

REPUBLIC OF RWANDA



MINISTRY OF INFRASTRUCTURE (MININFRA)

RWANDA ENERGY GROUP (REG)

Rwanda Transmission System Reinforcement and Last Mile Connectivity

Executive summary

Resettlement Policy Framework (RPF)

Kigali, June 2020

1. Project Brief overview

Introduction

The Government of Rwanda (GoR) through the Ministry of Infrastructure (MININFRA), with the funding from the African Development Bank (AfDB), is developing a project titled “**Rwanda Transmission System Reinforcement and Last Mile Connectivity**” to be financed by AfDB and by EIB under parallel financing. This financing project will support the Government of Rwanda’s energy transmission and access objectives during this period of the National Strategy for Transformation (NST1; 2017-2024). The multi-donor program would have a total volume of an estimated US\$ 276 million, spread across four components of grid electrification, improving grid reliability and efficiency, advancing off-grid energy and clean cooking, and providing technical assistance, capacity building and implementation support. The program will also receive the funds from other development partners where EIB investment financing would be EUR 100 million,

The Project Development Objective (PDO) is to improve access to energy and efficiency of energy service delivery to households, businesses and public institutions in Rwanda.

Brief presentation of the project components.

The component one (1) includes investment in grid connections for households, commercial and industrial consumers, and public institutions, under this component, the program will involve civil works of on-grid connection for a portion of the currently unelectrified households across different parts of the Country. These activities will involve expropriation, restriction on land use and expropriation. Resettlement impacts are mainly expected to be temporary and only temporary land acquisition will take place, henceforth there is no voluntary land donation anticipated under this program, the implementation under this component will be located in Gisagara, Huye, Nyamagabe, Nyanza, Nyaruguru, Ruhango administrative Districts, therefore the expropriation will be only crops and trees located in Right of Way.

The component 2: Improving grid reliability and operational efficiency which will include the following subcomponents: 1) Substation upgrades, connections of feeders to substations, and rehabilitation (Nyamata, Rutongo, Gikomero and Kanombe, Shango); 2) Upgrade of Karisimbi 6.6kV line to 30kV; 3) Upgrade and extension of different MV lines for improved supply; 4) Improving Quality Of Power Supply In Distribution System; 5) Upgrade of single to three phase lines countrywide;

6) Demand stimulation; 7) Transmission lines and associated substations; 8) Upgrade of substations; 9) Transformer upgrades and 10) Kigali Distribution Rehabilitation. Under this component, there will be temporary and Permanent land acquisition due to the sub-projects to be implemented, therefore given that the line routes are not yet known, an abbreviated or full resettlement action plan will be developed for each sub-project in compliance to the prepared RPF.

The component three (3) is related to catalyzing private sector investment in off-grid energy and clean cooking and under this component investment will be in the following areas, results-based financing for off-grid solar connections to reach poorer more remote areas, the RBF and potential credit facility for clean cooking enterprises. EDCL will be the technical counterpart, while BRD will administer and disburse the RBF funds, under this component, there will not be acquisition of land.

The component four (4) is about technical assistance (TA), institutional capacity building and implementation support, this component of the program would involve technical assistance, capacity building, and implementation support to implement the program and strengthen the capacity of stakeholder Government organizations, the AfDB will finance Project Operations and Consultancy Services only, the remained sub-activities will be financed by other development partners.

2. The objective (s) of the RPF

- Avoid involuntary resettlement where feasible, or minimize resettlement impacts where involuntary resettlement is deemed unavoidable after all alternative project designs have been explored;
- Ensure that displaced people are meaningfully consulted and given opportunities to participate in the planning and implementation of resettlement programme;
- Ensure that displaced people receive significant resettlement assistance under the project, so that their standards of living, income-earning capacity, production levels and overall means of livelihood are improved beyond pre-project levels;
- Ensure that displaced people receive significant resettlement assistance under the project, so that their standards of living, income-earning capacity, production levels and overall means of livelihood are improved beyond pre-project levels.
- Guard against poorly prepared and implemented resettlement plans by setting up a mechanism for monitoring the performance of involuntary resettlement programmes in Bank operations and remedying problems as they arise;
- Provide explicit guidance to borrowers on the conditions that need to be met regarding

involuntary resettlement issues in Bank operations to mitigate the negative impacts of displacement and resettlement, actively facilitate social development and establish a sustainable economy and society.

3. Categories and groups of people potentially affected

Land acquisition for implementation of the component one related to increase access to grid electricity and connections of households, commercial, industrial and public user connections may result in negative impacts to different categories of PAPs. Until the exact locations of construction of MV and LV Lines are determined it is not possible to have the likely number of people who may be affected. However, the likely affected persons can be categorized into four groups namely:

- Affected individuals

These are individuals who risks losing assets, investments, temporarily land, property and/or access to natural and/or economic resources as a result of increasing access to grid electricity. The field work revealed people living near existing MV line, expected rural area and trade centres to be connected may lose temporarily land and crops seasonal or perennials during the construction of MV Line. In some cases, like in Eastern Province, many farms are exploited by the tenants, the crops mainly seasonal are not the belonging of the landowners where the tenants use the land for only the agriculture purpose for a given period, differently, the owners of the land may change its use, several of them are fenced by the (imiyenzi) Euphorbia tirucalli trees. People who have assets (crops or structures) developed on the same lands will be compensated. These communities are considered as project affected person and proper land acquisition or expropriation need to be done and documented OS 2 and national law on expropriation in public interest and other national land requirements.

- Affected households

A household is affected if one or more of its members are affected by construction of electrical line. This includes:

- i. Any member in the households, men, women, children, dependent relatives and friends, tenants;
- ii. Vulnerable individuals who may be too old or ill to farm along with the others;
- iii. Members of households who cannot reside together because of cultural rules, but who depend on one another for their daily existence;
- iv. Members of households who may not eat together but provide housekeeping or other activities critical to the family's maintenance; and

- v. Other vulnerable people who cannot participate, due to being physically challenged or for cultural reasons, in production, consumption, or co-residence.

- **Vulnerable group or households:**

Government of Rwanda is responsible for protecting the physical, social and economic integrity of vulnerable groups and for paying particular attention to health needs, particularly for women, including access to female health care providers and to such services as reproductive health care and appropriate counselling for sexual and other abuses.

Vulnerable Households this may have different land needs from most households or needs unrelated to the amount of land available to them, the RAP will be prepared for each of sub-project in compliance of this RPF and will provide more details on livelihood restoration programme for the vulnerable groups or households. Vulnerable households include disabled, elderly persons (above 65 years old), HIV/AIDS affected persons, Orphans, Widow-Female-headed households, child-headed households.

Special consideration should be paid to these groups outlined above by identifying their needs from the socio-economic and baseline studies undertaken as part of the Resettlement Action Plan process once project sites are identified and PAPs identified. In addition to that, these groups should be individually consulted and given opportunities to participate in the resettlement decision-making process, as well as project activities, including the identification of mitigation measures that are commensurate with the impacts they experience and appropriate to their circumstances. Consultation with these groups should ensure that resulting resettlement and compensation restores and or improves their pre-project livelihood.

- **Organizations**

During the field work and consultation meeting held with local government officials, community (Centres without electricity) it was noted that some of the properties or assets belong to the religious, government institutions and farmers organization (cooperatives and water user associations) therefore the compensation will be given to the damaged properties for all institutions but for the government properties, the authorization will be provided by the relevant officials.

4. Description of the national system of expropriation for reasons of public interest

Rwanda has numerous legal and policy framework relating to land and resettlement activities.

- **The Constitution of Rwanda as amended in 2015**

The Constitution of Rwanda, Article 11 stipulates that all Rwandans are born and remain free and equal in rights and duties. Discrimination of whatever kind based on, inter alia, ethnic origin, tribe, clan, colour, sex, region, social origin, religion or faith, opinion, economic status, culture, language, social status, physical or mental disability or any other form of discrimination is prohibited and punishable by law.

Rwandan Constitution recognizes that every person has a right to private property whether personal or owned in association with others (Article 29). The private property, whether individually or collectively owned is inviolable. The right to property may not be interfered with except in public interest, in circumstances and procedures determined by law and subject to fair and prior compensation.

Under Article 30, it is stipulated that private ownership of land and other rights related to land are granted by the State. The law specifies the modalities of acquisition, transfer and use of land. Exceptionally, the right to property may be overruled in the case of public interest. In these cases, circumstances and procedures are determined by the law and subject to fair and prior compensation (Article 29). Laws on property are also found in various legal texts of Rwanda. Eligibility for compensation is also enshrined under the Rwandan constitution and the Expropriation Law.

- **Expropriation Law in the Public interest**

The law No. 32/2015 of 11/06/2015 related to expropriation in the public interests determines the procedures relating to expropriation of land in the interest of the public. Article 3 of the law stipulates that it is only the government that has authority to carry out expropriation. However, the project, at any level, which intends to carry out acts of expropriation in the public interest, shall provide funds for inventory of assets of the person to be expropriated and for just compensation on its budget.

According to the organic law, no person shall hinder the implementation of the program of expropriation on pretext of self-centred justifications and no landowner shall oppose any underground or surface activity carried out on his or her land with an aim of public interest. In case it causes any loss to him or her, he or she shall receive fair and just compensation for it. The law identifies properties to be valued for just and fair compensation including land and activities that were carried out on the land such as different crops, forests, any buildings or any other activity aimed at efficient use of land or its productivity. However, as per Article 27 of the same law, the owner of land designated for expropriation in the public interest shall provide proof of rights to land and property incorporated thereon like land titles or any other documentary evidence showing he/she has property ownership.

- **Law N° 43/2013 of 16/06/2013 governing land in Rwanda**

This is the law that determines the use and management of land in Rwanda. It also institutes the principles that are to be respected on land legal rights accepted on any land in the country as well as all other appendages whether natural or artificial.

According to the Law, Land in Rwanda is categorized into two: Individual land and Public land. The latter is subdivided into two categories: the state land in public domain and the state land in private domain. The Article 12 and 13 of the land law stipulates that State land in the public domain consists of all land meant to be used by the general public or land reserved for organs of State services as well as national land reserved for environment conservation. Land occupied by national roads and their boundaries; Districts and City of Kigali roads and that of other urban areas linking different Sectors headquarters within the same District, or those roads that are used within the same Sector with their boundaries; arterial roads that connect Districts roads to rural community centres that are inhabited as an agglomeration with their boundaries is among the State land in the public domain.

- **Law establishing and Organizing the Real Property Valuation Profession in Rwanda**

Law No.17/2010 of 12/05/2010 Establishing and Organizing the Real Property Valuation Profession provides conditions for registration of land valuers in Rwanda, establishes the Institute for real property Valuers and sets conditions to exercise the profession. The law also allows the Government to conduct valuation when mandated by their government institutions. Articles 27, 29, 30 and 31 of the law deals with valuation methods. These articles stipulate that price for the real property shall be close or equal to the market value. The valuation could also compare land values country wide. Where sufficient comparable prices are not available to determine the value of improved land, the replacement cost approach shall be used to determine the value of improvements to land by taking real property as a reference. The law also allows the use of international methods not covered in the law after approval from the Institute of Valuers council.

- **Remedies in case of disputes**

Grievance redress mechanism in Rwanda are catered in the Ministerial Order No. 002/2008 of 2008 Determining Modalities of Land Registration. Annex 3 of the Ministerial order provides for dispute resolutions procedures and some provisions related to the Cell Adjudication Committee (CAC). Articles 17, 20, 22, and 23 provide the process for resolving disputes. Article 17 grants parties with a dispute, the right to take that dispute to the mediation committee. That article also provides that where

a dispute arose during demarcation and adjudication but, with the assistance of the CAC, the parties were able to resolve the dispute, the parties are bound by that agreement, and may not later attempt to raise the issue. Article 20 provides procedures for the CAC when hearing disputes, including that the hearing is open to the public and announced eight days in advance, among other requirements. Articles 22 and 23 govern the lodging and processing of objections and corrections during a 60-day period.

The CAC is comprised of all five members of the cell land committee and five members of the particular Umudugudu (Village) where demarcation and adjudication is taking place. The cell Executive Secretary acts as the CAC secretary, although he or she has no voting rights. This order can be used to resolve resettlement conflict in the project area.

The Expropriation Law in public interests Article 26 provides complaints procedures for individuals dissatisfied with the value of their compensation. The Law stipulates that the dissatisfied person has a period of 30 days after the project approval decision has been taken to appeal (Article 19).

The first step of redress is to inform those to be expropriated of their rights during the expropriation process. Articles 17-20 of the Expropriation Law obliges the representative government authority (that which is implementing the project requiring expropriation) to inform affected people of their rights at each stage of the process.

According to Article 26, all the grievances concerning non-compliance with the provisions of the contract, the value or timing of compensation or seizure of land assets without compensation shall be addressed to the Land Commission at the level at which the issue is based. The aggrieved party is provided with a legal expert in the matters of Land Law or any other survey expert with value verification skills, who will proceed to recalculate the value of compensation due. In the event that the new value is rejected by the Land Commission hearing the complaint, the aggrieved party may appeal to the immediate higher Land Commission within 15 working days which must then deliver its verdict within 30 days. If the aggrieved party is still dissatisfied with the decision, their final resort shall be to file the case to the competent Court of Law. According to Article 26, filing a case in courts of law does not stop the expropriation process from being affected.

To ensure that the affected parties are fully aware and to reduce possible backlog of complaints, it should be noted in advance that most members of the rural communities take time to decide to complain when aggrieved and as a result, may miss the 30-day period required to file their complaints. As per international standards, grievances logged outside this timeframe may still be valid and legitimate. Customarily, the government expropriation authorities ensure that all affected people are fully informed

and will issue warnings about the consequences of failure to lodge their complaints in time. Within this customary procedure, affected people are informed of the procedures before their assets or properties are taken.

5. Comparative Analysis of National Resettlement System Gaps and AfDB ISS, OS2

Principles	AfDB OS2 Requirements	Rwanda Relevant provision	Gaps	Measures to fill the gap
<p>Compensation procedures</p>	<p>The units that are entitled to compensation (e.g., family, household, and individual) are decided through consultation with those to be displaced.</p> <p>Affected people are compensated for all their losses at full replacement costs before their actual move; before land and related assets are taken; and, if the project is implemented in phases, before project activities begin for each particular phase. The borrower or client gives preference to land-based resettlement strategies and as a matter of priority offers land-to-land compensation and/ or compensation-in-kind in lieu of cash compensation where feasible; further, the borrower or client clearly explains to affected people that cash compensation very often leads to rapid impoverishment</p>	<p>Section 2 of expropriation law determines the procedure for expropriation in the public interest.</p>	<p>No land-based resettlement prescribed by expropriation law</p>	<p>Bank requirements are predominant</p>

Principles	AfDB OS2 Requirements	Rwanda Relevant provision	Gaps	Measures to fill the gap
Planning, Implementation and Monitoring	<p>Where land acquisition or restrictions on land use are unavoidable, the Borrower will, as part of the environmental and social assessment, conduct a census to identify the persons who will be affected by the project, to establish an inventory of land and assets to be affected, to determine who will be eligible for compensation and assistance, and to discourage ineligible persons, such as opportunistic settlers, from claiming benefits.</p>	<p>Article 10 of expropriation law requires the project developer to prepare application that shall indicate:</p> <ul style="list-style-type: none"> - the nature of the project; - the indication that the project aims at the public interest; - the master plan of land where the project will be carried out; - the document indicating that the project has no detrimental effect on the environment; - the document confirming the availability of funds for fair compensation; - Etc. 	<p>The measures gap in terms of planning and implementation is the absence of socio-economic assessment of project affected and inventory of affected assists in the application report during decision making about a</p>	<p>The socio-economic assessment of project affected people and inventory of affected assets will be part of Resettlement Action Plans, the monitoring will be applied along the project lifecycle.</p>

Principles	AfDB OS2 Requirements	Rwanda Relevant provision	Gaps	Measures to fill the gap
Economic Displacement	In the case of projects affecting livelihoods or income generation, the Borrower's plan will include measures to allow affected persons to improve, or at least restore, their incomes or livelihoods. The plan will establish the entitlements of affected persons and/or communities, paying particular attention to gender aspects and the needs of vulnerable segments of communities, and will ensure that these are provided in a transparent, consistent, and equitable manner. The plan will incorporate arrangements to monitor the effectiveness of livelihood measures during implementation, as well as evaluation once implementation is completed.	National Regulation are silent about economic displacement and does not provide any livelihood restoration program	Livelihood restoration and economic displacement are not considered under national regulations	Both Physical and Economic displacement will be considered.
Project design	The borrower or client considers feasible alternative project designs, including re-siting and re-routing, to avoid or minimize physical or economic displacement, while balancing environmental, social, and	Article 24 of expropriation law requires the District or City of Kigali administration or the relevant Ministry to inform the persons to be expropriated in the	Effective participation of the persons to be	The PAPs will be informed on the project before starting the implementation; this

Principles	AfDB OS2 Requirements	Rwanda Relevant provision	Gaps	Measures to fill the gap
	financial costs and benefits. When the resettlement implications of a project would appear to be particularly severe, the borrower considers either downsizing the project to reduce resettlement or finding other alternatives that can reasonably replace the project.	public interest of the expected start date of measurement of land and inventory of property incorporated thereon.	affected by the project.	means that the design of the project will consider all alternatives to avoid or minimize physical or economic displacement, while balancing environmental, social, and financial costs and benefits
Consultation, participation and broad community support	Specific consultation, participation and broad community support guidelines are incorporated which are part of the ISS. Open, inclusive and effective consultation with local communities	The consultation and participation are organized to involve the community. The cell adjudication committees are involved in resettlement process, these are the community representative but the community support is related	Community support are not conducted	The consultation and participation will be organized for every sub-project for involvement of the PAPs and community support will be only focus on

Principles	AfDB OS2 Requirements	Rwanda Relevant provision	Gaps	Measures to fill the gap
		to the disruption fees provided to the PAPs article 28 of expropriation law in public interest stipulates that the compensation for disruption caused by expropriation to be paid to the expropriated person shall be equivalent to five percent (5%) of the total value of his/her property expropriated		vulnerable groups through national Social Protection scheme.
Resettlement planning	The borrower or client carries out a comprehensive socio-economic survey in line with international standards for social and economic baseline studies as agreed to in the environmental and social assessment process including a population census and an inventory of assets (including natural assets upon which the affected people may depend for a portion of their livelihoods). This survey	The article 7: of expropriation law in public interest determines the organs determining projects of expropriation in the public interest; these organs are involved in resettlement planning given that some of them are the representatives of the persons to be affected.	The inventory of the assets is not including the socioeconomic aspects	The RAP preparation will consider socio-economic survey in line with international standards and the assets inventory will be part of the RAP

Principles	AfDB OS2 Requirements	Rwanda Relevant provision	Gaps	Measures to fill the gap
	identifies the people who will be displaced by the project; all the relevant characteristics of those people, including conditions of vulnerability; and the magnitude of the expected physical and economic displacement.			for each sub-project under the program.
Vulnerable groups	Member countries and other borrowers/clients are responsible for protecting the physical, social and economic integrity of vulnerable groups and for paying particular attention to health needs, particularly for women, including access to female health care providers and to such services as reproductive health care and appropriate counselling for sexual and other abuses.	The vulnerable groups are well known in Rwanda through Ubudehe categorization	The assistance of the vulnerable groups during resettlement	AfDB principle shall be applied in accordance with the national social protection scheme because it provides a wide range of vulnerable groups.

6. Summary of consultations conducted during the preparation of the RPF.

No	Stakeholder	Issues raised	Response provided
1	Rwanda Environment management Authority (REMA)	Has the Ministry of Infrastructure budgeted for Resettlement Impacts	Once the project designs are completed and required land and other assets known, the Ministry will request for the compensation from Ministry of Finance and Economic Planning to secure the compensation fees.
		What is the mechanism put in place to ensure that People are compensated on time	The Ministry has agreed with WB that construction works will start after compensation of affected People.
2	Rwanda Land Management and Land Use Authority	How the ministry is planning to work with administrative districts especially land Bureau?	The concerned administrative districts are fully involved in project preparation and implementation and the administrative districts will be in charge of Resettlement process.
		How land under ROW will be used after implementation of the project?	The land use under RoW will be used referencing on the Guidelines No 01/GL/EL-EWS/RURA/2015
4	District Land Bureaus (District One stop Centres)	All project components will be implemented in the same time?	Project components will be implemented in the same time because it has different components and different scopes in the limited time to achieve NST1 target.

No	Stakeholder	Issues raised	Response provided
		How could we mitigate or avoid above negative Impacts?	To mitigate these issues, the RAP for each sub-project will be prepared in accordance with Nation Expropriation law in public interest of 2015 and WB ESF requirements detailing all mitigation and your roles is enshrined in the same law
4	Sector Level officials (SLM and Executive Secretaries)	What do you think on expropriation and compensation for this project?	This project will make difference to other project as the consultation was started at early stage and your views will be incorporated in the preparation of this project and you will be informed on the further process of the project.
		How this project should support vulnerable people?	For vulnerable people who might be affected by the project, they suggest that these people must be compensated and suggested that a family members or relative to vulnerable people must be prioritized during job recruitment, and this will be detailed in Resettlement Action Plan which will be prepared.
5	Local Community including farmers organization	We have heard even experienced some projects that do not compensate affected assets or delays in providing compensation.	The REG-EDCL PIU will work closely with the administrative districts and ensure that all compensations are made before engineering works start.

No	Stakeholder	Issues raised	Response provided
		Some of us will be affected by the project. Which compensation mode do you prefer? (compensation in cash or compensation in kind).	The consultation meeting will be organized during RAP preparation and all concerned PAPs will choose the compensation methods to be applied.
		What are our cooperatives will benefit from this project	Your organizations/cooperative will be able to increase their productivity due to the availability of the electricity and the service delivery to your customers will be improved because you will work many hours as you want for achieving your organizational goals.

7. Procedure for the preparation of resettlement action plans (RAPs)

Resettlement Plans shall be prepared by an independent consultant or firm, in consultation with the local authorities and community leaders for construction of the MV Lines that have been determined to result in involuntary resettlement and/or temporal land acquisition. The resettlement and compensation plans would then be forwarded for review, approval to the Bank and will provide a clearance and compensation fully done before land is temporarily acquired or access to resources is lost, denied or restricted. This is to ensure that individual resettlement and compensation plans are consistent with AfDB OS2 and national regulations. The RAP preparation will consist of the following key stages;

Process for identifying need for Resettlement Plan

To establish whether the Resettlement Plan is indeed needed, screening will be undertaken at the sub project design stage. After screening is indicate that land acquisition is required, the RAP preparation process will proceed. The Resettlement Action Plan will entail identification of PAPs, socio-economic survey of the PAPs, census and land asset inventory of the area. Throughout the Resettlement Action Plan process, transparent consultation and public disclosure will take place with all the stakeholders including the PAPs for ensuring that the affected persons are informed about the process and their rights.

Sub-project screening

Screening will take place as early as possible, and it will identify land that will be required for resettlement. This process will be carried out in consultation with the PAPs to ensure that it takes all considerations into account, and that all potential impacts are identified. The screening form will then be submitted to the REG-EDCL PIU for review. Should the screening process show that resettlement will be required, the next step will be to conduct a socio-economic survey, census and land asset inventory to determine the extent of resettlement required. This will be followed by the preparation of a Resettlement Action Plan.

Socio-economic Survey

To enable identifying the level of socio-economic impact of PAPs, a socio-economic survey has to be organized and conducted. This should include quantitative household survey of the project affected persons or households. The objective of the quantitative household survey will be to generate a baseline description of pertinent demographic and social characteristics of the affected households. The target population for the quantitative household survey will be those affected persons within the project vicinity.

Project Affected Person's (PAPs) Census

To determine the number of affected persons, PAPs census will be undertaken for the affected persons. The methodology will encompass all people adversely affected by the project, regardless of their legal status – landowner, holder of land rights, tenant, and illegal squatter – or whether they are actually living on an affected site at the time of the census.

Preparation of asset inventory

To prepare inventory of the land and development on it, a field team should visit the affected area to carry out an asset valuation survey. The team should include village resettlement committee representative, local administration, a representative of the PAPs among others. During the survey, each asset should be enumerated and inscribed on an inventory and a valuation of the asset carried out using the approach described above. The values of each asset should then be recorded in a register and shown to the affected person for agreement. The register will be signed, and a copy given on the spot to the affected person. Where the affected is illiterate, he/she will have identified a trusted person to assist him/her in the process of knowing the affected assets and associated value.

Valuation methods recognized under valuation law in Rwanda include:

- Use of Standard Valuation Tables

The implementation of the proposed project will be done in all 24 administrative districts and it is anticipated that a relatively large number of small-scale asset valuations will need to be carried out during the project. The compensation rates / valuation tables would be developed using legally acceptable valuation procedures accepted by the Government of Rwanda, AfDB for purposes of fairness and consistency. The approach will consider replacement costs and types and levels of compensation under the Rwanda expropriation law in public interest. Valuation of lost assets will be made at their replacement cost.

- Comparison of Land/Property Values Countrywide

In case there are no compensation rates, the Valuer shall compare prices by referring to the prices recently assigned to a real property that is similar or comparable to the real property subject to valuation. Where comparable prices are not available for land in a particular area, the Valuer may use comparable prices of similarly classified land from other areas of the country.

- Replacement Cost Approach

The replacement cost approach is based on the premise that the costs of replacing productive assets is based on damages caused by project operations. These costs are taken as a minimum estimate of the

value of measures that will reduce the damage or improve on on-site management practices and thereby prevent damage. The approach involves direct replacement of expropriated assets and covers an amount that is sufficient for asset replacement and other transaction costs.

- **Gross Current Replacement Cost**

Gross Current Replacement Cost (GCRC) is defined as the estimated cost of erecting a new building having the same gross external area as that of the existing one, with the same site works and services and on a similar piece of land.

- **Other methods**

Rates from Contractors: When rate schedules do not exist or are out of date, recent quotations by contractors for similar types of construction in the vicinity of the project can be used for calculating replacement costs. In projects offering the options of cash compensation or alternative accommodation, the construction cost estimates for alternative accommodation could be used for calculating cash compensation payable.

8. Detailed description of the Project's Grievance Redress Mechanism (GRM)

Grievance Redress process

Non-judicial component

As the GRM works within existing legal and cultural frameworks, it is organized in such a way that the Grievance Redress Committee (GRC) will comprise of local community representative, PAPs representative, local authority representative at village and cell levels, Contractor and Supervising firm representative. Members of GRC are presented below with their roles and responsibilities.

Many project related grievances are site-specific. Often, they are related to impacts generated during construction such as noise, dust, vibration, contamination, workers dispute etc. Most of the time, they can be resolved easily on site with the contractor commitment to implement the ESMP and proper supervision by the implementing agencies and administrative District officials. Other grievances are more sensitive especially when they are about land boundaries, or misunderstandings between affected households and the Contractor regarding access arrangements, properties accidentally damaged by construction activities, accidents on sites among others. All these grievances and claims must be resolved as soon as they are received.

All measures will be undertaken to ensure that the grievance is solved amicably between the concerned parties. If the grievance is not solved at Cell level, Sector or District level, the courts of law will be the last resort. Efficiency in solving of the grievances will be of paramount importance. The selection of members for the sub-project grievance committee will be at the discretion of the PAPs to decide basing on information provided by the PIUs.

In practice, some complaints are expected to appear. This is on the assumption that all proposed works are within the public land where the farmer have many types of crops and trees, this will be specifically on the component one of Increasing access to grid electricity during grid connections for households, commercial and industrial consumers, and public institutions.

At each level of the project GRC, complaints will be solved within a period of 24-48 hours or otherwise handed to the next level, this will also involve women PAPs and the GRM will be open for all PAPs as indicated in the RGM member in detailed RPF where the women and youth will be represented in Grievance Redress Mechanism. Once at judiciary level, due process as mandated by the law will be followed depending on what the courts will require.

Judiciary Level Grievance Redress Mechanism

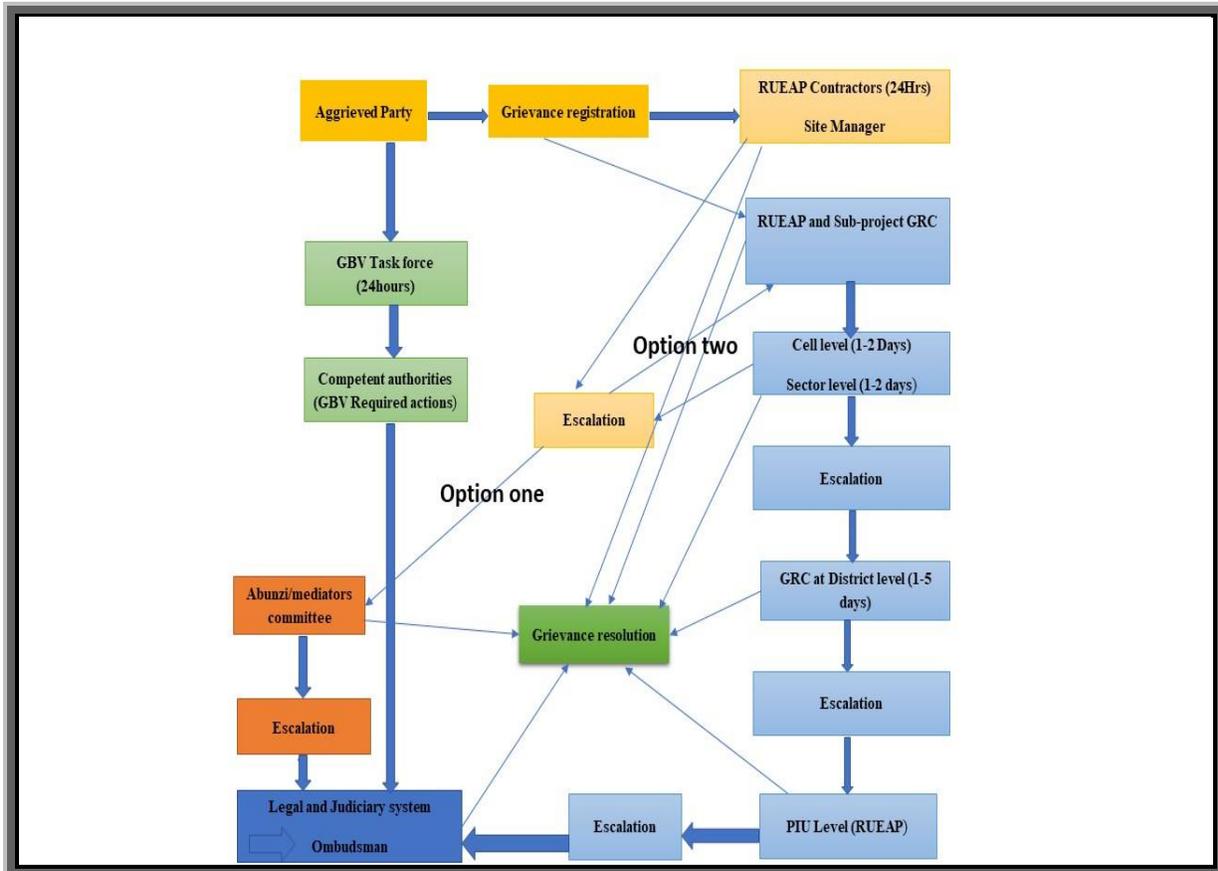
The project level process will not impede PAPs access to the legal system. Local communities have existing traditional and cultural grievance redress mechanisms (Abunzi committees) established and regulated by law no 37/2016 of 08/09/2016 determining organization, jurisdiction, and competence and functioning of Abunzi committee. These are established at cell and Sector level to solve community-based conflicts and grievances their regulatory body being the Ministry of Justice. This mechanism cannot be overlooked by the project. The population can choose to use this channel instead of the project GRC. The escalation at this level leads to the court process. At any time, the complainant may take the matter to the appropriate legal or judicial authority as per Rwanda National Legal procedure.

Grievance channel for Gender-Based Violence

As Gender -Based Violence, Sexual Exploitation and Abuse or Sexual Harassment requires timely access to quality, multi-sectoral services and involves confidentiality and informed consent of the GBV victim. To this end, MININFRA will develop a GBV Action plan that will include an Accountability and Response Framework, and this will form part of project C-ESMP. The GBV Action Plan will identify service providers in the project areas with minimum package of services (health, psychosocial, legal/security, safe house/shelter, and livelihood). The GBV Action Plan will also provide enough details to allow for the development of a localized referral pathways, will establish procedures of handling cases

as part of the service providers mapping. The bidding documents will clearly define GBV requirements. During implementation phase, separate facilities for women and men will be recommended to all contractors with indication signage.

The following figure demonstrates the Grievance redress process



Process, stage and timeframe for grievance resolution

Stage	Process	Duration
1a	<p>Since most of complaints during the execution of works involves directly the contractor, at first the Aggrieved Party (AP) will take his/her grievance to the contractor representative site Manager (CSM) of the relevant subproject who will endeavour to resolve it immediately. The contractor representative or site Manager will inform the District Electricity and Maintenance officer or the appointed focal project at the district level. Where AP is not satisfied, the complaint will be transferred to the Sub-project Grievance Committee (GC) at cell level. For complaints that were satisfactorily resolved by the Contractor, he/she will inform the GC and the GC will log the grievance and the actions that were taken.</p> <p>There is also a possibility that the AP directly takes his/her complainants directly to the GRC without going to the Contractor or Site Manager first. In this case, the GRC will solve it working with the Contractor or Site Manager.</p>	24 hours
1b	The AP may choose to escalate the grievance to the Abunzi Mediation Committee especially if she/he is not directly linked to the sub-project.	Not fixed
2	On receipt of the complaint, the GRC at cell level will endeavour to resolve it immediately. In case the GRC at cell level fail to solve the complaint, it will be escalated to the GRC at Sector level. If unsuccessful, the GRC or the complainant then notifies District Officials.	1-2 days at Cell level 1-2days at Sector level
3	The District Officials where the project activities are being implemented, he/she will endeavour to address and resolve the complaint and inform the aggrieved party. The District Authority will refer the complaint to the Project Implementation Unit with other unresolved grievances for their consideration.	1 – 5 days
4	If it remains unresolved or the complainant is dissatisfied with the outcome proposed by the PIU, he/she is free to refer the matter to the court of law.	1 – 7 days

Stage	Process	Duration
5	If the issue remains unresolved through the courts, then the ultimate step will be for the ombudsman. The decisions at this level are final.	Not fixed
6	The dimension represented in purple is strictly for GBV related matters. The AP will approach directly the GBV task force to ensure her/his anonymity and safety. However, in case the complaint was addressed first to the contractor’s Site Manager, the latter is required to immediately refer it to the task force. The GBV task force will work with competent authorities to ensure the proposed official structure for GBV has respected to guarantee the victim the real justice and required medical care.	Not fixed

9. Capacity building for the key actors involved with the implementation of a RAP

Training and capacity building requirements

The effectiveness of environmental and social issues consideration in the implementation of activities goes particularly through training of program of key actors on validation, monitoring, implementation of identified mitigation measures. The training activities will target REG-EDCL PIU Staff working on this project (E&S Safeguards, M&E Specialist, Energy Project Liaisons), District officials (Director of One Stop Center, District Land Valuation Officers, District Electricity and Maintenance Officer, District Environmental Officer) and Grievance redress committees members, resettlement committee member at grassroot level of the community.

Thematic focus of trainings could be put on:

- Survey Methodologies (Census and Inventory of Losses);
- Livelihood Analysis to recognize PAPs perspectives and vulnerability context;
- Institutional setup and process for Land Acquisition and Compensation Payments;
- Grievance Mechanism and Grievance Redress Committees;
- Resettlement process and setup of Resettlement Committees;
- Legal support and PAPs difficulties to have access to legal support;
- Opportunities and Implementation of specific Livelihood Restoration;
- Measures as a compensation and local development option;

- Internal and External Monitoring / Audit.

At the local level, all issues related to land acquisition are managed through district one stop centre and the current staff in the centre are sufficient to manage resettlement issue if well trained, the budget and source of fund are included in the below budget.

10. Budget

#	Item	Unit	Unit cost		Total		Source of financing
			Local	US\$	Local	US\$	
1	Preparation of the RAPs in 6 Administrative District	US\$	TBC ¹	10,000	TBC	60,000	PIU ²
2	Capacity building for the RAP implementers	US\$	TBC	3,000	TBC	18,000	PIU
	RAP Implementation	US\$	TBC	5,000	TBC	30,000	PIU
3	Operation cost for the payment of compensation (committees, monitoring, resolution of grievances, ...)	US\$	TBC	10,000	TBC	60,000	PIU
4	RAPs completion Audit (reports) including LRP	US\$	TBC	7,000	TBC	42,000	PIU
5	Compensation of land, Trees and Crops	US\$	TBC	TBD ³	TBC	TBD	GoR ⁴
	Total						

¹ To Be Counted (based on market exchange rate)

² Project Implementation Unit

³ To Be Determined (Given that the Line routes are not yet known) the RAP will indicate the real amount

⁴ Government of Rwanda.