AN ABBREVIATED RESETTLEMENT ACTION PLAN (ARAP)

FOR THE PROPOSED CONSTRUCTION OF KATUNA BORDER MARKET TO BE LOCATED ALONG KABALE - KATUNA HIGHWAY, IN MURAMBO AND RUKARANGA CELLS IN BURANGA PARISH AND NYAKARINDI CELL IN KASHEREGYENYI PARISH, KAMUGANGUNZI SUB COUNTY, NDORWA WEST COUNTY, KABALE DISTRICT

(FINAL REPORT)

REFERENCE: MTIC/BMP/NAO/EIA/COMESA/01/05

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AUGUST 2017
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GLOSSARY OF TERMS

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

Census: Field survey carried out to identify and determine the number of Project Affected Persons (PAP) or Displaced Persons (DPs). The meaning of the word shall also embrace the criteria for eligibility for compensation, resettlement and other measures emanating from consultations with affected communities and the local government institutions (LGIs).

Compensation: Payment in cash or in kind for an asset or a resource that is acquired or affected by a project at the time the asset needs to be replaced.

Cut-off date: Date of completion of the census and assets inventory of persons affected by the project. Persons occupying the project area after the cut-off date are not eligible for compensation and/or resettlement assistance. Similarly, fixed assets (such as built structures, crops, fruit trees, and woodlots) established after the date of completion of the assets inventory, or an alternative mutually agreed on date, will not be compensated.

Displaced Persons: means persons who, for reasons due to involuntary acquisition or voluntary contribution of their land and other assets under the project, will suffer direct economic and or social adverse impacts, regardless of whether or not the said Displaced Persons are physically relocated. These people will have their: standard of living adversely affected, whether or not the Displaced Person must move to another location; lose right, title, interest in any house, land (including premises, agricultural and grazing land) or any other fixed or movable assets acquired or possessed, lose access to productive assets or any means of livelihood.

Involuntary Land Acquisition: means the repossession of land by government or other government agencies for compensation, for the purposes of a public project against the will of the landowner. The landowner may be left with the right to negotiate the amount of compensation proposed. This includes land or assets for which the owner enjoys uncontested customary rights.

Involuntary resettlement: Resettlement is involuntary when it occurs without the informed consent of the displaced persons or if they give their consent without having the power to refuse resettlement.

Land: refers to agricultural and/or non-agricultural land and any structures thereon whether temporary or permanent and which may be required for the Project.

Land expropriation: Process whereby a public authority, usually in return for compensation, requires a person, household, or community to relinquish rights to
land that it occupies or otherwise uses.

**O.P 4.12:** The EU Group Operational Directive on Involuntary Resettlement, OP 4.12 embodies the basic principles and procedures that underlie IFC’s approach to involuntary resettlement associated with its investment projects.

**Project-affected household:** All members of a household, whether related or not, operating as a single economic unit, who are affected by a project.

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

**Physical displacement:** Loss of shelter and assets resulting from the acquisition of land associated with a project that requires the affected person(s) to move to another location.

**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 Project Affected Persons especially those displace to improve their living standards, income earning capacity and production levels; or at least maintain them at pre-Project levels.

**Replacement cost:** the rate of compensation for lost assets that must be calculated at full replacement cost, that is, the market value of the assets plus transaction costs.

**Resettlement Action Plan (ARAP):** The document in which a project sponsor or other responsible entity specifies the procedures that it will follow and the actions that it will take to mitigate adverse effects, compensate losses, and provide development benefits to persons and communities affected by an investment project.

**Resettlement assistance:** Support provided to people who are physically displaced by a project. Assistance may include transportation, food, shelter, and social services that are provided to affected people during their relocation. Assistance may also include cash allowances that compensate affected people for the inconvenience associated with resettlement and defray the expenses of a transition to a new locale, such as moving expenses and lost work days.

**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.
**Vulnerable groups:** People who by virtue of gender, ethnicity, age, physical or mental disability, economic disadvantage, or social status may be more adversely affected by resettlement than others and who may be limited in their ability to claim or take advantage of resettlement assistance and related development benefits.

**ACRONYMS**

**ARAP:** Resettlement Action Plan  
**CGV:** Chief Government Valuer  
**EIA:** Environmental impact assessment  
**GIS:** Geographic information system  
**GO:** Grievance Officer  
**GoU:** Government of the Republic of Uganda  
**HC:** Health centre (e.g. HC IV, HC III, HC II)  
**HIV/AIDS:** Human immunodeficiency virus/ acquired immunodeficiency syndrome  
**IDA:** International Development Association  
**IDP:** Internally displaced people  
**LAP:** Land Acquisition Plan  
**LAR:** Land Acquisition & Resettlement  
**LC:** Local Council  
**MoLG:** Ministry of Local Government  
**NDP:** National Development Plan  
**NEMA:** National Environment Management Authority  
**OP:** Operational Procedure  
**PAP:** Project Affected Persons  
**PCR:** Physical Cultural Resources  
**SIA:** Social Impact Assessment  
**SMS:** Social Management System  
**STDs:** Sexually transmitted diseases
EXECUTIVE SUMMARY

Project Background

The Government of Uganda through the Ministry of Trade, Industry and Cooperatives is in the process of establishing Border Markers at Major Entry points including Katuna. This will be realised through the Regional Infrastructure Integration Program (RIIP) with support from COMESA. This is expected to increase the ability to harness regional market opportunities by strengthening product value chains, undertaking strategic market positioning to ease the trading environment between Uganda and her neighbouring countries.

Project location and description

Under this program, the Ministry has acquired land and is proposing the establishment of Katuna Border market on Plot 25 Block 190 Ndorwa in Murambo and Rukaranga cells in Buranga Parish and Nyakarindi cell in Kasheregyenyi parish, Kamuganguzi Sub County, Nدورwa West County, Kabale District. The proposed land is a 238.7 acres located at GPS coordinates 01° 21.652'S 30° 0.968'E, at 1810m above sea level (taken at a point in the middle of the site), along Kabale - Katuna Highway, approximately 15 Km from Kabale Town and 5 Km from Katuna border.

The proposed Katuna Border Market will be implemented in two phases with the first phase utilizing 138.7 acres to establish six (6) market zones including the central Market trading zone, the commercial (General merchandise zone), warehousing zone, recreational (open space) zone, buffer /environmental zone and the parking zone. The second phase will utilize the additional 100 acres of land and will comprise of following zones: industrial zone, recreational zone, small and medium scale warehousing, parking for trucks and large trailers, institutional zone, civic zone, administrative zone, social and support facilities zone, residential zone as well as a zone for expansion.

ARAP Methodology

The methodology adopted in preparing this ARAP was consistent with the requirements of Uganda Government and those of international funding agencies, specifically World Bank Involuntary Resettlement Policy OP 4.12.

Literature Review: Document review aimed to understand project design; general socio-economic profile of the project district; Uganda’s legal, policy and institutional requirements applicable to this resettlement process; and multilateral requirements for involuntary resettlement.
**Social survey:** A census covering most PAPs was conducted utilizing a questionnaire and information obtained from the social survey aimed to analyze vulnerability, social-economic needs and impact on livelihoods of affected people.

**Consultation:** Several consultative meetings were held with a number of stakeholders near the project area. This was done to solicit views and ideas related to the project and also to inform the PAPs of the need to relocate to give way for the project.

**Photography:** This was used to document existing phenomena along the roads proposed for development.

**Displacement impacts**

A census was conducted to cover all PAPs (informal land users) to establish their number and activities currently undertaken at the proposed project site. A total of 50 PAPs’ livelihood activities were established to be directly affected.

**Impact on livelihood:** Loss of farm and grazing land is the largest anticipated negative impacts associated with the proposed project. The proposed project land is currently used for agricultural purposes and the household survey established that farming is the main activity on which people’s livelihood depends. A total of 172 cattle and 60 calves were established to be reared at the proposed site which will have to be relocated.

**Impact on structures:** The area has two conjoined buildings belonging to Murambo Ngozi group used for commercial purposes which will be affected by the proposed development. The survey team further established that there is one temporary structure used as shade by herdsmen which will be relocated before the project commences.

**Impact on land:** The largest part of land belongs to Kabale district local government but there are two pieces belonging to Murambo Ngozi group and Mr. Sabiti measuring approximately 0.0494 and 0.620 acres respectively.

**Measures undertaken to reduce adverse impacts**

- Selection of Public land
- Community sensitization
- Project timing

**Social Economic Characteristics of Project Affected Persons**

Gender of PAPs was established to be 82% males and 18% females. The survey also revealed that that 68% of the PAPs are literate which is below the National statistics which stands at 73.2%.
The most affected are informal land users who use the area for cultivation and animal rearing. The main economic activity of household heads in the proposed project area is farming which employs 30% of them, followed closely by private business enterprises at 26%, public servants represented 20% while quarrying activities and hotel service represented the least.

Land on which the proposed project lies is public land (government land) administered by Kabale district. It was established that rights to land by present users were acquired through leases issued by the district the tenancy of which expired in May 2014.

The revealed that 52% of households in the area use public tap, 34% have access to piped water in their dwellings, 10% use protected spring water while unprotected springs and surface water sources provide are sources to 2% of the PAPs each.

**Project resettlement principles**

The principles of the project and entitlement of the PAPs that will be adopted to the extent possible based on the type nature and degree of their losses. Where there are gaps between the Ugandan legal framework for resettlement and best international practice on involuntary resettlement, practicable mutually agreeable approaches will be designed consistent with the Ugandan Government practices and EU’s policy.

**Criteria for Eligibility:** For this particular project there is no project-related land acquisition to result in the physical displacement of people as well as their economic displacement based on legitimate or formal occupation of lands. All those to be affected cultivate in the project area illegally because a notice to vacate was issued in May 2014 by Kabala District.

**Cut-off Date of Eligibility:** The cut-off date of eligibility refers to the date prior to which the occupation or use of the project area makes residents/users of the same eligible to be categorized as PAPs and be eligible to Project entitlements if any. In the project area, the cut-off dates were set as the beginning date of the census of all informal land users and this was between 10th and 13th of June 2017.

**Stakeholder Consultation**

As a first stage of disclosure, meetings were organized with help of local leaders in two villages with most PAPs at the proposed site. Subsequent formal and informal meetings and discussions have since been undertaken with all PAPs and affected institutions. In these meetings, the need for relocation was emphasised and compensation principles for various types of loss were detailed and various entitlement options discussed.

**Grievance Redress Mechanism**
Grievance process is designed to ensure that PAPs have opportunity to access the project and have their concerns addressed. In addition, it allows the project to be active in identifying solutions to grievances. It should be noted that the grievance procedure will not replace the existing legal process in Uganda.

**RAP Implementation**

The compensation and resettlement budget was based on the valuation surveyor’s estimates of cash compensation for improvements on the project land. The resettlement budget is shown in the table below. This budget excludes additional for the RAP implementation process.

<table>
<thead>
<tr>
<th>Value of Land (Leasehold Tenure)</th>
<th>Nil. (Donation from Kabale District Local Government)</th>
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<tr>
<td>0.02 Hectares (0.0494 Acre); Land belonging to Murambo Ngozi Group</td>
<td>UGX.1,195,000 (One million Five hundred Ninety Five Thousand shillings only)</td>
</tr>
<tr>
<td>0.251 Hectares (0.620 Acre); Land belonging to Mr. Sabiti</td>
<td>UGX.17,626,000 (Seventeen Million Six Hundred Twenty Six Thousand Shillings only)</td>
</tr>
<tr>
<td>Value of Developments (Barbed wire fence on local poles)</td>
<td>UGX.44,705,000 (Forty Four Million Seven hundred Five thousand shillings Only).</td>
</tr>
<tr>
<td>Value of Buildings and Structures belonging to Mr. Sabiti</td>
<td>UGX.35,383,000 (Thirty Five Million Three hundred Eighty Three Thousand Shillings only)</td>
</tr>
<tr>
<td><strong>Total Compensation</strong></td>
<td><strong>UGX.99,309,000. Ninety Nine Million Three hundred Nine thousand shillings Only).</strong></td>
</tr>
</tbody>
</table>

The cost of compensation for improvements is ninety nine million three hundred nine thousand shillings only (99,309,000). This though is not the total cost of the RAP because it does not include the RAP management cost.

**Conclusion**

A number of steps have been undertaken to identify the social impacts related to resettlement associated with the proposed Market development. The socio-economic census survey conducted in June 2017 concluded that the total number of the affected persons is 50 PAPs. The proposed project will be established on government land although there are some informal land users whose activities will be relocated and two privately owned plots.
The findings of the ARAP undertaken for the proposed Katuna Market indicates that the development will create employment and business opportunities for locals during both the construction and operational phase of the project. The resettlement strategy is to ensure that current land user’s livelihoods area restored to the extent possible through a planned relocation process. The proposed development also represents an investment that will ensure growth in trade in the area through better marketing strategies.
CHAPTER ONE

1.1 Background Information

The Government of Uganda through the Ministry of Trade, Industry and Cooperatives is in the process of establishing Border Markers at Major Entry points including Katuna. This will be realised through the Regional Infrastructure Integration Program (RIIP) with support from COMESA. This is expected to increase the ability to harness regional market opportunities by strengthening product value chains, undertaking strategic market positioning to ease the trading environment between Uganda and its neighbouring countries. Under this program, the Ministry has acquired land and is proposing the establishment of Katuna Border market on Plot 25 Block 190 Ndorwa in Murambo and Rukaranga cells in Buranga Parish and Nyakarindi cell in Kasheregyenyi parish, Kamuganguzi Sub County, Nدورwa West County, Kabale District. The proposed land is a 238.7 acres located at GPS coordinates 01° 21.652’S 30° 0.968’E, at 1810m above sea level (taken at a point in the middle of the site), along Kabale – Katuna Highway, approximately 15 Km from Kabale Town and 5 Km from Katuna border.

The land was handed over to Kabale District Local Government by the Central Government in 1990 after decentralization. It was previously known as Kiruruma Stock Farm which was established in the 1960’s. Kabale District Local government started leasing the land to private farmers in 2004 under a lease period of 10 years with payable annual rent although many farmers defaulted on the annual rent thus termination of the lease contracts. The leases expired in 2014 and Kabale District Local government issued notice to land users after a resolution was made to turn the land into an industrial park.

1.2 The Proposed Project

The proposed Katuna Border Market will be implemented in two phases with the first phase utilizing 138.7 acres to establish six (6) market zones including the central Market trading zone, the commercial (General merchandise zone), warehousing zone, recreational (open space) zone, buffer /environmental zone and the parking zone. The second phase will utilize the additional 100 acres of land and will comprise of following zones: industrial zone, recreational zone, small and medium scale warehousing, parking for trucks and large trailers, institutional zone, civic zone, administrative zone, social and support facilities zone, residential zone as well as a zone for expansion.

1.3 Project Components

The proposed construction of market infrastructure at Katuna Border market comprises of six (6) zones on a piece of land measuring about 138.7 acres. The
core zones includes the central market trading zone, commercial (general merchandise) zone, warehousing zone; recreational (open space) zone; buffer/environmental zone and the parking zone.

1.3.1 Central Market Trading Area Zone

This is the core zone of the market which will accommodate the market administration, security area. It will have space for traders dealing in items of all kinds such as dry agricultural produce, fresh agricultural produce, general merchandise, auto spare parts among others. This zone will cover 49.7 acres (35.8%) since it’s the core zone of the market and will be located in the north and central part of the market for easy accessibility.

1.3.2 Commercial (General Merchandise) Zone And Fuel Stations

This zone will comprise of traders dealing in the general merchandise and fuel filling stations. The zone is the shopping area with shops, restaurants, bars, lodges, clinics among others. The area will be developed under Public Private Partnership (PPP) where the land shall be leased to the private developers. This zone will cover 21 acres (15.6%) and will be located in the proximity of the market trading area as well as the highway for compatibility of the land uses.

1.3.3 Large Scale Warehousing Zone

This zone will comprise of Warehouses for manufacturers, producers whose products are already in exchange with the neighboring countries and the new ones requiring space to expose and store their products ready to explore the regional markets. It will comprise of different warehouses such as small, medium and large warehouses. This zone will cover 7.9 acres (5.7%) of the entire land. Given the transport and user space requirements this zone will be located near the market and parking zone which have similar demands for the same requirements.

1.3.4 Green Open Space/Recreational Zone

This will contain outdoor environmental and recreational facilities in open spaces and gardens. This will be for relaxation, socialization and simple outdoor games. This will cover 8.3 acres (5.9%) of the land.

1.3.5 Buffer Zone And Percolation Trenches

The buffer zone to be located on a low laying area along the bank of South Kiruruma River will be aimed at creating a space for the surface runoff as well as preserving south Kiruruma River. This zone will be planted with trees to complement the existing environment of the area and will have a width of 30 meter covering 11.3 acres (8.1%) of the total land.
1.3.6 Parking (Taxi And Bus Park) Zone

This zone will comprise of the taxi and bus parks to ease the anticipated parking the proposed access roads and the main highway and will be located close to the central market zone to allow short distances for traders buying from the central market. The location is also considered suitable because it allows separation of the market vehicle traffic from the main Kabale - Katuna Highway. A slip lane will also be established at the highway to divert the traffic. The sites for both parks cover 7.9 acres (5.7%) of the entire land.

1.3.7 Access Roads

A transportation and movement network will be established including a hierarchy of roads, public transit routes, cycle ways and pedestrian routes in order to create circulation within the market trading activities. These will cover 32.01 acres (23.1%) of the entire land.

Figure 1: the proposed site and the immediate surrounding

1.4 Main Objectives Of The Study

The objectives of this ARAP were to:

- Prepare a social profile of PAPs,
- To raise awareness about the project and its impacts among affected communities,
• To prepare resettlement strategies and implementation arrangements that would mitigate adverse socio-economic impacts and grievances,
• To prepare resettlement strategies including entitlement matrix and implementation arrangements that would mitigate adverse socio-economic impacts and grievances; and
• To prepare strategies to mitigate adverse impacts and grievances.

1.5 Justification For The Arap

Word Bank’s OP 4.12 allows that “for projects in which the number of people to be displaced with a loss of assets or restriction of access to assets is small (where less than 200 persons will experience resettlement effects), an Abbreviated Resettlement Action Plan (ARAP) should be prepared. This has been considered because EU Policies do not deviate from best international practice in resettlement. It should be noted that the proposed market development activities will directly disrupt 50 people who are informal occupants.

The main reason for conducting this ARAP is because the number of PAPs is less than 200 and the land belongs to government under custody of the district therefore no land acquisition is involved. It was established during the survey that all land users are informal occupants whose legal claims ended in May 2014 as per appended letter from the district. At this stage therefore, the ARAP will be used to give indications on how many people will be relocated and what the approximate cost for this exercise will be.

1.6 Scope Of Work

The Abbreviate Resettlement Action Plan has been prepared to cater for resettlement impacts for the proposed project area. However the works will be undertaken only on government land under custody of the district and as such no land acquisition impacts are anticipated, the ARAP will therefore focus on the temporary livelihood lost and relocation impacts for the 50 households identified to be current project land users.

Scope of the ARAP comprised of;

i. Consultation with project affected people in with farm land on the proposed site. These meetings sought to involve PAPs by informing them of the proposed development in their respective areas
ii. Review of Uganda legislation and guidelines and EU policies on land acquisition, compensation, development of infrastructure projects.
iii. Documentation of all activities to be disrupted by the project.
iv. Property survey and valuation;
v. Socio survey on a representative sample of affected households to obtain a social profile of affected persons. The survey aimed to establish a baseline against which effectiveness of resettlement assistance could be measured. This survey was based on a comprehensive social economic tool covering the following key areas among others:

- Information on family/household members
- Household land holdings and assets
- Livelihood in affected households
- Health & vulnerability
- Household economic/welfare indicators

vi. Preparation of the ARAP was based on the premise that lives of affected people should not be worse off after displacement.

vii. Consultation and participation of affected communities was undertaken throughout preparation of the ARAP and their feedback incorporated, to the extent possible, in designing ARAP implementation strategies.

viii. Implementation arrangements providing guidance on proper implementation of the ARAP including institutional arrangements; implementation timeframe and the resettlement assistance needed to bridge involuntary resettlement requirements of Uganda Government and those of the E U.

ix. Developing a grievance redress mechanism.

x. Developing a monitoring and evaluation framework.

1.7 Rationale For The Study

Planning of resettlement activities is an integral part of preparation for developments with international assistance that are likely to cause displacement both physical and economic. The fundamental objective of resettlement planning is to avoid resettlement whenever feasible, or, when resettlement is unavoidable, to minimize its extent by exploring all viable alternatives. Where land acquisition and involuntary resettlement are unavoidable, resettlement and compensation activities should be carried out in a manner that provides sufficient opportunity for the people affected to participate in the planning and implementation of the proposed alternative action. Further, if income sources are adversely affected, adequate investment is required to give the persons displaced by the project the opportunity to at least restore their income-earning capacity.

1.8 Purpose Of The Abbreviated Resettlement Action Plan (Arap)

The purpose of the ARAP was to identify PAPs and their activities, value them and provide a strategy for resettlement/compensation to ensure that the PAPs’ livelihoods are restored and/or improved. In addition, the ARAP was aimed at making stakeholders aware of the project sub-components, implementation activities and the related resettlement measures or the alternatives available for the PAPs. The goal of this ARAP is to minimise economic and social impacts that
would arise from involuntary resettlement or economic and social displacements associated with project activities implementation.

## 1.9 ARAP Implementation

The ARAP will be implemented to fulfil involuntary resettlement requirements of both Uganda Government and those of multilateral funding institutions, specifically the EU. All PAPs will be given a statutory 6-month period to vacate affected assets. Project implementation and effecting resettlement is subject to Uganda Government securing requisite funds. If resettlement assistance payments are not made to PAPs within 2-3 years from the time of the first property valuation, this ARAP and activity valuation should be updated to reflect and accommodate changes in property values.

### 1.9.1 Measures To Reduce Resettlement

In fitting with EU and other donor requirements, efforts were made to avoid or minimize negative social and resettlement impacts as much as possible. Selecting the site entailed a balance of economic, environmental and social considerations, including reducing resettlement impacts wherever possible, as discussed below:

i. The site is located on government land;
ii. The site selected has human interference/activities as opposed to damaging other environmental areas;
iii. There are no communal property and physical structures on site;
CHAPTER TWO

2.1 ARAP Methodology

The methodology adopted in preparing this ARAP was consistent with the requirements of Uganda Government and those of international funding agencies, specifically World Bank Involuntary Resettlement Policy OP 4.12. Affected households and property were determined from the field surveys conducted in the project area. Social data of affected persons was obtained through interviews, meetings and questionnaires. Property surveying and valuation entailed inspection and referencing of land and activities. No perennial crops were noted at the proposed site. The methods used are detailed below

2.1.1 Literature Review

Document review aimed at understanding project design; general socio-economic profiles of the project district; Uganda’s legal, policy and institutional requirements applicable to this resettlement process; and multilateral requirements for involuntary resettlement.

2.1.2 Social Survey

A social survey was conducted to establish profile of project affected people in the project areas, in accordance with Ugandan requirements and EU policy for involuntary resettlement. For ARAP purposes, a census covering all PAPs was conducted utilizing a questionnaire. Information obtained from the social survey aimed to analyze poverty and welfare indicators in households, social-economic needs and impact on livelihoods of affected people. Broadly, social data gathered from the survey comprised of thematic categories such as: population and demographics; landownership and land use; businesses and socio-cultural resources. Among other things, ethnicity, gender, household income levels, literacy, vulnerability, health and resettlement preferences were also captured in the social survey.

Prior to undertaking detailed social survey, sensitization meetings were held in the project area to disclose and explain the ARAP study, explain the valuation process and how it is conducted according to Ugandan and EU guidelines. These meetings were conducted by a social survey team. In sensitization meetings, the project planning schedule was disclosed, cut-off for eligibility explained and rights of PAPs and grievance procedures outlined. All meetings aimed to create awareness about upcoming development, allay any fears PAPs might have about resettlement hence enable them to provide true household and personal information during the social
survey. The outline below provides key thematic areas that comprised the census questionnaire.

Themes utilized in socio-economic data survey categories

i. Population and demographics:
   a) Number of physically or economically displaced people
   b) Ethnicity in project-affected area
   c) Views of project-affected people
   d) Vulnerable people
   e) Literacy levels
   f) Size of households including dependants

ii. Land ownership and land use:
   a) Number of PAP dependant on agriculture for livelihood
   b) Land uses, crops and livestock types, type of housing
   c) Income from agriculture and value of agricultural land
   d) Views of project-affected people

2.2 Criteria Of Identifying Paps

The criterion for identifying project-affected people (PAP) was that everybody who utilises the proposed land for development whose activities are likely to be affected was considered as a PAP. These PAPs were identified by the cadastral surveying team and constituted the census.

Cadastral surveys and property valuation that fed into the ARAP were carried out covering the proposed site. The aim of the cadastral survey was to:

i. Delineate land to be affected by the proposed Market;
ii. Compile accurate list of the project-affected persons (i.e. land users having an interest in the proposed site); and
iii. Enable valuation to establish monetary worth perennial crops within the project site.

2.3 Census Of PAPS

A census questionnaire was administered to all PAPs. Data collected in the census questionnaires was coded, entered in a database then analyzed using SPSS microcomputer software. Data was collected for all PAPs to provide a social profile of affected current land users

2.4 Compensation For Land
The proposed site belongs to government. All current users are informal because their tenancy expired in 2014 and letters were issued by the district to this effect. The project will strictly be contained in the 238.7 acres but of this 0.0494 and 0.620 acres are privately owned by Murambo Ngozi group and Mr. Sabiti and these will be compensated. If during project implementation private property or land is tampered with, a case by case approach towards negotiating compensation between the Ministry of Trade Industry and Cooperatives and the affected party will be adopted.

2.5 Crops

Under the Local Government Act, the District Land Board in each local government has a mandate to develop own compensation rates for crops and semi-permanent structures. According to Ugandan compensation regulations, seasonal crops (maize, beans,) which could be harvested during the period of notice to vacate (3 or 6 months) given to landowners/ occupiers are excluded from compensation unlike perennial crops such as bananas, fruit or timber trees. It should be noted that there were no such crops in the proposed project area.

2.6 Cows

Although a total of 172 cows and 60 calves are currently reared at the area proposed for development, these have not been valued for compensation reason being they will be relocated before undertaking the development. The cost of relocation has been catered for under the 15% disturbance allowance provision.

2.7 Resettlement Assistance

This is support provided to people who are physically displaced by a project and may include transportation, food, shelter, and social services that are provided to affected people during their relocation. This assistance has been incorporated into the valuation as a disturbance allowance and will mainly be used to relocate animals and paddocks as improvements. Since there are no structures for settlements on the proposed land, it is unlikely that such assistance will be extended to the PAPs.

2.8 Valuation Basis & Considerations

The interest being valued is Leasehold land tenure system as defined in the Land Act 1998. The valuation is based on Fair Market Value (MV) defined by the International Valuation Standards (IVS) as the estimated amount for which a property should exchange for on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. Kabale
District Compensation rates have been adopted in valuation of barbed wire fences around paddocks.
CHAPTER THREE

3.0 LAND ACQUISITION AND RESETTLEMENT IMPACTS

This section describes the project components and their potential impacts in terms of livelihood activities likely to be affected by project implementation. This section presents the PAP categories and types of livelihood activities and socio-economic services that are likely to be affected or lost as a result of Katuna Border Market development.

A census was conducted to cover all PAPs (informal land users) to establish their number and activities currently undertaken at the proposed project site. A total of 50 PAPs’ livelihood activities were established to be directly affected.

3.1 General Description of Impacts

Generally potential impacts to accrue from the proposed market development project will be as discussed in sections below;

3.1.1 Impact on Structures

It was established that part of the proposed project area has two structures i.e.; a retail shop and local bar which also double as residences that will be affected. The survey team noted that paddock 41 is developed with a dilapidated dip tank currently used as shade by herdsmen which will be relocated before the project commences. Based on these findings the RAP team ascertained that the impact arising from involuntary relocation of PAPs will not be significant. The rest of the land is farm/grazing land.
Figure 2: Front view of structures that will be affected

Figure 3: Rare view of structures belonging to Murambo Ngozi group
3.1.2 Impact on Livelihoods from Loss of Farm Land and Crops

Loss of farm and grazing land is the largest anticipated negative impacts associated with the proposed project. The proposed project land is currently used for agricultural purposes and the household survey established that farming is the main activity on which people’s livelihood depends. In addition most PAPs indicated that the proposed area is principle in terms of contribution to household income because most of the crops grown double as both cash and food crops hence economic displacement. This impact will affect 50 households who own gardens.
Figure 5: A beans garden at the proposed site

Figure 6: A vegetable garden on part of the site.

It was noted during the survey that part of the affected area is used as grazing land. Ten farmers are currently undertaking cattle keeping on 25 plots with a total of 172 cows and 60 calves as illustrated in that table below.
### Table 1: Number of cows and calves on the proposed land.

<table>
<thead>
<tr>
<th>SN</th>
<th>Name</th>
<th>Plot number</th>
<th>Number of cows</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Musekura Charles</td>
<td>1, 23, 29, 30</td>
<td>13 and 1 calf</td>
</tr>
<tr>
<td>2.</td>
<td>Turyahikayo Benjamin</td>
<td>2, 3, 5, 16</td>
<td>27 and 7 calves</td>
</tr>
<tr>
<td>3.</td>
<td>Mutekanga Joshua</td>
<td>15</td>
<td>6 and 5 calves</td>
</tr>
<tr>
<td>4.</td>
<td>Nzabakirikiza Alisen</td>
<td>6, 22, 32, 33, 34</td>
<td>32 and 13 calves</td>
</tr>
<tr>
<td>5.</td>
<td>Rev. Tumwijukye James</td>
<td>26</td>
<td>8 and 6 calves</td>
</tr>
<tr>
<td>6.</td>
<td>Ndomirwe James</td>
<td>35, 37</td>
<td>5 and 3 calves</td>
</tr>
<tr>
<td>7.</td>
<td>Bundusa Robert</td>
<td>31</td>
<td>18</td>
</tr>
<tr>
<td>8.</td>
<td>Tugume Herbert</td>
<td>38, 39, 40, 41</td>
<td>16 and 6 calves</td>
</tr>
<tr>
<td>9.</td>
<td>Tukamushaba Robert</td>
<td>45, 46</td>
<td>27 and 7 calves</td>
</tr>
<tr>
<td>10.</td>
<td>Twinomujuni Frank</td>
<td>47</td>
<td>20 and 12 calves</td>
</tr>
</tbody>
</table>

![Image of cows in a paddock at the proposed site.](image)

**Figure 7:** Some of the animals in a paddock at the proposed site.

### 3.2 Alternatives and Mechanisms to Minimise Resettlement/Displacement

The main goal of undertaking this ARAP was to reduce or minimise the social-economic negative impacts the project is likely to have on PAPs. A number of alternatives and mechanisms have been considered to avoid or minimise resettlement/displacement and restricted access to socio-economic services during the design and implementation of project activities. In consideration of the
concerns of community members and institutional stakeholders consulted several considerations have been made to achieve this including;

3.2.1 Selection Of Public Land

The proposed market development works will strictly be contained within the demarcated area and for this reason no project component will trigger land take. Therefore this measure will prevent any displacement impacts associated with land acquisition. It should be noted though that in case there is encroachment on private property by project related activities, then a case by case consideration for compensation will be made with consensus between the property owner and the developer.

3.2.2 Community Sensitisation

All communities within and around the project site have been sensitised about the proposed development. Two consultative meetings were held by the social team in the villages of Murambo and Bukaranga where most PAPs reside and communities were informed of the proposed developments and the likely associated impacts. Community engagement builds project acceptance and prepares the community for any project related impacts. This also reduces on the anxiety resulting from other project preparatory studies because then the community will be fully aware of how the project interacts with them.

3.2.3 Project Timing

The proposed market project will give PAPs ample time to harvest their crops and relocate their activities before the project starts. It is recommended that the developer gives a six months notice to all PAPs before project activities start. This is considered reasonable for those affected to relocate hence reducing on the impact of the project.
CHAPTER FOUR

4 Social Economic Characteristics Of Project Affected Persons

This section presents primary findings established by the social team during the social economic study conducted. Below are summaries of social economic conditions at the proposed site for Market Development. The proposed market is located in Murambo, Buranga, Nyaconga and Rukaranga villages, Buranga Parish, Kamuganguzi sub county Kabale district. Villages within the project area and baseline conditions therein are provided in sections below.

Table 2: Summary of the villages covered by the project area.

<table>
<thead>
<tr>
<th>Village</th>
<th>Parish</th>
<th>Sub County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buranga</td>
<td>Buranga</td>
<td>Kamungaguzi</td>
</tr>
<tr>
<td>Murambo</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nyaconga</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rukaranga</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

4.1 Demographic Information

a) Average Affected Household

In the “project affected” areas, the social survey indicated that the average household size in the project area is 5.1 people which is slightly higher than the national mean household size of 5.08. The relatively smaller household size is associated with better standard of living and low levels of poverty.

b) Gender and marital status of household heads

Most household heads were male compared to female household heads as shown in figure below:

Table 3: Gender of household heads

<table>
<thead>
<tr>
<th>Sex of HH head</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Female</td>
<td>9</td>
<td>18%</td>
</tr>
<tr>
<td>Male</td>
<td>41</td>
<td>82%</td>
</tr>
<tr>
<td>Total</td>
<td>50</td>
<td>100,00%</td>
</tr>
</tbody>
</table>

Gender distribution among household heads in the project area was 82% males compared to 18% females. Therefore the project is anticipated to have lesser impact on female-headed households who are often vulnerable (because they are widowed, divorced or separated).
Table 4: Age clusters (groups of household heads)

<table>
<thead>
<tr>
<th>Age group</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-25</td>
<td>1</td>
</tr>
<tr>
<td>26-35</td>
<td>9</td>
</tr>
<tr>
<td>36-45</td>
<td>12</td>
</tr>
<tr>
<td>46-55</td>
<td>11</td>
</tr>
<tr>
<td>56-65</td>
<td>14</td>
</tr>
<tr>
<td>&gt;65</td>
<td>3</td>
</tr>
<tr>
<td>Total</td>
<td>50</td>
</tr>
</tbody>
</table>

The table above shows that 6% of the project area households are categorized as vulnerable because they are headed by PAPs who are above 65 years. None of the directly affected household is below 18 years which is categories are considered vulnerable. For this reason only 3 PAPs may require special assistance during the ARAP implementation process. The social economic survey revealed that 82% are married, 12% are widowed, 4% are single while 2% are divorced/separated.

4.2 Ethnicity And Religion

With regard to ethnicity, project-affected persons were mainly Bakiga who represented (88%) followed by the Bafumbira (6%), Banyarwanda (4%) and Baganda at 2%. Religiously the people in the project area are predominantly Protestants who constitute 88%, followed by Catholics at 10% and Pentecostals at 2%.

4.3 Literacy Level

The survey revealed that 68% of the PAPs are literate (completed primary level) although this is lower than national statistics which stand at 73.2% while 32% did not complete primary. In regard to access to education it was established that primary schools are in a distance of less than 2km from the PAPs whereas secondary schools are relatively sparse at a distance of 2-5km. This has a bearing on the ARAP process and it means that a considerable number of PAPs may need assistance regarding resettlement processes that may require reading and writing as indicated by the figure below.
Findings indicated that 98% of all PAPs are natives of the project area. This finding suggests that during the land acquisition process, all the 50 PAPs whose gardens are directly affected households will easily relocated and integrate into the community. The reason for moving given by one PAP was marriage.

### 4.5 Economic Activities

**a) Occupations**

Base on the field findings, the main economic activity of household heads in the proposed project area is farming which employs 30% of them, followed closely by private business enterprises at 26%, public servants represented 20% while quarrying activities and hotel service represented the least. Findings indicate that there is diversity in economic activities the in the project area but farming being the main economic activity, and the proposed site being a principle area of production, PAPs will be greatly affected.
Table 5: Occupation of household heads

<table>
<thead>
<tr>
<th>Main occupation</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crop farming</td>
<td>15</td>
<td>30.0</td>
</tr>
<tr>
<td>Business person</td>
<td>13</td>
<td>26.0</td>
</tr>
<tr>
<td>public/civil officer</td>
<td>10</td>
<td>20.0</td>
</tr>
<tr>
<td>Casual labour</td>
<td>3</td>
<td>6.0</td>
</tr>
<tr>
<td>Quarry</td>
<td>1</td>
<td>2.0</td>
</tr>
<tr>
<td>Driver/cyclist</td>
<td>3</td>
<td>6.0</td>
</tr>
<tr>
<td>Builders/masons</td>
<td>2</td>
<td>4.0</td>
</tr>
<tr>
<td>others</td>
<td>2</td>
<td>4.0</td>
</tr>
<tr>
<td>Hotel/Restaurant</td>
<td>1</td>
<td>2.0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>50</td>
<td><strong>100.0</strong></td>
</tr>
</tbody>
</table>

Other economic activities such as business and formal employment also contributed significantly towards some household income although their contribution is generally lower than that from crop farming and animal keep throughout the project area.

b) Agriculture

The proposed market will be established on land where the current users’ key source of livelihood is subsistence farming. In the entire project area, common food crops grown include Irish potatoes, sorghum, beans, maize, sweet potatoes, cow peas, cabbages and carrots. It was established that most available land is dedicated to growing Irish potatoes, Sorghum and beans which are staple food in the area.

Cash Crops

Irish potatoes are the main crop grown in the project area and it is a significant source of income which doubles as a cash and food crop followed by sorghum beans, apples, beet root and vegetables. Observations above indicate that land take associated with the proposed project would affect subsistence farming that serve both the food and cash needs of the affected households.

Animal keeping
Throughout the project area it was established that animal rearing is undertaken and this greatly supplements crop farming which is the principle source of income. According to the study, 58% of the respondents are engaged in animal keeping. Animals reared by majority of households include cattle, goats, poultry, pigs and rabbits. Other animals like pigs and sheep were noted to be reared by a few households. It was noted though that their numbers range between 2-5 animals.

![Animal Farm](image)

**Figure 9: An animal farm on part of the proposed land**

### 4.6 Household Welfare

Based on basic indicators such as ownership of bicycles and motor cycles, phones, radio sofa set chairs and own residence by family members it can be said that the welfare of most PAPs is good because more than 95% stay in their own houses. It was also determined that 60% of sampled households own some means of transport. The majority own bicycles, followed closely by motor cycles.

In regard to productive assets it was established that land was the most common with all households owning it followed distantly by shop/kiosk at (6%), commercial water tap at 4% and rental houses at 2%. These are assets used by households to generate some income.

### 4.7 Household Roles

Based on comparison of participation on each activity by adult males and females, males are more likely to be responsible for; buying or acquiring assets 76% as compared to women who are only involve by 2%. Men were also noted as being
more involved in marketing produce, owning and rearing livestock, buying basic necessities and working for income. On the other hand women were more involved in domestic activities participating 62% in child caring and farming as compared to men who participate minimumly. It was noted that women were more engaged in agricultural produce while men participated most in marketing it.

Boys mainly participate in animal rearing, farming and buying basic necessities while girls are mainly involved in helping with domestic chores, child caring and marketing of agriculture produce. It was noted that roles participated in by girls are similar to those for women which can be attributed to cultural practices that tend to prepare girls for their future roles as house wives. These results depict some level of gender stereotyping of household roles whereby the women and girls dominate handling domestic chores while men and boys tend to be more responsible for managing household assets and finances.

4.8 Marketing Areas

The study established that 62% of PAPs sell some of their agricultural produce and the main marketing points for farmers are village market, farm gate, local produce buyers and local trading centre. For those who sell their produce away from the farm, it was established that 61% live in a distance of 2-5km to the market.

Table 6: Main marketing areas

<table>
<thead>
<tr>
<th>Main marketing point</th>
<th>Frequency</th>
<th>Percent</th>
<th>Valid Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farm gate</td>
<td>5</td>
<td>10.0</td>
<td>16.1</td>
</tr>
<tr>
<td>Local produce buyer</td>
<td>3</td>
<td>6.0</td>
<td>9.7</td>
</tr>
<tr>
<td>Village markets</td>
<td>16</td>
<td>32.0</td>
<td>51.6</td>
</tr>
<tr>
<td>Local trading centre</td>
<td>4</td>
<td>8.0</td>
<td>12.9</td>
</tr>
<tr>
<td>Far off towns</td>
<td>3</td>
<td>6.0</td>
<td>9.7</td>
</tr>
<tr>
<td>Total</td>
<td>31</td>
<td>62.0</td>
<td>100.0</td>
</tr>
</tbody>
</table>

Low prices were cited as the main challenge in marketing farm produce, poor access to markets, high transport cost, lack of cooperatives and exploitative middle men also featured as major problems in that order.

4.9 Main Area Of Expenditure
Food was cited as the main area of expenditure taking up 38% of all income earned. This was followed closely by education at 34%, medical care 18% while acquisition of assets and wages followed distantly at 4 and 2% respectively as graphically represented below.

Figure 10: Main areas of expenditure

4.10 Land Use And Settlement In The Project Area

The proposed site for market development is characterised by subsistence agricultural farmlands and grazing land. The proposed site is characterised by gardens with crops such as Irish potatoes, sorghum maize beans and vegetables being grown. There is one temporary structure on the proposed project site although it is not occupied which will be demolished to give way to the planned development.

4.11 Land Ownership And Tenure

Land on which the proposed project lies is public land (government land) and is administered by the district. It was established that rights to land by present users were acquired through leases issued by Kabale district the tenancy of which expired in May 2014. Tenants were advised by the district to relocate their
undertakings within a period of 3 months. Based on this the social economic survey established that none of the affected land users has proof of ownership of land in form of land title or tenancy agreement.

More men 82% as compared to only 18% women use land in the project-affected areas. Most of the women who owned land were either widows who inherited the land from their husbands or parents. The findings indicate that the affected piece of land is a principle production area to all the 50 households that currently use the land. All activities currently undertaken at the site will have to be relocated before construction starts.

4.11.1 Land Conflict

It was noted that conflict over land was not a common occurrence in the project area and only one household said they ever had a conflict related to boundary demarcation. It was further established that the conflict was resolved through dialogue of affected parties.

4.11.2 Household Land Holding

The social economic survey conducted showed that land holdings of the affected land ranges between 1-20 acres per user household. The land is categorised as rural and is entirely used for agricultural purposes.

Table 7: Land holdings among PAPs

<table>
<thead>
<tr>
<th>Acres owned by HH</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>An acre</td>
<td>11</td>
<td>22</td>
</tr>
<tr>
<td>2 acres</td>
<td>7</td>
<td>14</td>
</tr>
<tr>
<td>3 acres</td>
<td>7</td>
<td>14</td>
</tr>
<tr>
<td>4 acres</td>
<td>5</td>
<td>10</td>
</tr>
<tr>
<td>5 and above</td>
<td>20</td>
<td>40</td>
</tr>
<tr>
<td>Total</td>
<td>50</td>
<td>100</td>
</tr>
</tbody>
</table>

4.11.3 Status Of Land Occupancy

Based on field findings 100% of all those on affected land are not land owners and clearly acknowledge that it belongs to government. It was noted that a notice to PAPs for relocation of their activities was issued by Kabale district as appended to this report.

4.11.4 Land Use Of Affected Areas

Like most of other Ugandan rural areas, agriculture is the dominant land use type in the project area. Crop farming and animal rearing are the two major activities
at the site although some PAPs were noted to have hired out part of the land to other users. All PAPs expressed willingness to relocate their activities before construction starts.

4.12 Housing Characteristics

Ownership

In terms of ownership all land users lived in their own house all of which were away from the proposed project site.

Physical characteristics

It should be noted that all these structures are not at the proposed project site but it was important to establish the living standard of land users. The study revealed that households generally have average grade housing units with 38% having baked brick walls and iron sheet roofs while 62% lived in temporary shelters made of mud and wattle. In terms of size the study established that most houses had 3-5 rooms which is adequate.

4.13 Water And Sanitation

The household survey conducted in the area revealed that 52% of households in the area use public tap, 34% have access to piped water in their dwellings, 10% use protected spring water while unprotected springs and surface water sources provide are sources to 2% of the PAPs each. It was also noted from the findings that rain water harvesting is not widely embraced in the area as none of the households responded affirmatively to using it as a main water source. Based on the above data it is clear that the project area has good safe water coverage with appropriate water sources as graphically represented below.
In regard to access to clean water the study established that all PAPs have access to clean water in a distance of less than 1km. The survey further wanted to establish what sort of challenges are experienced with the current water sources and high expenses and mechanical breakdown were cited as the biggest challenges. Other challenges cited include, bad terrain and long queues. It was noted that 98% of households purify or boil water before drinking while the rest do not carry out any form of treatment.

All households had human waste management facilities. Most of these facilities are ordinary pit latrines representing 70%, 22% were VIP latrines while 8% use flush/pour flush toilet. Of all the PAPs 84% have hand washing facilities near toilet facilities. In regard to bathrooms or bathing facilities, 96% of households were noted to have them. 94% of PAPs have drying racks at the kitchen.

4.14 Waste Management

It was noted that waste is mainly managed at household level although the project area had a central waste collection point where 26% of the PAPs manage their waste. Domestic waste is managed by open dumping and shallow pits representing 28% each while 18% scatter waste in their gardens. Food waste was said to be fed to domestic animals such as pigs and chicken.

4.15 Fuel Sources In Project Area

The main source of energy for cooking in the project area is firewood and charcoal as shown in Table below. For lighting paraffin was recorded as the most common source of energy used by 38% of the PAPs, 36% use electricity, 20% use solar, 4% use candles while 2% use torches.
4.16 Health

Common Illnesses identified during the study included: malaria with 45% of those having been sick in the past month recording having had a case in the last one month. Respiratory tract infections were also noted to be high at 39% skin diseases represented 6% while eye infections, typhoid and snake bites represented 3% each. It was noted that no cases of polio were recorded among households most likely because of the massive immunization campaigns by government. Findings for occurrence of common illnesses tally with findings national statistics that indicate that malaria is the most common illness among the population.

![Diseases household suffered from]

Figure 12: common illnesses among PAPs

It was noted 61% of households seek from medical care at Kamuganguzi Health Center which is a government unit because it is nearest to the project area, 39% go to private health facilities. Services obtained from government health facility were rated by 86% of households as being good, 6% said services are fair while the rest said they are bad. Reasons for services being bad included; insufficient drug supplies, absence of medical personnel and lack of facilities. In terms of access it was noted that 94% of the PAPs live in a distance of less than 3km from the nearest health facility. Three households were noted to have some form of chronic illness which where HIV, Asthma and epilepsy.

4.16.1 HIV/AIDS
In regard to HIV all PAPs were established to be aware of its existence and ways in which it is contracted. According to the PAPs ways of contraction include, unprotected sex, multiple concurrent partners, infected blood transfusion, sharing of sharp instruments and mother to child transmission. The most common ways of prevention of contraction and spread of the disease were identified to be proper condom use, faithfulness/abstinence, safe blood transfusion, VCT and safe child birth.

4.16.2 Family Planning

It was established that only 30% of households use family planning methods while the majority 70% do not. Among those that practice family planning, injecta plan and implants are the commonest methods used representing 28% each, oral contraceptives at 20%, withdraw at 13% while moon beads and vasectomy each represent 7%. As indicated above, there is low prevalence of family planning use in the project area is in line with the prevalence at national level. This explains the high fertility rate and young population.

4.17 Transport

Most respondents (38%) use bicycles, followed closely by walking to their destinations at 20%, produce carriage cars at 16%, private taxis at 14% and motorcycles at 12%. The above data shows that the community is relatively mobile although the fact that most people use bicycles and walking suggests that most movements are within the community.

4.18 Communication

Households mainly receive general information from community meetings 54%, followed by radio at 40%. The other sources of information for households were IEC materials, mobile phones and formal sensitisation meetings each representing 2%. It was further established that all the 50 PAPs listen to voice of Kigezi radio station. These findings suggest that community meetings and radio are the most viable avenues for conveying public information about project related activities. In addition it was established that at least a member in 98% of all households that participated in the survey owns a mobile phone. To further assess the level of information flow among community members, the survey established that all respondents were aware about the project and information about the project was obtained from local government officials at 82%, radio at 8%, relatives and friends and extension workers represented 4% each.
4.19 Disability And Vulnerability

The household survey revealed that only one household member is disabled. In terms of vulnerability it was noted that three of the households had members that are above 70 years. Besides old age other chronic illnesses are also prevalent among some members within affected household and these included, HIV/AIDS, epilepsy and asthma.

4.20 Social Networks

Most respondents 97% had friends as such were socially connected to the area within which they live. Most of these were friends 80% while 14 are friends, 4% are workmates while spiritual leaders represented 2%. It was further ascertained that the kind of support obtained varies from financial, marital, material and physical support.

4.21 Community Perception About The Project

The study findings revealed mixed perceptions about the project. Ninety eight percent are positive about the project because of anticipated benefits while two percent are not because of fears associated with the proposed project implementation. Those in support anticipated to benefit in terms of gaining employment, market for their produce and improved infrastructure in the area. The main reason for not supporting the project is loss of farm land because crops grown are for sell, lack of capital to tap into the proposed development. The project was perceived as not having any positive impacts. Other worries related to population influx and its associated social ills.
CHAPTER FIVE
5.0 LEGAL, POLICY AND INSTITUTIONAL FRAMEWORK

This section describes the national and international legislation and policies that have a bearing on national developments that occasion or are likely to cause impact on livelihood activities. This section describes the existing land and property laws governing tenure, compensation, the valuation of assets and losses related to displacement and resettlement, the laws and regulations governing the agencies responsible for compensation and resettlement implementation. This section also highlights the EU policies on resettlement compensation and land acquisition.

5.1 National Relevant Policies

5.1.1 The Uganda Gender Policy, 2007

The government adopted a Uganda Gender Policy of 2007, a tool to guide and direct the planning, resource allocation and implementation of development programs with a gender perspective. The adoption of the gender policy has facilitated Uganda’s gender mainstreaming programs in all sectors of the economy implying, the planned market development projects should equally integrate gender into its implementation especially as regards to social economic displacement.

5.1.2 The National HIV/AIDS Policy, 2004

The policy provides the principles and a framework for a multi-sectoral response to HIV/AIDS in Ugandan’s world of work. The policy applies to all current and prospective employees and workers, including applicants for work, within the public and private sectors. It also applies to all aspects of work, both formal and informal with the aim of addressing among others social impacts.

5.1.3 National Relevant Laws

There are two main legislations directly related to social issues especially on issues related to land tenure, resettlement and compensation due to displacement of land, property and other social economic livelihood activities on land. These are the National Constitution (1995) and the Land Act (1998).

5.1.4 The Uganda Constitution (1995)

Article 237(1) of the constitution vests all land of Uganda in the citizens of Uganda. However, the constitution, under Article 237(1)(a), gives the government or local governments powers to acquire land in the public interest. Such acquisition is subject to the provisions of Article 26 of the constitution, which gives
every person in Uganda a right to own property. The constitution also prescribes the tenure regimes and the related rights and interests in land. The constitution also provides procedures to follow during the acquisition of land for public interest and provides for the ‘prompt payment of fair and adequate compensation’ prior to taking possession of the land. This is aimed at reducing social emotions of people that could be affected by the proposed project.

5.1.5 The Land Act (1998) (Cap 277)

This Land Act (1998) addresses landholding, management control and dispute resolution. The act is the principal legislation on land tenure in Uganda. The act creates a series of land administration and regulation institutions consisting of the Uganda Land Commission (ULC), district land boards (DLB), land committees and land tribunals. The Land Act, under section 78, details the valuation principles for resettlement compensation and therefore under this project who ever shall be affected through land acquisition will be considered for compensation as provided for by law.

5.1.6 The Local Government Act (1997)

The Local Government Act (1997) provides for the system of local governments, which is based on local councils for the district and sub-counties in rural areas; and municipalities, municipal divisions and town councils for urban areas. This system provides for elected councils at different levels known as local councils (LC). The functions of local governments among others include:

- Initiating and formulating development policy for the district and Monitoring implementation of central government and district policies. These activities mentioned above influence the social economic aspects of respective communities

5.1.7 The Town And Country Planning Act (1964)

The Town and Country Planning Act of 1964 gives broad powers to planning authorities at the national and local level to take land, against compensation, for public purposes within an approved planning area.

5.1.8 Land Acquisition Act (1965)

The Land Acquisition Act (1965) makes provision for the procedures and method of compulsory acquisition of land for public purposes whether for temporary or permanent use. The minister responsible for land may authorise any person to enter upon the land and survey the land, dig or bore the subsoil or any other thing necessary for ascertaining whether the land is suitable for a public purpose. The Government of Uganda is supposed to pay compensation to any person who suffers
damage/displacement. However, this act only emphasises payment for compensation and does not consider resettlement assistance.

5.1.9 The Water Act (1997) (Cap 152)

The Water Act (1997) seeks to provide for the use, protection and management of water resources and supply. The Water Act also has implications for compensation or minimum damage to avoid loss of livelihood. The act notes that, in exercising the powers under section 14(1), the authorised person shall cooperate as much as possible with the owner and occupier of the land; cause as little harm and inconvenience as possible; and among other provisions in the act, leave the land as nearly as possible in the condition in which it was prior to entry being made.

5.1.10 The Judicature Act

Customary law is stipulated under the Act as law applicable in Uganda though it is subordinate to written law. Further the custom in issue should not be repugnant to natural justice or equity. Some customary laws recognize the importance of maintaining clean water sources particularly for drinking water. There are cultural practices that recognize the value of the common good which could be harnessed.

5.2 EU Policies On Involuntary Resettlement

The EU policy on involuntary resettlement does not deviate from World Bank principles and guidelines on involuntary resettlement and compensation. The World Bank Principle states that “people whose livelihoods are negatively affected by a project should have their livelihoods improved or at minimum restored and/or adequately compensated for any losses incurred. As such, where physical or economic displacement is unavoidable, the Bank requires the promoter to develop an acceptable Resettlement Action Plan. The plan should incorporate and follow the right to due process and to meaningful and culturally appropriate consultation and participation, including that of host communities”. In addition to this core principle, World Bank safeguard policies and the Bank’s OP 4.12 will be followed to guide the resettlement process. These include;

i. Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs;

ii. Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable persons physically displaced by the project to share in project benefits. Displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs; and
iii. Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

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

a) relocation or loss of shelter;

b) loss of assets or access to assets; and

c) loss of income sources or means of livelihood, whether or not the affected persons must move to another location

**Institutional Framework**

The relevant institutions in this project include the

- Local Government Administrations especially Kabale district and Kamuganguzi sub county.
- Ministry of Trade Industry and Cooperatives,
- Ministry of Lands, Housing and Urban Development (MLHUD) for compensation if any
- Ministry of Water and Environment (MWE) as well as EU as a Funding Agencies as outlined in the table below.

**Table 8: Important institutions and their respective mandate**

<table>
<thead>
<tr>
<th>S/No</th>
<th>Institution</th>
<th>Mandate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Ministry of Trade Industry and Cooperatives</td>
<td>Developer and overall in Charge of the Market development Project</td>
</tr>
<tr>
<td>3.</td>
<td>National Environment Management Authority (NEMA)</td>
<td>Ensures Environmental Compliance and regulates activities that affect the environment;</td>
</tr>
<tr>
<td>4.</td>
<td>Local Government of Kabale District</td>
<td>Administrative Units to ensure equity and success of project implementation and Compliance within the respective sub counties;</td>
</tr>
<tr>
<td>5.</td>
<td>Ministry of Lands, Housing and Urban Development;</td>
<td>Valuation of properties and or compensation</td>
</tr>
<tr>
<td>6.</td>
<td>Ministry of Water and Environment</td>
<td>Responsible for the environmental and Natural resources resource concerns;</td>
</tr>
<tr>
<td>7.</td>
<td>Contractor</td>
<td>In charge of the Works and project Implementation;</td>
</tr>
</tbody>
</table>
CHAPTER 6.
PROJECT RESETTLEMENT PRINCIPLES AND STRATEGY

This section discusses the principles of the project and entitlement of the PAPs that will be adopted to the extent possible based on the type, nature, and degree of their losses. Where there are gaps between the Ugandan legal framework for resettlement and EU’s policy on involuntary resettlement, practicable mutually agreeable approaches will be designed consistent with the Ugandan Government practices and EU’s policy.

- Land acquisition and involuntary resettlement will be avoided or minimized, by identifying and adopting possible alternative project designs that have the least adverse impact on the communities in the project area.

- Relocation Assistance and rehabilitation support will be provided to any PAPs, that is any person or household on account of project implementation would have his, her, their;
  - Right, title or interest in any house, interest in, right to use, any land (including premises, agricultural and grazing land, commercial properties, tenancy, or right in annual or perennial crops and trees or any other fixed or moveable assets, acquired or possessed, temporarily or permanently. This will not be triggered because the proposed site does not have any of the mention facilities or undertakings.
  - Income earning opportunities business, occupation, work or place of residence or habitat adversely affected temporarily or permanently; not triggered.
  - Social and cultural activities and relationships affected or any other losses that may be identified during the process of resettlement planning. Not triggered.

- Resettlement assistance will be provided not only for immediate loss, but also for a transition period needed to restore livelihood and standards of living of PAPs. Such support could take a form of short-term jobs, subsistence support, salary maintenance, or similar to those available in the lands affected.

- The resettlement plan will consider the needs of those most vulnerable to the adverse impacts of resettlement (including the poor, those without legal title to land, ethnic minorities, women, children, elderly and disabled) and ensure they are considered in resettlement planning and mitigation measures identified. Assistance should be provided to help them improve/maintain their socio-economic status.

- PAPs and their communities will be consulted to the extent possible about the project, the rights and options available to them, and proposed mitigation
measures for adverse effects, and to the extent possible be involved in the decisions that are made concerning their resettlement.

- Organization and administrative arrangements for the effective preparation and implementation of the resettlement plan will be identified and put in place prior to the commencement of the process; this will include the provision of adequate human resources for supervision, consultation, and monitoring of relocation process.
- Appropriate reporting (including auditing and redress functions,) monitoring and evaluation mechanism, will be identified and set in place as part of the resettlement management system. A monitoring group will be set up by the project and will evaluate the resettlement process and final outcome.

6.1 Cut-Off Date Of Eligibility

The cut-off date of eligibility refers to the date prior to which the occupation or use of the project area makes residents/users of the same eligible to be categorized as PAPs and be eligible to Project entitlements if any. In the project area, the cut-off dates were set as the beginning date of the census of all informal land users and this was between 8th and 10th of June 2017.

The above dates were used to assess affected activities and also to inform those affected of the proposed project hence the need to permanently relocate to give way for project activities to be undertaken. The establishment of the eligibility cut-off date and holding public consultation was intended to give the PAPs ample time to relocate.

6.2 Principle Of Replacement Cost

The fact that a large part of the proposed area for development will be undertaken on government land with no structural developments only two structures belonging to Murambo Ngozi group will be affected. For this reason it is anticipated that compensation for property will be paid out only to this group. It was also noted that that land belonging to Sabiti and Murambo group which is 0.620 and 0.0494 acres respectively. However in case, for some reason more land is required for any market related works consideration for compensation will be handled on a case by case basis. Under such scenarios all compensation for land will be based on the principle of replacement cost. Perennial crops were identified in the project area. For this reason it is expected that all informal land users will harvest their annual crops before the project commences.

6.3 Eligibility

Eligibility defines the PAPs who are covered by compensation and other entitlements / resettlement assistance. For this particular project there is no
project-related land acquisition to result in the physical displacement of people as well as their economic displacement based on legitimate or formal occupation of lands. All those to be affected cultivate in the project area illegally because a notice to vacate was issued in May 2014 by kabale District. Two additional private plots were established to be affected and these belong to Murambo Ngozi group which has 33 members and Mr. Sabiti.

A Project Affected Person (PAP) is defined as any person or persons, household, firm or private or public institution who, on account of the involuntary acquisition of assets would have their rights, title or interest in all or any part of the house, land (whether residential, agricultural, commercial, industrial or institutional), annual or perennial crops and trees, or any other fixed or movable asset acquired or possessed, in full or in part, permanently or temporarily, and who might suffer income or business loss as a consequence thereof. In particular, a Project Affected Family (PAF) is used when the PAP indicates an affected family/household.

For this particular project PAPs fall under the following categories:

i. **Informal settlers:** This shall include those who carryout activities on the proposed land and do not enjoy security of tenure. These do not own the land where the structure is located and do not have permission of the landowner to use the land.

ii. People who rent land for cultivation (sharecroppers) and their crops or trees are to be removed or damaged due to land acquisition activities; and

iii. **Vulnerable Groups:** Vulnerable groups in this RAP consist of the poor, the elderly, women and persons who need special assistance.

iv. Any other group of persons that has not been mentioned above but is entitled to compensation according to the laws of Uganda.
CHAPTER 7
RELOCATION SITE

Given the nature of the proposed project, and the fact that the proposed market will developed on public land, acquisition of land is anticipated for only two additional plots. The social team identified that all the 50 households have land elsewhere and will be able to relocated and their farming activities. Interaction with the district officials regarding relocation of informal settlers clearly indicated that there is no designated area to relocate those that will be affected by the project. They mentioned though that all settlers were notified about the proposed development in May 2014 and are aware of the project planned activities. District officials added that all PAPs have land outside the proposed site on which they can settle. Their individual land holdings will be the principle site/place considered for relocation because as indicated during consultations, all activities currently undertaken can blend well within the communities. There will be no dedicated host area under this particular project.
8.1 Consultation With Affected People

As a first stage of disclosure, meetings were organized with help of local leaders in two villages with most PAPs at the proposed site. Subsequent formal and informal meetings and discussions have since been undertaken with all PAPs and affected institutions. In these meetings, the need for relocation was emphasised and compensation principles for various types of loss were detailed and various entitlement options discussed.

In these meetings, project components were discussed and principles/issues of relocation detailed. It was also clearly indicated to PAPs that compensation is unlikely to arise because the proposed market development and all associated works will be within the designated public land. In all meetings, stakeholder questions and concerns were discussed, dispute settlement procedures presented and the importance of amicable conflict resolution was emphasized. A detailed record of all meetings and views of affected people is presented in Annex 1 but key issues are summarized below.

8.2 Key Issues/Concerns And Suggestions Raised During Consultations With Paps.

- Communities needed to know how they are affected by the project. This they indicated would give them chance to voice their concerns and would also make sure that such concerns are captured and incorporated into the whole project early in time.
- Involvement of area leaders through holding consultative meeting was also stated as being very crucial for success of the project. They also mentioned that involving all stakeholders would make everyone accountable.
- Communities strongly stressed that they need to know the time frame of the project so that they plan accordingly. Particularly the community needed to know when the project is likely to kick off so that they harvest their crops timely.
- They wanted to know how in case there is encroachment on private property (land) such cases would be handled.
- Communities suggested that for the project to go on smoothly there should be a clearly established channel of registering complaints related to the project. This they said should have clear structures that must be communicated and made known to the community using the local media.

8.3 Disclosure
The Ugandan laws and Development Partner guidelines within which this ARAP was done require communities affected to be informed of the decisions made from the study. The project proponent (Ministry of Trade and Industry) will distribute copies of the report to the relevant stakeholders and the communities consulted. Any issues that may have been omitted will be incorporated and dealt with accordingly. PAPs may provide views on its implementation arrangement, including grievance management and monitoring and any other issues they consider important.
9.1 Grievance Redress Mechanism

Grievance management will aim to provide a two-way channel for the project to receive and respond to grievances from PAPs, stakeholders or other interested parties. Sections below outline the proposed grievance management process that utilizes easily accessible local structures through which communities can channel their concerns to the project proponent (Ministry of Trade and Industry/Kabale District). It is perceived that use of local leadership structures would ensure that aggrieved persons, especially vulnerable groups easily have their concerns resolved without undue delay or expenses associated with formal legal channels (courts).

At village level a local grievance redress committee (LGRC) will be initiated to record grievances and also help in mediation. This committee will comprise the LC I Chairperson, a trusted village elder, a religious representative, an elected PAP representative and specific vulnerable group representatives of relevance to the village i.e. women and the disabled. Disputes will be resolved at the village level as much as possible because the suggested composition of grievance committee will be accessible to all aggrieved members.

9.2 Grievance Process

The grievance process is designed to ensure that PAPs have opportunity to access the project and have their concerns addressed. In addition, it allows the project to be active in identifying solutions to grievances. It should be noted that the grievance procedure will not replace the existing legal process in Uganda, rather based on consensus, it will seek to resolve issues quickly so as to ensure smooth resettlement without resorting to expensive and time-consuming formal legal action. However if the grievance procedure fails to provide a solution, complainants can still seek legal redress.

Complaints are likely to be registered from three main sources;

- Directly from affected persons (those who illegitimately use project land)
- From the implementation team executing the relocation.
- From the ARAP Monitoring and Evaluation Officer

a) Grievance Officer

A Grievance Officer (GO), who will be a member of the implementation team and will lead the grievance mechanism. Principal responsibilities of the GO will include:
• Recording the grievances, both written and oral, of the affected people, categorizing and prioritizing them and providing solutions within a specified time period.

• Discussing grievances on a regular basis with the Working Group and coming up with decision/actions for issues that can be resolved at that level.

• Informing the Steering Committee of serious cases within an appropriate time frame.

• Reporting to the aggrieved parties about developments regarding their grievances and decisions of the Steering Committee.

• Providing inputs into the Monitoring and Evaluation process. It will be important that all PAPs have access to the grievance process.
10.1 Implementation Of ARAP

The main objective of conducting a RAP is to ensure that the PAPs get fair and prompt compensation. In this way it is expected that their production capacity and standard of living will be restored to their former levels.

The Implementation Schedule of the ARAP for the proposed Katuna Border Market project will be six months before the project commences. During progressive sensitisation meetings PAPs will be constantly reminded of the anticipated date for project activities and as such their need for relocation constantly emphasised. Hence, if there is identification of additional PAPs to be affected due to the proposed development, as compared to those currently known they shall be equally sensitised.

The project must commence after the implementation of the RAP. The relocation of all PAPs activities is expected to be completed by December 2017. Therefore, the construction/civil works can be able to start from January 2017. The actual relocation exercise shall be conducted with the presence of the PAPs and representatives/members from the Sub County and District before the market development works commence.

The compensation and resettlement budget was based on the valuation surveyor’s estimates of cash compensation for improvements on the project land. The resettlement budget is shown in the table below. This budget excludes additional for the RAP implementation process.

<table>
<thead>
<tr>
<th>Value of Land (Leasehold Tenure)</th>
<th>Nil. (Donation from Kabale District Local Government)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.02 Hectares (0.0494 Acre); Land belonging to Murambo Ngozi Group</td>
<td>UGX.1,595,000 (One million Five hundred Ninety Five Thousand shillings only)</td>
</tr>
<tr>
<td>0.251 Hectares (0.620 Acre); Land belonging to Mr. Sabiti</td>
<td>UGX.17,626,000 (Seventeen Million Six Hundred Twenty Six Thousand shillings only)</td>
</tr>
<tr>
<td>Value of Developments (Barbed wire fence on local poles)</td>
<td>UGX.44,705,000 (Forty Four Million Seven hundred Five thousand shillings Only).</td>
</tr>
<tr>
<td>Value of Buildings and Structures belonging to Mr. Sabiti</td>
<td>UGX.35,383,000 (Thirty Five Million Three hundred Eighty Three Thousand shillings only)</td>
</tr>
</tbody>
</table>
The cost of compensation for improvements is forty one million nine hundred twenty six thousand shillings only (99,309,000). This though is not the total cost of the RAP because it does not include the RAP management cost.

10.2 Monitoring Of The Relocation Process

The purpose of monitoring is to provide feedback on ARAP implementation and to identify problems and successes as early as possible to allow timely adjustment of implementation arrangements. It also allows for verification of the ARAP implementation progress.

10.2.1 Major Monitoring Tasks

- Formulating performance monitoring indicators to measure inputs, outputs and outcomes of relocation activities;
- Involvement of affected PAPs in the monitoring process (participatory monitoring);
- Evaluation of the impact and relocation for a reasonable period after completion of all activities;
- Ensuring that the PAPs are the same or better off, and not further impacted by the Resettlement or land acquisition process; and
- Verifying ARAP implementation completion

10.2.2 Internal Monitoring Issues

The effectiveness of the ARAP implementation process and activities will be monitored through internal monitoring. This will be undertaken by Kamuganguzi sub county/Monitoring Officers and will involve monitoring of the compensation process and activities to ensure that effectiveness is achieved throughout the ARAP implementation process.

Internal monitoring will be thematically carried out at two process levels; during the resettlement period and after that period (post-resettlement period). Each process/thematic period will have different monitoring issues which the monitoring team should pay attention to, as summarized in the table below.

Table 9: Thematic Issues to monitor during and after Relocation

<table>
<thead>
<tr>
<th>Thematic periods</th>
<th>RAP implementation period</th>
<th>Post-relocation period</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Number of PAPs affected.</td>
<td>Number of PAPs relocated</td>
</tr>
<tr>
<td></td>
<td>Number of PAPs who have restored their livelihood sources</td>
<td>Number of PAPs with successfully restored livelihoods and assets,</td>
</tr>
<tr>
<td>---</td>
<td>----------------------------------------------------------</td>
<td>-----------------------------------------------------------------</td>
</tr>
<tr>
<td>3.</td>
<td>Number of PAPs who have registered grievances with GO</td>
<td>No of PAPs whose grievances have been resolved or otherwise,</td>
</tr>
<tr>
<td>4.</td>
<td>Number of vulnerable PAPs or groups identified and assisted during relocation</td>
<td>Number of vulnerable groups assisted and restored livelihood enterprise and assets.</td>
</tr>
</tbody>
</table>

### 10.2.3 Monitoring Activities And Responsibilities

Monitoring key activities and responsibilities are;

- **Set up a System**: The ARAP monitoring team should develop a common system for monitoring the implementation process based on the resettlement schedule before construction activities commence.

- **Ongoing Monitoring**: The monitoring team will be in-charge of regular monitoring of the implementation process, involving:
  - Feedback and inputs from the Implementation Officers.
  - Reviewing of the resettlement database.
  - Receiving information from local representatives.

- **Monthly Reporting**: Consolidated monthly reports with key findings from the ongoing monitoring should be submitted to the implementation team and discussed every month and action points determined. This monthly progress review should aim to ensure that important issues are immediately rectified.

- **Vulnerability assessment**: It is essential that vulnerability is closely monitored in order to provide timely support to susceptible PAPs. A vulnerability assessment should occur as part of monitoring and those PAPs considered most vulnerable should be targeted in the relocation process.
CHAPTER 11
CONCLUSIONS AND RECOMMENDATIONS

11.1 Conclusions

A number of steps have been undertaken to identify the social impacts related to resettlement associated with the proposed Market development. The socio-economic census survey conducted in June 2017 concluded that the total number of the affected persons is 50 PAPs. The proposed project will be established on government land although there are some informal land users whose activities will be relocated.

The social team noted that the proposed site is entirely used for farming purposes and crops will be affected most and they are all illegal. For this reason it is likely that there will be no compensation but affected PAPs will be given early warning so that they relocate their activities. The fact that the project may not involve compensation does not mean that there will be no disruption of economic activities within the project area. Therefore more consultative and sensitisation meetings should be held with communities to build consensus and also help to reduce anxiety among PAPs.

It is recommended that Kabale district officials together with Kamuganguzi sub county authorities and the RAP team continuously engage the community using available local media so that information about the project fully circulated among the affected communities. More specifically channels communities can follow to resolve or register any project related complaints at all levels should be clearly made known to them. Community consultation and participation of PAPs in resettlement preparation and planning is a fundamental requirement, therefore the project developer should facilitate the formation of a grievance redress committee consisting of representatives of the PAPs and local authorities.

The ARAP recognised that there are vulnerable groups among the PAPs. These have been identified and will need to be screened and updated during the ARAP implementation. The ARAP implementation team will, therefore, update, design and cost special assistance packages to vulnerable PAPs; and also cost strategies to deliver such assistance.

For the ARAP to be successful there will be need for continued monitoring and evaluation. This will ensure that arising issues are properly addressed. At a minimum, monitoring activities proposed include, but will not necessarily be limited to the following:

- Relocation site;
• Number of those relocated;
• Welfare of PAPs after relocation;

11.2 Specific Recommendations

• In line with best international practice, stakeholder engagement and consultation is an ongoing process so the developer needs to involve all affected stakeholders at all stages of project development.

• Before resettlement, the PAPs should be mobilized and counselled both socially and economically to avoid undue social and economic disruptions.

• PAPs should be given a minimum of six month’s notice before construction commences to enable them harvest their crops.
APPENDICES

Appendix 1: List of People Consulted
Appendix 2: Notification Letter to lease holders to vacate the land
Appendix 3: Questionnaire used during the household survey
Appendix 4: Valuation Report
Appendix 1: List of People Consulted
Appendix 2: Notification Letter about change of Land Use
Appendix 3: Questionnaire used during the household survey

HOUSEHOLD QUESTIONNAIRE SOCIO-ECONOMIC BASELINE SURVEY FOR THE PROPOSED KATUNA MARKET PROJECT

Hello, My name is ___________________________________________ I am here on behalf of Industrial and Natural Resources Consults Ltd which is responsible for the preparation of a Resettlement Action Plan proposed Katuna Market project. We are conducting a census and a social economic survey for purposes of establishing the affected persons. The results of the research will inform the next planning phases of the project. We would like you to kindly respond to the following questions. The information you give will be treated with utmost confidentiality and will be used for purposes of the RAP study.

Enumerator----------------------------------------------------------Date of interview-------------------

SECTION 1: LOCATIONAL DETAILS

District-------------------------------------------------------------Sub County-----------------------------

Parish-----------------------------------------------------------Village-----------------------------

Name of respondent--------------------------------------------------

---

A. HOUSEHOLD SOCIO-DEMOGRAPHIC BACKGROUND

<table>
<thead>
<tr>
<th>Socio-demographic data</th>
<th>01 = Male</th>
<th>02 = Female</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1. Sex of respondent</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A2. How old are you? (completed years)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A3. Are you the head of your household?</td>
<td>01 = Yes (Skip to Qn C5)</td>
<td>02 = No</td>
</tr>
<tr>
<td>A4. (If No) What is your relationship to the household head?</td>
<td>1 = spouse, 2 = father, 3 = mother, 4 = son, 5 = daughter, 6 = brother, 7 = sister, 8 = Stepchild, 9 = Adopted/foster child, 10 = Parent, 11 = Grandchild, 12 = Niece/Nephew, 13 = Son/daughter-in-Law, 14 = Brother/Sister-in-Law, 15 = Father-/mother-in-law, 16 = other relatives, 17 = Servant, 18 = Other non-relative, 19 = other (specify) ......</td>
<td></td>
</tr>
<tr>
<td>A5. Sex of household head</td>
<td>1 = Female</td>
<td>2 = Male</td>
</tr>
<tr>
<td>A6. How old is the Household head? (completed years)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| A7. Is the household head married? | 01 = Single  
 02 = Married (monogamous)  
 03 = Married (polygamous; 2 wives)  
 04 = Married (polygamous; > 2 wives)  
 05 = Widowed  
 06 = Divorced/separated  
 07 = Co-habiting |
|----------------------------------|---------------------------------------------------------------|
| A8. (If household head is female, skip to 9) If in polygamous marriage, how many wives does the household head have? | 1 = Joined  
 2 = Separated |
| A9. If in polygamous marriage, are the houses/compounds for co-wives joined or separated? | 1 = Joined  
 2 = Separated |
| A10. What is the tribe of household head? | 01 = Catholic  
 02 = Moslem  
 03 = Protestant  
 04 = Pentecostal/Born again  
 05 = SDA  
 06 = Traditional religion  
 07 = Jehovah's Witness? |
| A12. What is the religion of household head? | 01 = Catholic  
 02 = Moslem  
 03 = Protestant  
 04 = Pentecostal/Born again  
 05 = SDA  
 06 = Traditional religion  
 07 = Jehovah's Witness? |
| A13. What is the highest education level of household head? | 01 = No formal education  
 02 = Some primary education,  
 03 = Completed primary education,  
 04 = Vocational training  
 05 = Some O-level secondary education,  
 06 = Completed O-level  
 07 = Some A level secondary education,  
 08 = Completed secondary education,  
 09 = Tertiary  
 10 = University |
| A14. What is the main occupation of the household head? (What he/she does to support the household) | 01. Crop farming  
 02. Animal farming  
 03. Poultry farming  
 04. Fish farming  
 05. Business person  
 06. Public/Civil officer  
 07. Other salaried employment  
 08. Casual labour  
 09. Domestic servant  
 10. Quarry  
 11. Fisherman/fish monger  
 12. Driver/cyclist  
 13. Craftsman  
 14. Hunting  
 15. Baking  
 16. Tailoring and Embroidery  
 17. Brick making  
 18. Builders/Masons  
 19. Salon  
 20. Other (specify) ............ ............ |
| A15. What is the main source of livelihood for the household? | 01. Crop farming  
 02. Animal farming  
 03. Poultry farming  
 04. Fish farming  
 05. Business  
 06. Salary of Public/Civil officer  
 07. Other salaried employment  
 08. Casual labour  
 09. Domestic servant  
 10. Fisherman/fish monger  
 11. Driver/cyclist  
 12. Craftsman  
 13. Hunting  
 14. Baking  
 15. Tailoring and Embroidery  
 16. Brick making  
 17. Builders/Masons  
 18. Salon  
 19. Other (specify) ............ ............ |
| A16. How many people live in your Household? | Total = (refer to definition of household) |
### A17 How many members:

|---------------------------|---------------------------|-------------------------------|----------------------------|---------------------|------------------------|

### B: FARMING

#### B1. What are the crops grown for income generation in your Household? *(Tick all that apply)*?

<table>
<thead>
<tr>
<th>1 = Irish potatoes,</th>
<th>2 = Sorghum</th>
<th>3 = Cassava</th>
<th>4 = Ground nuts,</th>
<th>5 = Beans,</th>
<th>6 = Rice,</th>
<th>7 = Vegetables</th>
<th>8 = Cow peas</th>
<th>9 = Maize</th>
<th>10 = Sweet potatoes</th>
<th>11 = Cotton</th>
<th>12 = Soy beans</th>
<th>13 = Cabbages</th>
<th>14 = Carrots</th>
<th>15 = Others</th>
</tr>
</thead>
</table>

#### B2. How much of each crop in terms of acreage did you plant last time you planted it?

<table>
<thead>
<tr>
<th>Acreage</th>
</tr>
</thead>
</table>

#### LIVESTOCK KEEPING

#### B4. Does your household own livestock?  
1 = Yes , 2 = No *(skip to section c)*

#### B5. (If Yes), what do you own? *(multiple responses allowed)*

(Circle appropriately)  

<table>
<thead>
<tr>
<th>Number owned</th>
</tr>
</thead>
</table>
C: HOUSING CONDITIONS

C1. Do you own the house you live in?  
1 = Yes,  
2 = No

C2. Dwelling structure/ characteristics/identifiers of main house (ask and observe and circle appropriately)

<table>
<thead>
<tr>
<th>C2 a. Type of house</th>
<th>1 = Permanent</th>
<th>2 = Semi-permanent</th>
<th>3 = mud and wattle</th>
</tr>
</thead>
<tbody>
<tr>
<td>C2 b. Floor of house</td>
<td>1 = cement</td>
<td>2 = Not cemented</td>
<td></td>
</tr>
<tr>
<td>C2 c. Roof of house</td>
<td>1 = Iron sheets</td>
<td>2 = Tiles</td>
<td>3 = Grass thatched</td>
</tr>
<tr>
<td>C2 d. Walls of house</td>
<td>1 = Bricks</td>
<td>2 = mud and wattle</td>
<td></td>
</tr>
</tbody>
</table>

C3. How many rooms are in the main house?  
Give number

D: HOUSEHOLD AND COMMUNITY BASED ROLES.

D.1 Among the household members, whose primary responsibility is it to (circle)


a) Activities (Read out all, Circle the code)  
b) Person Responsible (Multiple response allowed)

1. Do domestic activities (water, fuel, food, )
2. Take care of children daily
3. Farming
4. Livestock rearing
5. Working for outside income
6. Attending village meetings
7. Owning land
8. Owning livestock
9. Owning durable household assets
10. Marketing produce
11. Using financial resources
12. Buying basic necessities

13. Buying durable household assets (including land)

14. Other (Specify)...

**E: ENERGY SOURCES**

E: What is the MAIN source of energy for the household?

<table>
<thead>
<tr>
<th>Type of energy (Multiple responses)</th>
<th>For What purpose? (Transfer code, multiple responses, use comma separator)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Biogas</td>
<td></td>
</tr>
<tr>
<td>3. Processed gas</td>
<td></td>
</tr>
<tr>
<td>4. Solar</td>
<td></td>
</tr>
<tr>
<td>5. Kerosene</td>
<td></td>
</tr>
<tr>
<td>6. Firewood/charcoal</td>
<td></td>
</tr>
<tr>
<td>7. None</td>
<td></td>
</tr>
<tr>
<td>8. Other (specify)</td>
<td></td>
</tr>
</tbody>
</table>

**F: HOUSEHOLD ASSETS**

F1: Do you have at least one of the following items and in working condition in this household (Read out and circle)?

<table>
<thead>
<tr>
<th>a) Information &amp; communication</th>
<th>b) Quality of life Assets</th>
<th>c) Productive Assets</th>
</tr>
</thead>
<tbody>
<tr>
<td>7. Internet</td>
<td>14. Residential owned</td>
<td></td>
</tr>
</tbody>
</table>
### G: LAND OWNERSHIP AND UTILIZATION

<p>| G1. Who owns the land your household uses? | 1= Male head of household | 6= Family | 2= Female spouse of the Household head | 7= Clan | 3= Female household head | 6= Government | 4= Other male member of household | 7= Others (specify) .................. |
| G2. Who makes the decision about land utilization in your household | 1= Male head of household, | 4= Female head of household | 2= Female spouse of head household | 5= Family | 3= Both head of household and spouse | 6= Other (specify) .................. |
| G3. How did your household acquire this land? | 1= Inheritance | 7= Leasing communal land (just use) | 2= Renting | 8= Loan (borrowed for a period) | 3= Allocation by clan of male household member | 9= Government land | 4= From family of female household head | 10= Marriage | 5= From family of female spouse of household head | 11= Others (specify) ... |
| G4. How much land does your household own in total? | 6= Purchased | 7= Building | 6= Hiring out | 1= Inheritance | 7= Livestock farming | 7= Tree plantation | 2= Renting | 7= Crop farming | 8= Mining (clay sand quarry) | 3= Allocation by clan of male household member |
| G5. How do you utilize the affected land? (Multiple responses allowed) | 6= Brick making | 7= Others (Specify) .................. | 4= From family of female household head | 8= Loan (borrowed for a period) | 5= Fish farming | 9= Government land | 3= From family of female spouse of household head | 10= Marriage | 6= Purchased | 11= Others (specify) ... |
| G6. Under what tenure system is the affected land? | 1= Leasehold | 4= Customary(without certificate) | 2= Free hold | 5= Government Land | 3= Customary (with certificate) | 6= Communal |
| G11. Has your household ever bought or sold land? | 1= Yes | 2= No |
| G12. Given that this land is earmarked for the market are you willing to relocate? | 1= Yes | 2= No |
| G13. If yes to where | Place ......................... | Distance in km from current location ......................... |
| G14. If no why | |
| G15. Has your household ever been involved in conflict over land? | 1= Yes | 2= No (Skip to H1) |</p>
<table>
<thead>
<tr>
<th>G16: What was the conflict about?</th>
<th>1=Boundary</th>
<th>2=Inheritance,</th>
<th>3=Grazing,</th>
<th>4=Land grabbing</th>
</tr>
</thead>
<tbody>
<tr>
<td>G17: How was the conflict resolved?</td>
<td>1=Death of contender</td>
<td>5=Mutation of contender</td>
<td>6=Not yet resolved</td>
<td>7=Other (specify) ......</td>
</tr>
<tr>
<td>1=Court</td>
<td>2=Traditional methods</td>
<td>3=Mutual agreement</td>
<td>4=Death of contender</td>
<td>5=Mutation of contender</td>
</tr>
</tbody>
</table>

**H: HOUSEHOLD FINANCES: INCOME, EXPENDITURE, SAVINGS AND CREDIT**

<table>
<thead>
<tr>
<th>H1. What is the main source of income for your household? (tick one)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1= Crop farming</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>H2. What are the other sources of income for your household? (tick all that apply)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1= Crop farming</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>H3. What is the main crop grown for sale?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1=Millet,</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>H4. What is the main livestock reared for sale?</th>
</tr>
</thead>
</table>

56
| 1= Cattle | 5= Rabbits | 8= Guinea fowls |
| 2= Goats  | 6= Chicken  | 9= Pigeons     |
| 3= Sheep  | 7= Turkey   | 10= None       |
| 4= Pigs   | 8= Ducks    | 11= Other (Specify) |

H5. What is your household's main area of expenditure?

| 01) Food | 07) Wages/salaries |
| 02) Medicare (health) | 08) Acquisition of assets |
| 03) Education | 09) Farming (inputs, labour) |
| 04) Clothing | 10) Energy |
| 05) Dowry | 11) Other (specify) ....... |
| 06) Funerals |

I: ACCESS TO EDUCATION

I1. Do you have any member of your household attending school?

<table>
<thead>
<tr>
<th>a) Type of site</th>
<th>b) How many children are attending that school level</th>
<th>c) Type</th>
<th>d) Number of km to school</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Pre-primary school</td>
<td></td>
<td>1. Day</td>
<td></td>
</tr>
<tr>
<td>2. Primary school</td>
<td></td>
<td>2. Boarding</td>
<td></td>
</tr>
<tr>
<td>3. Secondary school</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. A Level</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. College</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. University</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

J: ACCESS TO WATER AND SANITATION FACILITIES

J1. What is the main source of water for your household? (For each source of water, circle the source and tick the corresponding use column)

<table>
<thead>
<tr>
<th>SOURCE OF WATER (circle appropriately)</th>
<th>USE OF WATER</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Drinking/Cooking</td>
</tr>
<tr>
<td>1. Piped water into dwelling</td>
<td></td>
</tr>
<tr>
<td>2. Piped water to yard/plot</td>
<td></td>
</tr>
<tr>
<td>3. Public tap/standpipe</td>
<td></td>
</tr>
<tr>
<td>4. Tube well/borehole</td>
<td></td>
</tr>
<tr>
<td>5. Protected dug well</td>
<td></td>
</tr>
<tr>
<td>6. Unprotected dug well</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>7.</td>
<td>Protected spring</td>
</tr>
<tr>
<td>8.</td>
<td>Unprotected spring</td>
</tr>
<tr>
<td>9.</td>
<td>Rainwater collection</td>
</tr>
<tr>
<td>10.</td>
<td>Bottled water</td>
</tr>
<tr>
<td>11.</td>
<td>Cart with small tank/drum</td>
</tr>
<tr>
<td>12.</td>
<td>Tanker-truck</td>
</tr>
<tr>
<td>13.</td>
<td>Surface water (river, dam, lake, pond, stream, canal, irrigation channels)</td>
</tr>
<tr>
<td>J2.</td>
<td>Are there times of the year when you experience water shortage?</td>
</tr>
<tr>
<td>J3.</td>
<td>What is the distance to the main source of water for your household?</td>
</tr>
<tr>
<td>J4.</td>
<td>Do you pay for the water you use from the main source?</td>
</tr>
<tr>
<td>J5.</td>
<td>What problems do you experience in accessing water for household use?</td>
</tr>
<tr>
<td></td>
<td>2= Too expensive</td>
</tr>
</tbody>
</table>
|  | 3= Mechanical breakdown | 5= Long queue | 7= Other (specify) ...
| J6. | Do you treat or boil drinking water? | 1= Yes | 2= No (if no skip to J8) |
| J7. | If yes to J6 above, how is water treated? | 1= Boiling | 4= Filtration |
|  | 2= Use of artificial chemicals | 5= Others (Specify)...
|  | 3= Use of natural plants |   |   |
|   |   |   |   |
| **SANITATION FACILITY** |   |   |
| J8. | Is there a toilet facility in this household? | 1= Yes | 2= No (Skip to J11) |
| J9. | What kinds of toilet facility do members of your household use? | 1= Flush/pour flush | 5= Composting toilet |
|  | 2= Ventilated improved pit latrine | 6= Bucket | 7= Hanging toilet/hanging latrine |
|  | 3= Pit latrine with slab (concrete/earth) | 8= Bush or field |
|  | 4= Pit latrine without slab/open pit |   |   |
| J10. | Do you have a hand washing facility next to the toilet/latrine? | 1= Yes | 2= Yes |
|  | always | 3= No |
| J11. | Does your household have a bathroom/bathing shelter? | 1= Yes | 2= No |
| J12. | Does your household have a drying rack for kitchen utensils and tools? | 1= Yes | 2= No |
| J13. | What is the main method of disposing household waste? | 1= Open dumps | 4= Scatter in gardens |
|  | 2= Burning | 5= Public waste disposal |
|  | 3= Shallow pits | 6= Others | (Specify)...........................
**K: ACCESS TO HEALTH SERVICES**

<table>
<thead>
<tr>
<th>Question</th>
<th>1= Yes</th>
<th>2= No (Skip to)</th>
</tr>
</thead>
<tbody>
<tr>
<td>K1. Has anyone in your household fallen ill in the last 60 days (2 months)?</td>
<td></td>
<td>K6</td>
</tr>
<tr>
<td>K2. (If Yes), what did the person suffer from?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1=Malaria,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2=Diarrhea disease</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3=Flu/cough,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4=Eye infection,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5=  Ear infection</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6=Motor vehicle accident</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7=Motor cycle Accident</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8=Schistosomiasis (Bilharzia)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9= Onchocerciasis (Sleeping sickness)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10=Fire burns</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11=Hepatitis B</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12= Nodding syndrome</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13=Skin diseases,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14= Intestinal worms</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15= Other chest infections</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16=Others (specify)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>K3. Did the person get treatment?</td>
<td></td>
<td>K5</td>
</tr>
<tr>
<td>K4. Where did the person go for treatment?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1=Government health facility</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2=Private Hospital/clinic</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3=FBO Hospital</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4=NGO Hospital</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5=Drug shop</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6=Herbalist/traditional healer</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7= VHTs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8=Did not seek treatment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9=Other (specify)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>K5. Is there any person in your household with chronic illness?</td>
<td></td>
<td>K8</td>
</tr>
<tr>
<td>K6. (If yes), What condition(s) does he/she suffer from?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1=Diabetes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2=Hypertension</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3=HIV/AIDS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4=TB</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5=Cancer</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6=Epilepsy</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7= Hepatitis B</td>
<td></td>
<td></td>
</tr>
<tr>
<td>K7. (If HIV/AIDS above), is the person on ARVs?</td>
<td>1= Yes</td>
<td>2= No</td>
</tr>
<tr>
<td>K8. What is the distance from your household to the nearest health centre?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>K9. How do you rate the quality of services provided by the nearest public health facility?</td>
<td>1= Very good, 2= Good, 3= Fair, 4= Bad, 5= Very bad</td>
<td></td>
</tr>
<tr>
<td>K10. Have you ever used family planning?</td>
<td>1= Yes,</td>
<td>2= No (Skip to L13)</td>
</tr>
<tr>
<td>K11. (If Yes), which family planning methods have you ever used? (Multiple answers allowed)</td>
<td>1= Oral contraceptives, 2= Barier methods, 3= Injectable plan, 4= Implant, 5= IUDs, 6= Vasectomy methods, 7= Barier methods, 8= Bilateral tubal ligation, 9= Withdrawal, 10= Natural rhythm/calendar/moon beads, 11= Other (specify)</td>
<td></td>
</tr>
</tbody>
</table>
K12. Have you ever heard of a disease called HIV/AIDS?  
1= Yes,  
2= No (Skip to section L)

K13. (If Yes), how is HIV/AIDS transmitted? (Multiple answers allowed)  
1= Sharing skin piercing instruments with infected persons  
2= Having unprotected sex with an infected person  
3= Multiple concurrent sexual relationships  
4= Unsterilized medical injections  
5= Blood transfusions  
6= Mother-to-child transmission  
7= Other (specify) ……………

K14. How is HIV/AIDS prevented? (Multiple answers allowed)  
1= HIV/AIDS Counseling and Testing (HCT)  
2= Elimination of mother-to-child transmission (PMTCT)  
3= Blood transfusion safety  
4= Treatment of sexually transmitted infections (STIs)  
5= Condom use  
6= HIV/AIDS education  
7= Safe male medical circumcision  
9= Abstinence/Faithful to one partner  
10= Other (specify) ……..

L: ACCESS TO TRANSPORT AND MARKETING

L1. Do you sell some of the agricultural products you produce?  
1= Yes  
2= No

L2. What is the main marketing point for your agriculture produce?  
1= Farm gate  
2= Co-operative store.  
3= Local produce buyer  
4= Village markets  
5= Local trading centre  
6= Far off towns  
7= Road side stalls  
8= Others (specify) …

L3. What is the distance to the main marketing point for your household?  
………………… km

L4. What problems do you encounter when selling your products?  
1= Poor road access to markets  
2= Low prices  
3= High post-harvest losses  
4= High transport costs  
5= Middle men/brokers  
6= Lack of organized marketing  
7= Market overflow/many similar goods on the markets  
8= Other (specify) ……………

L5. What is the main means of transport for your goods and commodities to the market?  
1= Foot  
2= Bicycle  
3= Motorcycle  
4= Taxi mini bus  
5= Pickup  
6= Private taxi  
7= Buses  
8= Not necessary  
9= Others (specify)

L6. What is the distance from your home to the nearest market place?  
………………… km

M: GENDER DIVISION OF LABOR, CONFLICT AND CONFLICT RESOLUTION

M1. Who is the main person that does the following in your household? (For each activity, tick the column for the responsible person)
Activity | Responsible person
--- | ---
 | Adult male | Adult female | Male child | Female child
1). Cultivation |  |  |  |
2). Harvesting |  |  |  |
3). Fire wood collection |  |  |  |
4). Water collection |  |  |  |
5). Building house |  |  |  |
6). Purchase household items |  |  |  |
7). Paying for health services |  |  |  |
8). Paying school fees |  |  |  |

**M2:** Which of the following has happened to someone living in your household in the last one month? *(multiple answers allowed)*

1= Verbal abuse | 5= Confined
2= Physically beaten | 6= None *(End the interview)*
3= Chased from home | 7= Others (specify) ....
4= Sexually assaulted

**M3.** How was the last case of violence *(name it from L2)* in your household resolved?

1= Mutually | 6= Dispossession of property
2= With the help of clan elders | 7= Deprived of basic need
3= With the help of LCs | 8= Nothing was done
4= With help of police | 9= Not yet resolved
5= Through the courts of law | 10= Other (Specify) ....

**N: VULNERABLE POPULATIONS**

**N1.** Are there people living in the household who are aged 70 years and above? 1=Yes, 2= No *(skip to N3)*

**N2.** If Yes, how many?

**N3.** Are any people living in the household disabled? 1=Yes, 2= No *(skip to N6)*

**N4.** If Yes, how many people are disabled? ...

**N5.** What kind of disability? 1=Physical | 4=Deaf and Dumb
2=Mental | 5=Blind
3=Deaf | 6=Nodding syndrome
7= Others (Specify) ................

**MIGRATION**

**N6.** Is the household head originally from this area? 1=Yes *(skip to section P)*

**N7.** *(If No)*, how many years have you lived in this location? Number of years: ...
area?

N8. What was the main cause of your migration?

<table>
<thead>
<tr>
<th>Number</th>
<th>Cause</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Work</td>
</tr>
<tr>
<td>2</td>
<td>Search for farmland</td>
</tr>
<tr>
<td>3</td>
<td>Business</td>
</tr>
<tr>
<td>4</td>
<td>Search for better life</td>
</tr>
<tr>
<td>5</td>
<td>Security</td>
</tr>
<tr>
<td>6</td>
<td>Better services to social services</td>
</tr>
<tr>
<td>7</td>
<td>Marriage breakdown</td>
</tr>
<tr>
<td>8</td>
<td>Other specify ……</td>
</tr>
</tbody>
</table>

N9. Do you have any relatives who have migrated but still own land in this area?

<table>
<thead>
<tr>
<th>Number</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Yes</td>
</tr>
<tr>
<td>2</td>
<td>No</td>
</tr>
</tbody>
</table>

P: COMMUNICATION, PROJECT AWARENESS AND MANAGEMENT ISSUES

P1. How does your household access information? (main source of information)

<table>
<thead>
<tr>
<th>Number</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Community meetings</td>
</tr>
<tr>
<td>2</td>
<td>Formal sensitization sessions</td>
</tr>
<tr>
<td>3</td>
<td>IEC materials e.g. posters</td>
</tr>
<tr>
<td>4</td>
<td>Radio programs/talk shows/calls in sessions</td>
</tr>
<tr>
<td>5</td>
<td>Drama groups</td>
</tr>
<tr>
<td>6</td>
<td>Extension work by government officials</td>
</tr>
<tr>
<td>7</td>
<td>Extension work by NGOs</td>
</tr>
<tr>
<td>8</td>
<td>Group members</td>
</tr>
<tr>
<td>9</td>
<td>Mobile phone and apps</td>
</tr>
<tr>
<td>10</td>
<td>Internet</td>
</tr>
<tr>
<td>11</td>
<td>Television</td>
</tr>
<tr>
<td>12</td>
<td>Others (specify)</td>
</tr>
</tbody>
</table>

P2. Does any member of your household own a mobile phone?

<table>
<thead>
<tr>
<th>Number</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Yes</td>
</tr>
<tr>
<td>2</td>
<td>No</td>
</tr>
</tbody>
</table>

P3. What is the radio station that you listen to most often?

P4. Before we came to talk to you, were you aware of the proposed market project?

<table>
<thead>
<tr>
<th>Number</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Yes</td>
</tr>
<tr>
<td>2</td>
<td>No</td>
</tr>
</tbody>
</table>

P5. (If Yes), What has been the main source of information about the project

<table>
<thead>
<tr>
<th>Number</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Local government official</td>
</tr>
<tr>
<td>2</td>
<td>Radio</td>
</tr>
<tr>
<td>3</td>
<td>TV</td>
</tr>
<tr>
<td>4</td>
<td>Newspaper</td>
</tr>
<tr>
<td>5</td>
<td>Extension worker</td>
</tr>
<tr>
<td>6</td>
<td>Local places of worship</td>
</tr>
<tr>
<td>7</td>
<td>Village Baraza</td>
</tr>
<tr>
<td>8</td>
<td>Friends/relatives</td>
</tr>
<tr>
<td>9</td>
<td>Local committees</td>
</tr>
<tr>
<td>10</td>
<td>Cultural leaders</td>
</tr>
<tr>
<td>11</td>
<td>Short messages by phone</td>
</tr>
<tr>
<td>12</td>
<td>Other (specify)</td>
</tr>
</tbody>
</table>

P6. Are you in support of the proposed project?

<table>
<thead>
<tr>
<th>Number</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Yes</td>
</tr>
<tr>
<td>2</td>
<td>No</td>
</tr>
</tbody>
</table>

P7. (If No), why not?

<table>
<thead>
<tr>
<th>Number</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Fear of loss of households land</td>
</tr>
<tr>
<td>2</td>
<td>Displacement</td>
</tr>
<tr>
<td>3</td>
<td>Destruction of burial</td>
</tr>
<tr>
<td>4</td>
<td>Lack of information about the project</td>
</tr>
<tr>
<td>5</td>
<td>Does not perceive any project benefit</td>
</tr>
<tr>
<td>6</td>
<td>Others (Specified)</td>
</tr>
</tbody>
</table>

62
P8. What does your household intend to benefit from the proposed market?  
1=Employment  
2=Recreation  
3=Electricity  
4=Market for their agricultural produce  
5=Development of the area  
6=Improved infrastructure  
7=Does not support the project  
8=Others (specify)  

P9. Do you have any worries about the project?  
1=Yes  
2=No  

P10. What are your worries about the proposed project?  
1=Fear of loss of household’s land  
2=Displacement  
3=Destruction of burial ground  
4=Loss of source of income  
5=Lack of information about the project  
6=Inadequate compensation  
7=Does not perceive any project benefit  
8=Loss of cultural identity  
9=Lack of capital to tap into market opportunities  
8=Increased pest  
9=Lack of market  
10=Influx of migrant workers  
11=Threat to local morals  
12=Increase work load  
13=Other (specify) ....

Q: SOCIAL CAPITAL AND LEVELS OF SOCIAL INTEGRATION

Do you have any friends/relatives in and around this village you feel at ease with and talk to about personal life?  
1=Yes  
2=No

If yes, what type of social relations?  
1. Relatives  
2. Friends  
3. Workmates  
4. Professional staff  
5. Spiritual/moral  
6. Social organisation  
7. Other (specify) 

R: COMMUNITY POLITICS
R1. In this area, who are those people who effectively speak out the concerns, complaints, and interests of the project affected people to the project team, and why?

<table>
<thead>
<tr>
<th>A) Name of The Person or Organisation</th>
<th>B) Role and Position In This Community</th>
<th>C) Why Would That Person or Organisation Effectively Represent The Project Affected Persons Of Other People With Grievances?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**S: GRIEVANCE MECHANISM**

<table>
<thead>
<tr>
<th>S.1</th>
<th>Are there any conflicts in this village/community?</th>
<th>A= Yes</th>
<th>B= No</th>
</tr>
</thead>
<tbody>
<tr>
<td>S.2</td>
<td>What conflict resolution systems exist in this village/community</td>
<td></td>
<td></td>
</tr>
<tr>
<td>S.3</td>
<td>Which of the village structures below are stronger in this village/community?</td>
<td>A= Elders</td>
<td>B= Local Council (LC)</td>
</tr>
<tr>
<td>-----</td>
<td>----------------------------------------------------</td>
<td>--------</td>
<td>----------------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S.4</td>
<td>In case of disputes, what grievance or conflict resolution systems exist in this village/community?</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Is there any other area of concern /anything else that you would like to share with me?

**THANK YOU.**
Appendix 4: Valuation Report
PROPOSED KATUNA BORDER REGIONAL MARKET SITE,
KABALE DISTRICT

LAND AND PROPERTY VALUATION FOR COMPENSATION

PREAMBLE

1.0 Introduction

The Government of Uganda through is establishing border markets at major border entry points such as Katuna, Elegu, Malaba, Busia, Mutukula and Mpondwe. All these are part of the National and regional Infrastructure Development Plan. The market, located about 8 kilometers from the Katuna border town, is supported by Common Market for Eastern and South Africa (COMESA) with funding from the European Union. This is aimed at increasing Uganda’s competitiveness in the regional market.

Consequently, Kabale District local government donated (approximately 238.4 acres) Kiruruma government Farm Land for the development of the Katuna cross Boarder Market, as per the District Council sitting on 30th September 2014 under minute 09/2014 (3) (b).

This report covers assessment for compensation of the 47 PAPs (Tenants) whose property lies within the farm. The land and property valuation report is submitted as part of the overall component of the RAP Implementation process. The valuation/assessment is to be used in payment of compensation to Tenants/Project Affected Persons (PAPs) for the section of farm ear marked for the construction of Katuna Market.

Tukahirwa Boaz, a Registered Valuation Surveyor led the Valuation team which carried out Land and Property Valuation in order to determine compensation payable to PAPs/sitting Tenants.

The cadastral survey of the strip map showing boundaries of individual Paddocks for project affected persons was carried out by a team of land surveyors led by Mr. Kule Bagonza. The survey team provided the areas of land/paddocks occupied/rented for seasonal crops.

However, given the fact that all the Project Affected Persons (PAPS)/tenants whose contracts for occupying the land is question expired over two years ago, there is no value allowable for compensation of Land.

This assessment/valuation serves to settle any claims that might be raised by the forty three (43) Tenants who were officially occupying Kiruruma Dairy Farm land as
at 29th April 2013 and an additional 2 PAPs whose private property has been affected.

3.0 Approaches to the Assignment

The assessment of compensation for property affected by the proposed up construction of the cross boarder market was carried out in consultation with the office of the Chief Administrative Officer Kabaale District, the client, the occupants and the local village LCI officials in the project area.

The exercise involved field work where physical inspection and survey of the land and apportioning to the different owners. The office work involving analysis of field data capture and documents, market value evidence, computation of valuation/assessment figures and preparation of reports.

4.0 Basis of Valuation and Assessment of compensation

The basis of valuation for compensation is provided in The Constitution of the Republic of Uganda 1995 and the Land Act CAP.227

The Constitution of the Republic of Uganda,1995, Article 26; Protection from deprivation of property

(1) Every person has a right to own property either individually or in association with others.

(2) No person shall be compulsorily deprived of property or any interest in or right over property of any description except where the following conditions are satisfied

(a) the taking of possession or acquisition is necessary for public use or in the interest of defence, public safety, public order, public morality or public health; and

(b) the compulsory taking of possession or acquisition of property is made under a law, which makes provision for

(i) prompt payment of fair and adequate compensation, prior to the taking of possession or acquisition of the property; and

(ii) A right of access to a court of law by any person who has an interest or right over the property.

The Land Act, CAP.227

(1) the district land tribunal shall, in assessing compensation referred to in section 77(1)(b) take into account the following:-
(a) in the case of a customary owner, the value of land shall be the open market value of the unimproved land;

(b) the value of the buildings on the land, which shall be taken at open market value for urban areas and depreciated replacement cost for the rural areas;

(c) the value of standing crops on the land, excluding annual crops which could be harvested during the period of notice given to the owner, tenant.

(2) In addition to compensation assessed under this section, there shall be paid as a disturbance allowance of 15 percent or, if less than six months’ notice to give up vacant possession is given, 30 percent of any sum assessed under subsection (1)

(3) The rates set out in the list of rates of compensation referred to in section 59(1)(e) shall be used in determining the amount of compensation payable.
5.0 Rates used in the Assessment of Compensation

Assessment of compensation awards depends on the nature of the land and acreage taken by the proposed market. However, given the fact that the Lease period of ten (10) years that had been given to the occupants expired in May 2014, there is no value allowable for compensation of Land on the district land.

Consequently, a notification of Changes on Farm Land Use in South Kiruruma dated 9th January 2015, AGR 217/289/01; was issued by the Office of the Chief Administrative Officer Kabale District Local Government as par the letter attached.

Compensation for land has been provided for land belonging to Murambo Ngozi group and Mr. Sabiti.

With reference to The Land Act, CAP.227 (a) “the value of standing crops on the land, excluding annual crops which could be harvested during the period of notice given to the Owner, tenant”, hence no value allowable for Compensation of seasonal crops of the sitting tenants.

6.0 Assumptions and General Remarks

• The area of land occupied by tenants as at 29th April 2013 was provided by Project Land Surveyor and that acreage is assumed to be correct.

• The dilapidated and defunct dip tank on pot 41 has not been included in this Valuation/assessment.

• Assessment of structures belonging to Murambo Ngozi group has been provided for in this report.

• Assessment is for barbed wire fence compensation and relocation as defined on the ground by the land surveying team.

• Details of assessed property(relocation of barbed wire fence) of every claimant are provided in this report

• A Disturbance Allowance of 15% has been allowed/provided because project affected persons were given a relocation notice of more than 6 months with effect from 9th January 2015 to pave way for the planned development.
• Plot No.s 26, 32, 42 and 44 were terminated by Kabale District Local Government and the plots given as demonstration farms for vegetable growing and hence not included in this assessment

7.0 Valuation Certificate

Having considered all the relevant factors, we are of the opinion that the total compensation payable for property affected by the proposed construction of Katuna Border Regional Market is **UGX.99,309,000. Ninety Nine Million Three hundred Nine thousand shillings Only**.

*See the detailed schedule attached*

Yours faithfully,

---------------------------------------

BASISA M. HERBERT
BSc. Land Econ (MUK)
VALUATION SURVEYOR

---------------------------------------

TUKAHIRWA BOAZ
BSc. (Hons) Land Econ. (MUK), AISU, RSU.
REGISTERED VALUATION SURVEYOR

For: Real Capital Services Ltd.
PICTORIAL REPORT

A BILLBOARD SHOWING THE PROPOSED DEVELOPMENTS ON THE LAND

A PANAROMA VIEW OF THE PROPOSED KATUNA MARKET SITE
A VIEW OF RIVER MULINDI AND THE LOWER BOUNDARY OF THE PROPOSED SITE
A view of paddocks from Kabale-Katuna Road

Some paddock with cattle
Some of the vegetable demonstration gardens on the proposed site

Paddocks on the proposed site
The dilapidated and abandoned dip tank on Plot 41
INSPECTION & VALUATION OF AN AGRICULTURAL PROPERTY

PROPOSED KATUNA BORDER REGIONAL MARKET SITE, KAMUGANGUZI SUB-COUNTY, KABALE DISTRICT

PLOTS NO.26 AND 27 KABALE-KATUNA ROAD, KAMUGANGUZI SUB COUNTY, KABALE DISTRICT.

CLIENT: KABALE DISTRICT LOCAL GOVERNMENT
7th July, 2017

Executive Summary

The subject property is farm land located along Kabale-Katuna-Kigali Road, Nدورwa West County, Kabale District. The property is accessible by way of Kabale-Katuna Road and lies at approximately 8 kilometres from Katuna border.

The property is held under Leasehold tenure. The land measures approximately 96.736 hectares (239.035 acres) and is mainly occupied with cattle grazing fields and vegetable gardens.

Given its strategic location, the property is suitable for the intended project (regional market).

We are of a considered opinion that the value allowable for compensation can be fairly stated as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value of Land (Leasehold Tenure) (238.4 acres)</td>
<td>Nil. (Donation from Kabale District Local Government)</td>
</tr>
<tr>
<td>0.02 Hectares (0.0494 Acre); Land belonging to Murambo Ngozi Group</td>
<td>UGX.1,595,000 (One million Five hundred Ninety Five Thousand shillings only)</td>
</tr>
<tr>
<td>0.251 Hectares (0.620 Acre); Land belonging to Mr. Sabiti</td>
<td>UGX.17,626,000 (Seventeen Million Six Hundred Twenty Six Thousand Shillings only)</td>
</tr>
<tr>
<td>Value of Developments (Barbed wire fence on local poles)</td>
<td>UGX.44,705,000 (Forty Four Million Seven hundred Five thousand Shillings Only).</td>
</tr>
<tr>
<td>Value of Buildings and Structures belonging to Murambo Ngozi</td>
<td>UGX.35,383,000 (Thirty Five Million Three hundred Eighty Three Thousand shillings only)</td>
</tr>
</tbody>
</table>

Yours faithfully,

Boaz Tukahirwa

BSc. (Hons) Land Econ. (MUK), AISU, RSU.
For: Bold Capital Services Ltd.

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   5.3 Land Area
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8.0 REMARKS

9.0 VALUATION BASIS & CONSIDERATIONS

10.0 VALUATION

11.0 APPENDICES
1.0 TERMS OF REFERENCE

We refer to verbal instruction to inspect the above mentioned property and ascertain its value for compensation.

Inspection for valuation purposes was done on 8\textsuperscript{th} -10\textsuperscript{th} June, 2015 by Basisa Herbert

All necessary inspection and assessment of the property has been completed and we wish to report as follows:

2.0 LIMITING CONDITIONS

This Report and Valuation is subject to the following limiting conditions:

- Bold Capital Services Ltd has no interest in the property under valuation.
- This valuation should only be used within the context of the instructions in which it is prepared.
- Neither the whole nor any part of this survey and valuation report nor any reference thereto may be included in any published document, circular or statement nor published in any form, without the undersigned Valuer’s approval on the context it may appear.
- The responsibility of the company in connection with this report and valuation is limited to the client to whom the report is addressed.
- While due care is taken to note the significant building defects in the course of inspection, this report and valuation is not a structural survey and no guarantee is given in respect of rot, termite or pest infestation or other defects whether exposed or unexposed.
- While due care is taken to note significant defects and damages to the equipment in the course of inspection, this Report and Valuation is not a mechanical survey and no guarantee is given in respect of defects whether exposed or unexposed.
- References include in company accounts and other statements or reviews or any company statement or circular.
- The values are exclusive of all the encumbrances, any other factors not known to this office and those not considered in the valuation.
This valuation is only for the land, trees and buildings; and does not include the going concern of the business housed in the premises, and hence the Value of Cows and other animals grazing on the land has been excluded from this report.

In no event shall the Valuer be held responsible or liable for special, direct or consequential damages, as the assignment has been completed with best efforts, available information and in good intentions following professional ethics.

Where it is stated in the report that information has been supplied to the company by another party, this information is believed to be reliable; but this company can accept no responsibility if this should prove not to be so. Where information is given without being attributed directly to another, this information has been obtained by our own search of records and examination of provided documents or by enquiry from government or other appropriate departments.

3.0 LOCATION AND ACCESSIBILITY

3.1 Location

The proposed Katuna Market site is a farm land situated on Plots No.26 and 27 Kabale-Katuna Road, Kamuganguzi sub County, Kabale District.

3.2 Access

Access to the property from Kabale town centre is by way of Kabale-Katuna-Kigali Road for about 12 kilometres up to Kiruruma farm. The site lies on the left hand side of the road at approximately 8 kilometres before Katuna Border point, Kabale District.
3.3 Satellite Images and Approximate Position of Property

Proposed Katuna border Market site
4.0 PROPERTY DESCRIPTION

4.1 Description

The property is held on Leasehold tenure. The land measuring approximately 96.465 hectares (238.4 acres) is used as farm land for grazing cattle and growing vegetables.

Land measuring approximately 0.020 Hectare (0.0494 of an Acre) is owned by Murambo Ngozi Group whereas Land Measuring Approximately 0.251 Hectares (0.620 of an Acre) belongs to one Sabiti of the same Locality.

The neighbourhood is characterised by gentle sloped hills of farm land.

4.2 Selected Views of the Property

Government Farm land (Paddocks and vegetable gardens)
5.0 OWNERSHIP AND TENURE

5.1 Tenure

The property is held under Leasehold Tenure.

5.2 Proprietor

The registered proprietor is KABALAE DISTRICT LOCAL GOVERNMENT.

However, Land measuring approximately 0.020 Hectare (0.0494 of an Acre) is owned by Murambo Ngozi Group whereas Land Measuring Approximately 0.251 Hectares (0.620 of an Acre) belongs to one Sabiti of the same Locality.

5.3 Land Area

Paddocks 1-47 measure approximately 96.465 hectares (238.4 acres).

Land measuring approximately 0.020 Hectare (0.0494 of an Acre) is owned by Murambo Ngozi Group while Land Measuring Approximately 0.251 Hectares (0.620 of an Acre) belongs to one Sabiti as indicated on the strip map.

5.4 Encumbrances

No copy of the land title was availed to this office. Please confirm the authenticity of ownership and any encumbrances thereto. No guarantee is given in regard to the same.

6.0 DEVELOPMENTS

Paddock 41 is developed with a dilapidated and abandoned dip tank. The rest of the land is farm/grazing land.

*Two residential buildings belonging to Murambo Ngozi group have been included in this valuation as indicated in the detailed report attached.
6.1. Selected Views of the dilapidated dip tank

7.0 SERVICES

The site has access to water and electricity. There is a good road network including Kabale-Katuna-Rwanda Highway on which the land makes direct frontage. Bulindi River/Stream is situated at the lower boundary of the site.

8.0 REMARKS

- The land belongs to Kabale District local Government and it is formally a government firm which later leased to the farmers who have been using for farming

- The property has potential of accommodating the proposed regional market

9.0 VALUATION BASIS & CONSIDERATIONS

The interest being valued is Leasehold land tenure system as defined in the Land Act 1998.
The valuation is based on Fair Market Value (MV) defined by the International Valuation Standards (IVS) as ‘the estimated amount for which a property should exchange for on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

Kabale District Compensation rates have been adopted in valuation of barbed wire fences around paddocks. Direct Replacement cost method has been used in assessing the value of buildings.

**10.0 VALUATION**

The date of valuation is 3 July, 2017.

Having due regard to all the relevant factors pertaining to the current property market and the limiting conditions; we are of a considered opinion that the value allowable for compensation purposes can be fairly stated as follows:

<table>
<thead>
<tr>
<th>Value of Land (Leasehold Tenure) (238.4 acres)</th>
<th>Nil. (Donation from Kabale District Local Government)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.02 Hectares (0.0494 Acre); Land belonging to Murambo Ngozi Group</td>
<td>UGX.1,595,000 (One million Five hundred Ninety Five Thousand shillings only)</td>
</tr>
<tr>
<td>0.251 Hectares (0.620 Acre); Land belonging to Mr. Sabiti</td>
<td>UGX.17,626,000 (Seventeen Million Six Hundred Twenty Six Thousand Shillings only)</td>
</tr>
<tr>
<td>Value of Developments (Barbed wire fence on local poles)</td>
<td>UGX.44,705,000 (Forty Four Million Seven hundred Five thousand shillings Only)</td>
</tr>
<tr>
<td>Value of Buildings and Structures belonging to Mr. Sabiti</td>
<td>UGX.35,383,000 (Thirty Five Million Three hundred Eighty Three Thousand shillings only)</td>
</tr>
<tr>
<td><strong>Total Compensation</strong></td>
<td><strong>UGX.99,309,000. Ninety Nine Million Three hundred Nine thousand shillings Only</strong></td>
</tr>
</tbody>
</table>

Yours faithfully,

Boaz Tukahirwa

BSc. (Hons) Land Econ. (MUK), AISU, RSU.
For: Bold Capital Services Ltd.

11.0 APPENDICES

I. COWS AND CALVES BEING GRAZED ON THE LAND

<table>
<thead>
<tr>
<th>SN</th>
<th>Name</th>
<th>Plot number</th>
<th>Number of cows</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Musekura Charles</td>
<td>1, 23, 29, 30</td>
<td>13 and 1 calf</td>
</tr>
<tr>
<td>2</td>
<td>Turyahikayo Benjamin</td>
<td>2, 3, 5, 16</td>
<td>27 and 7 calves</td>
</tr>
<tr>
<td>3</td>
<td>Mutekanga Joshua</td>
<td>15</td>
<td>6 and 5 calves</td>
</tr>
<tr>
<td>4</td>
<td>Nzabakirikiza Alisen</td>
<td>6, 22, 32, 33, 34</td>
<td>32 and 13 calves</td>
</tr>
<tr>
<td>5</td>
<td>Rev. Tumwiyukye James</td>
<td>26</td>
<td>8 and 6 calves</td>
</tr>
<tr>
<td>6</td>
<td>Ndomirwe James</td>
<td>35, 37</td>
<td>5 and 3 calves</td>
</tr>
<tr>
<td>7</td>
<td>Bundusa Robert</td>
<td>31</td>
<td>18</td>
</tr>
<tr>
<td>8</td>
<td>Tugume Herbert</td>
<td>38, 39, 40, 41</td>
<td>16 and 6 calves</td>
</tr>
<tr>
<td>9</td>
<td>Tukamushaba Robert</td>
<td>45, 46</td>
<td>27 and 7 calves</td>
</tr>
<tr>
<td>10</td>
<td>Twinomujuni Frank</td>
<td>47</td>
<td>21 and 12 calves</td>
</tr>
</tbody>
</table>
Appendix 4: Kiruruma Strip Map