



Appendix K: Resettlement Policy Strategy

February 2020

 <p>EAST AFRICAN CRUDE OIL PIPELINE</p>	EAST AFRICAN CRUDE OIL PIPELINE (EACOP) PROJECT	30 October 2018
Resettlement Strategy – EACOP Uganda Section		Ref. Uganda Resettlement Strategy

EAST AFRICAN CRUDE OIL PROJECT

UGANDA RESETTLEMENT STRATEGY

	EAST AFRICAN CRUDE OIL PIPELINE (EACOP) PROJECT	30 October 2018
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1. INTRODUCTION

Total E&P Uganda B.V. (TEPU), Tullow Uganda Operations Pty Ltd (TUOP) and CNOOC Uganda Limited (CUL) ('Upstream Partners') hold interests in petroleum resource licenses near Lake Albert, Uganda. The East African Crude Oil Pipeline (EACOP) (the 'Project') involves the construction and operation of a buried, trans-boundary pipeline to transport crude oil from the Lake Albert area in Uganda to the eastern coast of Tanzania for export to international markets.

The pipeline will run from Kabaale in Hoima District, Uganda, to a Marine Storage Terminal (MST) at Chongoleani, Tanga Region, in Tanzania, on the East African coast. The Government of Uganda (GoU) and the Government of Tanzania (GoT), combined with the Upstream Partners, wish to construct this transboundary export pipeline and related facilities and infrastructure.


Purpose

The Upstream Partners prepared a Land Acquisition & Resettlement Framework (LARF) for the land acquisition and resettlement planning for the upstream Lake Albert Development Project (Dec 2016). This LARF has been endorsed by the GoU and the Upstream Partners are responsible for the implementation of the LARF in the execution of the upstream operations in their License Areas. The EACOP Project is a midstream project associated with the upstream development. The construction and operation of this pipeline and associated components will require the acquisition of land which could involve economic displacement of land owners and users and some limited physical displacement.

This **Resettlement Strategy** has been prepared for the Ugandan section of the EACOP project to guide the land acquisition and resettlement process. The approach contained in this Resettlement Strategy is based on the principles already endorsed by the GoU embodied in the Upstream LARF as far as applicable to a midstream linear trans-boundary project. This Resettlement Strategy describes how the EACOP Project developer will implement the land acquisition and resettlement programme for the Ugandan section of the EACOP Project. A separate RPF has been developed to guide the land acquisition and resettlement programme on the Tanzanian section of the EACOP Project.

The EACOP Project will be developed in line with the Ugandan legal framework and international standards for example IFC PS5. Of particular importance, the Governments of Uganda and Tanzania signed an Inter-Governmental Agreement (IGA) for the EACOP Project on 26 May 2017. This sets out the land rights framework for the Project agreed by the governments, including compliance with international EHSS and Human Rights financing standards.

IFC PS5 requires the preparation of a Resettlement Action Plan (RAP) for any project which results in physical displacement (which may or may not be accompanied by economic displacement), and preparation of a Livelihood Restoration Plan (LRP) for projects that will only involve economic displacement. In instances where a given project comprises sub-projects or multiple components that cannot be identified before project approval, or that may be implemented sequentially over an extended period, PS5 allows for the prior development of a Resettlement Policy Framework (RPF) outlining the general principles for the resettlement planning. The purpose of this Resettlement Strategy is to define the principles for land access, compensation and resettlement planning for the Ugandan section of the EACOP Project, and is the precursor to the detailed RAPs and/or LRPs for individual project components that will be developed later.

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The Host Government Agreements (HGAs) between the Upstream Partners and the Governments for the Project will follow on from the IGA, and will cover in its remit agreement over land rights. It is currently under development and discussion with the Government of Uganda, and is yet to be signed. The proposed approach and principles set out in this Resettlement Strategy will be reviewed once the HGA is agreed, and any required refinements will be made to the resettlement planning if required at that stage. These will either be reflected in an updated RPF and/or the subsequent comprehensive RAPs/LRPs.

Box 1-1 Resettlement Strategy


This **Resettlement Strategy** for the Ugandan section of EACOP outlines:

- The land access and resettlement objectives & principles to ensure adequate land rights for the EACOP Project and Fair and adequate compensation for the Project Affected Persons.
- The legal framework and standards governing the EACOP Project land access and resettlement planning: namely, the Ugandan legal framework and international good practice (IGP) standards, as represented in the IFC’s Performance Standard (PS) 5 on Land Acquisition and Involuntary Resettlement¹.
- The Land acquisition and Resettlement process
- The compensation methodology
- The consultation and engagement approach with affected people, including a grievance mechanism.

The intention for the EACOP Project is to establish a Pipeline Company that will be the ultimate developer and operator of the Project, comprising various parties with an interest, including the Upstream Partners together with the governments of Uganda and Tanzania. The process to establish the Pipeline Company is underway.


During this initial Project planning stage the TEAM B.V. will be performing the functions of the Project Developer.

¹ <http://www.ifc.org>


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1. OBJECTIVES & PRINCIPLES OF LAND ACQUISITION & ACCESS PROCESS

1.1. Objectives


In facilitation of the successful execution of the Project, the overarching objective for the land acquisition process in Uganda is to achieve land access for the Project in line with the project schedule and in line with Ugandan and international financing standards in order to limit the project's impacts on the affected persons and ensure that the project obtains 'a social licence to operate'. Concretely, this objective translates into certain requirements as to the nature of the land rights for the Project and the process for their execution, as recognized by Uganda through the agreement under Article 3 (Land Rights) of the Inter-Governmental Agreement (IGA):

- a) **Identifiable land rights free from third party interests:** Land rights for the Project are required to be (i) clearly identifiable, subject to registrable title and (ii) free from third party interests (including encumbrances, rights or claims), other than certain third party interests that may be agreed by the Project (such as, for example, encumbrances in favour of the Project's lenders);
- b) **Strongest available title or rights:** Land rights for the Project are required to represent the strongest available title (or in the case of land rights needed on a short-term basis, to represent an appropriate type of title or right for the related use and period of use).
- c) **Duration:** Land rights are required to be obtained for the entire duration of the Project or as long as needed for the relevant construction and other Project activities, as the case may be.
- d) **Uninhibited implementation of the Project:** Land rights for the Project are required to allow the uninhibited implementation of the Project.
- e) **Ownership of facilities:** Land rights for the Project must be in a form such that the Project Company is the full owner of all Project facilities in Uganda.
- f) **Lender security:** The Project's lenders must be able to take legal, valid and enforceable first priority security over the land rights for the Project and over the Project facilities, and the land rights must be in the requisite form therefor.
- g) **Terms:** Land rights for the Project must be obtained on fair, transparent, legally enforceable and clear commercial terms and conditions in favour of the Project Company.
- h) **Compliance with EHSS and Human Rights Standards:** The land acquisition process for the Project needs to be undertaken in compliance with EHSS Standards and Human Rights Standards at a national and international level.


1.2. Principles

In addition to the objectives outlined in Article 3 of the IGA, the land acquisition process is based on the following general operational principles, complying with Uganda legislation and International standards:

1. The project seeks to avoid or minimize displacement to the extend practically and affordably possible.
2. All land required for the Project will be acquired on the basis that the Project is in the public interest and land required for the Project shall be deemed as in the public purpose.

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3. All land required for the Project will be acquired and consolidated on a permanent basis, by the Government of Uganda (the Project expects that the Acquiring Authority for most of the land required for the Project will be the Uganda Land Commission, “**ULC**”), and then provided for use to the Project.
4. The Project will aim to promote an active and informed stakeholder participation. A database of affected people, assets and resources will be established to enable PAPs to be adequately informed and consulted on all matters affecting them. Cultural and religious practices will be respected.
5. The compensation framework will be based on the Uganda legislation (including “Guidelines for Compensation Assessment under Land Acquisition” (**GCALA**) issued by the MLHUD on June 2017) and the IFC standards.
6. Compensation shall identify and recognize multiple layers of rights on the affected land and property as contained in the laws of Uganda. Affected persons with no formal legal rights to land shall be included in the assessment provided that they have established rights to property on the land taken, prior to the cut-off date. Vulnerable group will receive special attention.
7. The Project will develop packages to match Replacement Cost for purposes of establishing fair and adequate compensation as required by the Constitution of the Republic of Uganda and IFC standards that include both monetary and in-kind compensation as well as other forms of assistance to restore livelihoods and living standards and to support vulnerable People.
8. A grievance mechanism will be established enabling affected people to lodge a complaint or a claim without cost and assurance of a timely consideration and response.
9. The Project will aim to reach a consensual agreement for compensation of affected land and assets with Project Affected Persons (**PAPs**). Only where this cannot be reached with PAPs despite the grievance mechanism (or if they are absent), PAPs will be subject to implementation of measures of compulsory land acquisition as defined in Ugandan Law and such measures will only be undertaken by the Government of Uganda (GoU).
10. Monitoring and evaluation procedures will be implemented to assess the effectiveness of the compensation and relocation programme.
11. Resettlement will be an integral part of the project with consideration given upfront to the implications of land access and resettlement in terms of project design, planning and costs.

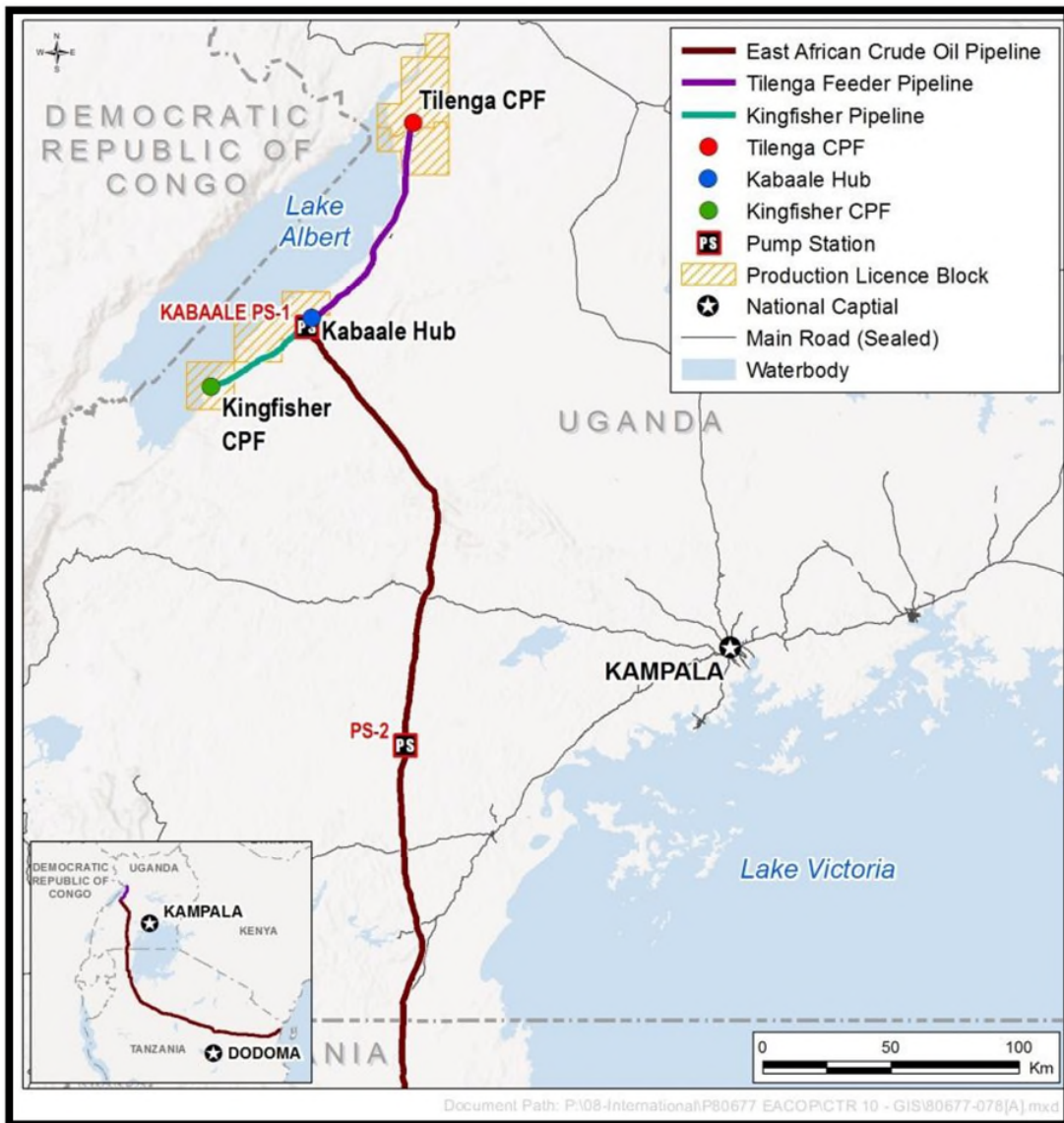
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2. PROJECT DESCRIPTION & CONTEXT

2.1 Summary of the Project

The East African Crude Oil Pipeline (EACOP) (“the Project”) entails the construction and operation of a 24-inch underground pipeline to transport crude oil from the inlet flange at Kabaale Pumping Station in the Hoima District of Uganda (in the area of the Lake Albert Development) to an export facility at a Marine Storage Terminal (MST) in the Tanga region of Tanzania. The EACOP Project location and proposed pipeline route in Uganda is indicated in Figure 2-1.

Figure 2-1 EACOP Project Location & Uganda EACOP Route



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The pipeline will be buried at an average depth of between 1.8 and 2 meters and will cover a total distance of 1,443 km, of which 296 km is located in Uganda and 1,147 km in Tanzania. The pipeline will run through 9 Districts and 24 sub-counties in Uganda (see Section 2.4). Refer to Section 2 for the detailed project description.

The design flow rate of the pipeline will make it capable of transporting 216,000 barrels of crude oil per day (Kbpd). To ensure the continued waxy condition of the oil, (to allow flow), the oil will be heated to about 50 degrees Centigrade to make it fluid enough to flow through. The entire pipeline will be thermally insulated with polyurethane foam and electrically heat traced (EHT). EHT is a surface heating system used to raise and/or maintain the temperature of the pipe by an electrical heating element that runs in physical contact along the length of the pipeline.

The EHT will provide heating during reduced flow rates, shutdowns or when maintenance is required. This EHT system will require electrical power, which will be in the form of an underground 22/33kV-powerline that will be installed parallel to the pipeline trench. The power required for the EHT will be acquired from generators at the pumping stations and converted to the required voltage via step-down substations located at 40-60 km intervals along the pipeline route.

2.2 EACOP Main Project Components

The development of the EACOP PROJECT in Uganda consists of the following main components:

- Four (4) Main Construction Camps or Marshalling Yard: 1 pipe marshalling yard and 3 Construction camps, pipes may be stored during the construction at each of these sites as well as other facilities.
- Pipeline construction corridor (30 m wide) 296 km long in Uganda and within it the permanent operational corridor for the buried heated export pipeline. The construction corridor may be wider at specific locations to allow for additional working space (e.g. at river and road crossings).
- Permanent Above-Ground Installations (AGIs):
 - One (1) Export Pipeline Facility (EPF) located within the Kabaale Refinery area, and includes a pump station and a heating station (PS-1);
 - One (1) pump station combined with a heating station located outside of the EPF (PS-2);
 - Main line block valve stations & heat tracing relay sub-stations (constructed within the pipeline corridor so no additional land required); and
 - Hydro-test water storage facilities (including withdraw and disposal / evaporation pits).
- River pipeline crossings as well as pipeline block valve stations at each shore.
- New access routes to pipeline corridor, AGIs and construction sites and existing road upgrades and logistics, to be agreed with the GoU.









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Table 2-1 Main Project Components

Project Components in Uganda	Example of facility ²
Construction Facilities:	
<p>Marshalling Yard (1 No.) : One of the camps will also be used as a marshalling yard for pipes. This facility will be located in KYOTERA District. This site is likely to be the first EACOP construction facility established in Uganda. The Marshalling Yard will have a footprint of approximately 17.5 ha</p>	
<p>Construction Camps (4 No.): A construction camp consists of temporary housing, offices, a kitchen, a dining hall and entertainment areas. Camps are self-sustained and do not rely on local services. Each camp will be able to accommodate up to 1,000 people and will be located at reasonable intervals along the pipeline construction corridor. Each camp will also house a pipe storage yard, a sewerage treatment facility and waste management yard, access roads and, in some cases, a helipad. The construction camps will each have a footprint of approximately 17.5 ha and will be located in the Districts of Kakumiro, Mubende, Sembabule and Kyotera.</p>	
<p>Construction Access Routes: Gravel roads will be established and maintained by the Project to provide access to construction facilities and the pipeline construction corridor. Construction access roads will link up to the existing road network. Arrangements for the use of these roads after construction will be agreed with the relevant government authorities.</p>	
<p>Pipeline Construction Corridor (296 km x 30 m wide): The construction and installation of the pipeline will require a 30m-wide construction corridor that is used as the workspace to construct the pipeline. This corridor might be wider in certain areas as additional working space may be required, for road and river crossings for example, and depending on the local environment. The corridor is restored once construction is complete.</p>	

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Operational Facilities:	
<p>Export Crude Oil Pipeline:</p> <p>The pipeline will be buried at an average depth of between 1.8 and 2 meters. Once construction is completed, a 10 m permanent corridor is required for the safe operation and maintenance of the pipeline, this will be set within the construction corridor. Once the pipeline is buried, only the permanent route corridor pipeline markers (at regular intervals) will be visible. The 10 m permanent route corridor must be kept clear of any permanent structures or deep rooted vegetation to ensure easy access to the pipeline for maintenance purposes.</p>	
<p>Pumping Stations (2 No.):</p> <p>Pumping stations contain one or more electrically driven pumping units that are strategically placed to boost the pipeline’s internal pressure and flow to ensure safe operating limits. These pumping stations are also used to monitor the flow in the pipeline and can be used to increase the throughput of the pipeline.</p>	
<p>Electrical Sub-stations:</p> <p>The entire pipeline will be thermally insulated with polyurethane foam and electrically heat traced (EHT). This EHT system will require electrical power, in the form of an underground 22/33kV-powerline that will be installed parallel to the pipeline trench. The power required for the EHT will be acquired from generators at the pumping stations and converted to the required voltage via step-down substations located at 40-60 km intervals along the pipeline route.</p>	
<p>Main Line Valves:</p> <p>Main Line Valves (MLVs) are required primarily to isolate a section of the pipeline in the event of a rupture (which is very unlikely). MLVs will be located at major crossing points, active seismic areas and at each of the pumping stations and pressure reduction sections.</p>	

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Hydro Test Water Storage Facilities:

Hydrostatic testing is a controlled process to confirm the threshold measurement for the safe operation of the pipeline. A hydrostatic test is usually performed following new pipeline construction before the actual product (i.e. crude oil) is introduced into the system. All sections of the pipeline will undergo a hydrostatic test, which entails that each section of the pipeline is filled with water and pressurized for a certain time to allow for the identification of defects or leaks. The water is then released back to the hydro test water storage facilities. If required, hydrostatic testing can be repeated when the pipeline is in operation to confirm pipeline integrity and shipping capacity.



2.3 Overview of Pipeline Construction Process

The construction of the Project will commence with the establishment of construction facilities – construction camps, pipe yard(s), marshalling yards and construction access roads.

The construction of the pipeline will be undertaken as indicated in Figure 2-2³ and Table 2-2 below. Construction will start concurrently in several locations along the pipeline route, each construction team will cover an areas referred to as a “ spread”.

Figure 2-2 Schematic of Pipeline Construction Process

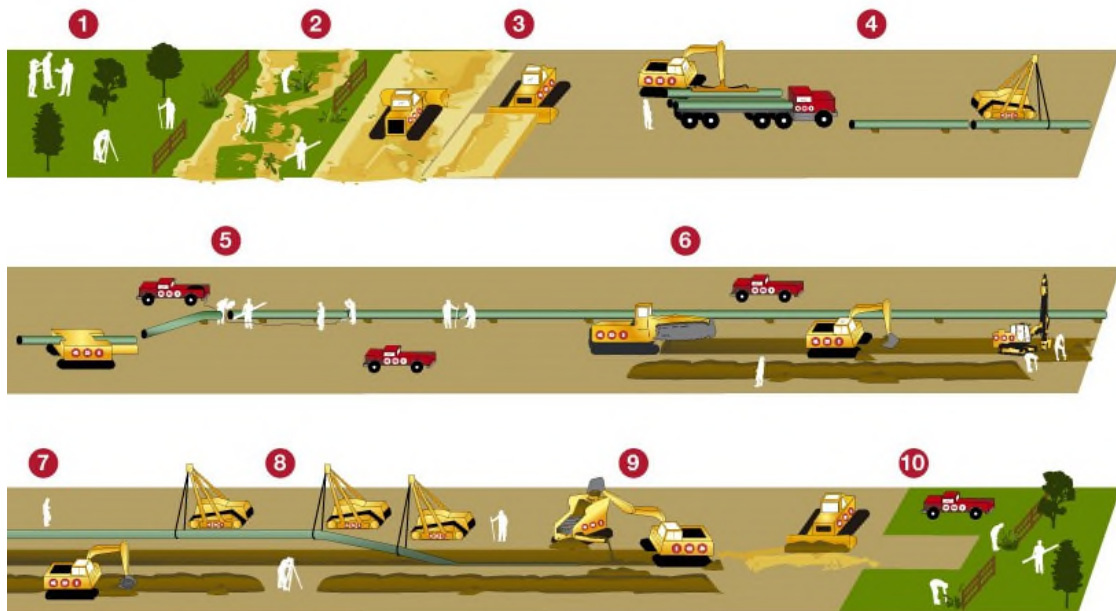



Table 2-2 Pipeline Construction Stages

³ Source: www.gdi.com.mx/pipeline.html

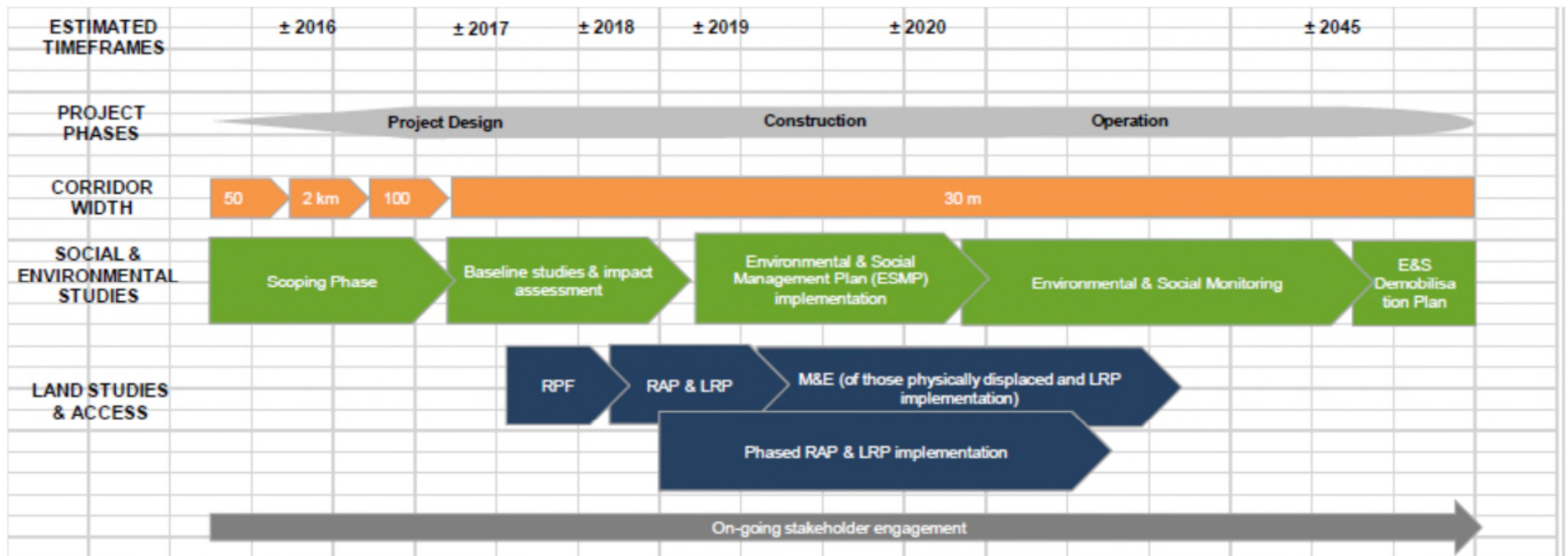
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1	Pre-Construction Survey: <ul style="list-style-type: none"> • Environmental features (e.g. utility lines and natural drainage lines) along the route corridor are surveyed and marked to prevent accidental damage during construction • Pipeline’s centre line and outer most boundaries of the construction corridor (i.e. construction workspace) are pegged
2	Clearing: <ul style="list-style-type: none"> • The construction corridor is cleared of all vegetation (any other infrastructure would have already been relocated as part of the resettlement process)
3	Grading and topsoil stripping: <ul style="list-style-type: none"> • Temporary erosion control measures are put in place prior to trenching • Topsoil is removed from the construction corridor and stockpiled for later use
4	Trenching: <ul style="list-style-type: none"> • Backhoes and trenching machines are used to excavate the trench • Excavated soil is temporarily stockpiled in the construction corridor (to be used later for backfilling)
5	Pipe stringing and bending: <ul style="list-style-type: none"> • A pipe bending machine bends individual joints of the pipe to the desired angle to accommodate changes in the natural contours or where the pipeline route changes direction
6	Line-up: <ul style="list-style-type: none"> • Coated pipe sections are placed along the excavated trench
7	Welding, coating and testing: <ul style="list-style-type: none"> • Pipe sections are aligned and welded together and coated at the welded joints • All welds are x-rayed and welds repaired, if necessary
8	Lowering pipe: <ul style="list-style-type: none"> • The assembled pipeline is lowered into the trench using side boom tractors
9	Backfilling: <ul style="list-style-type: none"> • The trench is backfilled using the soil that was excavated during the trenching process • After backfilling, the pipe is subjected to a hydro power test, which entails that each section of the pipeline is filled with water and pressurised for a certain time to allow for the identification of defects or leaks.
10	Restoration: <ul style="list-style-type: none"> • Disturbed areas are restored as close as possible to their original condition • Environmental control measures are maintained until the construction corridor is completely restored


2.4 Project Schedule & Phases

Figure 2-3 indicates the main Project phases and overall Project schedule.

Figure 2-3 Project Phases and Schedule⁴



⁴ [INSERT REF. RECOMMEND TZ & UG RPF CONTAIN SAME FIGURE]

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2.5 Summary of Project Land Requirements

The Project will require access to over 600 (ha) of land in Uganda . Most of this (nearly 90%) comprises the construction corridor for the export pipeline corridor. For most of its length, the corridor required for construction purposes will be 30 meters wide; in some areas additional workspace will be required during construction (such as at river crossings). A 10-meter wide permanent access corridor is required for the pipeline during Operation phase and this will be located within this construction corridor.

The current estimated land requirements of the Project are summarized in Table 2-3.


Table 2-3 Project Land Requirements in Uganda

Phase	Area	No.	Total
Construction Only			
Main Camps with pipe yards (marshalling yards)	17.5 – 18.4 ha	4	74 ha approx.
Construction and Operations			
New access roads to construction facilities, pipeline RoW and AGIs			74 ha approx.
Pipeline RoW	30 m	296 km	89 ha approx.
Additional temporary work space (crossings) (Estimate)			333 ha approx.
Pumping stations (includes buffer, additional construction worksite, helipad)	15 ha with 1 ha in pipeline corridor	2	30 ha approx. total surface area (2 ha additional outside corridor)
Mainline block valve stations	0.028 ha	19	Located within pipeline corridor
Electric substations	0.04 ha	7	
Total areal requirement			602 ha approx.

2.6 Route selection, alignment and reduction

Alternative routes for the crude oil export pipeline were considered from the Kabaale area to potential ports on the East African coast. Multiple port locations were identified and potential 50-km-wide pipeline corridors evaluated. Secondary information, including remote sensing, was used to assess potential corridors from Uganda using geographic information system (GIS).

Using the GIS and statistical analysis, least risk and cost potential routes were identified for the EACOP System, namely a Kenya north route to Lamu, a Kenya south route to Mombasa and a northern Tanzania route to Tanga. Using higher-resolution satellite imagery, the identified routes were refined by integrating evaluation of social and environmental constraints, geohazards, constructability and constraints associated with terrain, e.g., river crossings and slopes. Further to consideration of the detailed studies of the three identified routes, the Uganda–Tanzania route was selected.

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In 2013, the Tanzanian and Ugandan Governments approved a 50-km wide route corridor, which was reduced to a 2-km wide corridor in 2016 and 100 m wide in early 2017. The route has recently been reduced again to a 30m width within which the construction and permanent corridor will be located.

TEAM B.V. intends to avoid or minimise involuntary resettlement wherever feasible through the assessment of alternative project and engineering designs, the preferred route alignment was determined through stringent routing criteria that considered the following aspects:

- Constructability criteria, including: route length, terrain, bends, road/track crossings, flooding hazards etc.
- Environmental criteria, including: International protected areas, critical habitats, natural habitats and other notable biodiversity areas.
- Socio-Economic & Cultural criteria, including: industrial land use, structures (e.g. dwellings & settlements), crops/cultivated land, tourism facilities and sites etc.

The pipeline route corridor has been progressively reduced from a 50 km to a 30 m corridor based on concept study works and FEED activities (. This is a continuous and iterative process based on the criteria highlighted above and ongoing technical studies. Route alignment will continue to evolve as more data is collected or becomes known.


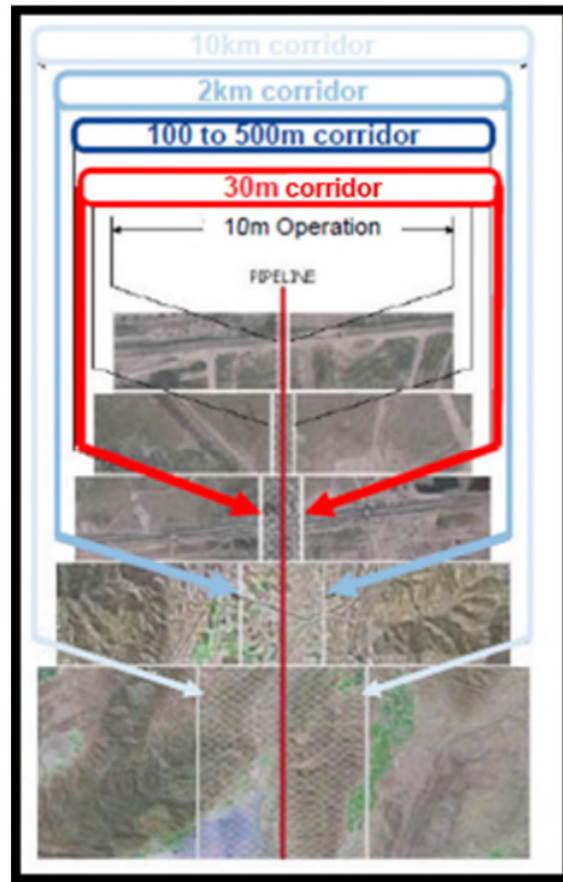
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Figure 2-4 Route Refinement



2.7 Land & Socio-Economic Context

2.7.1 Project Affected Districts, Sub-counties & Villages

The pipeline will run from Kabaale through 9 Districts (at the time of developing this document, the Government was in the process of creating a new District; Kikube which will change the number to 10 in the future), starting in Hoima District and ending in Kyotera District.


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Table 2-4 and


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Figure 2-5 show the Districts and Sub-counties the pipeline corridor will affect. Based on the available information the pipeline will run through lands associated with an estimated 148 villages. The route has been designed to avoid as far as possible urban areas, dwellings and settlements, and predominantly runs across rural land use.


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Table 2-4 Project Affected Districts & Sub-Counties in Uganda

District	District capital	Sub-county	kms in the sucounty
Hoima	Hoima	Buseruka	6
		Kiziranfumbi	26
		Buhimba	4
Kakumiro	Kakumiro	Katikara	12
		Kisiita	7
		Mpasaana	12
		Nkooko	2
Kyankwanzi	Kyankwanzi	Gayaza	14
Mubende	Mubende	Butoloogo	21
		Madudu	7
		Kitenga	35
Gomba	Kanoni	Maddu	18
Sembabule	Sembabule	Lugusulu	24
		Mijwala	10
		Sembabule TC	2
		Lwebitakuli	15
Lwengo	Lwengo	Lwengo	20
		Lwengo TC	2
		Ndagwe	7
Kyotera	Kasaali	Nabisaga	5
		Kasaali	2
Rakai	Rakai	Lwanda	15
Kyotera	Kasaali	Kasasa	5
	Rakai	Kifamba	4
	Kasaali	Kakuuto	22



Figure 2-5 District & Sub-Countries Traversed by the EACOP Project





2.7.2 Socio-Economic Context

Table 2-5 below provides the socio-economic context of the Project affected Districts alongside a summary of the national context, this is followed by a summary of for the affected Districts in Table 2-6:

Table 2-5 Socio-Economic Context⁵:

District	Demographics & Key Characteristics of Population & Households	Households: Standards of Living, Housing Conditions & Access to Utilities & Services	Main Livelihood Activities
National Context	<ul style="list-style-type: none"> Population increased from 24.2 million (mil) to 34.6 mil between 2002 and 2014, with an average growth rate of 3 % per annum. Life expectancy at birth in 2014 was 63.3 years. Population per District in 2014 ranged from 53,406 persons in Kalangala to nearly 2mil in Wakiso. Approximately 20% of the total population lived in urban areas in 2014. Nearly 48% of the total population was below the age of 15 years in 2014 representing a relatively young population with persons over 60 years and above only representing less than 3% of the population. Education: 87% primary school age children attending school. 1 in 10 children (6-12 years old) never been to school. 	<ul style="list-style-type: none"> Average household (HH) size 4.7 (UBOS 2014 – 7.3 mil HHs). One in 5 HHs had access to electricity with ‘Tadooba’ (paraffin tin lamps) being the predominant source of lighting (52%) and wood the most common fuel for cooking. Two thirds of HHs reside in detached dwellings, with nearly half having dwellings with only one room for sleeping. Nearly 50% of dwellings in 2014 census had used permanent materials to construct walls. 30% of HHs having unimproved toilet facilities and sanitation representing a key issue, with approx. 8% HHs having no toilet facility. Radio was the dominant source of information in 2014 still, with over 60% of HHs owning a radio. 	<ul style="list-style-type: none"> Nearly 79% of the population were residing in rural areas in 2014 and agricultural was the dominant sector in the economy with over two thirds (69%) of HHs deriving livelihoods from subsistence farming and majority of working age population being engaged in this sector. Approximately 11% of HHs censused received financial/livelihoods support from abroad. Less than a third (27%) of HHs rely on waged employment/earned income.
Hoima	<ul style="list-style-type: none"> <i>Population:</i> in 2014 UBOS was recorded as 572,986, 48% of the population was below the age of 15 years and 3.6% of the population was aged 60 years and over. UBOS population projections (2015-2020) projected the 2017 populations for Hoima of 642,400. <i>Population Density & Growth:</i> In DDPs (period 15/16-19/20) population had increased very slightly to 573,903 with a population density of 158.9 per km² and population growth 4.27% per year. <i>Education:</i> 79.4% primary school age children (6-12) were attending school and 26.2% persons (13-18 years) 	<ul style="list-style-type: none"> <i>Average household (HH) size:</i> 4.6 (UBOS 2014 – total HHs 125,399). <i>Dwellings:</i> 68.1% of HHs were living in dwellings with permanent roof materials and 35.6% with permanent wall materials in 2014. <i>Water & Sanitation:</i> 8.4% of HHs had access to piped water for drinking with 27.2% using a borehole and 6.5% of HHs in the area that had no toilet facility. <i>Power:</i> 16.8% of HHs had access to electricity and 58.3% used Tadooba lamps for lighting. 	<ul style="list-style-type: none"> Overview: Hoima is 81.5% rural and the main sources of income are from farming such as food crops including sorghum, maize, millet, peas, groundnuts, sunflowers, sweet potatoes, beans, cotton, tea, coffee, tomatoes, cabbage, onions and tobacco as well as fishing (Ref. Hoima District Local Government 2015). Fishing on Lake Albert employs several hundred people. The recent discovery of petroleum in the district is increasingly attracting people to the many activities that the industry entails.

⁵ Certain data from: UBOS (www.ubos.org) 2014 Census Profile (Published April 2017); UBOS Population Projections (2015-2020) (Updated 25th July 2017); and Tilenga Feeder Pipeline & EACOP Uganda Section ESIA Scoping Report (RSK, July 2017). Data on population density and growth original source: district development plans (DDPs) for the period 2015/16 – 2019/20.



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	<p>were attending secondary school in 2014. Of 6 to 15 year old children 16.6% were not attending school. Illiteracy rate in 2014 for persons 18 years and above was 31.9%.</p> <ul style="list-style-type: none"> • <i>Key Development Challenges:</i> Rapid population growth, rural poverty, environmental degradation, resource depletion, high fertility rate, low agricultural productivity (Hoima District Local Government 2015). 	<ul style="list-style-type: none"> • <i>Access to Education Facilities:</i> 18.3% of HHs are 5km or more to the nearest public primary school with 62.6% being 5km or more from the nearest public secondary school. • <i>Access to Health Facilities:</i> 39.5% of HHs are 5km or more to the nearest public health facility. • <i>Information Sources:</i> Radio was the dominant source of information in 2014 (65.9% of HHs), with 66.8% of HHs owning a radio. 	<ul style="list-style-type: none"> • <i>Agriculture:</i> 68% of HHs main source of livelihood depended on subsistence farming. HHs engaged in either crop growing or livestock farming was 86.3% with the dominate crops being maize and beans. • <i>Non-agricultural:</i> with 87.2% of HHs had at least one member engaged in non-agricultural based enterprises. • <i>Remittances from abroad:</i> 6.5% of HHs censused received financial/livelihoods support from abroad in 2014. • <i>Bank accounts:</i> 22.4% of HHs only had a member which held a bank account in 2014.
Kakumiro ⁶	<ul style="list-style-type: none"> • <i>Population:</i> in 2014 UBOS Census in Sub-counties now forming Kakumiro population was recorded as 293,108, over 56% of the population was below the age of 17 years and approximately 3% of the population was aged 60 years and over. UBOS population projections (2015-2020) projected the 2017 populations for Kakumiro of 368,600. • <i>Population Density & Growth:</i> Based on UBOS 2014 Census data population density was 176 per km² and based on the DDPs (period 15/16-19/20) population density would be slightly higher at 184 km². • <i>Education:</i> 87% primary school age children (6-12) were attending school. Illiteracy rate in 2014 for persons 18 years and above was 32%. • <i>Key Development Challenges:</i> Poor road network, inadequate staffing in critical sectors like health and education, inadequate funding, low quantity and quality of social services (education, health, water), low agricultural production, high population growth (Kakumiro District Local Government 2015). 	<ul style="list-style-type: none"> • <i>Average household (HH) size:</i> 4.6 (UBOS 2014 – total HHs 63,543). • <i>Dwellings:</i> 81% of HHs were living in dwellings with permanent roof materials and only 31% with permanent wall materials in 2014. • <i>Water & Sanitation:</i> 62% of HHs had access to protected water sources (e.g. piped water, borehole, well/spring, gravity flow or bottled water) and 4% of HHs in the area that had no toilet facility. • <i>Power:</i> 14% of HHs had access to electricity and 57% used Tadooba lamps for lighting. • <i>Information Sources:</i> Radio was the dominant source of information in 2014, with 66% of HHs owning a radio. 	<ul style="list-style-type: none"> • <i>Overview:</i> Agriculture is the major economic activity in the district, employing over 70% of the district. Major crops grown include maize, bananas, beans, rice, coffee, tea and cassava. Major livestock kept include cattle, goats, poultry, pigs and sheep. Other economic activities include trade especially in agricultural produce and finished products, leisure and hospitality. (Kakumiro District Local Government 2015). • <i>Agriculture:</i> 84% of HHs main source of livelihood depended on subsistence farming. • <i>Remittances from abroad:</i> 17% of HHs censused received financial/livelihoods support from abroad in 2014.
Kyankwanzi	<ul style="list-style-type: none"> • <i>Population:</i> in 2014 UBOS was recorded as 214,693; 48.3% of the population was below the age of 15 years 	<ul style="list-style-type: none"> • <i>Average household (HH) size:</i> 4.5 (UBOS 2014 – total HHs 47,687). 	<ul style="list-style-type: none"> • <i>Overview:</i> The district is 88.6% rural and the main economic activities are agriculture, livestock keeping,

⁶ Kakumiro District was created by the split of Kibaale District into three Districts of Kagadi, Kakumiro and Kibaale. This change was effective on 1 July 2016. The Kakumiro District comprises of a number of sub-counties including Nkooko, Kakindo, Mpasaana, Kakumiro TC, Birembo, Kasiita, Nalweyo, Kasambya and Bwanswa. Further some sub-counties have been divided to make additional sub counties, such as Katikara sub-county was part of Kasiita sub-county which are both affected by EACOP. Therefore data has been extracted from the UBOS Population Projections (2015-2020) and UBOS Western Region Sub-County Data Census 2014 reported (Rel. 23/03/2016).



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	<p>and 4.2% of the population was aged 60 years and over. UBOS population projections (2015-2020) projected the 2017 populations for Kyankwanzi of 244,400.</p> <ul style="list-style-type: none"> <i>Population Density & Growth:</i> In DDPs (period 15/16-19/20) population density of 95.2 per km² and population growth 4.73% per year was cited. <i>Education:</i> 79.3% primary school age children (6-12) were attending school and 24.7% persons (13-18 years) were attending secondary school in 2014. Of 6 to 15 year old children 11.8% were not attending school. Illiteracy rate in 2014 for persons 18 years and above was 33.9%. <i>Key Development Challenges:</i> Low groundwater potentials, high incidence of urban and rural poverty, environmental degradation, inadequate funding, disparities in access to social services and infrastructure, low operation and maintenance of water facilities (Kyankwanzi District Local Government 2015). 	<ul style="list-style-type: none"> <i>Dwellings:</i> 72.1% of HHs were living in dwellings with permanent roof materials and 39.2% with permanent wall materials in 2014. <i>Water & Sanitation:</i> 4.7% of HHs had access to piped water for drinking with 44.9% using a borehole and 6.9% of HHs in the area that had no toilet facility. <i>Power:</i> 10.9% of HHs had access to electricity and 59.1% used Tadooba lamps for lighting. <i>Access to Education Facilities:</i> 18.4% of HHs are 5km or more to the nearest public primary school with 70.6% being 5km or more from the nearest public secondary school. <i>Access to Health Facilities:</i> 54.8% of HHs are 5km or more to the nearest public health facility. <i>Information Sources:</i> Radio was the dominant source of information in 2014 (61.6% of HHs), with 62.6% of HHs owning a radio. 	<p>and logging and charcoal production. As the district is in a cattle corridor, many residents keep cattle and organise bimonthly trading centres. The main food crops for both cash and subsistence purposes are maize, common beans, groundnuts, upland rice of NERICA varieties, pineapples, tobacco, plantain, sweet potatoes, cassava, millet and sorghum. (Kyankwanzi District Local Government 2015).</p> <ul style="list-style-type: none"> <i>Agriculture:</i> 78.3% of HHs main source of livelihood depended on subsistence farming. HHs engaged in either crop growing or livestock farming was 92%, with the dominate crops being maize and beans. <i>Non-agricultural:</i> with 90.3% of HHs had at least one member engaged in non-agricultural based enterprises. <i>Remittances from abroad:</i> 11.2 of HHs censused received financial/livelihoods support from abroad in 2014. <i>Bank accounts:</i> 11.1% of HHs only had a member which held a bank account in 2014.
Mubende	<ul style="list-style-type: none"> <i>Population:</i> in 2014 UBOS was recorded as 684,348; 49.3% of the population was below the age of 15 years and 3.6% of the population was aged 60 years and over. UBOS population projections (2015-2020) projected the 2017 populations for Mubende of 761,700. <i>Population Density & Growth:</i> In DDPs (period 15/16-19/20) population had increased only incrementally to 688,819 with a population density of 148 per km² and population growth 4.06% per year. <i>Education:</i> 81.7% primary school age children (6-12) were attending school and 26.8% persons (13-18 years) were attending secondary school in 2014. Of 6 to 15 year old children 12.1% were not attending school. Illiteracy rate in 2014 for persons 18 years and above was 29.5%. <i>Key Development Challenges:</i> Poor road network, shortage of qualified personnel (health, education, production), inadequate funding, low agricultural production, high population growth (Mubende District Local Government 2015) 	<ul style="list-style-type: none"> <i>Average household (HH) size:</i> 4.5 (UBOS 2014 – total HHs 151,100). <i>Dwellings:</i> 90.3% of HHs were living in dwellings with permanent roof materials and 42.9% with permanent wall materials in 2014. <i>Water & Sanitation:</i> 10.8% of HHs had access to piped water for drinking with 16.9% using a borehole and 3.2% of HHs in the area that had no toilet facility. <i>Power:</i> 14.6% of HHs had access to electricity and 66.7% used Tadooba lamps for lighting. <i>Access to Education Facilities:</i> 24.7% of HHs are 5km or more to the nearest public primary school with 64% being 5km or more from the nearest public secondary school. <i>Access to Health Facilities:</i> 45.4% of HHs are 5km or more to the nearest public health facility. <i>Information Sources:</i> Radio was the dominant source of information in 2014 (70.2% of HHs), with 69.1% of HHs owning a radio. 	<ul style="list-style-type: none"> <i>Overview:</i> The district is 83.6% rural. The main economic activity in the district is agriculture, specifically producing mainly food crops such as sweet potatoes, beans, cassava, maize, bananas, groundnuts, onions, cabbage and tomatoes. The main cash crops are coffee and tea. (Mubende District Local Government 2015). <i>Agriculture:</i> 79.2% of HHs main source of livelihood depended on subsistence farming. HHs engaged in either crop growing or livestock farming was 91.2% with the dominate crops being maize and beans. <i>Non-agricultural:</i> with 92.1% of HHs had at least one member engaged in non-agricultural based enterprises. <i>Remittances from abroad:</i> 21.2% of HHs censused received financial/livelihoods support from abroad in 2014. <i>Bank accounts:</i> 15.6% of HHs only had a member which held a bank account in 2014.



District	Demographics & Key Characteristics of Population & Households	Households: Standards of Living, Housing Conditions & Access to Utilities & Services	Main Livelihood Activities
Gomba	<ul style="list-style-type: none"> Population: in 2014 UBOS was recorded as 159,922, over 56% of the population was below the age of 18 years and approximately 5.3% of the population was aged 60 years and over. UBOS population projections (2015-2020) projected the 2017 populations for Gomba of 165,900. Population Density & Growth: In DDPs (period 15/16-19/20) population had increased very slightly to 160,075 with a population density of 180 per km² and population growth 2.9% per year. Education: 85.5% primary school age children (6-12) were attending school and 30% persons (13-18 years) were attending secondary school in 2014. Of 6 to 15 year old children 6.9% were not attending school. Illiteracy rate in 2014 for persons 18 years and above was 27.6%. Key Development Challenges: Poor economic growth, climate change and animal disease outbreaks, lack of human capital and skills gaps, high infant mortality rate, low quantity of social services (Education) (Gomba District Local Government 2015). 	<ul style="list-style-type: none"> Average household (HH) size: 4.5 (UBOS 2014 – total HHs 35,240). Dwellings: 88.4% of HHs were living in dwellings with permanent roof materials and 52.1% with permanent wall materials in 2014. Water & Sanitation: 3.4% of HHs had access to piped water for drinking with 34.2% using a borehole and 5.5% of HHs in the area that had no toilet facility. Power: 13.2% of HHs had access to electricity and 68.2% used Tadooba lamps for lighting. Access to Education Facilities: 14% of HHs are 5km or more to the nearest public primary school with 55.3% being 5km or more from the nearest public secondary school. Access to Health Facilities: 36.7% of HHs are 5km or more to the nearest public health facility. Information Sources: Radio was the dominant source of information in 2014 (69.2% of HHs), with 72.2% of HHs owning a radio. 	<ul style="list-style-type: none"> Overview: The district is 92.2% rural and the main economic activity is livestock farming and subsistence agriculture. (Gomba District Local Government 2015). Agriculture: 78.8% of HHs main source of livelihood depended on subsistence farming. HHs engaged in either crop growing or livestock farming was 93.5%, with the dominate crops being maize and beans. Non-agricultural: with 89.1% of HHs had at least one member engaged in non-agricultural based enterprises. Remittances from abroad: 9.2% of HHs censused received financial/livelihoods support from abroad in 2014. Bank accounts: 9.9% of HHs only had a member which held a bank account in 2014.
Sembabule	<ul style="list-style-type: none"> Population: in 2014 UBOS was recorded as 252,597; 50.2% of the population was below the age of 15 years and 4.4% of the population was aged 60 years and over. UBOS population projections (2015-2020) projected the 2017 populations for Sembabule of 271,800. Population Density & Growth: In DDPs (period 15/16-19/20) population had increased only incrementally to 252,994 with a population density of 79 per km² and population growth 2.83% per year. Education: 82.1% primary school age children (6-12) were attending school and 24.9% persons (13-18 years) were attending secondary school in 2014. Of 6 to 15 year old children 12.4% were not attending school. Illiteracy rate in 2014 for persons 18 years and above was 32.5%. Key Development Challenges: Shortage of qualified health workers, personnel shortages and high drop-out rates in education, prolonged droughts, soil degradation, limited market information for farmers, lack of transport means, animal disease outbreaks (Sembabule District Local Government 2015). 	<ul style="list-style-type: none"> Average household (HH) size: 4.7 (UBOS 2014 – total HHs 55,330). Dwellings: 86.7% of HHs were living in dwellings with permanent roof materials and 66.4% with permanent wall materials in 2014. Water & Sanitation: 1.9% of HHs had access to piped water for drinking with 12.8% using a borehole and 4.7% of HHs in the area that had no toilet facility. Power: 14.6% of HHs had access to electricity and 62.6 used Tadooba lamps for lighting. Access to Education Facilities: 10.5% of HHs are 5km or more to the nearest public primary school with 62.6% being 5km or more from the nearest public secondary school. Access to Health Facilities: 41.7% of HHs are 5km or more to the nearest public health facility. Information Sources: Radio was the dominant source of information in 2014 (73.5% of HHs), with 69.4% of HHs owning a radio. 	<ul style="list-style-type: none"> Overview: The district is 93.3% rural and livestock farming, fish farming and dairy farming are the backbone of the region's economy. Crops grown include sweet potatoes, matoke, potatoes, cassava, yams, maize, millet, cabbage, peas, mangoes, pineapple, groundnuts and passion fruit (Sembabule District Local Government 2015). Agriculture: 80.9% of HHs main source of livelihood depended on subsistence farming. HHs engaged in either crop growing or livestock farming was 93.3%, with the dominate crops being maize and beans. Non-agricultural: with 1.9% of HHs had at least one member engaged in non-agricultural based enterprises. Remittances from abroad: 15.7% of HHs censused received financial/livelihoods support from abroad in 2014. Bank accounts: 15.2% of HHs only had a member which held a bank account in 2014.



District	Demographics & Key Characteristics of Population & Households	Households: Standards of Living, Housing Conditions & Access to Utilities & Services	Main Livelihood Activities
Lwengo	<ul style="list-style-type: none"> Population: in 2014 UBOS was recorded as 274,953; 51.6% of the population was below the age of 15 years and 5% of the population was aged 60 years and over. UBOS population projections (2015-2020) projected the 2017 populations for Lwengo of 281,400. Population Density & Growth: In DDPs (period 15/16-19/20) population had increased very slightly to 275,450 with a population density of 192 per km² and population growth 2.06% per year. Education: 85.2% primary school age children (6-12) were attending school and 33.1% persons (13-18 years) were attending secondary school in 2014. Of 6 to 15 year old children 7.6% were not attending school. Illiteracy rate in 2014 for persons 18 years and above was 24%. Key Development Challenges: Low levels of socio-economic infrastructural development (roads, education, health, water, electric power), narrow local revenue base, climate change, inadequate funding, poor sanitation and hygiene (Lwengo District Local Government 2015). 	<ul style="list-style-type: none"> Average household (HH) size: 4.5 (UBOS 2014 – total HHs 61,753). Dwellings: 97.2% of HHs were living in dwellings with permanent roof materials and 76.5% with permanent wall materials in 2014. Water & Sanitation: 4.3% of HHs had access to piped water for drinking with 23.7% using a borehole and 2.9% of HHs in the area that had no toilet facility. Power: 18.1% of HHs had access to electricity and 64.6% used Tadooba lamps for lighting. Access to Education Facilities: 7.6% of HHs are 5km or more to the nearest public primary school with 48.2% being 5km or more from the nearest public secondary school. Access to Health Facilities: 35.5% of HHs are 5km or more to the nearest public health facility. Information Sources: Radio was the dominant source of information in 2014 (68% of HHs), with 71.3% of HHs owning a radio. 	<ul style="list-style-type: none"> Overview: The district is 84.4% rural and the main economic activities of the district are livestock farming, fisheries, and trade and pit sawing. (Lwengo District Local Government 2015). Agriculture: 75.6% of HHs main source of livelihood depended on subsistence farming. HHs engaged in either crop growing or livestock farming was 90.4%, with the dominate crops being maize and beans. Non-agricultural: with 86.7% of HHs had at least one member engaged in non-agricultural based enterprises. Remittances from abroad: 28.6% of HHs censused received financial/livelihoods support from abroad in 2014. Bank accounts: 16.2% of HHs only had a member which held a bank account in 2014.
Rakai & Kyotera ⁷	<ul style="list-style-type: none"> Population: in 2014 UBOS was recorded as 516,309; 50.6% of the population was below the age of 15 years and approximately 5% of the population was aged 60 years and over. UBOS population projections (2015-2020) projected the 2017 populations for Rakai of 252,600 and Kyotera of 290,800. Population Density & Growth: In DDPs (period 15/16-19/20) population had increased very slightly to 518,002 with a population density of 159.4 per km² and population growth 2.06% per year. Education: 81.2% primary school age children (6-12) were attending school and 27.5% persons (13-18 years) were attending secondary school in 2014. Of 6 to 15 year old children 11.8% were not attending school. Illiteracy rate in 2014 for persons 18 years and above was 27.6%. 	<ul style="list-style-type: none"> Average household (HH) size: 4.4 (UBOS 2014 – total HHs 116,390). Dwellings: 91.9% of HHs were living in dwellings with permanent roof materials and 58.4% with permanent wall materials in 2014. Water & Sanitation: 9.5% of HHs had access to piped water for drinking with 11.1% using a borehole and 4.5 % of HHs in the area that had no toilet facility. Power: 14.7% of HHs had access to electricity and 68.6% used Tadooba lamps for lighting. Access to Education Facilities: 15.1% of HHs are 5km or more to the nearest public primary school with 52.2% being 5km or more from the nearest public secondary school. Access to Health Facilities: 29% of HHs are 5km or more to the nearest public health facility. 	<ul style="list-style-type: none"> Overview: The district is 93.4% rural and the main economic activity is agriculture. Crops grown include maize, millet, sorghum, rice, beans, peas, groundnuts, simsim, soybean, cassava, sweet potatoes, potatoes, tomatoes, cabbage, eggplant, onion, banana, mangoes, orange, pineapple, coffee, cacao, cotton and tobacco (Ref.: Rakai District Local Government 2015). Because of the relatively dry climate, cattle ranching for beef and dairy farming are the important economic activities in the district. Fish farming is being implemented increasingly in the district as well, given the close proximity of Lake Victoria. Agriculture: 73.4% of HHs main source of livelihood depended on subsistence farming. HHs engaged in either crop growing or livestock farming was 89.5%, with the dominate crops being maize and beans.

⁷ Kyotera District was created in 2015 by an Act of Parliament and became functional in mid-2017. It was formed from the Kakuuto and Kyotera counties which previously formed part of the Rakai District. The UBOS (www.ubos.org) 2014 Census Profile for Rakai District which covers the areas now within the new Kyotera District. Therefore, Rakai and Kyotera Districts socio-economic context is presented together.



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	<ul style="list-style-type: none"> <i>Key Development Challenges:</i> Limited social services budget, encroachment on forests and other reserves, slow industrial growth, natural resource exploitation, environmental degradation (Rakai District Local Government 2015). 	<ul style="list-style-type: none"> <i>Information Sources:</i> Radio was the dominant source of information in 2014 (69.5% of HHs), with 69.3% of HHs owning a radio. 	<ul style="list-style-type: none"> <i>Non-agricultural:</i> with 88.2% of HHs had at least one member engaged in non-agricultural based enterprises. <i>Remittances from abroad:</i> 19.9% of HHs censused received financial/livelihoods support from abroad in 2014. <i>Bank accounts:</i> 18.4% of HHs only had a member which held a bank account in 2014.


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Table 2-6 Summary of Socio-Economic Context⁸


District	Population Demographics					Education		
	Total Population (UBOS 2014)	Population Density per/km ²	Population Growth %/year	% Population <15 years	% Population > 59 years	% Children Attending Primary School	% Children Attending Secondary School	% Illiteracy Rate (<17 years)
Hoima	572,986	158.9	4.27	48	3.6	79.4	26.2	31.9
Kakumiro	293,108	176	n/a	56% (<17yrs)	3	87	n/a	32
Kyankwanzi	214,693	95.2	4.73	48.3	4.2	79.3	24.7	33.9
Mubende	684,348	148	4.06	49.3	3.6	81.7	26.8	29.5
Gomba	159,922	180	2.9	56% (<18yrs)	2.9	85.5	30	27.6
Sembabule	252,597	79	2.83	50.2	4.4	82.1	24.9	32.5
Lwengo	274,953	192	2.06	51.6	5	85.2	33.1	24
Rakai & Kyotera	516,309	159.4	2.06	50.6	5	81.2	27.5	27.6
District	Households		Housing Conditions		Water & Sanitation			Information
	Household (HH) Nos. (UBOS 2014)	Average HH Size	% HHs with Perm. Roof Materials	% HHs with Perm. Wall Materials	% HHs Access to Piped Water	% HHs Using Boreholes Drinking	% HHs with No Toilet Facility	% HHs Radio is Main Information Source
Hoima	125,399	4.6	68.1	35.6	8.4	27.2	6.5	65.9
Kakumiro	63,543	4.6	81	31	62% access to protected water supplies		4	66% own a radio
Kyankwanzi	47,687	4.5	72.1	39.2	4.7	44.9	6.9	61.6
Mubende	151,100	4.5	90.3	42.9	10.8	16.9	3.2	70.2
Gomba	35,240	4.5	88.3	52.1	3.4	34.9	5.5	69.2
Sembabule	55,330	4.7	86.7	66.4	1.9	12.8	4.7	73.5
Lwengo	61,753	4.5	97.2	76.5	4.3	23.7	2.9	68
Rakai & Kyotera	116,390	4.4	91.9	58.4	9.5	11.1	4.5	69.5
District	Power & Lighting		Livelihoods					
	% HHs Access to Electricity	% HHs Tadooba for Lighting	% District which is Rural	% HHs Main Livelihood Activity - Subsistence Farming	% HHs Engaged in Crop and/or Livestock Farming	% HHs a Member engaged in Non-Agricultural Enterprises	% HHs Remittances from Abroad	% HHs with Bank Account
Hoima	16.8	58.3	81.5	68	86.3	87.2	6.5	22.4
Kakumiro	14	57	n/a	84	n/a	n/a	17	n/a
Kyankwanzi	10.9	59.1	88.6	78.3	92	90.3	11.2	11.1
Mubende	14.6	66.7	83.6	79.2	91.2	92.1	21.1	15.6
Gomba	13.2	68.2	92.2	78.8	93.5	89.1	9.2	9.9
Sembabule	14.6	62.6	93.3	80.9	93.3	1.9	15.7	15.2
Lwengo	18.1	64.6	84.4	75.6	90.4	86.7	28.6	16.2
Rakai & Kyotera	14.7	68.6	93.4	73.4	89.5	88.2	19.9	18.4

n/a – not available from Census or other available sources.

Traditional Leadership & Kingdoms

Uganda has cultural and traditional kingdoms as recognized under the Institution of Traditional or Cultural Leaders Act (2010). The EACOP corridor runs through two kingdoms, **Bunyoro-Kitara** and **Buganda**. Bunyoro-Kitara is located along the south eastern shores of Lake Albert. Buganda is located in the south-central region of Uganda running up to the north west shores of Lake Victoria and the border with Tanzania.

⁸ Based on datasets summarised in Table 2-5.

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Kingdoms are responsible for cultural matters, such as funeral rites and marriage ceremonies. They also can have other responsibilities such as community development programmes for health, education and land access.

A traditional ruler (king) represents the kingdoms. Below this level traditional leadership includes councils of elders and clan leaders. Women can hold leadership positions on the council of elders, even if this is rare, but cannot hold positions as clan leaders. The traditional leadership provide an important role and influence in community attitudes and resolution of disputes, particularly over land. The system of traditional leadership continues to be recognised and respected by communities.

Kingdoms legally own land and some sections of the EACOP project could potentially be on Kingdom land.

Ethnic Groups

Ethnic groups identified within the areas potentially affected by the Project include the Baganda, Banyoro, Bagungu, Alur, Banyankole and Bakiga. Besides these, several other ethnic groups are present in the study area as well as immigrants and refugees from neighbouring countries e.g. Rwanda.

Vulnerable Groups

The Project Area of influence is understood to be home to several vulnerable groups which may include orphans, the elderly, the landless, the disabled, those with little education, widowers, indigenous peoples, women, children, young people, HIV and AIDS patients, sex workers and those suffering from ill health. Land rights of ethnic minorities, pastoral communities, women and children, dwellers of informal settlements and slums and other vulnerable groups are referred to in the Ugandan National Land Policy, 2013.

As part of the RAP planning studies socio-economic surveys will be undertake of affected households and communities impacted by the land acquisition programme. A detailed socio-economic baseline will be provided within each RAP document.

2.7.3 Land Tenure

Land in Uganda belongs to the citizens of Uganda. The Constitution of the Republic of Uganda (1995) and the Land act (Cap. 227) recognize both formal and informal land uses and provide that land in Uganda may be held in four tenure categories:

- Customary;
- freehold;
- leasehold; and
- mailo.

These categories are summarized below in


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Table 2-7. Under the legal framework the rights associated with these tenures are provided, whether owned in perpetuity or leasehold. Categorization of land in terms of its manner of use are not fully defined within legal instruments. This matter is addressed in the national Policy framework and referred to in the Uganda National Land Policy (2013) and sets the Policy Statement that land will be categorized into: Private Land, Public Land and Government Land.


Table 2-7 Summary of Land Tenure Categories in Uganda

Tenure	Summary Points:
Customary	<ul style="list-style-type: none"> • Defined by Land Act (Cap. 227) as a system regulated by customary rules which are limited in their operation to a particular description or class of persons. Rights held either individually, by the family, by the clan or by a community. Land is owned in perpetuity. • Two mechanisms in which rights under this tenure can be <i>formally</i> recognised: <ul style="list-style-type: none"> ○ Certificate of Customary Ownership (CCO): any person, family or community holding land under customary tenure on former public land may acquire a CCO. There is a procedure to acquire a CCO under the Land Act (Cap. 227) involving the Area Land Committee and District Land Board (Section 4.2). ○ Communal Land Association (CLA): a CLA can be formed by any group of persons under the Land Act for any purpose connected with the communal ownership and management of land, whether under customary law or otherwise. • Many holders of land under customary tenure do not have formal documentation, such as a CCO.
Freehold	<ul style="list-style-type: none"> • Land ownership by an individual or private organisation with full powers of disposition and the compulsory registration of title in perpetuity. • Freehold tenure is only permitted for Ugandan citizens and companies with a minimum Ugandan ownership of 50 %. • Public policy regards freehold as the property regime of the future to the extent that current laws provide for conversion from leasehold tenure or customary tenure to freehold. This process is expensive as it requires substantial resources for adjudication, consolidation and registration. • Government institutions prefer to own land in perpetuity; therefore, most Government Land is held under freehold tenure.
Leasehold	<ul style="list-style-type: none"> • Individuals or institutions can obtain a lease by means of a contract or operation by the law. • Under this form of tenure, tenants or lessees have exclusive possession, interest and security of tenure on the land for a defined period of time in return for rent. A contractual arrangement where interest on land is ensured for a period less than five years in return for rent or lump sum compensation is referred to as a <i>tenancy agreement</i>. However, for a period exceeding five years, parties are obliged to apply for a <i>leasehold title</i> which is formally registered. • Common law recognizes the statute of ‘<i>tenancy agreements</i>’ and ‘<i>sharecropping</i>’ that are not defined under the Land Act. In sharecropping arrangements, licensees are typically granted authority to use land only for agricultural production (annual and semi-annual crops). In both these cases tenure is purely contractual and no legal security of tenure is provided. However, licensees are empowered by the Land Act to convert such interests in land into freehold title through a prescribed process. • Foreign entities can only access land in Uganda through leasehold and are restricted from owning land in perpetuity.
Mailo	<ul style="list-style-type: none"> • Mailo land was introduced under the 1900 Uganda Agreement and is mainly land owned by cultural and traditional institutions • Key characteristics of mailo tenure is it involves holding registered land in perpetuity. • <i>Mailo tenure</i> and “<i>native</i>” <i>freeholds</i> separate the ownership of land from occupancy or ownership of developments by lawful or bonafide occupants. This creates conflicting interests and overlaps in rights on the same piece of land. The Land (Amendment) Act of 2010 grants statutory protection to the bonafide and lawful occupants against any arbitrary eviction as long as the prescribed nominal ground rent is paid. However, the nominal ground rent provided for is largely ignored creating a land use deadlock between tenants and registered land owners. The landlord-tenant relationship as legally regulated is often not amicable or harmonious⁹. • Land held under mailo tenure (approximately 9000 square miles) is mostly confined to Buganda (central Uganda) and Bunyoro (western Uganda) kingdoms, both of which the Project corridor traverses.

Common Property Resources: are usually managed through institutional arrangements, customs and social conventions designed to induce joint solutions to issues of access and benefit sharing. These resources are often situated on land owned privately by individuals and/or communities (including clans). Common property resources, especially communal grazing land, have in the past been illegally appropriated or sold, or individualised by members of local communities without their consent¹⁰.

⁹ Uganda National Land Policy, 2013.

¹⁰ Uganda National Land Policy, 2013.

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2.7.4 Land Use Context

Land use in Uganda is predominantly agricultural with over 70% of the country being classified as agricultural land comprising arable, permanent crop land and permanent pastures. The other land covers comprise forest, nature protection areas (including environmental reserves and wildlife areas) and urban areas.

The EACOP project route corridor will traverse gently undulating grass and farmland, hills with open plateaus and bare rocky outcrops, open grassland, wetlands and, near the border with Tanzania, a drier, more sparsely vegetated landscape. **Error! Reference source not found.** indicates the land cover along the route. The pipeline route runs through predominantly rural areas, the majority of land cover likely to be in agricultural use, comprising cultivation followed by grazing land use as the dominant features. The route planning sort to avoid physical displacement and therefore impacts on areas likely to be urban land uses have been minimized.

During the route development careful consideration was made to avoid areas of high biodiversity value, including several areas that are recognised internationally. The EACOP Project corridor runs through or near a number of forestry areas or reserves, some of these are summarized below. Forest Reserves may be designated for harvesting timber, replanting and biodiversity conservation:

- Runs close to the southern edge of Wambabya Forest Reserve. The southern part of the reserve supports relatively intact forest. Although only 3420 ha in size, Wambabya has the highest population density of chimpanzees in the Albertine Rift (Lamprey 2015).
- Runs through the western part of the Taala Forest Reserve. The project is immediately adjacent to a village enclave and the existing land use is mostly agriculture, with some eucalypt plantations to the north.
- Runs adjacent to the Kasana-Kasambya Forest Reserve. This part of the reserve is exclusively pine tree plantations that are commercially harvested.
- Runs near the small Lwengo Forest Reserve, which comprises eucalyptus trees and subsistence farming which has encroached on the forest.

Whilst the initial part of the EACOP route, as it runs south east from Lake Albert, traverses areas with potential natural habitat value, elsewhere along the pipeline routes, habitats are generally degraded, with high levels of anthropogenic influence (agricultural cultivation, grazing and charcoal production etc.).

3. LEGAL & REGULATORY FRAMEWORK

The Project is obliged to meet Ugandan legislative requirements for land acquisition, compensation and resettlement as well as applicable international financing standards enshrined in the Equator Principles III and the IFC Performance Standards. This Chapter summarizes the pertinent legal, policy and institutional framework for the Project’s approach to land acquisition, compensation and resettlement. The key agreements of direct relevance to the EACOP Project, including the Inter-Governmental Agreement (IGA), are summarized. It also compares Ugandan regulatory requirements to international financing standards, and proposes a way forward when gaps are identified.

3.1 Corporate Policies

The Upstream Partners each have corporate policies pertaining to their social responsibilities. These are referred to differently by each Partner and include Environment, Health and Safety policies, Ethics Charters, commitments to the protection of biodiversity and strategies for operating in sensitive environments. Social commitments, including stakeholder engagement, are summarized for each Partner in the table below.

Table 3-1 Summary of the Upstream Partners Corporate Social Commitments



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Company	Policies
Total TEPU	<p>TOTAL commits, among others, to:</p> <ul style="list-style-type: none"> • Developing transparent, constructive relationships with all of its stakeholders; • Reducing negative socio-economic impacts related to its operations; • Participating in the economic diversification of host communities and countries by supporting local initiatives; • Contributing to human development by emphasizing education and the strengthening of local skills and capacities; and • Enhancing the value of the historical, natural and cultural heritage of local communities. <p>In their Health, Safety and Environment Charter, TOTAL commits itself to comply with applicable Ugandan laws and regulations, international standards, as well as TOTAL Group policies in the fields of Health, Safety and Environment. In matters of safety, health, environment and quality, Total further adopts a constructive attitude based on open dialogue with stakeholders and outside parties. Through its social commitment, it focuses on developing its activities in harmony with the neighbouring communities. In its Ethics Charter, TOTAL commits to contributing to the social and economic development of the countries in which it operates, in compliance with local legislation and regulation. It is committed to protecting the environment and respecting local cultures.</p>
CNOOC CUL	<p>CUL, in its social policies, is committed to contributing to the economic development of the country and ensure that the communities where CUL operates benefit from their operations. CUL will operate in compliance with Ugandan laws and regulations and pursue high standards of business ethics and corporate governance, and implement advanced standards and industry best practice. It is committed to pursuing a win-win relationship with stakeholders, and to respect the rights and interests of stakeholders, by supporting local communities in the development of education, and contributing to poverty alleviation, among others.</p>
Tullow TUOP	<p>In its Environment and Social Performance Standard, TUOP states that it will comply with the requirements of all applicable host country laws and regulations, and apply their Standard where their requirements are more stringent than host country laws. The Standard requires that a robust stakeholder engagement process is followed, which is well-planned and coordinated, including the identification of potential stakeholders and the participation of project impacted people to discuss and contribute to project design, scope, impacts and mitigation measures prior to the start of project activities.</p> <p>In its policy statement on human rights, TUOP commits to a human rights due diligence from the start of a potential project and to actively engage employees and contractors with appropriate cultural awareness training. TUOP will undertake all its operations in conformity with the Voluntary Principles on Security and Human Rights.</p>

3.2 Ugandan Legislation & Policy

A range of laws and policies exist in Uganda relevant to the oil and gas sector as well as to land acquisition, compensation and resettlement related to types of legally defined land. The Upstream LARF contains a comprehensive review of the applicable Ugandan legal framework. A summary of the key Ugandan legislation and policy pertinent to the Project’s land acquisition, compensation and resettlement is provided below.

The major legislation governing land acquisition and compensation in Uganda is the Constitution of Uganda 1995, the Land Act Cap 227, and the Land Acquisition Act 1965 Cap 226, described in Table 3-2 below, along with key legislation for the oil and gas sector.

Table 3-2 Summary of Key Legislation

Legislation:	Summary Description:
The Constitution of the Republic of Uganda, 1995 (as amended)	<p>Land in Uganda belongs to the citizens of Uganda and is vested in them in accordance with four land tenure systems: Customary, Freehold, Mailo and Leasehold. Article 26 of the Constitution provides that;</p> <ul style="list-style-type: none"> • Every person has a right to own property either individually or in association with others. • 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: <ul style="list-style-type: none"> ○ 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 ○ the compulsory taking of possession or acquisition of property is made under a law which makes provision for: <ul style="list-style-type: none"> ▪ prompt payment of fair and adequate compensation, prior to the taking of possession or acquisition of the property; and ▪ a right of access to a court of law by any person who has an interest or right over the property.
The Land Act (Cap. 227) 1998 (as amended)	<p>This law regulates the tenure, ownership and management of land in Uganda. The Act establishes a number of land administration institutions, notably District Land Boards, District Land Office, Land Tribunals and Land Committees. The Act has a number of provisions in relation to compensation, including regarding:</p> <ul style="list-style-type: none"> • District Land Tribunal shall, in assessing compensation, take into account: in the case of a customary owner, the value of land shall be the open market value of the unimproved land; and the value of the buildings on the land, which shall be taken at a replacement cost. • Disturbance allowances and their relation to minimum periods of notice to vacate the land. • Lists of rates to be referred to determining the amount of compensation payable.
The Land Acquisition Act (Cap. 226) 1965	<ul style="list-style-type: none"> • Compulsory acquisition of land is defined as the intervention of Government, including local government, to acquire land in the national interest, such as public use, interest of defence, public safety, public order, public morality and public health. There is no provision for compulsory acquisition of land by individuals or corporate bodies in the name of public interest, and is thus the explicit prerogative of the State (and those defined as ‘authorised undertakers’). This Act makes provision for the procedures and methods of compulsory acquisition of land for public purposes whether for temporary or permanent use. • The Minister of Lands may authorize any person to enter the land, 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 Act requires that adequate, fair and prompt compensation is paid before taking possession of land and property. Disputes arising from the compensation to be paid should be referred to the court for decision.
Petroleum (Exploration, Development and Production) Act (No. 3 of 2013)	<ul style="list-style-type: none"> • The interest in land in a development area belongs to the land owner. The GoU is, however, vested with the interest in the petroleum in or under any land or water in Uganda. Subject to any law relating to acquisition of land, and Section 135 of the same Act, a holder of a petroleum production licence may obtain a lease of the land or other rights to use it upon such terms as to the rent to be paid for the land, the duration and extent or area of the land to which the lease or other right of the lease shall relate as may be agreed upon between the holder of a licence and the land owner. • A licensee should pay to the land owner a fair and reasonable compensation for any disturbance of his or her right and for any damage done to the surface of the land, any crops, tree, building or works. • The exploration, appraisal, development and production activities of the JV Partners are regulated by 4 Production Sharing Agreements (PSAs) which set out a range of terms and conditions for the petroleum development of the Upstream facilities. With regard to land acquisition, the PSA states that all land shall become the property of the Government as soon as it is acquired by the Licensee, subject to its continued use rent-free by the Licensee until the date upon which the Agreement is terminated. The responsibility for the land acquisition process for the Upstream developments thus lies with the JV Partners while ownership of the acquired land will be vested in ULC on behalf of the Government of Uganda.
<p>Midstream Regulations: The EACOP Project is a midstream development therefore in addition to the IGA and Host-Government Agreement a midstream license is likely to be required. The details of the HGA and any midstream license are the matter of discussion with the GoU and Partners at the time of writing this Resettlement Strategy . It is assumed at this stage that the responsibility for the land acquisition process for the EACOP lies with the JV Partners and once established the Pipeline Company, while ownership of the permanently acquired land will be vested in ULC on</p>	

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Legislation:	Summary Description:
	behalf of the Government of Uganda. Arrangements for any temporary acquired land (e.g. for the construction sites) will also be covered within the HGA and licensing.
Petroleum (Refining, Conversion, Transmission and Midstream Storage) Regulations, 2016	<ul style="list-style-type: none"> Part III includes requirements associated with pipelines, including pipeline construction licencing, routing, design and safety considerations, construction, operation and decommissioning. S(68) contains provisions prohibiting construction in an area adjacent to pipelines. With the application process for a licence to construct and operate a pipeline information shall be provided related to land, including evidence that the necessary notification have been given to the applicable land owners and agreements entered into or proposed to be entered by the applicant for the easements over the lands affected by the Pipeline route. A permit is required to begin operation of a pipeline.
Petroleum (Refining, Conversion, Transmission and Midstream Storage) (National Content) Regulations, 2016	The Regulations: <ul style="list-style-type: none"> Promote the empowerment of Ugandan citizens and entities during the execution of midstream operations; Local content provisions seek to prioritise Ugandan suppliers and service providers in the procurement of goods and services, and to promote the transfer of technology and training of Ugandan nationals; State that MEMD is required to consider national content when evaluating any licence application under the Petroleum (Refining, Conversion, Transmission and Midstream Storage) Act, 2013.

Compulsory Acquisition

The intention is for land acquisition for the EACOP Project to be carried out using as far as possible negotiated settlements in order to avoid compulsory acquisition. Discussions between the Project and the Government of Uganda as part of the Host Government Agreement (HGA) and Project licensing are being undertaken as to determine the Project's rights with regard to the application of compulsory acquisition if this was required as a last resort. Details of these rights are disclosed in the chapter dealing with the Land Acquisition & Compensation Process.

Table 3-3 Summary of Key Policy & Guidelines

Legislation:	Summary Description:
National Oil & Gas Policy for Uganda, 2008	<ul style="list-style-type: none"> This Policy was intended to create a conducive environment for petroleum exploration and the anticipated development, production and utilisation of discovered resources. Provides a framework for the efficient management of oil and gas resources as well as revenues accruing from it. The Policy envisages the need to acquire land for the different aspects of the petroleum value chain like provision of transportation corridors, i.e. pipelines and roads, together with infrastructure such as wellheads, oil and gas processing facilities and refineries. It anticipates that agreements will have to be entered into with landowners to cover aspects like compensation for their land surface interests. As such, Government shall, where necessary and in accordance with the Constitution, acquire land in the public interest to support the implementation of oil and gas activities.
Uganda National Land Policy, 2013	The Policy: <ul style="list-style-type: none"> provides a framework for articulating the role of land in national development, land ownership, distribution, utilisation, alienability, management and control of land; harmonises the diverse views on historical land injustices, land management and land use, and contemporary land issues; protects the rights of citizens to own land, which should be optimally utilised. provides a framework for reform geared towards having an efficient and effective land delivery system, which is the basis for poverty reduction, wealth creation and socio-economic transformation. provides a mandate to Government to protect the land rights and resources of customary owners, individuals and communities owning land in areas where petroleum deposits exist or are discovered, and to allow, to the extent possible, co-existence in such areas. provides that in the use and management of natural resources, Government should recognise and protect the right to ancestral lands of ethnic minority groups and shall pay prompt, adequate and fair compensation to ethnic minority groups that are displaced from their ancestral land by government action.
Environmental Impact Assessment Guidelines for	<ul style="list-style-type: none"> Guidelines include sections on compensation for loss of assets, as well as resettlement. States that it is Government's policy goal to improve living standards and earning capacities of displaced persons and recognizes the importance of ensuring that displaced people benefit from the displacing project; that resettlement takes place according to a timetable that makes sufficient time allowances for the development of resettlement infrastructure; lost incomes are restored, and that sufficient


Legislation:	Summary Description:
the Energy Sector, 2004 (NEMA)	financial resources are made available in order to afford resettlement. The issue of livelihood restoration is addressed in the National Environment Act 1995 CAP 153. <ul style="list-style-type: none"> • With regard to compensation (i.e. cash payments) it should be sufficient to purchase replacement assets so that displaced persons are not worse off, economically and socially, than before displacement. • It acknowledges the constraints of monetary compensation and recognizes the rights of secondary affected persons (e.g. tenants, 'squatters') to compensation and thus provides for the development of a comprehensive baseline to identify all affected persons. Asset recording must take cognizance of all affected privately-owned, community and public assets. Reference is made to a cut-off period, but no further details are provided about its procedure. With regard to a census, this must precede the compensation and relocation process, and should identify all affected persons and their means of livelihood, as well as vulnerable categories. • The guidelines include a basic framework for a Compensation or Resettlement Plan including the provision for consultations with displaced persons, a grievance mechanism and monitoring and evaluation.
National Physical Planning Standards & Guidelines, 2011	<ul style="list-style-type: none"> • The Physical Planning Guidelines and Standards are intended to guide the preparation and implementation of physical development plans, with the basic aim of ensuring orderly, coordinated and efficient development. This Guideline consolidates existing standards relating to social, economic and physical infrastructure provision from various sectors into one document for ease of implementation and enforcement and includes provisions for specific development processes and the application of the standards. It includes standards and guidelines for residential, commercial and industrial developments and associated infrastructure requirements.
Guidelines for Compensation Assessment under Land Acquisition (GCALA) June 2017 (MLHUD)	<ul style="list-style-type: none"> • Government has developed guidelines to harmonise and improve the overall practice of valuation assessment to achieve fair and adequate compensation for compulsory acquisition to project affected persons in accordance with the Constitution, and to support the Chief Government Valuer (CGV). • Guidelines based on compensation principle of fairness and adequacy, which means that the PAP should be no worse off in financial terms after the acquisition than the PAP was before. • The Guidelines consider the international best practices, including the International Valuation Standards (IVS) and the international financing institutions standards (World Bank Environmental & Social Standard 5 & IFC Performance Standard 5).

Other pertinent legislation was reviewed within the Upstream LARF(2017), including related environmental, planning, infrastructure and social protection legislation and policy.

3.3 Host Government Agreement and Inter-Governmental Agreement

The Inter-Governmental Agreement (IGA) was signed by the Governments of Uganda and Tanzania on 26 May 2017. Within the IGA, Article 3 established the land rights framework. This framework addresses:

- **Compliance with EHSS and Human Rights Standards:** The land acquisition process for the Project needs to be undertaken in compliance with EHSS Standards and Human Rights Standards at a national and international level.
- **Identifiable land rights free from third party interests:** Land rights for the Project are required to be (i) clearly identifiable, subject to registrable title and (ii) free from third party interests (including encumbrances, rights or claims), other than certain third party interests that may be agreed by the Project (such as, for example, encumbrances in favour of the Project's lenders);
- **Strongest available title or rights:** Land rights for the Project are required to represent the strongest available title (or in the case of land rights needed on a short-term basis, to represent an appropriate type of title or right for the related use and period of use).
- **Duration:** Land rights are required to be obtained for the entire duration of the Project or as long as needed for the relevant construction and other Project activities, as the case may be.
- **Uninhibited implementation of the Project:** Land rights for the Project are required to allow the uninhibited implementation of the Project.
- **Ownership of facilities:** Land rights for the Project must be in a form such that the Project Company is the full owner of all Project facilities in Uganda.

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- **Lender security:** The Project's lenders must be able to take legal, valid and enforceable first priority security over the land rights for the Project and over the Project facilities, and the land rights must be in the requisite form therefor.
- **Terms:** Land rights for the Project must be obtained on fair, transparent, legally enforceable and clear commercial terms and conditions in favour of the Project Company.

The Host Government Agreements (HGAs) between the Upstream Partners and the Governments for the Project will follow on from the IGA, and will cover in its remit agreement over land rights. It is currently under development and discussion with the Government of Uganda, and is yet to be signed. The proposed approach and principles set out in this Resettlement Strategy will be reviewed once the HGA is agreed, and any required refinements will be made to the resettlement planning if required at that stage. These will either be reflected in an updated RPF and/or the subsequent comprehensive RAPs/LRPs.

3.4 International Guidance & Standards

The EACOP Project will be developed in line with the Ugandan legal framework and standards and, since it will seek finance from international financing institutions, the Project will be compliant with these. The relevant international financing standards for land acquisition, compensation and resettlement are summarised below.

3.4.1 International Finance Corporation (IFC) Performance Standards (PSs)

The IFC, a member of the World Bank Group, has adopted a suite of performance standards on social and environmental sustainability. The IFC and other international financial institutions (IFIs) applies these performance standards to manage project-related social and environmental risks and impacts, as well as to enhance development opportunities in its private sector financing. The full series of Performance Standards, designed to improve social and environmental outcomes, consist of the following and are each accompanied by a Guidance Note:

Table 3-4 IFC Performance Standards

PS1	Assessment and Management of Environmental and Social Risks and Impacts
PS2	Labour and Working Conditions
PS3	Resource Efficiency and Pollution Prevention
PS4	Community Health, Safety and Security
PS5	Land Acquisition and Involuntary Resettlement
PS6	Biodiversity Conservation and Sustainable Management of Living Natural Resources
PS7	Indigenous Peoples
PS8	Cultural Heritage

The three Performance Standards of particular relevance to this Resettlement Strategy are PS1, PS5 and PS8:

PS 1 - Assessment and Management of Environmental and Social Risks and Impacts

This Standard recognizes that the need for managing environmental and social performance and mitigating associated risks is essential for all projects. It contains various key pieces of guidance that are relevant to this project particularly around stakeholder engagement and grievance management.

PS5 – Land Acquisition & Resettlement

PS5 is the core standard related to land acquisition and resettlement. It refers to the management of physical displacement (i.e. relocation or loss of shelter) and economic displacement (i.e. loss of assets or access to assets that leads to loss of income sources or means of livelihood) as the result of project-related land acquisition.

Table 3-5 Summary of PS5 – Land Acquisition & Involuntary Resettlement

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Objectives:	<ul style="list-style-type: none"> To avoid, and when avoidance is not possible, minimize displacement by exploring alternative project designs; To avoid forced eviction; To anticipate and avoid, or where avoidance is not possible, minimize adverse social and economic impacts from land acquisition or restrictions on land use by (i) providing compensation for loss of assets at replacement cost, and (ii) ensuring that resettlement activities are implemented with appropriate disclosure of information, consultation, and the informed participation of those affected; To improve, or restore, the livelihoods and standards of living of displaced persons; and To improve living conditions among physically displaced persons through the provision of adequate housing with security of tenure at resettlement sites.
Summary of Key PS5 Requirements:	
General Requirements:	<ul style="list-style-type: none"> Project proponent identify those persons who will be displaced and establish a cut-off date to establish eligibility for compensation; Project proponent to offer land-based compensation, where feasible, where livelihoods of displaced persons are land-based, or where land is collectively owned; Negotiated settlements to be encouraging to avoid forcible removal of people; Private sector companies to “bridge the gap” between domestic legal requirements and the requirements of the Performance Standard where necessary; Preparation of a RAP, which demonstrates how displacement will be managed in accordance with PS5; Requirements for clients where there is Government-managed land acquisition for the project; and PS5 requires project proponents to identify, review, and abide by all laws of the host country that are applicable to land acquisition and involuntary resettlement.
Compensation:	<ul style="list-style-type: none"> Standards for compensation be transparent and <u>consistent within a project</u>, and established with the participation of those impacted. Project proponents must offer displaced persons compensation for loss of assets at <u>full replacement cost, and other assistance to help them improve or at least restore their standards of living or livelihoods</u>. For physically displaced persons project proponents should offer the choice of replacement property of equal or higher value, equivalent or better characteristics, and advantages of location and security of tenure, or cash compensation at full replacement value where appropriate.
Loss of Income or Livelihood Impacts:	<p>If land acquisition for the project causes loss of income or livelihood, regardless of whether or not the affected people are physically displaced, project proponents are required to:</p> <ul style="list-style-type: none"> Promptly compensate economically displaced persons for loss of assets or access to assets at full replacement cost; Where land acquisition affects commercial structures, compensate the affected business owner for the cost of re-establishing commercial activities elsewhere; for lost net income during the period of transition; and for the cost of the transfer and reinstallation of the plant, machinery or other equipment; Provide replacement property (e.g. agricultural) of equal or greater value, or cash compensation at full replacement cost where appropriate, to persons with legal rights or claims to land which are recognized or recognizable under the national laws; Compensate economically displaced persons who are without legally recognizable claims to land for lost assets (such as crops, irrigation infrastructure and other improvements made to the land) other than land, at full replacement cost; Provide additional targeted assistance (e.g. credit facilities, training, or job opportunities), and opportunities to improve or at least restore their income-earning capacity, production levels, and standards of living to economically displaced persons whose livelihoods or income levels are adversely affected; and Provide transitional support to economically displaced persons, as necessary, based on a reasonable estimate of the time required to restore their income-earning capacity, production levels, and standards of living.

PS8 - Cultural Heritage

Land acquisition and involuntary resettlement also impact on communities’ cultural heritage – both tangible and intangible. PS8 aims to ensure that clients protect cultural heritage in the course of Project activities and support its preservation.

3.5 Comparison of IFC Standards & Ugandan Regulations

A comparison of IFC standards and Uganda legislation is provided in Table 3-6. Gaps are identified and a project specific

Table 3-7 Gap Analysis Table¹¹


Resettlement Topic	IFC Performance Standard	Uganda Regulation	Gaps
Alternative project designs	Feasible alternative Project designs should be considered to avoid or at least limit physical or economic displacement.	Activities must be exercised in a manner that affects land owners as little as possible ¹² .	IFC Standards explicitly require that resettlement be minimised by considering alternative project design.
Planning Instruments	In the case of physical displacement, a Resettlement Action Plan will be developed. In the case of economic displacement only, a Livelihood Restoration Plan will be developed. Where both physical and economic displacement is caused, livelihood restoration will be incorporated in the Resettlement Action Plan.	Displacement resulting from development project activities is not defined in Uganda laws. However, EIA Guidelines for the Energy Sector refer to compensation and resettlement as consequences of displacement. It also makes provision for the development of a Compensation Plan or a Resettlement Plan ¹³ .	Resettlement plans are not required by Uganda laws, but are prescribed in the EIA Guideline for the Energy Sector.
Consultation and Information Disclosure	Resettlement activities must be planned and implemented with appropriate disclosure of information, consultation and the informed participation of those affected including host communities in decision-making. The perspectives of women, minority groups and other categories with special requirements must be obtained and their interests factored into resettlement planning and implementation.	A midstream licence application requires that land owners have been notified and agreements over land demonstrated. Disclosure and consultation are generally required as soon as the need for resettlement has been identified. For compulsory land acquisition, the Minister of Lands, Housing and Urban Development must declare the location, approximate area and plan of the land required ¹⁴ . All land owners and occupiers must receive a copy of this declaration and must be informed on	Despite references to consultation and disclosure, community participation does not drive the land acquisition and resettlement process. According to the Petroleum (Exploration, Development and Production) Act, accounting for the “[...] interests of the community” is done after having obtained consent from affected persons. There is no mention of how host communities or women shall be engaged during resettlement activities.

¹¹ Adapted from Upstream LARF and updated for GCACAL.

¹² Section 10.1 of EIA Guideline for the Energy Sector, 2004

¹³ Section 10.7 of EIA Guideline for the Energy Sector, 2004


¹⁴ Section 3 (1) Land Acquisition Act Cap. 226

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Resettlement Topic	IFC Performance Standard	Uganda Regulation	Gaps	Proposed Project Specific Solution to Address Gap
Eligibility	<p>Eligibility criteria should recognize the rights of those affected people:</p> <ul style="list-style-type: none"> Who have formal legal rights to the land or assets they occupy or use; Who do not have formal legal rights to land or assets, but have a claim to land that is recognized or recognizable under national law; and Who have no recognizable legal right or claim to the land or assets they occupy or use. <p>The census will establish the status of the displaced persons.</p>	<p>when and where they can inspect the plan of the land.</p> <p>Uganda laws recognise land occupancy under four regimes of land tenure, namely freehold, leasehold, <i>mailo</i> and customary. Under these different types of land ownership, occupants and land owners are eligible for compensation for land, improvements to land, crops and structures.</p>	<p>Uganda laws and the IFC PS 5 are consistent in the recognition of the rights of occupants and land owners under the different land tenure regimes.</p>	<p>The Project will recognize the rights of all affected people including those with formal legal rights; those without formal legal rights and those who have no recognizable legal right to land or assets used or occupied by them. The census to be undertaken prior to land acquisition and resettlement activities will establish the status of the displaced persons</p>
Cut-Off Date	<p>In the absence of government procedures the client will establish a cut-off date for eligibility which will be well documented and disseminated throughout the project area.</p>	<p>There is no legal provision for the establishment of a cut-off date, but the EIA Guidelines for the Energy Sector make reference to the cut-off date for the determination of eligibility, but does not provide any procedural guidance¹⁵. With regard to compulsory land acquisition the intention to acquire land must be published in several notices; exhibited at “convenient places on or near the land” and should state who should be compensated¹⁶.</p>	<p>The Uganda regulations are unclear on how a cut-off date is to be enforced.</p>	<p>Cut off dates for eligibility will be well documented and disseminated throughout the project area, including relevant national ministries and local government.</p>
Census	<p>Where involuntary resettlement is unavoidable, a census will be carried out to collect appropriate socio-economic baseline data to identify the persons who will be displaced by the project, determine who will be eligible for compensation and assistance.</p>	<p>Uganda laws do not require that a census be taken of the persons who will be displaced by the project. However, the EIA Guidelines for the Energy Sector refer to the census as the means to identify all affected persons and their means of livelihood. It also refers to a baseline study to identify all interests in</p>	<p>The Guidelines require that a census be conducted in the event of compensation and resettlement.</p>	<p>The Project commits to identifying all persons who will be displaced as a result of their development activities. This will be done in the form of a census prior to resettlement to determine who will be eligible for compensation and assistance.</p>

¹⁵ Section 10 of EIA Guidelines for the Energy Sector, 2004.

¹⁶ Section 5 (1) Land Acquisition Act Cap. 226


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Resettlement Topic	IFC Performance Standard	Uganda Regulation	Gaps	Proposed Project Specific Solution to Address Gap
		affected assets, including the rights of tenants ¹⁷ .		
Physical Displacement and Relocation	Physically displaced persons will be offered a choice of replacement property of equal or higher value, security of tenure, equivalent or better characteristics, and advantages of location or cash compensation where appropriate.	Uganda laws do not require that physically displaced persons be offered a choice of resettlement housing (out of the options available) and relocation assistance. However, the EIA Guidelines for the Energy Sector refers to the requirement to provide suitable materials for resettlers to build their own housing. The Physical Planning Standards specify plot sizes and materials to be used for the establishment of new residential infrastructure ¹⁸ .	There is no specific requirement for the resettlement of persons who are physically displaced by a development project in Uganda laws, other than making replacement building materials available.	The Project's aim is to provide physically displaced persons the right to choose from a number of resettlement options, including resettlement sites with equivalent or improved living conditions and to provide suitable relocation assistance.
Economic Displacement (loss of land)	Economically displaced persons will be compensated for the loss of economic assets at full replacement cost (PS5, §27) and with replacement land of at least the same productive potential and location advantage (PS5, §28).	Displacement resulting from development project activities is not defined in Uganda law. The EIA Guidelines for the Energy Sector considers compensation for the loss of land ¹⁹ . The type of compensation packages that should be awarded to project affected persons is not described.	The Uganda laws do not categorise project affected persons according to the impact that proposed land acquisition and resettlement activities have on them. There is no specific requirement to provide replacement land to project affected persons, but it is an option available for consideration.	The Project commits to compensating economically displaced persons: <ul style="list-style-type: none"> with replacement land of at least the same productive potential and location advantage, or for the loss of economic assets at replacement cost (to achieve fair and adequate compensation)
Economic displacement (businesses)	Economically displaced persons will also be provided with (i) assistance to re-establish commercial activities (businesses), (ii) replacement property of equal or greater value, and will be provided with transitional support as necessary to restore their income-earning capacity and standards of living (PS5, §29).	Unlike economically displaced persons who own land, commercially displaced persons only have legal claims to land by virtue of occupancy. The Uganda laws recognise this ownership as a formal land right and such occupants must be considered under Section 139, Subsection 1b of the Petroleum (Exploration, Development and	The local laws are inconsistent with what is stipulated in the IFC guidelines when it comes to assistance in the re-establishment of commercial activities and provision of replacement property with transitional support as necessary to restore the affected person's income earning capacity.	The Project is committed to the provision of support to commercially displaced persons, who will receive: <ul style="list-style-type: none"> assistance to re-establish commercial activities; replacement property of equal or greater value; and transitional support to restore their income earning capacity and standards of living.

¹⁷ Section 10.4 of EIA Guidelines for the Energy Sector, 2004.

¹⁸ Chapter 2 (see also Table 1, p. 8) of National Physical Planning Standards and Guidelines, 2011.


¹⁹ Section 10 of EIA Guidelines for the Energy Sector, 2004.

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Resettlement Topic	IFC Performance Standard	Uganda Regulation	Gaps	Proposed Project Specific Solution to Address Gap
		<p>Production) Act which provides that “account shall be taken of any improvements effected [...] the benefit of which has or will accrue to the land owner”.</p>		
<p>Full Replacement Cost</p>	<p>Mitigation measures to mitigate adverse impact should include compensation at full replacement cost for loss of assets and other assistance to help them improve or restore their standards of living and livelihoods.</p> <p>Where livelihoods of displaced persons are land-based, or where land is collectively owned, affected persons will be offered land-based compensation where feasible.</p> <p>Land will be taken into possession only after compensation has been made available and resettlement sites and moving allowances have been provided to affected persons (PS5, §2, 9).</p>	<p>The District Land Boards assess compensation based on open market value of the unimproved land; and buildings on the land are compensated at open market value (in urban areas) and depreciated replacement cost for the rural areas²⁰. Standing crops which can be harvested during the period of notice shall not be compensated. The list of rates of compensation compiled by the district land boards are to be used in determining the rates of compensation. However, the GCALA recommend compensation assessments at replacement cost, including disturbance allowance (15% or 30% depending on notice period). The EIA Guidelines for the Energy Sector refer to “acceptable compensation rates” which are to be established after consultation with representatives of the affected communities²¹.</p>	<p>Computation of compensation as outlined in the Land Act does not offer full replacement cost prescribed by the IFC. However, the GCALA for compulsory acquisition recommend compensation assessments at replacement cost, including disturbance allowance (15% or 30% depending on notice period).</p>	<p>The Project commits to mitigating the adverse impacts associated with land acquisition and resettlement by compensating affected persons at replacement cost (to achieve fair and adequate compensation) of the affected assets.</p>
<p>Form of Compensation</p>	<p>Compensation in kind should be considered in preference over cash.</p>	<p>Article 26 of the 1995 of the Constitution of Uganda protects Ugandans from deprivation of property. Land can only be accessed once “prompt payment of fair and adequate compensation prior to the taking of possession of the property” has been undertaken.</p>	<p>Uganda laws do not generally consider compensation in kind although the EIA Guidelines for the Energy Sector refer to the “constraints to monetary compensation”.</p>	<p>The Project commits to compensating affected persons for loss of rights over land or property in kind in preference over cash.</p>

²⁰ Section 24 of Land Regulations, 2004.

²¹ Section 10.5 of EIA Guidelines for the Energy Sector, 2004.

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Resettlement Topic	IFC Performance Standard	Uganda Regulation	Gaps	Proposed Project Specific Solution to Address Gap
Vulnerable Groups	In resettlement planning, particular attention should be given to the poor and vulnerable, and compensation in kind should be offered to facilitate permanent relocation and establishment at an alternative location.	The 1995 Uganda Constitution stipulates that: “the State shall take affirmative action in favour of groups marginalised on the basis of gender, age, disability or any other reason [...] for the purpose of redressing imbalances which exist against them”. This regulation is not fully described in the context of resettlement and land acquisition. The EIA Guidelines for the Energy Sector require that vulnerability is established during the census ²² .	The Uganda laws offer protection of vulnerable groups from exploitation. However, this does not provide the procedure for this category of project affected persons to be consulted, engaged or further protected.	The Project commits to planning with particular focus to vulnerable project affected persons. Resettlement packages will be to give preference to compensation in kind with special facilitation of permanent relocation.
Grievances	Affected persons will have access to an independent grievance mechanism to lodge concerns and complaints about compensation and relocation without impeding access to any judicial or administrative remedies (PS5, §11).	Disputes regarding compensation will be determined by Government (in practice the Chief Government Valuer). In addition, any person who has an interest or right over property being acquired compulsorily has a right of access to a court of law ²³ .	Uganda laws do not explicitly require that development project implementers develop independent grievance redress mechanisms that are accessible to affected communities and individuals. However, the EIA Guidelines for the Energy Sector makes provision for a grievance committee “at the lowest level of activity” ²⁴ .	The Project commits to making an free grievance mechanism accessible to project affected persons.
Monitoring and Evaluation	A procedure to monitor and evaluate the implementation will be established; affected persons will be consulted during the monitoring process (PS5, §14).	An evaluation procedure is prescribed in the EIA Guidelines for the Energy Sector, including a team of experts to provide technical advice during monitoring. Monitoring is based on the Resettlement Plan ²⁵ .	Uganda laws do not require development project implementers to develop a monitoring and evaluation procedure for the land acquisition and resettlement process contrary to what is required by the IFC. However, the EIA Guidelines for the Energy Sector makes recommendations about monitoring and evaluation of resettlement plans.	The Project commits to developing a Monitoring and Evaluation procedure that will assess the implementation of land acquisition and resettlement activities. Affected persons will be consulted during the M&E activities.

²² Section 10.4 of EIA Guidelines for the Energy Sector, 2004.

²³ Section 2 and other related sections of Land Acquisition Act Cap 226.

²⁴ Section 10.11 of EIA Guidelines for the Energy Sector, 2004.

²⁵ Section 10.11 of EIA Guidelines for the Energy Sector, 2004.

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4. LAND ACQUISITION & RESETTLEMENT

The Land acquisition and resettlement methodology for the EACOP Project has been designed to provide secure land rights to the Project and ensure the related land acquisition process meets Ugandan legislation and international financing standards, including IFC PS5 requirements (outlined in Chapter 3).

The detailed land acquisition process is subject to discussion and agreement with the Government of Uganda, and may thus be refined in future along with refinement of institutional roles and responsibilities (Section 4.2).

4.1 Land Acquisition & Resettlement Methodology

Resettlement methodology is managed around two main phases which include a number of activities:


Resettlement planning: which comprises all the pre-acquisition activities, including the preparation of the RPF, the detailed surveys and valuations, and will culminate in the development of a suite of RAPs and/or LRPs (depending on whether physical and economic displacement occurs, or only economic displacement), as well as valuation report(s). Pre-acquisition activities also include screening activities to assess ways to avoid and minimise impacts (e.g. route planning to avoid settlements etc.). Any required declarations that acquisition of land is in the public purpose by the Government of Uganda should be carried out during the resettlement planning phase; and

Resettlement implementation: will result in the acquisition of land and granting of land rights to the Project. This will involve the subsequent implementation of the RAPs/LRPs, including agreements with PAPs, compensation payments, physical relocation, livelihood restoration assistance, arrangements for land rights to be granted to the Project etc.

Ongoing **monitoring and evaluation** activities are important quality assurance mechanisms to guide and direct the planning and implementation phases in relation to agreed outcomes.

Resettlement planning is an integral aspect of the overall Project planning process and will be incorporated into and aligned with the overall project schedule, taking into consideration the nature and extent of displacement and the duration of resettling affected households and enterprises to their new resettlement sites. Land access and construction will only commence once compensation has been paid and all physical resettlement has been completed.

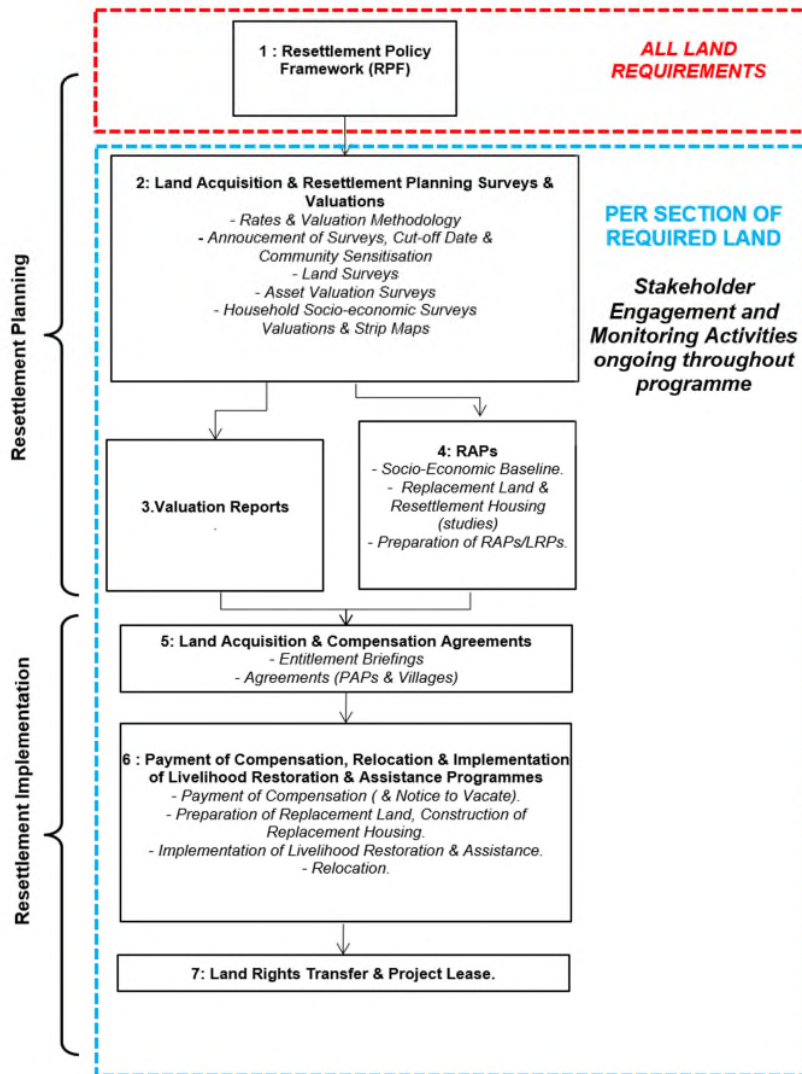
Resettlement planning and implementation activities have linkages to a number of other project activities and regulatory and approval processes, such as the ESIA, route planning midstream licensing and corporate approval processes. The social impact assessment activities and the resettlement planning (RAP) work have close linkages with mutual application of the social data collected during these activities. A RAP is one of the social management plans to mitigate displacement as a significant social impact. While some resettlement planning activities are likely to start prior to the granting of all necessary regulatory approvals, detail disclosure of the resettlement planning process to affected communities will be dependent on these approvals, unless the regulators determine otherwise. To avoid speculative behaviour, the timing of disclosure will be linked to the Project's readiness to progress the planning phase to its final end.


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The overall Project land acquisition methodology is indicated in Figure 4-1.

The Project proposes to undertake a consensual process to try and obtain agreements for land acquisition, with the intention that compulsory acquisition will only be used where agreement cannot be reached. The Project is in discussion with the Government of Uganda over the process and the measures that will be undertaken to avoid compulsory acquisition, as far as possible, and the cases where compulsory acquisition may be required as a last resort. The potential need for public purpose to be declared and compulsory powers available for the Project if required is therefore recognised and part of the points for discussion with the Government.

Figure 4-1 Resettlement Planning & Implementation Methodology – EACOP Uganda Section




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4.2 Institutional Roles

4.2.1 Main institutional entities

The main Institutional entities involved in the process of EACOP Project resettlement and compensation are described below:

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Institution	Roles
<p>Petroleum Exploration, Development and Production Department in the Ministry of Energy and Mineral Development</p>	<p>Ministry of Energy and Mineral Development (MEMD) oversees and approves all the Project activities. MEMD has a regulatory role in the oil and gas industry and is, therefore, responsible for ensuring that the Project is compliant with Uganda legislation in all of their activities. In addition, MEMD is responsible for the approval of both project technical and financial planning. Since some of the activities carried out by the Project are cost-recoverable, MEMD approval of planned and executed work is required.</p>
<p>Ministry of Lands, Housing and Urban Development</p>	<p>The CGV in the Valuation Division of the MHLUD is responsible for approving all valuations. The CGV's office is also involved in resolving public complaints and disputes that arise from valuation for land acquisition and compensation payments. It is further anticipated that the Land Administration, Land Registration, and the Surveys and Mapping Departments, as well as the Ministry Zonal Offices at regional level will be involved in resettlement activities.</p>
<p>Ministry of Local Government</p>	<p>Ministry of Local Government oversees the decentralisation and devolution of functions, powers and services; and to ensure good governance and democratic participation in, and control of decision making by the people. The lower local governments function under this Ministry, including the District Local Government and the lower systems under that. Elected Councils and their executive committees have, among other, a function to receive and solve disputes from lower local governments.</p>
<p>National Environmental Management Authority (NEMA)</p>	<p>National Environment Management Authority (NEMA) is charged with the management of environmental issues and provides for sustainable management of the environment. The Authority in consultation with the lead agencies is empowered to issue guidelines and prescribe measures and standards for the management and conservation of natural resources and the environment. The Authority has issued EIA regulations for the energy sector, including sections on land acquisition and associated public consultation requirements. NEMA, therefore has an interest in the resettlement and compensation plans in the petroleum industry.</p>
<p>Uganda Land Commission (ULC)</p>	<p>The Uganda Land Commission (ULC) holds and manages land in Uganda vested in or acquired by the Government of Uganda. Leases on public land are granted by the ULC. When the Project has acquired the land for the development of project infrastructure, the land will be transferred to the ULC.</p>


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<p>District Local Government</p>	<p>All districts have four levels of local councils (LCs). Local Councils are responsible for local policy matters, economic development, resolving local conflicts and providing orderly leadership. In the project-affected area, LC Is, LC IIs and LC IIIs interact directly with the affected population. These councils will thus be able to assist during the identification of rightful property owners, and resolving compensation grievances. District Local Government includes the District Land Office, District Land Board and Area Land Committees (see following sections).</p>
<p>District Land Office</p>	<p>The District Land Office (DLO) should include a District Physical Planner, a District Land Officer, a District Valuer, a District Surveyor, a District Registrar of Titles and a District Cartographer, which provides technical services to the DLB through its own staff or arranges for external consultants to facilitate the Board in the performance of its functions.</p>
<p>District Land Board</p>	<p>District Land Boards (DLBs) set compensation rates for crop and temporary structures and facilitate land registrations. It is, therefore, important that RAP implementation involves participation of DLBs. In this regard, the DLBs will oversee the appropriation of public land; facilitating registration, and transfer of interests in land.</p>
<p>Area Land Committee</p>	<p>Area Land Committees (ALCs) determine, verify and mark the boundaries of all interests in land that is subject to an application for certificate of customary ownership or in grant of freehold title. The ALC assists the DLB in an advisory capacity on matters relating to land including ascertaining rights in land boundaries and disputes.</p>
<p>Private Sector entities</p>	<p>RAP implementation will entail involvement of private sector consultants for various planning and implementation activities, including the assessment and verification of assets, and payment of compensation to PAPs.</p>

4.2.2 The Land working Group

A Land Working Group is necessary to oversee, facilitate and implement relevant actions for the land acquisition programme for EACOP in Uganda. This group was established during HGA negotiations in May, 2018. Its objective is to prepare and support the process of negotiation during HGA discussion and to achieve land access in line with the Project schedule and nature of the land rights set out in the IGA.

- ✓ The Land Working Group is comprised of members from:
 - MEMD
 - MLHUD
 - UNOC
 - ULC
 - Other representative of Government agencies as necessary (NEMA, UNRA, ...)
 - EACOP legal team and advisers
 - EACOP Land team


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- ✓ Main topics under discussion
 - Legal status of TEAM B.V. / PipeCO: PPT to be introduced as “authorized undertaker of Public Works”
 - Compulsory acquisition detailed process + Compliance with IFC standards
 - Land rights for reserved Land (wet land, forest reserve, national park,..., historical Monuments, road...)
 - Registration & conversion of different land tenures to Freehold in the Name of ULC (Uganda Land Commission)
 - Provision of compliant lease to TEAM B.V. / PipeCo (detailed terms & conditions, number of lease, duration...)

4.3 Land Requirements & Land Access Approach

This section sets out the land rights required by the Project in Uganda for the various land uses at different stages in the Project's life. All land required for the Project in Uganda will be acquired and consolidated on a permanent basis, even for the construction facilities, by the GoU (the Project expects that the Acquiring Authority for most of the land required for the Project will be the ULC), and then provided for use to the Project in accordance with the IGA principles outlined above.

- Land requirements
 - Land rights required for construction facilities & associated access roads
 - Land rights required for permanent Above Ground Installation (**AGIs**) & associated access roads
 - Land rights required for the Pipeline Corridor (30m width)

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4.3.1 Temporary (short – term) land requirements: Construction facilities

Land required by the Project on a temporary (short-term basis, during the construction phase) includes land for:

- 1) temporary construction facilities (including construction camps with pipe yards, hydrotest water storage, waste storage); and
- 2) associated access roads;

In relation to (1) and (2) above, the Project requires:

- the Government of Uganda (through the Uganda Land Commission (the "**ULC**")), in close coordination with the Project, to acquire the freehold (or Mailo title as the case may be) to such land (including any necessary conversion to freehold where land is held under customary tenure etc.); and
- the ULC to then provide a short-term lease to the Project which grants land rights to the Project which comply with the principles set out in the IGA.

On the expiry or termination of the Project's land rights, land will be returned by the Project to Government of Uganda in accordance with the terms of the relevant leases (land shall be reinstated to previous conditions unless the relevant leases specify otherwise) and thereafter the Government of Uganda will be responsible for such land.

4.3.2 Permanent (long-term land requirements) : AGIs and Pipeline Corridor

Land required by the Project in Uganda on a permanent (long-term, during the operation phase) basis includes land for:

- 1) the permanent Above Ground Installations (AGIs) and related ; and
- 2) the 30m-wide EACOP pipeline corridor in Uganda plus widened sections where technically required by the Project.


4.3.2.1 Permanent Above Ground Installations

Land required by the Project for Above Ground Installation (**AGIs**) includes land for:

- those parts of the EACOP System in Uganda that are used for controlling the flow of Petroleum and/or for ensuring the safety and maintenance of the EACOP System, including in Uganda (only): intermediate Pumping Stations (2), Electrical sub-stations (6) and Main Line Valves Stations (13);

In relation to AGIs the Project requires:

- the Government of Uganda (through the Uganda Land Commission (the "**ULC**")), in close coordination with the Project, to acquire the freehold (or Mailo title as the case may be) to such land (including any necessary conversion to freehold where land is held under customary tenure etc.); and

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- the ULC to then provide a long-term lease to the Project (for an initial term of forty-nine (49) years, unless the Project specifies otherwise) which grants land rights to the Project which comply with the principles set out in the IGA.

4.3.2.2 Pipeline Corridor

Land required by the Project for the Pipeline Corridor includes land for the 30m-wide EACOP pipeline corridor where the Project requires long-term access rights & **long-term restricted land-use*** (for the life of the Project) (such part being with a 30m width plus widened sections where technically required).


In relation to the Pipeline Corridor, the Project requires:

- Government of Uganda (through the Uganda Land Commission (**ULC**)), in close coordination with the Project, to acquire the freehold (or Mailo title as the case may be) to such land (30m-wide EACOP pipeline corridor) (including any necessary conversion to freehold where land is held under customary tenure etc.); and
- the ULC to then provide to the Project a long-term lease (for an initial term of forty-nine (49) years, unless the Project specifies otherwise) which grants land rights to the Project which comply with the principles set out in the IGA.

* **Long-term restricted Land-use:** The land required by the Project for the 30m-wide EACOP pipeline corridor shall be subject to the following land use arrangements after the construction period and during the whole Project's operation phase:

- ✓ In areas of land other than “Reserved Land²⁶” all 30m of the corridor will be (after end of relevant construction activities) restored by the Project to grassland. No development of structures, planting of deep-rooted trees or agricultural activities (e.g. crop production) will be allowed with the exception of grazing of livestock crossing the corridor;
- ✓ In areas categorized as “Reserved Land” prior to the Project - all 30m of the corridor will be (after end of relevant construction activities) restored by the Project to achieve equivalent biological capacity. No development of structures or agricultural activities (e.g. crop production) will be allowed in the corridor with the exception of grazing of wildlife and livestock crossing the corridor. Deep-rooted trees will not be planted on the 10 m strip above the pipeline;

²⁶ Areas of land with a special regime driven by the need to be protected (and thus inalienable) in the interest of communities and/or the citizens of Uganda. Such areas of land include: (a) any natural lake, river, ground water, natural pond, natural stream, wetland, forest reserve, national park and any other land reserved for ecological and touristic purposes, in each case, in Uganda and held by the central government or by any local government in Uganda, for the common good of the citizens of Uganda, (b) any area of land in Uganda which contains a preserved object under section 2 of the Historical Monuments Act, (c) any area of land in Uganda which is the subject of a protection agreement under section 4 of the Historical Monuments Act, (d) any area of land in Uganda which is or contains a place of worship or a tomb declared to be a protected object under section 6 of the Historical Monuments Act, (e) any road and road reserves in Uganda, and (f) any railway and railway reserve in Uganda.


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- ✓ The Project will require access to the EACOP pipeline corridor at all times during operation for inspection, maintenance and repair; and
- ✓ The pipeline corridor will not generally be fenced, and pedestrian and livestock crossing will be generally allowed, vehicle crossing will be limited to the existing road and infrastructure crossing arrangements (this is a matter for discussion with the relevant roads agency).

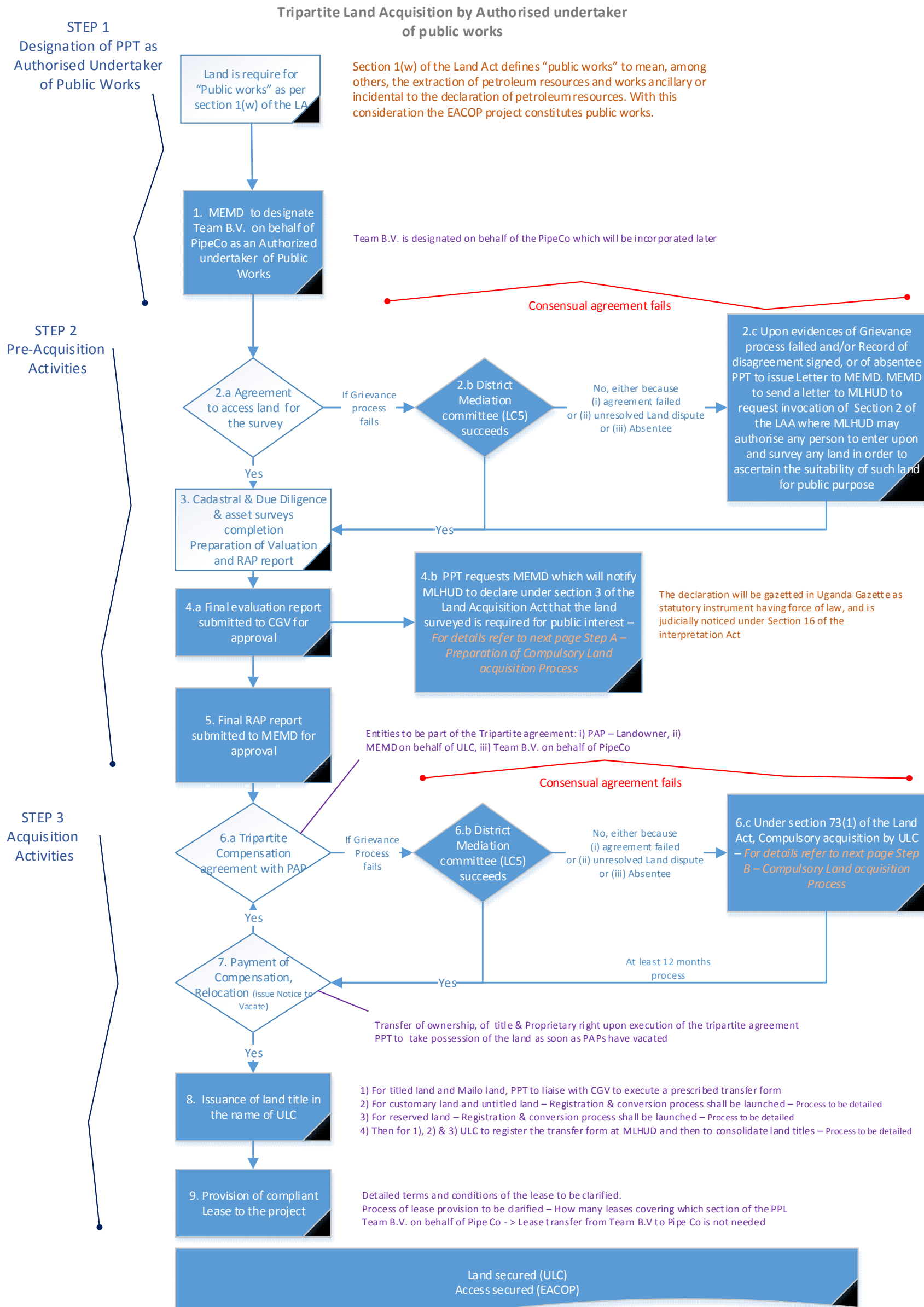
4.3.3 Necessary further discussions


- The Project acknowledges that there exist certain types of land in Uganda mainly with an enhanced environmental and/or historic/cultural/religious sensitivity but also Land under proprietorship /occupation of government agencies where the above-mentioned land rights may not be fully available. The Project understands that these are areas of land with a special regime driven by the need to be protected (and thus inalienable) in the interest of communities and/or the citizens of Uganda (referred as "Reserved Land"²⁷). The Project will continue to work with the Uganda authorities to determine acceptable arrangements in respect of all types of Reserved Land in order to ensure that the Project is granted land rights in accordance with the IGA principles (Art. 3 of the IGA). These matters are currently addressed in the Project draft Uganda HGA Land Rights Appendix (the "**Uganda Land Appendix**").
- Given the Project's required land use for new roads or upgrades for construction and the operation, the EACOP Project envisages that appropriate road-related land arrangements will be established and agreed with relevant roads Authorities (e.g. on technical design criteria, construction and maintenance of roads, scheduling). These will need to ensure that the Project is provided with land rights of such nature and granted in such a manner as will be compliant with the IGA principles.
- Further detail on the characteristics of the freehold (or Mailo title) on the required land and on the nature of the land rights required by the Project in Uganda will be agreed between the Project and the State. These matters are currently addressed in the Uganda Land Appendix.
- In addition, the Project recognises that there may be certain crossing arrangements on the required Project land and that there will need to be various discussions and need for agreements at times between the Project and the relevant persons in respect of access and shared use.

²⁷ Areas of land with a special regime driven by the need to be protected (and thus inalienable) in the interest of communities and/or the citizens of Uganda. Such areas of land include: (a) any natural lake, river, ground water, natural pond, natural stream, wetland, forest reserve, national park and any other land reserved for ecological and touristic purposes, in each case, in Uganda and held by the central government or by any local government in Uganda, for the common good of the citizens of Uganda, (b) any area of land in Uganda which contains a preserved object under section 2 of the Historical Monuments Act, (c) any area of land in Uganda which is the subject of a protection agreement under section 4 of the Historical Monuments Act, (d) any area of land in Uganda which is or contains a place of worship or a tomb declared to be a protected object under section 6 of the Historical Monuments Act, (e) any road and road reserves in Uganda, and (f) any railway and railway reserve in Uganda.

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4.4 Land Acquisition detailed process in Uganda



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5. COMPENSATION FRAMEWORK

Each RAP will define the compensation framework for the proposed components. The Project will ensure that the compensation framework will be developed in close consultation with Communities and Local Authorities and will define the following:

- Valuation approach for asset and land improvement losses that will be considered for compensation as well as the basis of valuation and rates;
- Eligibility criteria defining the categories of PAPs that will be eligible for compensation and assistance;
- Entitlements defining what each category of eligible owner, user or business will receive in compensation.

The Project will develop packages that include both monetary and in-kind compensation as well as other forms of assistance to restore and improve livelihoods and living standards.

5.1 Valuation Methodology in Uganda


The Uganda legislation provides specific guidelines in terms of valuation. Compensation following the acquisition of land in Uganda is based on the principle of equivalence, which is broadly assumed to be the financial equivalent of the asset taken. Under this principle, PAPs should not be worse off or better off in financial terms from their status prior to acquisition. The asset is valued on the basis of market value without any increase or decrease attributed to the reasons that led to the acquisition. Any special value to the owner which is not reflected in market value is excluded. In addition to the compensation derived from market value, the PAP is entitled to other payments which are generally referred to as ‘disturbance allowance’ of 15 or 30 percent. Compensation will reflect the cost incurred and losses sustained as a direct, natural and reasonable consequence of having to relocate.

Compensation may also arise where land or improvements are affected but not necessarily acquired in the interest of the execution of works. This type of compensation is payable when the loss occurs i.e. when some right in property other than its acquisition are temporarily affected due to interference with the activities being conducted on it.

There are five conventional valuation methods which are used in Uganda to determine market value:

- Comparison method;
- Contractor’s method;
- Investment method;
- Profit method; and
- Residual method.

The description are summarized in Table 2-3.

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Method	Description
<p>Comparison method</p>	<p>The asset to be valued is compared to an asset that is similar in its physical properties or attributes and its legal status. The basis for comparison is “same for same” and is subject to allowances for situational variables. This is the most commonly used valuation method.</p>
<p>Contractor’s method</p>	<p>This method is sometimes referred to as the Replacement Method. The basis for the valuation is the cost of replacing the affected asset. The method is normally applied to assets that are not readily available on the market such as places of worship.</p>
<p>Investment method</p>	<p>The assessment for this method rests on the understanding that the capital value of an interest in landed property is directly related to the income or annual value derived from the land including any improvements. The valuation process involves estimating the future net income that would have been yielded from the land and discounting it at an appropriate interest rate.</p>
<p>Profit method</p>	<p>This method of valuation considers the trade of an enterprise and its actual or estimated profits. A number of years of trading results (e.g. financial statements) are considered in order to determine a fair average and to allow for any fluctuations in trade. With gross income (turnover) as the basis for valuation, a deduction is made for reasonable overheads and working expenses to arrive at the net value of the enterprise.</p>
<p>Residual method</p>	<p>This method is used in the valuation of development properties. The method calculates the surplus value after meeting all costs of developments including the cost of finance, and allowing for profits. This could be undeveloped land which is to be developed, or land with existing buildings which are to be refurbished or torn down and redeveloped.</p>

Table 5-1 Valuation Methods in Uganda

There is no active land market in the Project area and land transactions are largely informal and remain unregistered. It is anticipated that land valuations will be done predominantly based on the comparative method.

5.2 Valuation Procedure in Uganda

In Uganda valuation for compensation of land and improvements that are affected by Government projects was originally undertaken by the office of the CGV. This practice has changed in recent times and private valuers are now used to compile valuation assessment reports on behalf of Government. However, the CGV has retained its oversight role in ensuring that standards are maintained and government interests are duly protected. The valuation is carried out in consideration of established practices, policies, regulations and Ugandan laws.

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The valuation process starts with the identification of the affected property owner and the assets to be affected. The affected owner is informed and sensitized about the project and permission is sought to allow access to the land for inspection. Once the affected property and improvements are identified, all relevant details are recorded such as crops (type and growth stage), economic trees and buildings (size, materials), and, where relevant, the features and characteristics of the land. The asset recording is witnessed, at a minimum, by the property owner, local leaders and Project representatives.

The valuation assessment is reached through a direct application of the applicable rates and is submitted in draft to the CGV for review and comments. The approved report becomes an official document for implementation of compensation payment.

The Two categories of rates used in the valuation of assets for compensation are:

- 1) Statutory rates as provided for in the Constitution and the Land Act. These include rates for crops, economic trees, temporary structures and graves, and are determined by District Land Boards (DLBs) with input from the relevant professionals.
- 2) Market related rates derived from market analyses conducted by the office of the CGV or a delegated appointee who is a registered Valuer. These rates are specifically applied to land interests and permanent buildings. Factors considered during the assessment of these assets include market conditions, tenure systems, covenants, securities, and physical conditions of the asset.


The legal provisions in the Constitution and other statutes do not provide detailed information on valuation methods and procedures. The office of the CGV adheres to the International Valuation Standards (2013) and best practices and appreciates the Royal Institute of Chartered Surveyors' Guidelines. The office of the CGV has also developed national guiding principles and procedures (GCALA).

Statutory rates determined by District Land Boards (DLBs) are infrequently updated and the process of review is not firmly adhered to. Certain rates, including those for economic fruit trees, graves and shrines, do not reflect the full cost of replacement, and appear to be inadequate compensation of losses. There is also no functional land market in the Project area. It is, therefore, anticipated that valuations for this Project will have to involve a combination of methodologies described above in order to reach a fair and acceptable value for project affected persons' land and assets. The Project will support the DLBs and CGV office to achieve their duty by conducting a Market research with their participation in each district crossed by the Pipeline corridor.

In addition, non-cash compensation options must be offered in land acquisition and compensation plans. The provision for non-cash compensation options must be aimed at livelihood restoration and the improvement of standards of living.

5.3 Compensation and Valuation Policy

The Project is committed to providing fair and adequate compensation for losses as a result of displacement. A resettlement package based on the entitlement matrix will be offered after


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consultation with eligible households. The final package will be tailored to specific characteristics of the project affected people as well as their current and future resettlement situation. This will also include a disturbance component to meet the demand for adequate compensation. The disturbance component must consider the Project’s impacts on livelihoods i.e. the loss of future opportunities to earn income and standards of living; and the interruption of the progressive improvement over time of living conditions. In this context fair and adequate compensation must take cognizance not only of the value of the asset that is lost, but also the disruption resettlement is likely to cause. Some categories of assistance for disturbances induced by the Project’s development activities will be common to all entitlements defined for each PAP, while others will be linked directly to specific Project impacts.

In addition, interests in assets may be vested in more than one person or entity. The valuation procedure must, therefore, be able to recognize each interest and allocate the appropriate value to these interests so that fair and adequate compensation can be demonstrated in terms of individual interest, and not merely the combined interests in an asset. The test of fairness and adequacy must, therefore, be met for each individual interest.

Against this background, the valuation policy for this Project includes the following principles:

- a) Valuation of assets will be at fair and adequate replacement cost without consideration of the condition of the asset. Depreciation will not be taken into consideration;
- b) Valuation of assets must separate the different interests in the asset under review. Each interest must be valued in terms of fairness and adequacy;
- c) Land must be valued separately from any improvements to facilitate the valuation of separate interests and allow the establishment of consistent land rates across the project;
- d) Where replacement land is offered, the offer must include all transactional costs associated with the acquisition of replacement land, including titling and transfer fees, required taxes and utility permits;
- e) Where replacement housing is offered, the value of the structures is determined by the replacement cost of adequate replacement housing including the cost of materials and labour, and any other statutory requirements. Replacement housing criteria must include aspects such as floor area, number of rooms, functionality of social spaces and socio-cultural values associated with the house as social space;
- f) Annual crops are not valued if sufficient notice is given to harvest the crops. In the event that crops cannot be harvested, or incidental damage is caused, standard rates for annual crops will apply for the assessment of damaged crops;
- g) The value of perennial crops must include the net present value (NPV) of forgone income for the duration of the period of re-establishment of the crop to the maturity stage at the time of displacement;
- h) The value of salvaged materials at the time of resettlement will not be deducted from compensation.

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Whereas valuation methods may be technically complex, the underlying principles must be disclosed in simple and understandable terms to PAPs during consultation so that they can participate meaningfully in the determination of a valuation approach that achieves fair and adequate compensation for all affected assets.

5.4 Implementation Assistance

Resettlement is a complex process often characterized by competing interests and conflict. Low literacy levels, and increased availability of cash from recent compensation and other Project-related sources of cash (e.g. annual rental for temporary access during exploration, land leases for camps) highlights the need for independent guidance for affected people to manage these social and economic changes. Following the practice in Uganda on similar projects, the Project will provide assistance to affected communities to participate in the resettlement planning and implementation processes and to ensure their informed participation.

Compensation will be paid directly to the affected household or individual based on the asset and census surveys. All agreements will be signed by the eligible PAPs and their spouses, a Partner representative, and representatives from relevant authorities to be identified during the planning phase.

The Project recognizes the lack of financial infrastructure and limited financial literacy in the project area. The Project will take appropriate measures to the extent feasible to invite financial institutions to provide services in the project area. The Project will also provide appropriate advice to PAPs with regard to money management. Examples of such advice may include the following:


- Financial forward planning;
- Investment options;
- Improvement and/or ‘start up’ of business ventures; and
- Training and employment opportunities.

Detailed assistance packages will be developed during the RAPs based on baseline conditions and the needs of PAPs.

5.5 Entitlement Framework and Eligibility

For each RAP an Entitlement Matrix will be prepared providing details of all categories of affected people, type of losses associated with each category and types of compensation and assistance to which category will be entitled.

Eligibility will be determined by the cut-off date which will be disclosed and documented after the census and asset surveys. In the absence of Government procedures for setting a cut-off date, it is common for a project to use the completion of the census and survey as the cut-off date. International standards do not specify when notification should be given to the community. However, it must be demonstrated that the notification about the cut-off date is well documented, and disseminated throughout project area. The cut-off date is used as a basis to deny compensation or resettlement assistance for persons who settled or establish their assets and economic activities after such cut-off date.

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5.6 Resettlement and Livelihood restoration

5.6.1 Replacement Land Strategy

Resettlement preferences in clan-held areas will be determined with approval from clan leaders to assure clans of their control over their communal resources.

Replacement farmland where livelihoods are land-based is a critical aspect of livelihood improvement. To the extent feasible, land will be replaced with land although not necessarily of the same size. However, criteria such as land quality, its productive capacity, location and other appropriate aspects will be included in the assessment of the suitability of replacement farmland.

Alternative approaches to maximise access to farm land include the following:

- Optimisation of existing unaffected farmland to which PAPs already have access; and
- Identifying vacant or under-utilised land held under communal tenure.

Self-identification of available land for resettlement will be encouraged, especially in areas managed by clans. In addition, the Project will commission relevant studies to identify appropriate resettlement areas based on a set of criteria including, but not limited to the following:


- Distance from the formal original site;
- Possibility of in-fill resettlement – this is the preferred option;
- Availability of equivalent area of crop land free of settlements,
- Access to main social infrastructure and road systems;
- Acceptance by receiving communities.

The Project will be responsible for the completion of all land transactions.

5.6.2 Replacement Housing and Community Structures

The Project will as far as possible avoid physical displacement. In the event that this is not possible, replacement housing will be offered with due consideration of pre-existing housing arrangements recorded in the asset and census surveys. Replacement housing for primary residences will be offered under two options:

- Project-built replacement housing based on agreed materials and design and constructed by Project-appointed contractors; or
- Self-built replacement housing based on a pre-approved house plan and construction programme. Building materials will be provided in several instalments, either as cash or in-kind based on estimated material requirements linked to any phased construction requirements. The feasibility of this option will be assessed on an individual basis to ascertain that risks associated with this option are identified and appropriately managed and mitigated.

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Auxiliary household structures (e.g., granaries, barns, animal enclosures) will be compensated in cash and materials may be salvaged in order to reconstruct these structures at the resettlement site.

Replacement housing will, as far as possible, be constructed within existing communities at available residential sites. Sites will be identified by the Project with participation from physically displaced households. Where a group of households are displaced by Project activities, a suitable resettlement site will be identified based on approved site selection criteria, including aspects such as ground suitability and safety, access to public facilities and distance from existing community and social network.

The Project will rebuild all replacement communal structures (e.g., schools, health clinics) with preference for local contracting and employment opportunities as far as this is feasible, without sacrificing the quality, cost, and duration of construction. The designs of communal facilities will be concluded in collaboration with the relevant authorities and affected communities.


5.6.3 Livelihood Restoration Strategy

The Project recognizes that livelihood restoration is both critical to the success of the resettlement of affected persons and difficult to achieve without prior participatory planning. Livelihoods in the project area are largely land-based, but diversified (for instance to include animal husbandry or seasonal fishing activities) with a view to maximize food production and cash generating opportunities, and to spread the risks often associated with subsistence livelihoods. It is therefore recognized that many households engage in various livelihood strategies and that these are often perceived as equally important.

The Project further recognizes that land-based livelihood improvement opportunities have not been widely tested in Uganda. There is therefore a significant need for appropriate baseline information to plan livelihood restoration activities. This data collection will be an integral part of the resettlement planning process, and all livelihood restoration plans will be incorporated into the RAPs and executed as part of the RAP implementation process.

Livelihood restoration planning will follow a number of broad guidelines:

- It will follow an integrated approach aimed at sustainable local development, using existing opportunities as much as possible, and promoting partnership and collaboration in view of long-term sustainability.
- It will ensure that land-based programmes are discussed and agreed to with affected communities only if replacement land is available and secured. When there is insufficient replacement land, other measures such as improving of productivity of remaining land or training/capacity building will be explored.
- It will equally endeavour to re-establish existing business enterprises and provide additional support to business owners in order to improve business operations (marketing, administration, operational efficiency) through training and other support measures.

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- Livelihood restoration will be the focus of all monitoring and evaluation programmes until after completion of the resettlement to assure that the Project has successfully restored and improved livelihoods and standards of living.


While livelihood restoration will aim to sustain and when possible improve existing livelihood strategies, the primary focus during RAP implementation will be on ensuring continued food security. Where feasible, livelihood programmes will be aligned with relevant existing national and district programmes.

Programmes could include the following:

- Agricultural awareness and training programs;
- Identification and assessment of new technologies to improve production of cash crops, marketing and value chain activities;
- Mentoring programs and support for farmers/fishermen;
- Small enterprise training;
- Vocational skills and development; and
- Scholarship scheme

5.6.4 Assistance to Vulnerable People

Vulnerable individuals and households will be identified during the detailed census survey for the RAP, and will be supported with tailored assistance, to ensure their access to the benefits from resettlement opportunities. Appropriate measures will be determined in the entitlement framework and each vulnerable person/household's needs will be assessed prior to their relocation. Additional support will be provided to these individuals during the planning phase to ensure that they are informed of the process and are able to give their consent to the agreements.

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6. RESETTLEMENT CONSULTATION

The objective of the Resettlement Consultation is to secure the meaningful participation of all PAPs (including their leaders and spokespersons) during planning and implementation. Effective resettlement planning requires regular engagement with a wide range of stakeholders, including individuals and groups that can play a significant role in shaping or affecting the project, people who are directly impacted by the Project, as well as representatives from host communities. The Project will engage frequently and throughout the different project phases for at least the following purposes:

1. Information disclosure at the start of the Project;
2. Consultation with affected communities and people about Project impacts; and
3. Negotiation of resettlement options and benefits.

A Stakeholder Engagement Plan (SEP) will be developed for the resettlement process that identifies project stakeholders; provides for engagement with local government and community leaders; describes the procedure for the announcement of the cut-off date; general stakeholder engagements for the dissemination of information; and to seek their project support. More specifically, the different phases of engagement will include the following:

6.1 Project Disclosure with Affected Communities

During this engagement, stakeholders will be given general information about the Project, general project descriptions, a summary of potential social (and other) impacts and proposed mitigation measures. Stakeholders will also be given an opportunity to engage for the assessment of project alternatives, especially in relation to the selection of suitable location for project infrastructure components.


Project disclosure may occur over several meetings, each having a specific purpose. The cumulative dissemination of project information must at least enable affected communities to engage meaningfully in discussions.

6.2 Consultation with PAPs

Once the displacement impacts have been identified and there is a better appreciation of the scope of impact (through an initial screening or preliminary impact studies), affected communities will be engaged in further discussions to provide more details about the displacement impact, as well as the measures that have been taken to avoid or at least minimise displacement.

During these consultations, PAPs will be given further opportunity to identify additional options to minimise impacts and engage with the Project in more detail on project impacts. The procedures for the census and asset surveys, including the dissemination of information regarding the cut-off date, will be communicated during these engagements.

This consultation will also serve to start the identification of potential resettlement areas as the basis for the screening of site suitability and any other factors pertinent in the site selection process.

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Finally, the need for resettlement planning committees will be introduced during this consultation phase.

6.3 Participatory Planning and Consultation

During this phase, PAPs will be engaged in detailed planning and discussions to understand compensation packages and eligibility requirements; resettlement assistance including livelihood restoration; site selection; design of replacement houses and other details pertaining to their resettlement and restoration of livelihoods and standards of living, as well as the timing of resettlement activities.

Based on international best practice, project consultation with people affected by resettlement is mandatory. It not only provides for the dissemination of information, but also creates opportunities for people to voice their concerns about the project, and propose alternatives. Early engagement is preferred in order to manage public expectations concerning the impact of the project and its expected benefits.

Furthermore, keeping affected people fully informed of their rights and responsibilities is crucial to the success of resettlement planning. To achieve this objective, information must be made accessible and understandable and special arrangements must be made to reach marginalised individuals. In order to ensure that women and members of vulnerable groups are reached, the Project must engage women and members from these vulnerable groups to participate in the stakeholder engagement activities.


For the purposes of this Project, Resettlement Planning Committees will be established in the project area representing affected households and other key stakeholders, including women and youth. These representatives will be elected onto the RPCs in order to represent the interests of PAPs in the discussions, and to provide regular feedback to PAPs on progress, and seek support and approval in decision-making processes. Selection criteria will be determined with community participation, and will include aspects such as local residence, good standing in the community, local knowledge and availability. This Committee will also serve as a mediation mechanism when consensus cannot be reached.

The final RAP will be disclosed in an appropriate format to provide PAPs with sufficient information about the planning process and its outcomes. While the need for project support prior to implementation is not legislated, it is an important aspect of obtaining social licence to operate.

6.4 Grievance Management

The Project has adopted a formulized grievance management mechanism that seeks to address complaints and grievances in a manner that brings a resolution in an acceptable timeframe.

The objective of the grievance management mechanism is to provide opportunities to affected communities and individuals to discuss concerns and raise grievances with the aim to finding long term solutions that do no harm to the local population and that reduce social risks. Ultimately, the Project

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endeavours to maintain positive relationships with the affected and neighbouring communities, and all stakeholders at large.

The procedure applies to all concerns and grievances related to all activities of the project and is intended for the use by all stakeholders concerned with the Project. The application of this procedure does not deny communities and individuals their right to utilize other grievance resolution mechanisms and facilities provided by the laws of Uganda.

During the implementation phase of the RAP, once the compensation that is owed to a landowner or user has been calculated, the owner or user will be notified of the compensation offer. The offer will include all relevant details. The process to secure agreements starts with the first visit to the PAP by a representative of the Project land access team. The procedure for securing land access is elaborated upon, after which the offer is presented and explained. During a period of approximately two weeks, the PAP can be given the time to consider the offer, to ask for additional explanation and information, or to seek legal advice. Community liaison officers will be the first point of contact and will address questions on procedures and other legal solutions to legal department. A witness (for example LC1 Chairman) will accompany the representative of the Project land access team, to be present during the signing of the land agreement and compensation forms with the PAP.

If the PAP refuses to sign the offer during the second visit, a record of disagreement will be signed by the representative of the Project and the witness. If despite reasonable endeavours of the Project land team, the PAP cannot be persuaded to sign the offer, and the record of disagreement is drawn up, the procedure will be deemed unsuccessful. In that case, the Project and MEMD reserve the right to call upon the expropriation procedure to obtain rights for the land required for the Project. The offer remains open until the expropriation has ended, to allow the PAP to change his/her mind and sign the Offer.

EACOP Grievance Mechanism is illustrated below.

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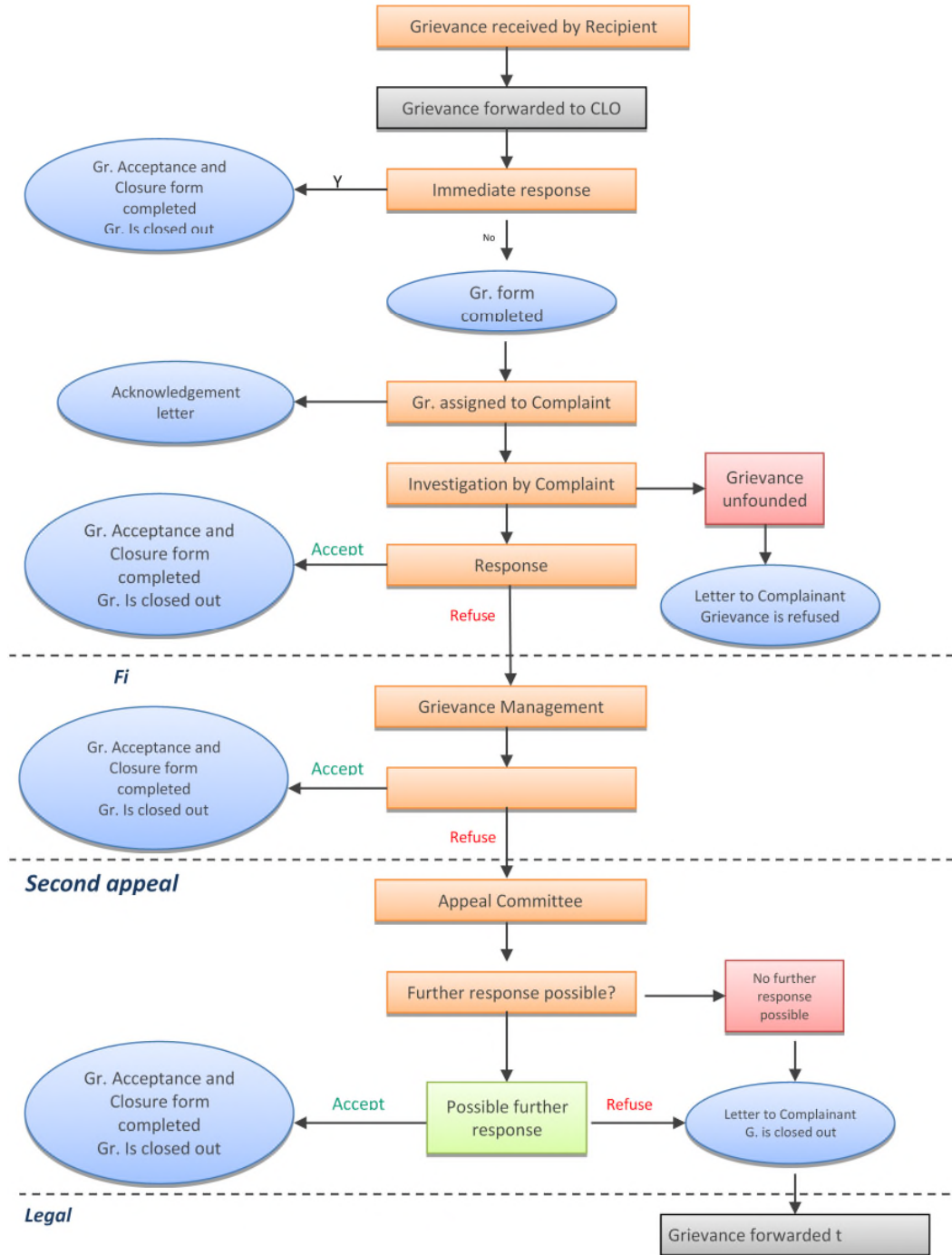



Figure 6-1 EACOP Grievance Mechanism

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6.5 Monitoring and Evaluation

The Project will establish a resettlement monitoring and evaluation system, consistent with the requirements of IFC PS5 at two levels:

- Internal monitoring: by the resettlement teams with active participation of affected communities as far is possible; and
- External monitoring: by a third party specialist

The monitoring activities will assess the requirements of each RAP performance against the schedule of activities and budget. The need for any changes or corrective action will be identified in order to improve the resettlement delivery. Monitoring will periodically assess the progress and effectiveness of RAP implementation in restoring and improving living standards of PAPs. Local communities will be given opportunities to provide feedback on RAP monitoring activities through the Resettlement Village Committees and the Resettlement Advisory Group.

6.5.1 Internal Monitoring

Typical internal monitoring activities may include the following:

- Reporting progress against the RAP schedule – input and output indicators;
- Verifying that land acquisition and compensation entitlements are being delivered in full;
- Monitoring vulnerable households to ensure that they receive the agreed additional assistance;
- Collating periodic records of grievances and undertake status analysis; and
- Preparing general status reports for the Project management team.

The purpose of the internal monitoring outputs will be to inform Project management of implementation progress, any corrective actions to improve processes and procedures, and additional resource requirements.


6.5.2 External Monitoring

External monitoring activities will entail the following:

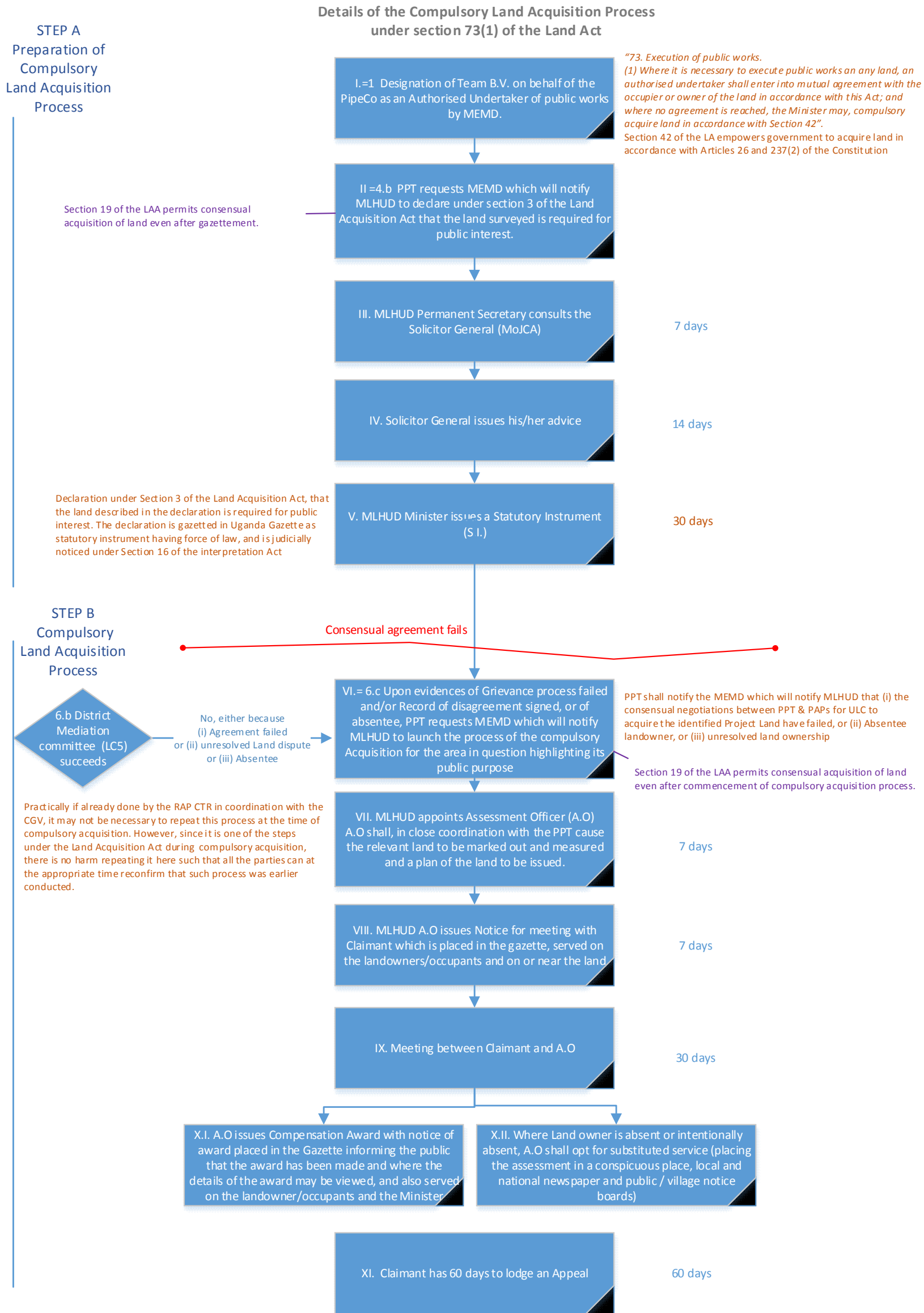
- Periodic evaluation of implementation progress; and
- A completion audit.


The Project will at a minimum annually conduct independent monitoring to assess the Project outcomes as envisaged in the RAPs and engage with PAPs in this regard to verify that the Project is implemented in accordance with the measures outlined in the RAPs.

A completion audit for each RAP will be conducted by an independent evaluator. The overall purpose of the completion audits will be to determine whether the RAP and its implementation comply with the requirements of Ugandan Legislation and IFC PS5. The completion audits for all resettlement will specifically focus on livelihood restoration (both measures and effects) to assess that adverse impacts have been adequately mitigated and benefits optimized.

	EAST AFRICAN CRUDE OIL PIPELINE (EACOP) PROJECT	30 October 2018
Resettlement Strategy – EACOP Uganda Section		Ref. Uganda Resettlement Strategy

Appendix 1 – Compulsory Land Acquisition Flowchart



	EAST AFRICAN CRUDE OIL PIPELINE (EACOP) PROJECT	30 October 2018
Resettlement Strategy – EACOP Uganda Section		Ref. Uganda Resettlement Strategy

Details of the Compulsory Land Acquisition Process in case the Claimant lodge an Appeal

