatare	156,582
180	HAHIRUMUKIZA Vianney	1 197480072068101	Crops		4/05/06/05/1216	Gicumbi	Kageyo	Nyamiyaga	Gatare	114,548
181	HAHIRUMUKIZA Vianney	11 96280055352070	Crops		4/05/06/04/276	Gicumbi	Kageyo	Muhondo	Kamanyundo	33,075
182	MPIRIKANYI Anastase	1 1965800465610137	Crops	531	4/05/06/04/102	Gicumbi	Kageyo	Muhondo	Kamanyundo	181,965
183	KABAGWIRA Bernadette	1 1959770037877701 3	Crops		4/05/06/04/48	Gicumbi	Kageyo	Muhondo	Kamanyundo	65,153
184	MUVUGABIGWI Eric	1 19880137957095	Crops		4/05/06/04/344	Gicumbi	Kageyo	Muhondo	Kamanyundo	186,428
185	TWIZEYIMANA Jean Claude	1 197880095169023	Crops	880	4/05/06/04/558	Gicumbi	Kageyo	Muhondo	Kamanyundo	271,467

186	MUKAYUHI Bernadette	1 195370029846071	Crops		4/05/06/04/520	Gicumbi	Kageyo	Muhondo	Kamanyundo	49,140
187	NSHIMIYIMANA Patrick	1 198280194904000	Crops		4/05/06/05/2370	Gicumbi	Kageyo	Nyamiyaga	Gatare	38,588
188	IMANIZABAYO Emmanuel	1 198380046060007	Crops		4/05/06/05/1019	Gicumbi	Kageyo	Nyamiyaga	Gatare	65,783
189	RWEMERA Samuel	1 195980048866033	Crops		4/05/06/05/1027	Gicumbi	Kageyo	Nyamiyaga	Gatare	106,578
190	SEZIBERA MUKAYISANGA Denyse	1 196370049420095	Crops		4/05/06/05/1018	Gicumbi	Kageyo	Nyamiyaga	Gatare	38,850
191	NIYITANGA Anathole	1 196780048077072	Crops		4/05/06/05/1032	Gicumbi	Kageyo	Nyamiyaga	Gatare	229,261
192	MUKARUZEZWA Judith	1 197270084544023	Crops		4/05/06/05/1028	Gicumbi	Kageyo	Nyamiyaga	Gatare	67,622
193	MUKAGASANGWA Merciane		Crops		No Upi	Gicumbi	Kageyo	Muhondo	Kamanyundo	506,258
194	MUKARUGINA Dorothe	1 195970048863048	Crops	2428	4/05/06/04/148	Gicumbi	Kageyo	Muhondo	Kamanyundo	105,000
195	NZARAMBA Jean Marie Vianney	1 196480052583023	Crops		4/05/06/05/1301	Gicumbi	Kageyo	Nyamiyaga	Gatare	83,227
196	MUTIMURA Innocent Victoire		Crops			Gicumbi	Byumba	Gacurabwenge	Ruyaga	76,000
197	UNKNOWN Person 3		Crops			Gicumbi	Byumba	Gacurabwenge	Ruyaga	51,000
198	MUKAMUSONERA BUCYAHANA	1 196870001680092	Crops			Gicumbi	Kageyo	Nyamiyaga	Gatare	32,655
199	MUTABAZI		Crops			Gicumbi	Kageyo	Muhondo	Kamanyundo	40,063
200	NGENDAHAYO Jean Paul	1 198780128628055	Crops			Gicumbi	Kageyo	Nyamiyaga	Mugomero	107,520
201	ADEPR Kageyo	1 197080087696000	Crops	2590	4/05/03/01/219	Gicumbi	Kageyo	Gihembe	Gitaba	138,636
202	AYIMANA Fabien	1 196680047109120	Crops	114	4/05/03/01/325	Gicumbi	Byumba	Gacurabwenge	Gacurabwenge	130,043
203	BAGABO Innocent	1 1969800065204062	Crops	979	4/05/06/05/2366	Gicumbi	Kageyo	Nyamiyaga	Gatare	171,638
204	BIZIMANA Jean Damascene	1 198081 16904062	Crops	17	4/05/06/05/6271	Gicumbi	Kageyo	Nyamiyaga	Mugomero	7,205
205	EGLISE Anglican au Rwanda 1	1 196580046123003	Crops	61421	4/05/06/04/1410	Gicumbi	Kageyo	Nyamiyaga	Gatare	218,644
206	HABUMUGISHA Jean de Dieu	1 196580016846090	Crops	139	4/05/06/01/381	Gicumbi	Kageyo	Gihembe	Gitaba	99,225
207	MASUMBUKO Alex	1 197680104890020	Crops	114	4/05/03/01/426	Gicumbi	Byumba	Gacurabwenge	Ruyaga	17,729
208	MATESO Jean Nepo	1 197180051602042	Crops	202	4/05/06/05/1843	Gicumbi	Kageyo	Nyamiyaga	Mugomero	732,375
209	MBERABAGABO Jean deDieu	1 193370006717061	Crops	94	4/05/06/05/2352	Gicumbi	Kageyo	Nyamiyaga	Mugomero	135,975

210	MUGABIRE Jean Marie Vianney	1 198280141341032	Crops	825	4/05/06/02/1754	Gicumbi	Kageyo	Horezo	Musetsa	165,375
211	MUGENZI Emmanuel	1 1989801181949091	Crops	801	4/05/06/05/1405	Gicumbi	Kageyo	Nyamiyaga	Gatare	44,263
212	MUGIRANEZA Theoneste	1 19848013692066	Crops	53	4/05/06/04/60	Gicumbi	Kageyo	Muhondo	Kamanyundo	78,750
213	MUKAGASUGI Agnes	1 197070063271097	Crops	294	4/05/06/01/209	Gicumbi	Kageyo	Gihembe	Gitaba	75,263
214	MUKAMUHIZI Sousane	1 193370006717061	Crops	94	4/05/06/05/2352	Gicumbi	Kageyo	Nyamiyaga	Mugomero	58,275
215	MUKANGWIJE Rosalie	1 194870020483075	Crops	917	4/05/03/01/392	Gicumbi	Byumba	Gacurabwenge	Ruyaga	36,412
216	MUKARUSANGWA Zamuzam	1 195470032677000	Crops	32	4/05/06/05/1401	Gicumbi	Kageyo	Nyamiyaga	Gatare	19,018
217	MUKANYINDI Alex	1 194980020409082	Crops	52	4/05/06/05/1209	Gicumbi	Kageyo	Nyamiyaga	Gatare	131,964
218	MUNYAZIKWIYE Evariste	1 197980092974013	Crops	231	4/05/06/04/51	Gicumbi	Kageyo	Muhondo	Kamanyundo	107,100
219	NDAMAGE Emmanuel	1 195980048767001	Crops			Gicumbi	Kageyo	Gihembe	Gitaba	126,324
220	NDIKUBWIMANA Jonas	1 19820141222054	Crops	1662	4/05/06/01/387	Gicumbi	Kageyo	Gihembe	Gitaba	185,850
221	NGENDAHAYO Alon	1 1996980051667069	Crops	28	4/05/06/01/395	Gicumbi	Kageyo	Gihembe	Gitaba	32,550
222	NIWEMUTONI Saveline	1 195970003097120	Crops	294	4/05/06/01/330	Gicumbi	Kageyo	Gihembe	Gitaba	175,557
223	NIWEMUTONI Saveline	11 95970003097120	Crops	490	4/05/06/01/330	Gicumbi	Kageyo	Gihembe	Gitaba	576,834
224	NIYITEGEKA Justin	1 197980090647063	Crops	37	4/05/06/05/1840	Gicumbi	Kageyo	Nyamiyaga	Mugomero	93,975
225	NKUNDIMANA BUGERERE Meshack	1 196580046581199	Crops	44	4/05/06/1211	Gicumbi	Kageyo	Nyamiyaga	Gatare	51,256
226	NSHIMIYIMANA Elyia	1 199280220214056	Crops	679	4/05/06/04/104	Gicumbi	Kageyo	Muhondo	Kamanyundo	365,295
227	NYINAWINGERI Dorothe	1 195770037814024	Crops	50	4/05/06/01/205	Gicumbi	Kageyo	Gihembe	Gitaba	29,045
228	NZABONIMANA Sylvestre	11 980801169667000	Crops	34	4/05/06/04/51	Gicumbi	Kageyo	Muhondo	Kamanyundo	17,325
229	NIZEYIMANA Christian		Crops	123	4/05/06/05/5816	Gicumbi	Kageyo	Nyamiyaga	Mugomero	3,465
230	SHYIRAMBERE Jean Bosco	1 196680047150091	Crops	684	4/05/03/01/493	Gicumbi	Byumba	Gacurabwenge	Ruyaga	51,558
231	UNKNOWN Person 4		Crops			Gicumbi	Kageyo	Nyamiyaga	Gatare	636,851
232	UNKNOWN Person 5		Crops			Gicumbi	Kageyo	Nyamiyaga	Gatare	4,883
233	UNKNOWN Person 6		Crops			Gicumbi	Kageyo	Nyamiyaga	Gatare	18,086
234	BAGABO Innocent	1 196980006524062	Crops	979	4/05/06/05/2366	Gicumbi	Kageyo	Nyamiyaga	Gatare	171,638

235	BAKURA ALPHONSE		Crops	571	4/05/06/05/1302	Gicumbi	Kageyo	Muhondo	Kamanyundo	48,495
236	BAYINGANA JEAN MARIE VIANNEY	1197880034539070	Crops	610	4/05/06/05/1011	Gicumbi	Kageyo	Nyamiyaga	Gatare	57,973
237	BAZAMBANZA JEAN CLAUDE	1197280067368050	Crops	1370	4/05/06/05/1400	Gicumbi	Kageyo	Nyamiyaga	Gatare	321,384
238	BIZIMANA ALOYS		Crops	946	4/05/03/01/496	Gicumbi	Byumba	Gacurabwenge	Ruyaga	72,824
239	EAR-KAGEYO		Crops	652	4/05/06/05/1003	Gicumbi	Kageyo	Nyamiyaga	Gatare	58,519
240	GACURABWENGE GS		Crops	190	4/05/03/01/414	Gicumbi	Byumba	Gacurabwenge	Ruyaga	39,013
241	GIHEMBE CELL		Crops	1409	4/05/06/01/226	Gicumbi	Kageyo	Gihembe	Gitaba	31,210
242	HAGENIMANA DISMAS	1198980031430020	Crops	594	4/05/06/05/1001	Gicumbi	Kageyo	Nyamiyaga	Gatare	95,124
243	HAKIZIMANA DIOGENE	1197080062794160	Crops	647	4/05/03/01/425	Gicumbi	Byumba	Gacurabwenge	Ruyaga	68,914
244	HAKIZIMANA FDEL	1197180051511050	Crops	3354	4/05/03.01/924	Gicumbi	Kageyo	Gihembe	Nyirabadugu	31,500
245	HAKIZIMANA FDEL	1197180051511050	Crops	910	4/05/03.01/924	Gicumbi	Kageyo	Gihembe	Nyirabadugu	28,770
246	ICYIZANYE MONIQUE	1195970048410090	Crops	1063	4/05/03/01/562	Gicumbi	Byumba	Gacurabwenge	Ruyaga	104,034
247	KAGEYO TVET SCHOOL		Crops	302	4/05/06/05/1410	Gicumbi	Kageyo	Nyamiyaga	Gatare	716,051
248	NYIRASAFARI OLIVE		Crops	694	4/05/06/05/1009	Gicumbi	Kageyo	Nyamiyaga	Gatare	54,618
249	IRAGUHA MUHOZA JEAN MARIE VIANNEY	1197880097096010	Crops	1583	4/05/06/01/207	Gicumbi	Kageyo	Gihembe	Gitaba	631,961
250	MUKIZA OSCAR	1196180039902050	Crops	706	4/05/06/05/1007	Gicumbi	Kageyo	Nyamiyaga	Gatare	309,501
251	MURWANASHYAKA MASSITER GREGOIRE		Crops	907	4/05/06/05/2350	Gicumbi	Kageyo	Nyamiyaga	Mugomero	29,925
252	MUYAGA VICTOR	1197080040721040	Crops	803	4/05/06/05/1003	Gicumbi	Kageyo	Nyamiyaga	Gatare	39,013
253	NGARAMBE DENIS	1198880198721060	Crops	699	4/05/06/05/5773	Gicumbi	Kageyo	Nyamiyaga	Mugomero	15,750
254	MVUYEKURE ALEXANDRE	1196880056301000	Crops	3483	4/05/06/01/4839	Gicumbi	Kageyo	Gihembe	Gitaba	70,560
255	NDBC (UPI 200)		Crops	34511	4/05/06/01/200	Gicumbi	Kageyo	Gihembe	Gitaba	88,429
256	NDBC (UPI 220)		Crops	52757	4/05/06/01/220	Gicumbi	Kageyo	Gihembe	Gitaba	483,758
257	NIYIGABA THEOGENE	1198380124606060	Crops	2263	4/05/06/04/557	Gicumbi	Kageyo	Muhondo	Kamanyundo	416,010
258	NSABIMANA EVARIST	1197680072376080	Crops	2187	4/05/06/05/1842	Gicumbi	Kageyo	Nyamiyaga	Mugomero	414,225
259	NZABONIMANA ANASTASE	1197180051471090	Crops	3083	4/05/03/01/409	Gicumbi	Byumba	Gacurabwenge	Ruyaga	270,375
260	RYANYIRINKA LAURENCE	11968700571075	Crops	2113	4/05/06/04/55	Gicumbi	Kageyo	Muhondo	Kamanyundo	24,045

261	SINAFI	1196080051712020	Crops	14882	4/05/06/04/341	Gicumbi	Kageyo	Muhondo	Kamanyundo	116,235
262	SOS (965)		Crops & House	56861	4/05/06/05965	Gicumbi	Kageyo	Nyamiyaga	Gatare	6,768,377
263	SOS (200)		Crops	581	4/05/06/05/200	Gicumbi	Kageyo	Nyamiyaga	Gatare	3,204,521
264	TWAGIRAYEZU GASTON	1195880044417030	Crops	1899	4/05/06/01/204	Gicumbi	Kageyo	Gihembe	Gitaba	202,866
265	TWAYIRWA DONAT	1197980093008030	Crops	1484	4/05/06/04/99	Gicumbi	Kageyo	Muhondo	Kamanyundo	131,355
266	UWIMANA JUSTIN	1197380090495080	Crops	1069	4/05/06/01/208	Gicumbi	Kageyo	Gihembe	Gitaba	350,942
267	YABANGA WEREN	1198780190395060	Crops	115	4/05/06/04/2452	Gicumbi	Kageyo	Muhondo	Kamanyundo	1,260
268	MUTUYEYEZU JEAN BOSCO		Crops		405160468	Gicumbi	Rukomo	Kinyami	Rukomo	26,775
269	GOVERNMENT		Crops	1538	405160468	Gicumbi	Rukomo	Kinyami	Kivugiza	736,050
270	ECOLE PRIMAIRE MESHERO	1198080119246030	Crops	189	40516044669	Gicumbi	Rukomo	Kinyami	Rukomo	66,203
271	GASASIRA JEAN DAMASCENE	1195280036487160	Crops	215	40516044764	Gicumbi	Rukomo	Kinyami	Rukomo	188,160
272	MIZINDUKO CYPRIEN	1195480033973000	Crops	10	40516044770	Gicumbi	Rukomo	Kinyami	Rukomo	13,860
273	RUTABOBA VIATEUR		Fence	8	40516044684	Gicumbi	Rukomo	Kinyami	Rukomo	984,749
274	SIMPARINGOMA EVARISTE		Crops	49	40516044768	Gicumbi	Rukomo	Kinyami	Rukomo	47,250
275	KANAKUZE SPECIOSE	1195770038762091	Crops		4/05/16/04/273	Gicumbi	Rukomo	Kinyami	Kivugiza	119,700
276	KAGABO JEAN DAMASCENE	1198380127356008	Crops		4/05/16/04/134	Gicumbi	Rukomo	Kinyami	Kivugiza	69,300
277	RUTAHMUTSE JEAN	1196280056702080	Crops		4/05/16/04/287	Gicumbi	Rukomo	Kinyami	Kivugiza	17,325
278	RUTAHMUTSE JEAN	1196280056702080	Crops		4/05/16/04/336	Gicumbi	Rukomo	Kinyami	Kivugiza	66,150
279	RUTAHMUTSE JEAN	1196280056702080	Crops		4/05/16/04/3712	Gicumbi	Rukomo	Kinyami	Kivugiza	17,325
280	BOSENUKO		Crops		4/05/16/04/210	Gicumbi	Rukomo	Kinyami	Kivugiza	116,025
281	NZIRORERA JOSEPH	1196380050429050	Crops		40516045313	Gicumbi	Rukomo	Kinyami	Kivugiza	308,700
282	RWASIBO FELECIEEN	1198180112946020	Crops	40	4051604206	Gicumbi	Rukomo	Kinyami	Kivugiza	42,000
283	KANAKUZE SPECIOSE	1195770038762090	Crops	48	4051604209	Gicumbi	Rukomo	Kinyami	Kivugiza	77,700
284	UMURYANGO WA NYIRANZITAKUZE		Crops	195	4051604271	Gicumbi	Rukomo	Kinyami	Kivugiza	79,800
285	TWIZEYIMANA AUGUSTIN	1198580135243070	Crops	79	4051604272	Gicumbi	Rukomo	Kinyami	Kivugiza	34,650

286	NGIRABAKUNZI FELECEN	1196480052576090	Crops	255	4051604275	Gicumbi	Rukomo	Kinyami	Kivugiza	498,750
287	MUKAMURERA ESPERANCE	1197470073390040	Crops	17	4051604276	Gicumbi	Rukomo	Kinyami	Kivugiza	44,415
288	BIZIMUNGU JEAN BOSCO	1197080065026080	Crops	68	4051604288	Gicumbi	Rukomo	Kinyami	Kivugiza	252,525
289	HABYARIMANA THEOPHILE	1197780078387090	Crops	40	4051604289	Gicumbi	Rukomo	Kinyami	Kivugiza	108,675
290	UZAZIGIRA MARIANNE	1193970010633020	Crops	81	4051604302	Gicumbi	Rukomo	Kinyami	Kivugiza	68,250
291	SEBITITI CLEOPHACE	1194280018218060	Crops	51	4051604304	Gicumbi	Rukomo	Kinyami	Kivugiza	170,100
292	TWAGIRAMUNGU KAGINA	1196080053135010	Crops	15	4051604303	Gicumbi	Rukomo	Kinyami	Kivugiza	35,175
293	BAPFAKURERA ALPHONSE	1197280069045020	Crops	59	4051604305	Gicumbi	Rukomo	Kinyami	Kivugiza	136,500
294	BASHORIMANZA DIOGENE	1198380127358080	Crops		4051604307	Gicumbi	Rukomo	Kinyami	Kivugiza	161,175
295	RUTAHEMUTSE KAZIZI		Crops	18	4051604336	Gicumbi	Rukomo	Kinyami	Kivugiza	68,250
296	NSIGAYEHE		Crops		4051604337	Gicumbi	Rukomo	Kinyami	Kivugiza	80,850
297	MAHINGURA JOSEPH	1198580135376080	Crops	9	4051604339	Gicumbi	Rukomo	Kinyami	Kivugiza	177,975
298	NAMBAJIMANA DAMIEN	1198280144255040	Crops	6	4051604340	Gicumbi	Rukomo	Kinyami	Kivugiza	41,475
299	SUCCESSION MUKANDAYAMBAJE	1200370015432070	Crops	32	4051604342	Gicumbi	Rukomo	Kinyami	Kivugiza	154,350
300	MUTEZIMANA	1195570036421015	Crops		4/05/16/02/505	Gicumbi	Rukomo	Cyuru	Kabuga	149,625
301	MUGABARIGIRA PHILPPE	1197780078306191	Crops		4/05/16/02/507	Gicumbi	Rukomo	Cyuru	Kabuga	97,650
302	NTIBAZUMUNSI	1198980135801059	Crops		4/05/16/02/501	Gicumbi	Rukomo	Cyuru	Kabuga	45,675
303	SIBOMANA GREGOIRE	1194280018201072	Crops		4/05/16/02/761	Gicumbi	Rukomo	Cyuru	Kabuga	323,820
304	NZIRORERA JOSEPH	1196380050429050	Crops	91	4051602500	Gicumbi	Rukomo	Cyuru	Kabuga	254,100
305	NIZEYIMANA JEAN DE DIEU	1196380050435090	Crops	123	4051602502	Gicumbi	Rukomo	Cyuru	Kabuga	54,600
306	HABINTAKEKWA EVARISTE		Crops	81	4051602509	Gicumbi	Rukomo	Cyuru	Kabuga	17,325
307	MPOZEMBIZI INNOCENT	1198180112792030	Crops	154	4051602510	Gicumbi	Rukomo	Cyuru	Kabuga	31,500
308	MUKANTAGANDA MARITHE	1198170112802040	Crops	56	4051602557	Gicumbi	Rukomo	Cyuru	Kabuga	21,000

309	MUKAHAKIZIMANA ESPERANCE		Crops	191	40516022931	Gicumbi	Rukomo	Cyuru	Kabuga	143,325
310	KALINDA CLAUDE	1196780049108020	Crops	31	4051602702	Gicumbi	Rukomo	Cyuru	Kabuga	101,325
311	INGABIRE JOSE		Crops	26	4051602809	Gicumbi	Rukomo	Cyuru	Kabuga	54,075
312	GOVERNMENT		Crops	843	4051602885	Gicumbi	Rukomo	Cyuru	Kabuga	1,187,025
313	HITUMUKIZA CELESTIN	1197680073998060	Crops	185	40516021502	Gicumbi	Rukomo	Cyuru	Kabuga	112,875
314	NSABIMANA EUGENE	1197580072036072	Crops		4/05/16/02/1727	Gicumbi	Rukomo	Cyuru	Karengo	76,650
315	NYIRAMINANI MARIE LAURENCE	1197870096967057	Crops		4/05/16/02/1720	Gicumbi	Rukomo	Cyuru	Karengo	135,240
316	BICAMUMPAKA INNOCENT	1197780076784011	Crops		4/05/16/02/1714	Gicumbi	Rukomo	Cyuru	Karengo	124,425
317	MUSABIMANA THEOPHILE	1198580135023017	Crops		4/05/16/02/1711	Gicumbi	Rukomo	Cyuru	Karengo	185,850
318	BAHATI		Crops		4/05/16/02/1716	Gicumbi	Rukomo	Cyuru	Karengo	423,675
319	MUJYANAMA JEAN DE DIEU	1198280194629044	Crops-Fence		4/05/16/02/3571	Gicumbi	Rukomo	Cyuru	Karengo	132,552
320	BAZIRUSHAKA JEAN BOSCO	1196780049110014	Crops-Fence		4/05/16/02/1587	Gicumbi	Rukomo	Cyuru	Karengo	729,615
321	DUSHIMIYIMANA MARIE GORETTE	1198270144118075	Crops		4/05/16/02/1512	Gicumbi	Rukomo	Cyuru	Karengo	41,685
322	MUNYENGABIRE VICENT	1198380127182046	Crops		4/05/16/02/1511	Gicumbi	Rukomo	Cyuru	Karengo	37,275
323	NIYONSABA INNOCENT	1199180166696007	Crops		4/05/16/02/1500	Gicumbi	Rukomo	Cyuru	Karengo	112,350
324	NYIRAMINANI LAURENCE		Crops		4/05/16/02/1717	Gicumbi	Rukomo	Cyuru	Karengo	16,800
325			Crops		4/05/16/02/1739	Gicumbi	Rukomo	Cyuru	Karengo	36,960
326			Crops		4/05/16/02/3567	Gicumbi	Rukomo	Cyuru	Karengo	28,960
327	BAYAVUGIRUBUSA VIATEUR	1196980007114000	Crops	27	40516021510	Gicumbi	Rukomo	Cyuru	Karengo	108,675
328	SEMAPFA		Crops	42	40516021513	Gicumbi	Rukomo	Cyuru	Karengo	9,419
329	KOACYU		Retaining Wall	6	40516021514	Gicumbi	Rukomo	Cyuru	Karengo	177,140
330	GAKWANDI JEAN	1195380030619060	Crops	36	40516021585	Gicumbi	Rukomo	Cyuru	Karengo	32,970
331	KARANGIZI ALPHONSE	1196980052873070	Crops	20	40516021586	Gicumbi	Rukomo	Cyuru	Karengo	41,160
332	IBUMBUZA FIDELINE	1198070119120050	Crops	60	40516021591	Gicumbi	Rukomo	Cyuru	Karengo	7,875

333	NYIRAZAMANI EMERTHE	1194970020863050	Crops	146	40516021596	Gicumbi	Rukomo	Cyuru	Karengo	35,527
334	NSHIMIYIMANA JOSEPH	1197680104976050	Crops	78	40516021599	Gicumbi	Rukomo	Cyuru	Karengo	10,658
335	TWAGIRIMANA EPHREM		Crops	80	40516021600	Gicumbi	Rukomo	Cyuru	Karengo	21,000
336	NYIRABASHUMBA SPECIOSE	1194670017731070	Crops	39	40516021601	Gicumbi	Rukomo	Cyuru	Karengo	15,935
337	NGABONZIZA EMMANUEL	1198280144123020	Crops	41	40516021602	Gicumbi	Rukomo	Cyuru	Karengo	15,047
338	RUGUMIRABARINDA EVARISTE	1196180040825080	Crops	137	40516021606	Gicumbi	Rukomo	Cyuru	Karengo	120,750
339	A.P.A.P.E.GI		Crops	140	40516021715	Gicumbi	Rukomo	Cyuru	Karengo	265,125
340	GAKWAYA SYVERE	1196780049174090	Crops	118	40516021719	Gicumbi	Rukomo	Cyuru	Karengo	94,080
341	HINJORI JEAN DAMASCENE	1196980052932020	Crops	47	40516021724	Gicumbi	Rukomo	Cyuru	Karengo	55,913
342	KARANGWA DONATH	1196880058579160	Crops	135	40516021728	Gicumbi	Rukomo	Cyuru	Karengo	46,410
343			Crops	77	40516021736	Gicumbi	Rukomo	Cyuru	Karengo	17,391
344			Crops	47	40516021738	Gicumbi	Rukomo	Cyuru	Karengo	26,250
345			Crops	21	40516023568	Gicumbi	Rukomo	Cyuru	Karengo	26,775
346	URAYENEZA DOMINA	1195870045556080	Crops		40516023572	Gicumbi	Rukomo	Cyuru	Karengo	38,336
347	ITANGISHAKA THEONESTE	1198480139952060	Crops		4/05/16/02/3573	Gicumbi	Rukomo	Cyuru	Nyamutezi	81,900
348	MUGANURA JEAN DE DIEU	1198480139946020	Crops		4/05/16/02/3734	Gicumbi	Rukomo	Cyuru	Nyamutezi	57,750
349	HABANABAKIZE THOMAS		Crops		4/05/16/02/3732	Gicumbi	Rukomo	Cyuru	Nyamutezi	17,916
350	NDACYAYISENGA OLIVE		Crops		4/05/16/02/3593	Gicumbi	Rukomo	Cyuru	Nyamutezi	23,856
351	MBONANKIRA	1194780016963092	Crops		4/05/16/02/3592	Gicumbi	Rukomo	Cyuru	Nyamutezi	269,010
352	NDABABONYE JEAN DAMASCENE	1198780132433081	Crops		4/05/16/02/3700	Gicumbi	Rukomo	Cyuru	Nyamutezi	66,780
353	NIYIBIZI JEAN MODESTE	1197480073321011	Crops		4/05/16/02/3606	Gicumbi	Rukomo	Cyuru	Nyamutezi	69,615
354	BIZIMANA DONAT	1197280068610072	Crops		4/05/16/02/3736	Gicumbi	Rukomo	Cyuru	Nyamutezi	50,400
355			Crops		4/05/16/02/3604	Gicumbi	Rukomo	Cyuru	Nyamutezi	30,030
356	BAVAKURE ELIAS		Crops		4/05/16/02/3725	Gicumbi	Rukomo	Cyuru	Nyamutezi	23,363

357	NSONEYE GORDANCE		Crops		4/05/16/02/3712	Gicumbi	Rukomo	Cyuru	Nyamutezi	37,800
358	KARANGWA DIOGENE		Crops		4/05/16/02/3715	Gicumbi	Rukomo	Cyuru	Nyamutezi	66,482
359	NYIRANGWABIJE DANSIRA	1197770078336075	Crops		4/05/16/02/3707	Gicumbi	Rukomo	Cyuru	Nyamutezi	14,280
360	NGIRUMUTIMA VICENT		Crops		4/05/16/02/3708	Gicumbi	Rukomo	Cyuru	Nyamutezi	15,803
361	MUSINDIKAZI		Crops		4/05/16/02/3699	Gicumbi	Rukomo	Cyuru	Nyamutezi	5,250
362	NYINAWIMANA G.S SAINT FRANCOIS XAVIER		Crops	801	4/05/16/02/3747	Gicumbi	Rukomo	Cyuru	Nyamutezi	1,185,765
363	NYINAWIMANA G.S SAINT FRANCOIS XAVIER		Crops	2,147	4/05/16/02/3755	Gicumbi	Rukomo	Cyuru	Nyamutezi	3,428,035
364	MUKANDAYISENGA ANGE	1199270180921060	Crops	50	40516023593	Gicumbi	Rukomo	Cyuru	Nyamutezi	66,150
365	KABARIRA PIERRE	1198280144167020	Crops	41	40516023598	Gicumbi	Rukomo	Cyuru	Nyamutezi	47,775
366	A.P.A.P.E.GI			157	40516023603	Gicumbi	Rukomo	Cyuru	Nyamutezi	39,375
367			Crops	30	40516023605	Gicumbi	Rukomo	Cyuru	Nyamutezi	30,366
368			Crops	64	40516023703	Gicumbi	Rukomo	Cyuru	Nyamutezi	15,624
369			Crops	66	40516023704	Gicumbi	Rukomo	Cyuru	Nyamutezi	20,160
370	NDAGIJIMANA		Crops	63	40516023711	Gicumbi	Rukomo	Cyuru	Nyamutezi	4,725
371	UBARIJURU ANACLET		Crops	36	40516023716	Gicumbi	Rukomo	Cyuru	Nyamutezi	85,050
372			Crops	76	40516023724	Gicumbi	Rukomo	Cyuru	Nyamutezi	20,475
373	KAGUBARE JEAN DAMASCENE	1196180040832000	Crops	100	40516023733	Gicumbi	Rukomo	Cyuru	Nyamutezi	45,150
374	UWIMBABAZI ANNE MARIE	1198170112842090	Crops	83	40516023739	Gicumbi	Rukomo	Cyuru	Nyamutezi	58,055
375	A.P.A.P.E.GI		Crops	522	40516023981	Gicumbi	Rukomo	Cyuru	Nyamutezi	194,933
376	NYANDWI MATHIAS		Crops	78	40516025230	Gicumbi	Rukomo	Cyuru	Nyamutezi	30,906
377	SEHENE DIOGENE	1197680074109030	Crops	55	40516043000	Gicumbi	Rukomo	Kinyami	Meshero	34,860
378	NSHIMIYIMANA INNOCENT	1198280144264050	Crops	34	40516043001	Gicumbi	Rukomo	Kinyami	Meshero	28,896
379	SEHENE DIOGENE	1197680074109030	Crops	114	40516043002	Gicumbi	Rukomo	Kinyami	Meshero	55,860
380	KAGUBARI FELICIEN		Crops	47	40516043005	Gicumbi	Rukomo	Kinyami	Meshero	49,455
381	BARIBUTSA CELESTIN		Crops	64	40516043007	Gicumbi	Rukomo	Kinyami	Meshero	26,460

382	NYIRABYOBO XAVERA	1195670040443010	Crops	49	40516043008	Gicumbi	Rukomo	Kinyami	Meshero	21,420
383	HABAKWIHA DAMASCENE	1197880097059020	Crops	27	40516043009	Gicumbi	Rukomo	Kinyami	Meshero	15,015
384	HABAKWIHA DAMASCENE	1197880097059020	Crops	14	40516043010	Gicumbi	Rukomo	Kinyami	Meshero	33,600
385	HAKUZIMANA FIDELE		Crops	142	40516043011	Gicumbi	Rukomo	Kinyami	Meshero	291,900
386	GASASIRA JEAN DAMASCENE	1195280036487160	Crops+ Land	2212	40516043013	Gicumbi	Rukomo	Kinyami	Meshero	3,575,250
387	RWEMA JONAS	1195680040149060	Crops-Fence		4/05/06/02/253	Gicumbi	Kageyo	Horezo	Musetsa	1,259,535
388	RWEMA JONAS	1195680040149060	Crops		4/05/06/02/252	Gicumbi	Kageyo	Horezo	Musetsa	24,360
389	MUDAKUBANA AUGUSTIN		Crops-Fence		4/05/06/02/276	Gicumbi	Kageyo	Horezo	Musetsa	1,320,948
390	NDAGIYIMFURA GASPARD		Crops-Fence		4/05/06/02/284	Gicumbi	Kageyo	Horezo	Musetsa	1,676,814
391	MUYISENGE OMANI		Crops-Fence		4/05/06/02/271	Gicumbi	Kageyo	Horezo	Musetsa	1,196,792
392	MUKUNZI JUSTIN		Crops-Fence		4/05/06/02/283	Gicumbi	Kageyo	Horezo	Musetsa	831,425
393	MUNYAKAYANGE JEAN MARIE VIANNEY	1197180058986091	Crops-Fence		4/05/06/02/261	Gicumbi	Kageyo	Horezo	Musetsa	2,081,062
394	TWAGIRUMUKIZA JEAN MARIE		Crops		4/05/06/02/268	Gicumbi	Kageyo	Horezo	Musetsa	175,355
395	GATUMITSI ELIAS	1197580070271087	Crops		4/05/06/02/259	Gicumbi	Kageyo	Horezo	Musetsa	118,137
396	HABUMUGISHA EVARISTE	1197680074339075	Crops		4/05/06/02/258	Gicumbi	Kageyo	Horezo	Musetsa	876,900
397	RUHIRWA SIMON BIGIRUMWAMI	1196480064658140	Crops		4/05/06/02/256	Gicumbi	Kageyo	Horezo	Musetsa	59,156
398	MUSONI JEAN DAMASCENE		Crops		4/05/06/02/250	Gicumbi	Kageyo	Horezo	Musetsa	124,047
399	BIZIMUNGU ALOYS	1198980135771086	Crops		4/05/06/02/37	Gicumbi	Kageyo	Horezo	Musetsa	15,488
400	TWAGIRAMUKIZA EMMANUEL		Crops		4/05/06/02/36	Gicumbi	Kageyo	Horezo	Musetsa	23,100
401	SEBAGABO AND CLAUDINE		Crops		4/05/06/02/273	Gicumbi	Kageyo	Horezo	Musetsa	61,419
402	KAGIRANEZA SILVANUS	1196480051338050	Crops		4/05/06/02/291	Gicumbi	Kageyo	Horezo	Musetsa	5,775
403	TWAGIRAMUNGU BONIFACE		Crops		4/05/06/02/286	Gicumbi	Kageyo	Horezo	Musetsa	61,135

404	RUHOGO		Crops		4/05/06/02/293	Gicumbi	Kageyo	Horezo	Musetsa	32,550
405	NIRELE FIDELE		Crops		4/05/06/02/292	Gicumbi	Kageyo	Horezo	Musetsa	23,053
406	KURADUSENGE JOSIANE	1198970112258054	Crops-House		4/05/06/02/4398	Gicumbi	Kageyo	Horezo	Musetsa	1,436,609
407			Crops-Fence		4/05/06/02/294	Gicumbi	Kageyo	Horezo	Musetsa	1,510,135
408	TWAGIRAYEZU GASTON	1195880044417039	Crops		4/05/06/02/289	Gicumbi	Kageyo	Horezo	Musetsa	42,105
409	TABARUKA		Crops-Fence		4/05/06/02/4357	Gicumbi	Kageyo	Horezo	Musetsa	999,574
410	BARIGOMWA INNOCENT		Crops+ Fence	25	4050602254	Gicumbi	Kageyo	Horezo	Musetsa	1,275,722
411	BIZIMANA JEAN BAPTISTE	1197180051522020	Crops	24	4050602257	Gicumbi	Kageyo	Horezo	Musetsa	38,588
412	NSENGIMANA		Crops	38	4050602260	Gicumbi	Kageyo	Horezo	Musetsa	43,155
413	BIZIMANA JEAN DAMASCENE	1198080116004060	Crops+ Fence	37	4050602262	Gicumbi	Kageyo	Horezo	Musetsa	881,255
414	TWAGIRAYEZU JEAN BOSCO	1197780065782050	Fence	36	4050602263	Gicumbi	Kageyo	Horezo	Musetsa	1,221,852
415	SORWATHE		Crops	258	4050602265	Gicumbi	Kageyo	Horezo	Musetsa	138,600
416	KAMIZIKUNZE ANASTASE		Crops+ Fence	67	4050602266	Gicumbi	Kageyo	Horezo	Musetsa	625,058
417	UWERA ESPERANCE		Crops	67	4050602267	Gicumbi	Kageyo	Horezo	Musetsa	63,769
418	KAMANA		Crops	49	4050602269	Gicumbi	Kageyo	Horezo	Musetsa	21,000
419	SINDIHEBA CARITAS		Crops	10	4050602274	Gicumbi	Kageyo	Horezo	Musetsa	39,664
420	BUTARE AUGUSTIN	1195780037849010	Crops+ House	63	4050602277	Gicumbi	Kageyo	Horezo	Musetsa	2,582,811
421	NTABYERA LAZARO		Crops	52	4050602288	Gicumbi	Kageyo	Horezo	Musetsa	23,584
422	UWIMANA JEAN PIERRE	1198280141319060	Crops	30	4050602290	Gicumbi	Kageyo	Horezo	Musetsa	77,700
423	IYAKAREMYE PAPIAS		Crops	71	4050602299	Gicumbi	Kageyo	Horezo	Musetsa	34,650
424	MUSEREMU JEAN CLAUDE	1197680072260340	Crops+ Fence	156	4050602387	Gicumbi	Kageyo	Horezo	Musetsa	2,122,358
425	NAMBAJEMARIYA ANCILLE	1198170110205080	Crops+ Fence	81	4050602388	Gicumbi	Kageyo	Horezo	Musetsa	1,573,153
426	NIZEYIMANA ETIENNE	1198280191220030	Crops+ Fence	56	4050602389	Gicumbi	Kageyo	Horezo	Musetsa	571,264

427	MUTUYEYEUZU JEAN BOSCO		Crops	172	4050602410	Gicumbi	Kageyo	Horezo	Musetsa	76,650
428	ECPR	1196680006868040	Crops	45	4050602411	Gicumbi	Kageyo	Horezo	Musetsa	106,635
429	KIDIHIRA ELIAS	1196280026498050	Crops	76	4050602412	Gicumbi	Kageyo	Horezo	Musetsa	42,893
430	JACQUES		Crops	52	4050602413	Gicumbi	Kageyo	Horezo	Musetsa	16,223
431	HATEGEKIMANA ALPHONSE	1196580046526020	Crops	57	4050602414	Gicumbi	Kageyo	Horezo	Musetsa	7,088
432	MUKASIBOMANA JOSELINE	1199770141757070	Crops	55	4050602415	Gicumbi	Kageyo	Horezo	Musetsa	34,409
433	MUTUYEYEUZU JEAN BOSCO		Crops	83	4050602416	Gicumbi	Kageyo	Horezo	Musetsa	99,262
434	MUTUYEYEUZU JEAN BOSCO		Crops	163	4050602417	Gicumbi	Kageyo	Horezo	Musetsa	64,050
435	MUTUYEYEUZU JEAN BOSCO		Crops	361	4050602695	Gicumbi	Kageyo	Horezo	Musetsa	394,380
436	UWIHAYE FESTUS		Crops+ Fence	63	40506024361	Gicumbi	Kageyo	Horezo	Musetsa	2,577,916
437	KARANGANWA JEAN BOSCO		Crops+ Fence	51	40506024394	Gicumbi	Kageyo	Horezo	Musetsa	1,508,950
438	RWAMURINDA		Crops	159	4050602697	Gicumbi	Kageyo	Horezo	Nyirangoga	75,600
439	RWAMURINDA		Crops	21	4050602698	Gicumbi	Kageyo	Horezo	Nyirangoga	15,750
440	MUTUYEYEUZU JEAN BOSCO		Crops	116	4050602702	Gicumbi	Kageyo	Horezo	Nyirangoga	6,300
S/Total										732,872,817
Contingencies to cater for the PAPs who had no crops on their land but might develop it by the time of implementation									20%	146,574,563
TOTAL COMPENSATION INCLUDING STRUCTURES, LAND CROPS AND THEIR RELATED CONTIGENCIES										879,447,380