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**WATER UTILITIES CORPORATION (WUC)**

**VERIFICATION REPORT FOR THE BOTETI SOUTHERN AND  
CENTRAL CLUSTER VILLAGES WATER SUPPLY SCHEME  
RESETTLEMENT ACTION PLAN IMPLEMENTATION**

A Sub-Project Under

**BOTSWANA EMERGENCY WATER SECURITY  
AND EFFICIENCY PROJECT**

**DECEMBER 2022**

## TABLE OF CONTENT

LIST OF ABBREVIATIONS AND ACRONYMS .....	3
LIST OF GLOSSARY .....	4
1.0 EXECUTIVE SUMMARY .....	7
2.0 INTRODUCTION .....	7
3.0 AUDIT METHODS .....	7
4.0 SCOPE OF RAP AND ACQUISITION OF LAND .....	8
5.0 CENSUS AND SOCIO-ECONOMIC .....	9
6.0 LEGAL AND REGULATORY FRAMEWORK FOR INVOLUNTARY RESETTLEMENT .....	10
7.0 PAP ELIGIBILITY CRITERIA .....	15
8.0 SOCI-ECONOMIC ENVIRONMENT .....	15
9.0 RESETTLEMENT IMPACTS .....	20
10.0 IMPLEMENTATION .....	20
11.0 CONSULTATIONS AND DISCLOSURE .....	21
12.0 GRIEVANCE MECHANISM .....	26
13.0 BUDGET AND FUNDING .....	27
14.0 MONITORING, EVALUATION AND REPORTING .....	27
15.0 CONCLUSIONS .....	28
 <u>LIST OF TABLES</u>	
Table 1: Sub-Project Boreholes Data and Ranches that House Them .....	9
Table 2: World Bank Safeguards Operational Policy .....	10
Table 3: National Legislation Policy Relevant to Resettlement .....	10
Table 4: Comparison and Gaps between Botswana Legal Framework & World Bank Operational Policy .....	12
Table 5: Social Indicators of Boteti South & Central Cluster Villages .....	17
Table 6: RAP Formulation and Implementation Schedule .....	21
Table 7: Meeting Dates and Venues for Consultations .....	21
Table 8: Cut-off Dates .....	22
Table 9: Consultations with PAPs .....	23
Table 10: Issues Raised by PAPs During Consultations .....	24
Table 11: Estimated Budget for RAP .....	26
Table 13: Monitoring Indicators for RAP .....	27
Table 14: RAP Closure Report Indicators .....	28
MAP 1: PROJECT LOCATION MAP .....	16

**LIST OF ABBREVIATIONS AND ACRONYMS**

BH	Borehole
BWP	Botswana Pula
DEA	Department of Environmental Affairs
EA	Environmental Assessment Act, 2011
ESMP	Environmental and Social Management Plan
ESIA	Environmental and Social Impact Assessment
GOB	Government of Botswana
M&E	Monitoring and Evaluation
OP	Operational Policy (World Bank)
PAP	Project Affected Person(s)
RAP	Resettlement Action Plan
RPF	Resettlement Policy Framework.
SB	Statistics Botswana
TORs	Terms of References
VC	Vulnerable Communities
WB	World Bank
WUC	Water Utilities Corporation
VDC	Village Development Committee

## LIST OF GLOSSARIES

<b>Asset Inventory</b>	A complete count and description of all property that will be acquired.
<b>Census</b>	A field survey carried out to identify and determine the number of Project Affected Persons (PAPs) or Displaced Persons (DPs). The meaning of the word shall also embrace the criteria for eligibility for compensation, resettlement and other measures emanating from consultations with affected communities.
<b>Compensation</b>	Payment in cash or in any form of assets or resources that are given to any persons affected by the project for any damage or loss to property or assets and given in exchange for (1) the acquisition of land including structures and fixed assets thereon, or (2) use of that land.
<b>Cut-off Date</b>	The date of completion of the census and assets inventory of PAPs. Persons occupying the project area after the cut-off date are not eligible for compensation and/or resettlement assistance. Similarly, fixed assets (such as built structures, fruit trees, and timber trees) established after the date of completion of the assets inventory, or an alternative mutually agreed on date, will not be compensated.
<b>Displaced Persons</b>	The people or entities directly affected by a project through the loss of land and the resulting loss of residences, other structures, businesses, or other assets.
<b>Eligibility</b>	The criteria for qualification to receive benefits under a resettlement program.
<b>Environmental and Social Impact Assessment (ESIA)</b>	An environmental and social assessment instrument to identify and assess major potential environmental and social impact of the proposed project, evaluate alternatives and design appropriate mitigation, management, and monitoring measures.
<b>Gender</b>	Refers to the socially constructed roles ascribed to males and females and the resulting socially determined relations. These roles are learned, change over time, and vary widely within and across cultures. Gender is one of the key entry points for social analysis/ assessment. It is important to understand the social, economic, political, and cultural forces that determine how men and women participate in, benefit from, and control project resources and activities. A good analysis would highlight gender specific constraints, risks and opportunities.
<b>Grievance Mechanism (GM)</b>	The processes established under law, local regulations, or administrative decision to enable project-affected people, property owners and other displaced persons to redress issues related to acquisition, compensation, or other aspects of resettlement or pertaining to social and environmental concerns and issues related to the implementation (and all phases) of the project. In World Bank funded projects, such procedures are implemented at project-level to address project-level concerns and issues, and improve sustainability and community engagement in the project, but does not preclude the use of other administrative processes.
<b>Involuntary Land Acquisition</b>	The taking of land by Government or other Government Agencies for compensation, for the purposes of a public project against the will of the landowner. The landowner may be left with the right to negotiate the amount of compensation proposed. This includes land or assets for which the owner enjoys uncontested customary rights. It may be agricultural and/or non-agricultural land and any structures thereon whether temporary or permanent and which may be required for the project.

<b>Involuntary Resettlement</b>	Involuntary resettlement refers both to physical displacement (relocation or loss of shelter) and to economic displacement (loss of assets or access to assets that leads to loss of income sources or means of livelihood) as a result of project-related land acquisition or restriction of access to natural resources. World Bank's OP 4.12 describes the coverage of the policy on involuntary resettlement as: direct economic and social impacts that both result from World Bank-assisted investment projects, and are caused by (a) the involuntary taking of land resulting in (i) relocation or loss of shelter; (ii) loss of assets or access to assets; or (iii) loss of income sources or means of livelihood, whether or not the affected persons must move to another location; or (b) the involuntary restriction of access to legally designated parks and protected areas resulting in adverse impacts on the livelihoods of the displaced persons.
<b>Initial Baseline Survey</b>	The population census, asset inventory, and socio-economic survey together constitute the baseline survey of the affected population.
<b>Kgosi</b>	Traditional leader or chief of a ward/village (Plural is <b>Dikgosi</b> ).
<b>Kgotla or Customary Court</b>	Name given to the place for community meetings and customary court hearings in a ward/village (Plural is <b>Dikgotla</b> ).
<b>Kgotla Meeting</b>	A public meeting held at the Kgotla, in the presence of a Kgosi or his representative. All individuals are encouraged to speak freely and openly as it upholds the idea of equality.
<b>Land</b>	The surface of the earth consisting of soil and things permanently attached to surface, including land-based natural resources such as forests. This is the general rule, but the extent of 'land' differs from country to country. In this context, land refers to agricultural and/or non-agricultural land and any structures thereon whether temporary or permanent and which may be required for the Project.
<b>Land Acquisition</b>	The process of acquiring land under the legally mandated procedures of eminent domain. This includes all methods of obtaining land for project purposes, which may include outright purchase, expropriation of property and acquisition of access rights, such as easements or rights of way. Land acquisition may also include: (a) acquisition of unoccupied or unutilized land whether or not the landholder relies upon such land for income or livelihood purpose; (b) repossession of public land that is used or occupied by individual households; and (c) project impacts that result in land being submerged or otherwise rendered unusable or inaccessible.
<b>Land Expropriation</b>	The compulsory taking of land by the state, in exercise of its power of eminent domain. The process whereby a person is compelled by a public agency to alienate all or part of the land and fixed assets s/he owns or possesses, to the ownership and possession of that agency, for a public purpose, in return with compensation at replacement value.
<b>Livelihood</b>	Refers to the full range of means that individuals, families and communalities utilize to make a living such as wage-based income, agriculture, fishing, foraging, other natural resource-based livelihoods, petty trade and bartering.
<b>Livelihood Restoration and Rehabilitation</b>	A term often used to describe the process of re-establishing lifestyles and livelihoods following resettlement.
<b>Monitoring</b>	The process of repeated observations and measurements of environmental and social quality parameters to assess and enable changes over a period of time.

<b>Population Census</b>	A complete and accurate count of the population that will be affected by land acquisition and related impacts. When properly conducted, the population census provides the basic information necessary for determining eligibility for compensation.
<b>Project Cycle</b>	The process of identifying, planning, approving, and implementing a World Bank-supported development activity. In the World Bank, the project cycle is divided into the following stages: Identification, Preparation, Appraisal, Negotiations, Approval, Loan Effectiveness and Implementation.
<b>Project Affected Person or Persons (PAPs)</b>	Any person or persons who, for reasons of the involuntary taking or voluntary contribution of their land and other assets under the project, result in direct economic and or social adverse impacts, regardless of whether the said Project affected persons physically relocate. These people may have their: i) standard of living adversely affected, whether or not the Project Affected Person(s) must move to another location; ii) right, title, interest in any house, land (including premises, agricultural and grazing land) or any other fixed or movable asset acquired or possessed, temporarily or permanently, adversely affected; iii) access to productive assets adversely affected, temporarily or permanently; or iv) business, occupation, work or place of residence or habitat adversely affected.
<b>Resettlement Assistance</b>	Support provided to people who are physically displaced by a project. Assistance may include transportation, food shelter and social services that are provided to affected people during their relocation. Assistance may also include cash allowances that compensate affected people for the inconvenience associated with resettlement and defray the expenses of a transition to a new location, such as moving expenses and lost workdays.
<b>Resettlement Policy Framework (RPF)</b>	A resettlement policy framework is required for projects with sub-projects or multiple components that cannot be identified before project approval. This instrument may also be appropriate where there are valid reasons for delaying the implementation of the resettlement, provided that the implementing party provides an appropriate and concrete commitment for its future implementation. The policy framework should be consistent with the principles and objectives of OP 4.12.
<b>Socio-Economic Survey (SES)</b>	A complete and accurate survey of the project affected population. The survey focuses on income-earning activities and other socio-economic indicators.
<b>Social Impact</b>	An effect (both positive and negative) on a social issue resulting from development projects.
<b>Stakeholders</b>	All individuals, groups, organizations, and institutions interested in and potentially affected by a project or having the ability to influence a project.
<b>World Bank BP/OP 4.12</b>	The World Bank's Procedure/Operational Policy on Involuntary Resettlement. OP4.12 embodies the basic principles and procedures that underlie the World Bank's approach to Involuntary Resettlement associated with its investment project.

## **1.0 EXECUTIVE SUMMARY**

The document presents the audit of the implementation of the Resettlement Action Plan (RAP) for the Boteti Southern and Central Cluster Village Water Supply Scheme, a sub-project of the Botswana Emergency Water Security and Efficiency Project (BEWSEP). BEWSEP is implemented by the Water Utilities Corporation (WUC) and funded by the World Bank. Hence the associated environmental and social management plans were developed in accordance with the Botswana legal framework and World Bank Operational Policies (OPs), in the case of the RAP and this audit, associated resettlement activities, OP 4.12 on Involuntary Resettlement.

The RAP was developed by Enviro Solve Consultancy (Pty) along with the development of other BEWSEP safeguard documents. The RAP identified impact on seven (7) Project Affected Persons (PAPs), but the compensation of PAP impact was implemented before approval was obtained from the World Bank. This audit was therefore carried out to review and verify that appropriate procedures were followed and identify any outstanding actions to complete implementation in accordance with the RAP.

The resettlement impacts under the RAP did not involve any physical or economic displacement, but affected portions of lands held by the respective PAPs. The compensation for impact consisted of monetary and in kind assistance, e.g. allocation of adjacent land. PAPs affected by the Project are located around borehole development 18km south of Mokoboxane

The audit finds that the compensation has been paid out in full, and that there are no outstanding grievances related to the implementation of the RAP. However, the grievance mechanism shall continue to allow for related issues to be captured and handled as part of the continued implementation under BEWSEP. Registration for correction of Title Deeds is still in progress with the Registry of Deeds and once completed, the Ranch Title Deeds will have an Endorsement page at the back that reflects that the servitude is owned by Water Utilities and these will be handed to PAPs by February, 2023.

## **2.0 INTRODUCTION**

The Boteti Southern and Central Cluster Villages are in the Boteti Sub-district which is a part of the Central District of Botswana. The Boteti Southern and Central Villages Water Supply Scheme BEWSEP component covers eight villages of Mokoboxane, Kedia, Rakops, Mopipi, Xhumo, Toromoja, Mmadikola and Xere. The cluster villages are located between Maun and Letlhakane villages and are accessible via the main tarred road connecting the two major villages.

The development objective of the Boteti Project Component is to improve availability of quality water supply in the Boteti Southern and Central Cluster Villages of Mokoboxane, Kedia, Rakops, Mopipi, Xhumo, Toromoja, Mmadikola and Xere. The Boteti Project Component includes a) equipping and electrification of seven (7) boreholes with a combined yield of 118 m<sup>3</sup>/hr (located on the south – east of Mokoboxane village), b) borehole connection to a 250 m<sup>3</sup> raw water collection storage tank from which the water would be gravitated to a treatment plant facility north - west of Mokoboxane at 18.7 km from the raw water storage tank via a 250 mm uPVC pipeline, and c) potable water supply to the seven (7) villages cluster via gravity transmission mains except for the supply from Mokoboxane to Kedia, after Toromoja to downstream villages and from Rakops to Xere supported by booster pump stations.

These Project investments were assessed in the RAP to impact seven (7) PAPs, requiring compensation in accordance with the Botswana legal framework and the World Bank OP 4.12 on Involuntary Resettlement. This audit reviews the implementation of the RAP.

### **3.0 AUDIT METHODOLOGY**

The draft Resettlement Action Plan (RAP) for Boteti Southern and Central Cluster Villages Water Supply Scheme was viewed and corrected by World Bank Social Safeguards team, but a final RAP was not submitted to the World Bank for approval prior to implementation in the April 2022. The processes and procedures of developing the RAP and the implementation of the RAP are reviewed and verified through this audit. This includes the legal framework relevant to the RAP used; the scope of RAP and acquisition of land; cut-off dates; consultations with community and PAPs; the asset register; socio-economic situation of PAPs; mitigation measures for impacts caused by land acquisition and compensation; grievance mechanism, institutional arrangements, roles, and responsibilities; monitoring and evaluation of RAP compensation and RAP implementation budget and funding sources.

#### **3.1 Objectives of the Audit Report**

As implementation of the RAP started before it could be approved by the World Bank, we are having this audit for the following reasons:

- i. To verify that the correct procedures and processes were followed in developing the RAP.
- ii. Consultations were done with the concerned communities and PAPs and that any issues raised have been closed.
- iii. To verify that compensations were paid to PAPs and that the process was open and transparent.

### **4.0 SCOPE OF RAP AND ACQUISITION OF LAND**

The RAP was made necessary by the fact that seven (7) private individual ranches were affected as per **Table 1** below. These are seven (7) ranches in the Area 4B ranches house the proposed boreholes located about 18km south of Mokoboxane. The Project required land acquisition to access each borehole, an average 30m by 30m plot around the borehole point to house all borehole associated equipment, and a 7m wide access road by the length of the ranch which includes a servitude for the pipes that will transport raw water from the boreholes to the raw water storage reservoir.

#### **4.1 Land Acquired from Government Institutions**

Some land was also acquired from the Government of Botswana institutions for the location of some project components such as the pipeline route, reservoir tanks, booster stations, water. Wayleaves were applied for through the Department of Roads since it is state land and have been approved. All land acquisitions under the jurisdiction of the Ngwato Land Board were made and the relevant Boteti Sub-Land Board assessed, cleared the land, and approved the applications. The raw water storage reservoir and the water treatment plant both required land acquisition from Government of Botswana. Applications for land through the Ngwato Land Board have been made and granted. All the water transmission pipelines will require a 5m servitude along the different road reserves. **(Refer to Annex 1 for**



examples of ranch owners, sketches of land appropriated from each private ranch and land appropriated from other GOB agencies. The Audit affirms that sketches have been completed for all PAPs and affirmed.

**TABLE 1: SUB-PROJECT BOREHOLES DATA AND RANCHES THAT HOUSE THEM**

Item No.	Borehole No.	Yield m <sup>3</sup> /h	Pump Intake Depth (m)	Rest Water Level (m)	Location
1.	BH 9640	50	70	15.15	Boteti Area B Ranches (NN-91)
2.	BH 9642	15	75	32.50	Boteti Area B Ranches (NO-52)
3.	BH 10149	15	105	47.27	Boteti Area B Ranches (NN-92)
4.	BH 10151	15	80	39.80	Boteti Area B Ranches (NO-53)
5.	BH 10159	8	90	46.20	Boteti Area B Ranches (NO-50)
6.	BH 10148	8	100	48.05	Boteti Area B Ranches (NN-77)
7.	BH 10162	7	100	51.00	Boteti Area B Ranches (NN-76)
	<b>TOTAL</b>	<b>118 m<sup>3</sup>/h</b>			
		<b>2,832 m<sup>3</sup>/day</b>			

#### 4.2 Minimising Resettlement

Efforts were made to minimise the resettlement by confining the pipeline routes only to the ranches that are already affected by virtue of housing the boreholes to be connected. Otherwise, outside the affected ranches, the pipeline routes were confined to the road servitude and to land owned by GOB. The objectives of this RAP correspond to those of the World Bank's Policy on Involuntary Resettlement namely:

- To avoid or minimize (as much as possible) involuntary resettlement and land acquisition through design efforts.
- If involuntary resettlement and land acquisition is unavoidable, to mitigate the negative social impact of project-induced asset loss and/or restrictions of land use through the provision of appropriate compensation and/or livelihood opportunities (regardless of the legality of existing land tenure arrangements).
- To ensure that resettlement measures are implemented with meaningful consultation and the informed participation of the affected people.
- To assist PAPs in their efforts to outline measures to effectively assist displaced persons in improving their living standards and to improve or at least restore, their former livelihood.
- Establish procedures to monitor and evaluate the implementation of resettlement plans and take corrective action, as necessary.

#### 5.0 CENSUS AND SOCIO-ECONOMIC SURVEYS

The announcement of the cut-off date for the census to assess potential resettlement impact to be undertaken was announced in the Daily News of Botswana on the 25<sup>th</sup> of November 2021. A census was then conducted along the pipeline route, pump stations and reservoir sites.

- The survey of the number of people to be affected by the proposed project included the following:
  - Description of the project area including location of the project area and the people to be affected by the project.

- Conducting a socio-economic baseline survey of the people affected by the project.
- Description of the categories of people affected, considering gender and other vulnerable groups.
- Identification of all the people to be PAPs in the project area by providing their names with their official identification as in the national identity card, phone contacts and physical contacts (village, ward, district, and country).
- Cataloguing the total number of structures affected by the proposed project.
- Providing a baseline description of structures affected including permanent structures, the total number and type of structures to be affected, total number of public institutions/community structures to be affected.
- Description of structures affected- plinth area and construction materials.
- Detailed values/estimation of structures to be affected accompanied by pictures measurements and geographical positions of the structures affected (using coordinates).
- Providing the names of the owners of structures and ensuring their names were included in each caption of pictures taken for each structure.
- Outlining the type and methodology of compensation, preferred method of valuation with justification and the compensation framework including country laws and regulations.
- Providing an inventory of loses and a detailed entitlement matrix that will be used for compensation. (See Annex 2(a) showing the Daily News advert and Annex 2(b) showing Cut-Off Dates Meeting Schedule used) An example of the minutes of one of the cut-off dates meeting minutes are attached Annex 2(c)), and this audit affirms that minutes for all meetings were retained by WUC and adequately reflected in this document.

## 6.0 LEGAL AND REGULATORY FRAMEWORK FOR INVOLUNTARY RESETTLEMENT AND LAND ACQUISITION

TABLE 2: WORLD BANK SAFEGUARDS OPERATIONAL POLICY

World Bank Safeguards Operational Policy (OP)	Triggered by this Project	Relevance
OP4.12 Involuntary Resettlement	Yes	The project affects seven (7) properties which are ranches that house the seven (7) boreholes that are targeted to be connected to as water sources for this project. The PAP's use the freehold ranches for economic/ livelihood purposes. Subsequently a RAP was prepared.

TABLE 3: NATIONAL LEGISLATION POLICY RELEVANT TO RESETTLEMENTS

Botswana Legislation/Policy	Relevance
Environmental Assessment Act, 2011	Guides the preparation of the ESIA and ESMP to meet the requirement of Botswana. Also guides the consultation process of stakeholders (public participation).
Tribal Land Act (1968) and Tribal Land (Amendment) Act (1993)	Provides legal management of tribal/communal land in Botswana and indicates that land management in tribal areas is transferred to the Land Board. Provides guidelines for process of land acquisition

State Land Act 1966	Provides legal management of State land and indicates that land management in State lands is under the management of Department of Lands
Acquisition of Property Act 1955	Empowers the State President to acquire any real (immovable) property where the acquisition of such property is necessary or expedient (a) in the interest of defence, public safety, public order, public morality, public health, town and country planning or land settlement or (b) to secure the development or utilization of that or other property for a purpose beneficial to the community. Compensation for such an acquisition is payable on agreed terms or in accordance with the provisions of the Act.

**(Refer to Annex 3 for more details under the legal and regulatory framework for involuntary resettlement and land acquisition. As these do not use current market rates, a private Estates/Property Valuer was procured for this RAP).**

**TABLE 4: COMPARISON AND GAPS BETWEEN BOTSWANA LEGAL FRAMEWORKS AND WORLD BANK OPERATIONAL POLICY**

Areas of Concern	Botswana Legislation, Policy & Guidelines	World Bank Policy Requirement	Measures to Fill Gaps
Timing of Compensation Payment	Compensation paid before displacement except in the case of emergencies, where an order is issued by the Minister of Lands and Housing to the effect that people should vacate their land before compensation is paid with commitment by the acquiring authority for full compensation at a subsequent date with interest.	Compensation to be paid prior to displacement and relocation. The displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or levels prevailing prior to the beginning of project implementation, whichever is higher.	Compensation to be paid prior to civil works.
Calculation of Compensation	Compensation value for land to be acquired/repossessed does not rely solely on land markets especially where the markets are weak or non-existent. It considers the need to strike a balance between the public need/good, security of tenure and protection of private property rights.	Compensation at full replacement cost for loss of assets attributable directly to the project. Depreciation of structures and assets should not be considered.	Market prices should be used for assessing and evaluation compensation. Depreciation of asserts should not be used.
Form of Compensation	Land-for-land compensation when land is available. If land is not available, cash compensation is paid for all improvements on the land including the value equivalent to the loss of right to use the land.	Recommends land-for-land compensation. Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based. If land is not available at reasonable price, non-land-based options built around opportunities for employment or self-employment should be provided in addition to cash compensation for land and other assets lost.	Botswana laws and World Bank OP 4.12. are in agreement that there be land compensation for land-based livelihoods if available. In cases where land is not available, Botswana laws supports cash payments while World Bank OP 4.12 requires cash payments plus other assistance measures. To bridge this gap, all Compensation Programmes or Resettlement Plans must have a budget for other assistance measures in addition to cash compensation.
Squatters/Land Users Without Formal Title	No compensation shall be payable in a case where a dispossessed person is not in a position to adduce lawful title to the improvements which are affected by the proposed project.	Land users without formal title are provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance as necessary, if they occupy the project area prior to a cut-off date.	The Laws of Botswana will take precedence in as far as it recognizes rights of tenure. In cases where project affected persons have no rights of tenure or his/her land use is in conflict with the land use of the area he/she occupies according to

Areas of Concern	Botswana Legislation, Policy & Guidelines	World Bank Policy Requirement	Measures to Fill Gaps
	<p>No compensation shall be payable for improvements which conflict with the land use zoning unless the owner-occupier can show that developments were carried out with authority of the land Board or were carried out prior to the zoning of the land in question.</p>		<p>Botswana laws, the provisions of the World Bank OP 4.12 would apply in terms of their rights for compensation, consultation, grievance mechanism etc, where they have been affected by the project. Where there is conflict between Laws of Botswana and the World Bank OP 4.12, the latter must take precedence.</p>
Special/Vulnerable Groups	<p>No specific provision with respect to additional assistance and monitoring.</p>	<p>The World Bank policy encourages that special attention should be paid to the needs of vulnerable groups (those below poverty datum line, the landless, the elderly, women and children, indigenous people, ethnic minorities, persons with disabilities (PWD) etc.) among the displaced.</p>	<p>All Compensation Programmes or Resettlement Plans must have a budget for other assistance measures in addition to cash compensation.</p>
Resettlement Assistance	<p>No specific provision with respect to additional assistance and monitoring.</p>	<p>In case of physical relocation, displaced persons are provided assistance (such as moving allowances) during relocation. The displaced should be provided with development assistance (such as land preparation, credit facilities, training, or job opportunities) in addition to compensation measures. Affected persons are also to be offered support after displacement, for a transitional period</p>	<p>All Compensation Programmes or Resettlement Plans must have a budget for other assistance measures in addition to cash compensation.</p>
Consultation	<p>In the event of acquisition of already occupied tribal land, Regulation 15 of the Tribal Land Regulations of 1970 is invoked. The acquiring authority with the assistance of the Land Board, make reasonable effort to identify and contact all occupiers within the zoned land.</p> <p>The EIA Act of 2011, Section 7 – states that an applicant shall take all measures necessary to seek the views of the people or communities which are likely to be affected by the activity. The views of the affected communities should</p>	<p>Displaced persons and their communities, and any host communities receiving them, are provided timely and relevant information, consulted on resettlement option, and offered opportunities to participate in planning, implementing, and monitoring resettlement.</p>	<p>There is no gap between the Botswana Law and OP 4.10 as far as consultations with affected communities and PAPs. Affected communities as well as PAPs are targeted and consulted as a group and as individuals. Timely and relevant information will be shared with PAPs during the project lifetime.</p>

Areas of Concern	Botswana Legislation, Policy & Guidelines	World Bank Policy Requirement	Measures to Fill Gaps
	be documented to ensure that they are taken into consideration when a decision to implement the project is made.		
Grievance Mechanism and Dispute Resolution	In the event of the applicants being dissatisfied with the compensation assessment, they must be advised to appeal to the Minister of Lands and Housing who may then appoint an arbitrator in accordance with section 25 (2) of the Tribal Land Act, Cap. 32:02. The claimants have the right to take the appeal to Court if they so wish. Section 40 of the Tribal Land (Amendment) Act of 1993 provides for the establishment of the Land Tribunal to assume the responsibility of the Minister in adjudicating on these appeals. Any party who is aggrieved by the decision of the Land Tribunal may appeal to the High Court on a point of law only.	Appropriate and accessible grievance mechanisms to be established	There is no gap in the grievance mechanism and dispute resolution for Botswana and the World Bank OP 4.12

## **7.0 PAP ELIGIBILITY CRITERIA**

The seven (7) private individual ranches affected directly by the Project were eligible to receive full replacement cost and rehabilitation assistance for impacts identified as part of the screening and census. The Project assessed impacts on all use of land and property, not only of formal landholders holding a deed to property. PAPs eligibility includes users of the resources, including people informally settled on the land, those without rights to the land, tenants, and those renting spaces in a homestead or business.

PAP entitlement for compensation was determined and classified in the following manner:

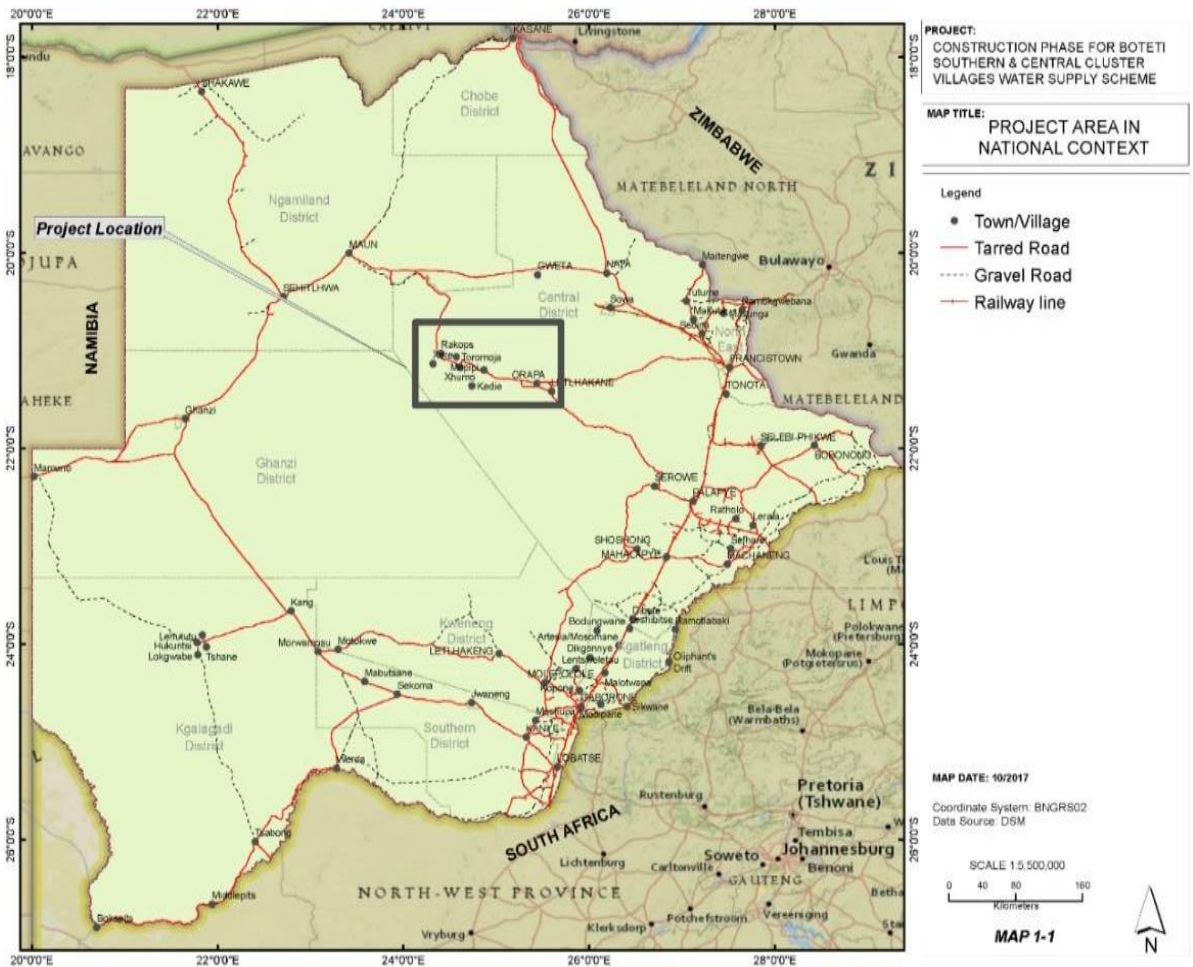
- PAPs with formal legal rights to land or assets, including registered leasehold and customary/traditional rights national law are entitled to compensation of their choice, including cash compensation.
- PAPs who do not have recognizable legal rights or claims to the land or assets, but are eligible for compensation under the RPF stipulations, will be provided with resettlement assistance in lieu of compensation to achieve the objectives of OP4.12.

## **8.0 SOCIO-ECONOMIC ENVIRONMENT**

The sub-project development objective is to improve availability of water supply in Boteti Southern and Central Cluster Villages. This sub-project will improve water supply for about 23,360 beneficiaries in eight (8) villages. The current production capacity is 2,086 m<sup>3</sup>/day and it will be increased to 2,224 m<sup>3</sup>/day. The system is currently supplied by groundwater from Xago wellfield through six (6) low yielding boreholes. Seven (7) boreholes will be equipped to improve the pumping regime of the aquifer and improve its sustainability. The water within the region is brackish and has an odour (egg tasting) due to the presence of hydrogen sulphide. The pH for the water around the region is also significantly high. The settlements of Xere and Kedia are experiencing water shortages and rely on water being ferried by a water bowser twice in a week. The sub-project will therefore increase water supply and allow for the construction of a Reverse Osmosis treatment plant to improve drinking water quality in the region. **(Refer to Annex 6 for socio-economic survey for PAPs).**

### **8.1 Project Location**

The proposed Boteti Southern and Central Cluster Villages are all located in the Boteti Sub-district which is a part of the Central District of Botswana. The project area for the water supply scheme covers eight (8) villages, which include: Mokoboxane, Kedia, Rakops, Mopipi, Xhumo, Toromoja, Mmadikola and Xere. The cluster villages are located between Maun and Letlhakane villages and accessible via the main tarred road connecting the two villages (Map 1).



Map 1: Project Location



**TABLE 5: SOCIAL INDICATORS OF BOTETI SOUTHERN AND CENTRAL CLUSTER VILLAGES**

<b>Social Indicator</b>	<b>Social Baseline Data</b>							
<b>Project Location</b>	<b>Mokoboxane</b>	<b>Kedia</b>	<b>Xhumo</b>	<b>Mopipi</b>	<b>Toromoja</b>	<b>Mmadikola</b>	<b>Rakops</b>	<b>Xere</b>
<b>Population (Males &amp; Females)</b>	1594	1273	1684	3912	710	830	6396	343
• Youth (18-35 years)	405	287	436	914	161	189	1613	75
• Children (under 14 years)	774	674	709	1749	360	353	2456	144
• Elderly (over 65 years)	90	48	148	200	33	78	406	21
<b>Predominant Livelihoods</b>	Subsistence Agriculture	Hunting and Gathering Food Rations	Subsistence Agriculture					Hunting and Gathering Food Rations
<b>Poverty Rate</b>	36	54	31	36	25	34	36	53
<b>Unemployment Rate</b>	19.2	19.8	7.2	10.3	12.0	25.5	14.9	
<b>Ethnic Groups Present (and languages spoken)</b>	Bakalaka Bakgalagadi Basarwa	Basarwa	Bayei	Bakalaka Bayei Bakhurutshi Bakwena Bangwato	Bakalaka Baherero Obanderu	Bakalaka Bayei Bakhurutshi Bakwena Bangwato	Bakalaka Bakhurutshi Bakwena Bangwato Batawana	Basarwa
<b>Education Facilities</b> No. of Primary Schools	1	1	1	2	1	1	3	1
Enrolment	640	583	511	431	290	251	1676	193

<b>Social Indicator</b>	<b>Social Baseline Data</b>							
<b>Project Location</b>	<b>Mokoboxane</b>	<b>Kedia</b>	<b>Xhumo</b>	<b>Mopipi</b>	<b>Toromoja</b>	<b>Mmadikola</b>	<b>Rakops</b>	<b>Xere</b>
Pass Rate	61.2%	69%	87%	52.7%	83.3%	61.5%	73.2%	76.2%
<b>HIV Prevalence (Total Registered)</b>	273	145	199	600	70	117	1013	76
<b>Health Facilities</b>	1  Mokoboxane Health Post	1  Kedia Health Post	1  Xhumo Clinic	1  Mopipi 24 Hour Clinic with Maternity	1  Toromoja Health Post	1  Mmadikola Health Post	2  Rakops Primary Hospital  Rakops Health Post	1  Xere Health Post
<b>Land Tenure</b>	Tribal Land		Tribal Land		Tribal Land		Tribal Land	
<b>Water and Sanitation</b>								
-Households Connected	376	104	419		85	218	1662	49
-Households Using Standpipes	327	306	211	326	128	74	270	8
-Total No. of Standpipes	4	3	6	3	6	5	14	4
-Total No. Standpipes Working	2	2	4	1	4	3	9	2
-Total No. Standpipes not Working	2	1	2	2	2	2	5	2
<b>Housing</b>	Traditional, and Standard Housing	Traditional Housing	Traditional and Standard Housing					Traditional Housing
<b>Electricity</b>	National Grid		National Grid		National Grid			
<b>Religion/Spirituality</b>	Christianity and African Traditional	African Traditional Religion	Christianity and African Traditional Religion (Ancestors or Supreme gods)					African traditional religion (Ancestors or supreme gods)

<b>Social Indicator</b>	<b>Social Baseline Data</b>							
<b>Project Location</b>	<b>Mokoboxane</b>	<b>Kedia</b>	<b>Xhumo</b>	<b>Mopipi</b>	<b>Toromoja</b>	<b>Mmadikola</b>	<b>Rakops</b>	<b>Xere</b>
	Religion (Ancestors or Supreme gods)	(Ancestors or Supreme gods)						
<b>Cultural/Customs</b>	Traditional Dance, rites of passage		Traditional Dance, Rites of Passage					
<b>Social Issues</b>	School Dropout, Teenage Pregnancy, GBV, Crime, Rape	School Dropout, Teenage Pregnancy, Abuse of Traditional Beer, GBV	School Dropout, Teenage Pregnancy, GBV, Crime, Rape					School Dropout, Teenage Pregnancy, Abuse of Traditional Beer, GBV
<b>Governance</b>	Tribal and Political Administrations							

## 9.0 RESETTLEMENTS IMPACTS

The resettlement impacts did not result in the physical or economic displacement. Following design review described earlier, only small portions of land with shrubs are affected. All the seven (7) eligible private ranch owners have formal legal rights to the land according to traditional rights national laws. The following sections provide the overview of assessment of loss. In accordance with these standards, request for quotations were sent out to five (5) Estates/Property Valuers namely: i. Willy Kathurima (Pty) Ltd; ii. More Property Valuers (Pty) Ltd; iii. MG Properties Valuers (Pty) Ltd; iv. Riberry (Pty) Ltd. Only two Estates/Property Valuers responded, and these were More Property Valuers (Pty) Ltd and Riberry (Pty) Ltd submitted quotations. These were evaluated and WUC engaged More Property Valuers (Pty) Ltd based in Serowe based on their favourable financial bid. **(Refer to Annex 5 for procurement of Estate/Property Valuer).**

### 9.1 Loss of Trees

The expropriation of land will result in the loss of Mophane tree (*Colophospermum mopane*) which is dominant in the area. There will also be loss of other shrubs in all the ranches. The loss is not significant as none of the vegetation is a protected species. The vegetation will eventually be cleared to make way for the pipeline, borehole equipping and associated infrastructure. The impact is thus considered minimal as vegetation clearance will only take place along the proposed pipeline and a servitude of about 5m across all ranches.

### 9.2 Loss of Land

The noted impact is the reduction of land for agricultural development at the Boteti Area B Ranches. The loss of land does not affect the PAP's future development plans. The loss of land at the ranches is also minimal as there is no development on the land currently or planned. The land uptake is about less than 10 per cent of the total area.

### 9.3 Loss of Assets

No loss of assets is anticipated from all the PAPs. The proposed route is on an undeveloped land, i.e., traverses through the bush where there are no structures or any asset that would be impacted negatively.

### 9.4 Removal and Replacement of Fence

The proposed route occasionally crosses the ranches boundary fences especially accessing the boreholes. This would lead to disturbance of boundary fences. However, since the route will be used occasionally during operation, a lockable gate will be installed in replacement of the disturbed fence. If any other fence is affected by the project, it will need to be replaced/re-instated. **(Refer to Annex 7 showing the Asset Register).**

## 10.0 IMPLEMENTATION PLAN AND SCHEDULE

WUC as the Project implementor managed all resettlement planning and coordinated issues relating to the compensation.

### 10.1 Procedure in Payment of Compensation

Given the complexity of resettlement programmes, an Environmental and Social Consultant has been engaged to assist WUC to prepare and implement this RAP. The Consultant will be supported by the PIU and Safeguards Specialists, some of whom have previous experience with RAP implementation before. This approach will help the PIU and the specialists to further develop their capacity to manage the implementation of RAPs in future projects. WUC also engaged an Estate Valuer in the name of More Property Valuers (PTY) LTD based in Serowe which is nearer to the project area to value the ranches. This

valuation informed payment of compensations. (Refer to examples Valuations and Compensation Amounts attached as Annex 8 and examples of Proof of Payment attached as Annex 9. The audit affirms that all Proof of Payment were obtained for the purpose of this report.

## 10.2 Implementation Schedule

The project implementation timeframe is not definite as the start date is not yet indicated. All PAPs will be compensated prior to the commencement of civil works.

The activities prior to construction are outlined in the following table below.

**TABLE 6: RAP FORMULATION AND IMPLEMENTATION SCHEDULE**

Task	Agency responsible	Target date for completion
Completion of verification of RAP implementation	WUC & WORLD BANK	December 14, 2022
Completion of all remedial works	WUC	March 31, 2023
Final M&E of remedial works	WUC	March 31, 2023
Completion report submitted to World Bank	WUC	March 31, 2023

## 11.0 CONSULTATIONS AND DISCLOSURE

Public consultations took place through Kgotla (community) meetings with all people in the project beneficiary communities. Most meetings with affected ranch owners were held virtually owing to the outbreak of COVID 19 pandemic and the protocols set thereof while some were held physically because they did not have virtual facilities. However, they were all invited to attend Kgotla meetings.

In addition, the respective Sub-Land Boards were also consulted because they are responsible for land acquisition. The public was consulted several times between 2017 and 2021 at the respective eight (8) beneficiary villages (refer to **Table 8** for meeting dates and location). The meetings affirmed that those to be affected by the project will be informed early and be compensated before the project commences, which is consistent with OP 4.12.

**TABLE 7: MEETING DATES AND VENUES FOR CONSULTATIONS**

Item No.	Venue	Purpose of Consultation	Date and Time
1.	Xere Kgotla	Focus Group Discussions (Consultations with Vulnerable Community)  Kgotla Meeting and Interviews	20 March 2019 09:00hrs – 16:30hrs  23 October 2017 08:00hrs – 12:00hrs
2.	Kedia Kgotla	Focus Group Discussions (Consultations with Vulnerable Community)	21 March 2019 09:00hrs – 16:30hrs  25 October 2017 08:00hrs - 10:00hrs
3.	Rakops Kgotla	Kgotla Meeting and Interviews	23 October 2017 14:00hrs – 17:00hrs
4.	Mmadikola Kgotla	Kgotla Meeting and Interviews	24 October 2017 08:00hrs - 12:00hs
5.	Toromoja Kgotla	Kgotla Meeting and Interviews	24 October 2017 14:00hrs – 17:00hrs

Item No.	Venue	Purpose of Consultation	Date and Time
7.	Mopipi Kgotla	Kgotla Meeting and Interviews	25 October 2017 11:00hrs to 13:00hrs
8.	Xhumo Kgotla	Kgotla Meeting and Interviews	24 October 2017 14:00hrs to 17:00hrs
9.	Mokoboxane Kgotla	Kgotla Meeting and Interviews	26 October 2017 08:00hrs to 12:00hrs

The project affected communities were consulted at their respective villages. The PAPs were invited to the public meetings. The PAPs were subsequently consulted via virtual meetings owing to the outbreak of the COVID 19 pandemic and the protocols set did not allow public gatherings. The PAPs were informed that the consultations are an ongoing/continuous process, and there will be several consultation exercises conducted throughout the project cycle to counter any grievances emanating from project activities. Key outcomes of consultations with both PAPs: they agreed that their land portions to be acquired by WUC for this project, and that they should be compensated using full replacement cost and paid before civil works commence.

Since the plot areas/sizes to be acquired for the project are relatively small (less than 10 per cent of the total land holding), the PAPs opted for cash compensation. No other alternatives were therefore discussed.

All stakeholders including PAPs were informed of the cut-off date and its implications. Information about the cut-off date was disseminated on 25<sup>th</sup> November 2021 in the Botswana Daily News Paper and posters placed at the respective Kgotlas. The cut-off date for implementation of the RAP was set as follows:

**TABLE 8: CUT - OFF DATES**

ITEM NO.	VENUE	CUT-OFF DATE	TIME
1.	Mokoboxane	6 December 2021	08:00hrs
2.	Kedia	6 December 2021	12:00hrs
3.	Mopipi	6 December 2021	15:00hrs
4.	Xhumo	7 December 2021	08:00hrs
5.	Toromoja	7 December 2021	12:00hrs
6.	Mmadikola	7 December 2021	15:00hrs
7.	Rakops	8 December 2021	08:00hrs
8.	Xere	8 December 2021	12:00hrs

Consultations were held with PAPs to request for land around the borehole point, to request for land for pipeline servitude and land for access road. As this was during COVID-19 pandemic, most consultations were done virtually and those who did not have access to connectivity are the ones who were consulted physically. **TABLE 9** below shows the dates for consulting different PAPs.

**TABLE 9: CONSULTATIONS WITH PAPS**

ITEM NO.	RANCH NO.	NAME OF PAP	TYPE OF MEETING	MEETING DATES	PURPOSE OF CONSULTATIONS
PAP 1		Mr. Charles Mahube	Virtual	12 October 2021  16 May 2022	To request for land 29.38m x 30.0m around the borehole point and 885.5m long x 7m wide as access road and pipeline servitude.  To address concerns raised during consultations.  To consult on the Valuation amount.
PAP 2	NN 77	Still under Land Board (not yet allocated)	Physical	09 March 2021	To request for land 29.30m x 30.0m x 29.30m x 30.0m around the borehole point and 3.906km long x 7m wide as access road and pipeline servitude.
PAP 3	NN 91	Ms. Gobotswamang Karowe	Physical	05 February 2021  15 June 2022	To request for land 29.30m x 30.0m x 29.30m x 30.0m around the borehole point and 929.1m long x 7m wide as access road and pipeline servitude.  To address concerns raised during consultations.  To consult on the Valuation amount.
PAP 4	NN 93	Ngatouane Syndicate	Physical	10 March 2021  20 April 2022	To request for land 29.38m x 30.0m x 29.38m x 30.0m around the borehole point and 6.446km long x 7m wide as access road and pipeline servitude.  To address concerns raised during consultations.  To consult on the Valuation amount.
PAP 5	NO 50	Ms. Nnini Botlogetswe Mmerekhi	Virtual	5 July 2021  20 August 2021  12 April 2022	To request for land 30.16m x 30.05m x 30.16m x 30.05m around the borehole point and 1.704km long x 7m wide as access road and pipeline servitude.  To address concerns raised during consultations.  To consult on the Valuation amount.

PAP 6	NO 52	Makuke Brothers Syndicate	Virtual	10 September 2021  26 April 2022	To request for land 50m x 50m x 50m x 50m around the borehole point and 7.46km long x 7m wide as access road and pipeline servitude.  To address concerns raised during consultations.  To consult on the Valuation amount.
PAP 7	NO 53	Letshabamang Syndicate	Physical	06 October 2021	To request for land 30.0m x 30.02m x 30.0m x 30.02m around the borehole point and 1.995km long x 7m wide as access road and pipeline servitude.  To address concerns raised during consultations.  To consult on the Valuation amount.

**TABLE 10: STATUS OF ISSUES RAISED BY PAPS DURING CONSULTATIONS**

PAP	RANCH NO.	BOREHOLE NO.	ISSUE RAISED	RESPONSE	ISSUE STATUS
1.	NN 76	BH 10162	Mr. Mahube, stated that his borehole is about 66m deep while WUC's is about 100m. His question was are we not going to be drawing deeper than his water and therefore end up affecting his yield.	WUC normally choose a monitoring borehole to check if there is no interference on the other borehole during pumping.  In some cases, they request the borehole owner to stop pumping and use the borehole as a monitoring borehole to test for interference while they offer a temporary alternative solution.  If they discover that the borehole yields are affected, they sometimes offer the borehole owner water from the project borehole or offer them an alternative borehole.	<b>Issues have been resolved.</b> <b>Aquifers to be monitored monthly.</b>
2.	NN 77	BH 10148	<b>N/A</b>	<b>N/A</b>	
3.	NN 91	BH 9640	She was amenable to any option brought by WUC if it does not compromise on the	WUC will supervise the project implementation to counter against any compromise on the	<b>Issues have been resolved.</b>



			welfare of her livestock and her livelihood.	welfare and health of both people' and livestock.	<b>Implementation to be completed during construction.</b>
4.	NN 93	BH 10149	They have no objection towards the land acquisition. They seek for the usual cooperation between them and the project.	WUC assured the PAP of cooperation and consultations throughout the lifespan of the project.	
5.	NO 50	BH 10159	We humbly request that the utility (WUC) makes provision for joint use for both human and livestock consumption with the following considerations:  i) Daily human consumption for 2 households ii) Daily consumption for a maximum of 300 weaners during the weaning season targeted annually for the months of October – December.	WUC will consider that as an option.	<b>Issues have been resolved. Implementation to be completed during construction.</b>
6.	NO 52	BH 9642	Continuous drawing of water will eventually lead to a drop on borehole yield. Please do thorough monitoring of groundwater to counter for overdrawing.	Water level assessments have been done and WUC is forced by legislation to conduct monthly borehole monitoring and submit the results to Water Apportionment Board to guard against over drawing.	<b>Issues have been resolved.</b>
7.	NO 53	BH 10151	No objection	Noted.	<b>A grievance has been recorded in October and PIU is working on it to resolve it by end of February, 2023.</b>

Following resolutions of outstanding issues, the respective PAPs signed a consent letter for the appropriation and agreement. **(Refer to Annex 4 for examples of signed Consent Forms and Agreements.** The audit verifies that all PAPs have signed consent agreements). **(Refer to Annex 10 for examples of**

**Minutes for Consultations with the communities and PAPs.** All community and individual meetings were minuted and records affirmed as part of this audit).

## **12.0 GRIEVANCE MECHANISM FOR PROJECT**

For grievances related to resettlement, compensation and eligibility, the project used the project-level Grievance Mechanism (GM). While a GM has been developed in the RPF, for consistency and efficiency, the project-level GM was used to address grievances related to resettlement and the channels were communicated to the PAPs as part of the consultation. The GM main components include:

- Receive, register, and acknowledge complaint related to resettlement, eligibility, and compensation.
- Screen and establish the foundation of the grievance; Investigate, address it, or escalate to Grievance Committee.
- Notify the complainant of the result and obtain a response if the resolution is satisfactory. If not, inform the complainant of escalation process.
- Advise for judicial proceedings as last resort if necessary
- Document the experience for future reference.

Where the traditional and administrative procedures fail to resolve disputes, the aggrieved party has the right to take the matter to the courts through Legal Aid in accordance with the Constitution of Botswana, other national laws, and the lenders' policies. **(Refer to Annex 11 for GM Process).**

Any grievances from the resettlement will be captured and addressed through the Grievance Mechanism process and a completion report after RAP activities have been completed will be compiled by the Consultant agreed to by the PAPs, giving;

- (i) Their assessment of the resettlement process;
- (ii) The effects that this has had on their livelihoods; and
- (iii) Suggestions as to first, what residual impacts they are still having to contend with, and second, what changes should be made for future project.

The Project Grievance Mechanism obtained one grievance from three (3) widows associated with PAP for Ranch N0 53 on October 10, 2022 to the WUC Letlhakane Management Centre which later referred the grievance to WUC PIU. The PAP for Ranch N0 53, who are four (4) brothers inherited the property equally with three brothers, however these three brothers passed prior to the Project, leaving their widows as customary property co-owners. During the three consultations with PAP for Ranch N0 53 a representative of these widows participated with the understanding that the compensation would be shared amongst all legible siblings in equal parts. However, unknown to the RAP team and not recorded in the RAP survey except for one brother who was recorded as a widower in the RAP survey, the four surviving brothers submitted a false affidavit to the Project which did not include the co-ownership of the three widows and other siblings. This grievance will be further investigated to affirm the rights, including the aggrieved widows through consultation with the Kgosi. Once the rightful ownership is affirmed, WUC will, with the Kgosi's assistance, seek to mediate the situation with a deadline of January 15, 2023, to split the compensation provided correctly. Should mediation not be possible, WUC will provide the rightful share of compensation to co-owners who were not initially beneficiaries and seek civil settlement through claims court against the four brothers of Ranch N0 53 who claimed the compensation, based on the false affidavit of ownership provided as part of the RAP consultations.

## **13.0 BUDGET AND FUNDING ARRANGEMENT**

The estimated cost for compensation of PAPs and implementation of the RAP and its monitoring and evaluation is presented in **Table 11** below. The grand total was estimated at **P1,703,376.55 (USD**

170,033.00) provided by WUC and this budget was spent.

**TABLE 11: ESTIMATED BUDGET FOR RAP**

SERIAL NO.	IMPACT	AREA AFFECTED	UNIT MARKET PRICE	COMPENSATION COST (PULA)	SOURCE OF FUND
1.	<b>A. COMPENSATION FOR ACQUISITION OF LAND FROM INDIVIDUALS</b>				
2.	Ranch Land			1,001,069.57	WUC
3.	Trees		P1,000.00	56,120.40	WUC
4.	Fence	300m	P1,000 per roll of 30m	10,000.00	WUC
5.	Transportation and Labour			55,000.00	WUC
6.	10% Disturbance Fee			109,007.73	WUC
7.	<b><i>SUB-TOTAL (A)</i></b>			<b><i>1,231,197.00</i></b>	<b><i>WUC</i></b>
8.	<b>B. WAY LEAVE APPLICATIONS AND LEASE AGREEMENTS (SURFACE RIGHTS) FOR EXTENSIONS AND NEW SITES</b>				
9.	Lump Sum			100,000.00	WUC
10.	<b>C. RAP IMPLEMENTATION</b>				
11.	Allowance to Support Personnel including Property Valuers			50,000.00	WUC
12.	Implementation of Grievance Mechanism for RAP			50,000.00	WUC
13.	Monitoring of RAP Implementation			50,000.00	WUC
14.	<b><i>SUB-TOTAL (B)</i></b>			<b><i>250,000.00</i></b>	<b><i>WUC</i></b>
15.	<b>GRAND TOTAL (A+B)</b>			<b>P 1,703,376.55 (USD170,033.00)</b>	<b>WUC</b>

## 14.0 MONITORING, EVALUATION AND REPORTING

### 14.1 Monitoring

Internal monitoring and evaluation of RAP implementation was carried out on a continuous basis. All the seven PAPs were consulted regularly and the proceedings of consultations minuted. After procurement of the Estate/Property Valuer, PAPs were informed and requested for permission to take the Estate/Property Valuer for the tour of properties for proper assessment and valuation. PAPs were continuously engaged to inform them on the progress of the Estate/Property Valuer.

After the Valuation Report was produced, PIU went through the report to determine if it did not leave out anything. PAPs were then engaged on the valuation amounts and the process it will take until compensations were paid. After payment of compensations, PAPs were followed up to find out if they received the payments. Legal office was followed up for registration of Title Deeds with Registry of Deeds.

### 14.2 Monitoring Indicators

The monitoring indicators can be summarized as follows:

**TABLE 12: MONITORING INDICATORS FOR RAP**

INDICATOR	FINDINGS
i. Number of acquisition consents/agreements signed between WUC and PAPs or delivered and those outstanding.	7
ii. Number of PAPs who have left the project site by type, including owners who have lost land, trees, or structures.	0
iii. Number, type, and value of cash and in-kind compensation payments made.	Cash
iv. Number and type of grievance applications, type of grievance made, and manner of resolution.	1 Compensation payment not shared as agreed with family descendants, see section 12.

v. Issues brought to the notice of the PCU handling the resettlement process by PAPs, and the mode of settlement used.	Watering of livestock – to be catered for during project implementation  Payment for servitudes
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**TABLE 13: RAP CLOSURE REPORT INDICATORS**

INDICATOR	FINDINGS		
i. Number of PAPs that were affected	7	7	7
ii. Number of stakeholder engagements conducted and duration	21	21	21
iii. Number of compensations disbursed by type/ category of PAP	6	6	6

### 15.0 CONCLUSION

This audit was necessitated as the RAP was implemented without prior clearance from the World Bank. The RAP was subsequently cleared and the verification of the RAP implementation has been evidenced with this audit report. The procedural requirements have been clarified, and any outstanding safeguards documents will be cleared by the World Bank prior to implementation.

This RAP audit has verified the implementation of the RAP procedures and implementation has been carried out. The annexes provide documentation of the procedures and agreements in place, with full documentation verified and retained by WUC. The implemented measures were effective and adequate as the compensation paid out were at current market value rate.

During the audit, one grievance was obtained related to PAP #53 compensation, which involved the allegation of false affidavit submitted to WUC to avoid sharing the compensation with customary co-owners. The case will be managed through the Project GM and it is expected that the case will be mediated through the Kgosi by February 2023 as set out in the section on grievances. If necessary, following a review, WUC will provide compensation to rightful owners and obtain a settlement against PAP #53 through Botswana claims court.

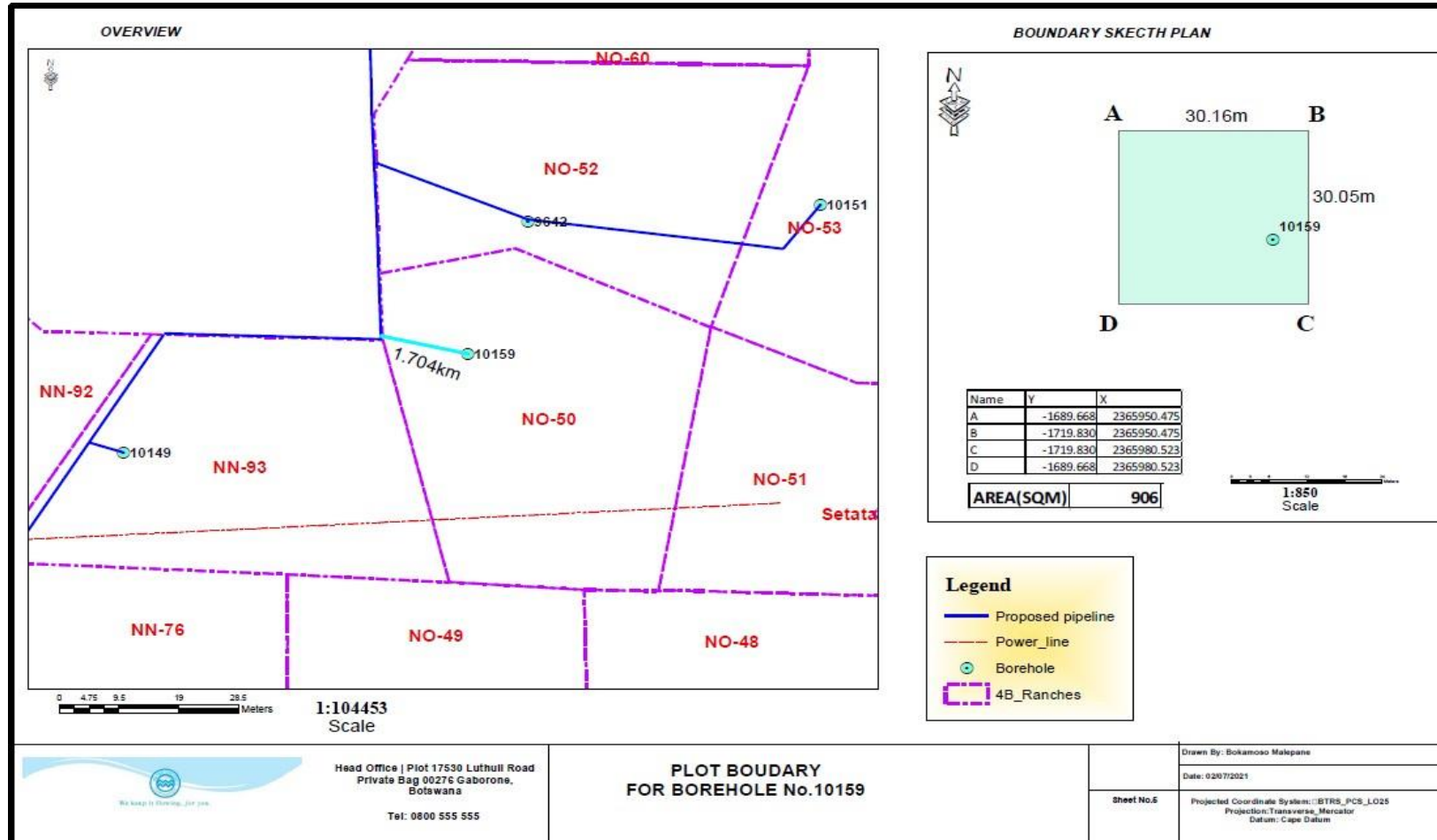
As works on the component continues, monthly implementation reports will follow, and hard copies will continue to be filed. This will include any issues recorded in the GM which shall remain open to all stakeholders, including the PAPs who received resettlement compensation under the RAP. Where any PAP related issues are recorded, WUC shall notify the World Bank and ensure resolution in accordance with GM procedures.

**ANNEX 1: RANCH OWNERS AND LAND APPROPRIATED FROM EACH PRIVATE RANCH**

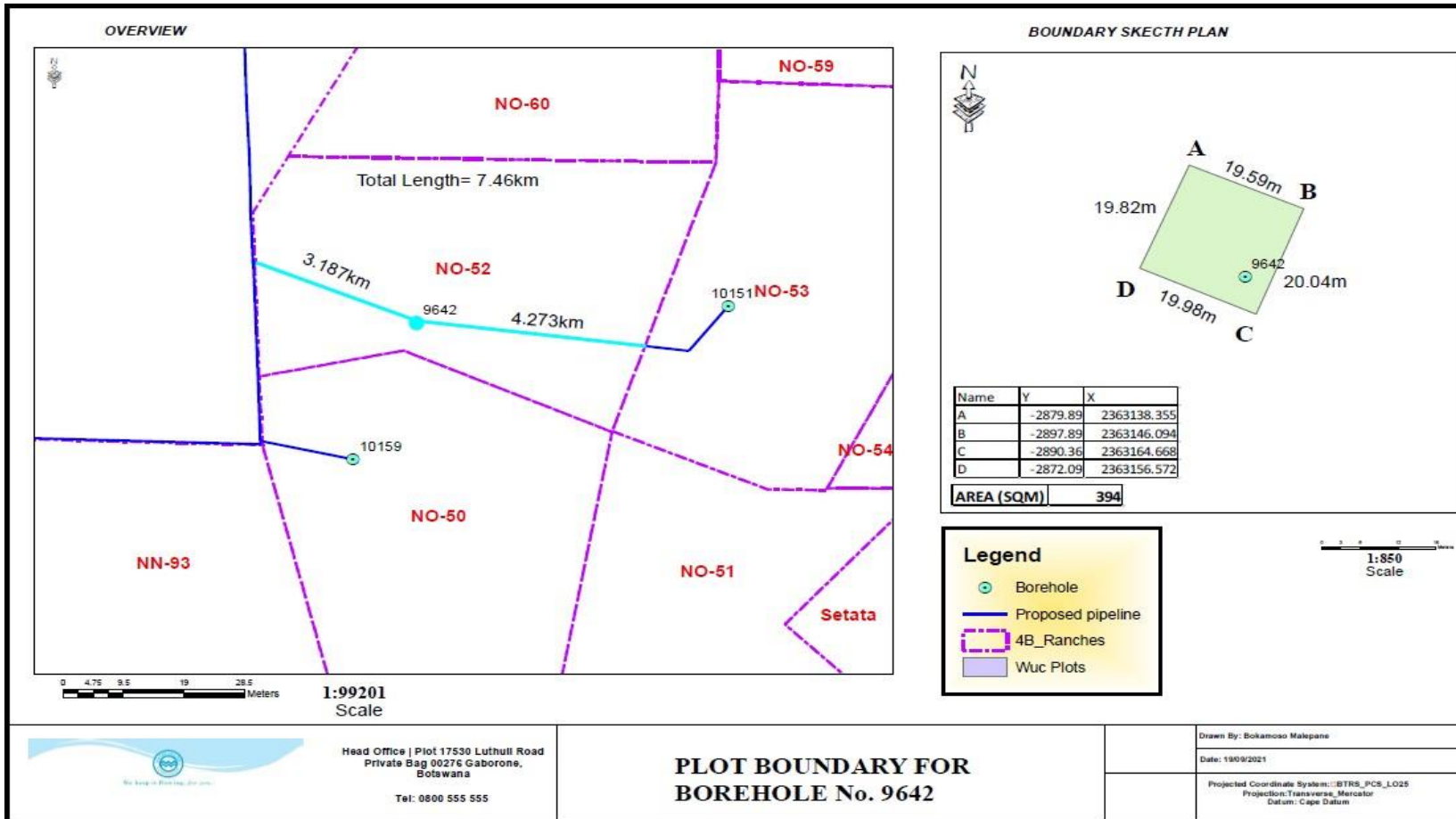
ITEM. NO.	AFFECTED FARM	BOREHOLE NUMBER	FARM OWNER	LAND LOST AROUND BOREHOLE POINT/COLLECTOR TANK	LAND LOST FOR PIPELINE SERVITUDE AND ACCESS ROADS	TOTAL LAND TO BE LOST IN SQUARE METERS	TOTAL SIZE OF FARM IN SQUARE METERS	TOTAL % OF LAND LOST
PAP 1	NN 76	BH 10162	Mr. Charles Mahube	29.38m x 30.0m x 29.38m x 30m	885.5m long x 7m wide	7,079.90sqm	27,548,537sqm (2,754.85Ha)	0.03%
PAP 2	NN 77	BH 10148	Still under Land Board (not yet allocated)	30.09m x 30.09m x 30.09m x 30.09m	3.906km long x 7m wide	28,247.41sqm	34,515,200sqm (3,451.5200Ha)	0.08%
PAP 3	NN 91	BH 9640	Ms. Gobotswamang Karowe	29.30m x 30.0m x 29.30m x 30.0m	929.1m long x 7m wide	7,382.70sqm	42,225,643sqm (4,225.0643Ha)	0.02%
PAP 4	NN 93	BH 10149	Ngatouane Syndicate	29.4m x 29.4m x 29.4m x 29.4m	6.446km long x 7m wide	45,180.90sqm	30,960,000sqm (3,096.0000Ha)	0.15%
PAP 5	NO 50	BH 10159	Ms. Nnini Botlogetswe Mmerekhi	30.16m x 30.05m x 30.16m x 30.05m	1.704km long x 7m wide	12,843.31sqm	35,150,119sqm (3,515.0119Ha)	0.04%
PAP 6	NO 52	BH 9642	Makuke Brothers Syndicate	Collector Tank Land 50m x 50m x 50m x 50m	7.46km long x 7m wide	52,621.88sqm	34,854,300sqm (3,485.4300Ha)	0.15%
PAP 7	NO 53	BH 10151	Letshabamang Syndicate	30.0m x 30.02m x 30.0m x 30.02m	1.995km long x 7m wide	14,865.90sqm	40,374,700sqm (4,037.4700Ha)	0.04%

SKETCH DRAWINGS SHOWING LAND AREAS TO AQUIRED FROM PAPs (The Audit affirms that sketches have been completed for all PAPs and affirmed)

RANCH NN 50 (BH 10158) – OWNED BY MS. NNINI BOTLOGETSWE MMEREKI



**RANCH NO 52 (BH 9642) – OWNED BY MAKUKE BROTHERS SYNDICATE**





### Project Land Acquired from Government Institutions

Description	Location	Required Size	Responsible Land Authority (Tenure)	Current Land Use
Raw Water Reservoir (transmission line to Water Treatment Plant Mokoboxane)	Boteti Area B Ranches Mokoboxane	18.7km pipeline with a 5m wide servitude	Ngwato Land Board (Tribal Land)	Reserved or planned land within the road reserve for laying of utilities such as water pipes, power, sewerage, telecommunication lines
Water Treatment Plant Mokoboxane (Transmission line to Kedia Elevated tank)	Mokoboxane Kedia	24.7km pipeline with a 5m wide servitude	Department of Roads (State Land)	Reserved or planned land within the road reserve for laying of utilities such as water pipes, power, sewerage, telecommunication lines
Water Treatment Plant Mokoboxane (Rising main to Mopipi Elevated tank)	Mokoboxane Mopipi	8.2km pipeline with a 5m wide servitude	Department of Roads (State Land)	Reserved or planned land within the road reserve for laying of utilities such as water pipes, power, sewerage, telecommunication lines
Mopipi (Rising main to Xhumo-Toromoja Tee-off)	Between Mopipi and Xhumo-Toromoja Tee-off	29.9km pipeline with a 5m wide servitude	Department of Roads (State Land)	Reserved or planned land within the road reserve for laying of utilities such as water pipes, power, sewerage, telecommunication lines
Xhumo-Toromoja Tee-off (Transmission line to Xhumo Elevated tank)	Xhumo-Toromoja Tee-off Xhumo	4.8km pipeline with a 5m wide servitude	Department of Roads (State Land)	Reserved or planned land within the road reserve for laying of utilities such as water pipes, power, sewerage, telecommunication lines
Xhumo – Toromoja Tee-off (Transmission line to Toromoja Elevated tank)	Xhumo-Toromoja Tee-off Toromoja	10.8km pipeline with a 5m wide servitude	Department of Roads (State Land)	Reserved or planned land within the road reserve for laying of utilities such as water pipes, power, sewerage, telecommunication lines
Xhumo – Toromoja Tee-off (Rising main to Mmadikola)	Xhumo-Toromoja Tee-off Mmadikola	16.2km pipeline with a 5m wide servitude	Department of Roads (State Land)	Reserved or planned land within the road reserve for laying of utilities such as water pipes, power, sewerage, telecommunication lines
Mmadikola Tee-off (Transmission line to elevated tank)	Mmadikola	1.5km pipeline with a 5m wide servitude	Department of Roads (State Land)	Reserved or planned land within the road reserve for laying of utilities such as water pipes, power, sewerage, telecommunication lines

Description	Location	Required Size	Responsible Land Authority (Tenure)	Current Land Use
Mmadikola (Rising main to Rakops Booster Pump Station)	Between Mmadikola and Rakops	10km pipeline with a 5m wide servitude	Department of Roads (State Land)	Reserved or planned land within the road reserve for laying of utilities such as water pipes, power, sewerage, telecommunication lines
Rakops Booster Pump Station (Transmission line to Xere Elevated tank)	Between Rakops and Xere	16.4km pipeline with a 5m wide servitude	Ngwato Land Board (Tribal Land)	Reserved or planned land within the road reserve for laying of utilities such as water pipes, power, sewerage, telecommunication lines
Mokoboxane Treatment Plant	Mokoboxane	27Ha	Ngwato Land Board (Tribal Land)	Part of the land is private property that is used for economic/livelihood purpose
15km from Mokoboxane Labourer's Camp	Still to be specified	100m X 100m	Ngwato Land Board (Tribal Land)	Reserved or planned land within the road reserve for laying of utilities such as water pipes, power, sewerage, telecommunication lines
Rakops/Xere Labourer's Camp	Still to be specified	100m X 100m	Ngwato Land Board (Tribal Land)	Reserved or planned land within the road reserve for laying of utilities such as water pipes, power, sewerage, telecommunication lines
Mokoboxane Contractor's Camp	Still to be specified	100m X 100m	Ngwato Land Board (Tribal Land)	Reserved or planned land within the road reserve for laying of utilities such as water pipes, power, sewerage, telecommunication lines
Rakops /Xere Contractor's Camp	Still to be specified	100m X 100m	Ngwato Land Board (Tribal Land)	Reserved or planned land within the road reserve for laying of utilities such as water pipes, power, sewerage, telecommunication lines
Toromoja pipeline	Private property at Toromoja	Unspecified	Ngwato Land Board (Tribal Land)	Reserved or planned land within the road reserve for laying of utilities such as water pipes, power, sewerage, telecommunication lines

**LAND ACQUISITION APPROVALS (These are examples. All related docs are in RAP and on file with WUC)**

TELEPHONE: (267) 2978249  
LETLHAKANE

FAX: (267) 2978539



LETLHAKANE SUB LAND BOARD  
PRIVATE BAG 13  
LETLHAKANE

*ALL CORRESPONDENCE TO BE ADDRESSED TO THE LAND BOARD SECRETARY*

Ref:

13<sup>th</sup> December 2021

WATER UTILITIES CORPORATION  
P. O. BOX 8  
LETLHAKANE

**APPLICATION FOR A WATER STORAGE RESERVOIR/COLLECTOR TANK**

Letlhakane Sub Land Board in its meeting of 22<sup>nd</sup> to 29<sup>th</sup> September 2021 considered the above stated application.

The Board resolved to approve the application and allocate you a plot measuring 2581 sqm. The application was approved on the 24<sup>th</sup> September 2021.

By copy hereof Land Registration Office is informed of the resolution and requested to assist you accordingly.



Thank you

.....  
**V.L Nkinogang**  
**For/BOARD SECRETARY**



*VISION: SUSTAINABLE HUMAN SETTLEMENTS*  
*MISSION: MANAGEMENT OF LAND AND DELIVERY OF HOUSING FOR SOCIO-ECONOMIC*



TELEPHONE: (267) 2978249  
LETLHAKANE

FAX: (267) 2978539



REPUBLIC OF BOTSWANA

LETLHAKANE SUB LAND BOARD  
PRIVATE BAG 13  
LETLHAKANE

*ALL CORRESPONDENCE TO BE ADDRESSED TO THE LAND BOARD SECRETARY*

Ref:

13<sup>th</sup> December 2021

WATER UTILITIES CORPORATION  
P. O. BOX 8  
LETLHAKANE

APPLICATION FOR A WATER TREATMENT PLANT AND ANCILLARY USES AT MOKOBAXANE

Lethakane Sub Land Board in its meeting of 22<sup>nd</sup> to 29<sup>th</sup> September 2021 considered the above stated application.

The Board resolved to approve the application and allocate you a plot measuring 45.54 ha. The application was approved on the 24<sup>th</sup> September 2021.

By copy hereof Land Registration Office is informed of the resolution and requested to assist you accordingly.

Thank you

.....  
**V.E Nkinogang**  
For/BOARD SECRETARY



*VISION: SUSTAINABLE HUMAN SETTLEMENTS*  
*MISSION: MANAGEMENT OF LAND AND DELIVERY OF HOUSING FOR SOCIO-ECONOMIC*



*certified True Copy*

**RAKOPS SUB LAND BOARD**  
**SECRETARY**

★ 02 AUG 2022  
*[Signature]*

P/BAG 66 RAKOPS, BOTSWANA  
 TEL: 2975104/3



REPUBLIC OF BOTSWANA

NGWATO LAND BOARD  
 LIR NO: *NR003/2019K*

## AGREEMENT OF GRANT OF LEASE FOR BUSINESS PLOTS

made and entered into by and between

THE NGWATO LAND BOARD (HEREIN REPRESENTED BY RAKOPS SUB LAND BOARD PURSUANT TO STATUTORY INSTRUMENT NO. 36 OF 2013)

**POLOKOENG LESWADULA**

(hereinafter referred to as the "Lessor") represented by .....he being duly

**23RD NOVEMBER 2021**

authorized thereto by a resolution of the Land Board dated.....and annexed hereto and marked "A" of the one part

**WATER UTILITIES CORPORATION**

**MICHAEL SEPEPE**

(hereinafter referred to as the "Lessee") represented by ..... he/she being duly authorized by a resolution of the Board of Directors dated **17<sup>TH</sup> DECEMBER 2020**

annexed hereto as "A1" of the one part.  
WHERE IT IS agreed as follows:-

**1. LEASE AREA**

The lessor hereby lets to the lessee who hires from the lessor the land, being the land appearing on Plan/Diagram D.S.M. No..... annexed hereto marked "B" and initialed by the parties for identification (hereinafter referred to as "the leased land") being:- **"SEE ANNEXURE A"**

That is to say:-

**CERTAIN** piece of land  
**SITUATE** in the..... **NGWATO**.....Tribal Area:  
 in the .....**XHUMO**.....village/ward  
**MEASURING** .....**2504SQM**.....

**2. PURPOSE  
PUMP STATION**

The leased land shall be used for.....purpose only and for no other purpose whatsoever save with written permission of the lessor.

*MS  
g.k  
AM*

*PL  
OW  
LG*

**ANNEX 2 (a): CENSUS CUT-OFF DATE ADVERT PLACED IN THE DAILY NEWS NEWSPAPER**



We keep it flowing. for you.

**PUBLIC NOTICE**

**BOTETI SOUTHERN AND CENTRAL CLUSTER VILLAGES WATER SUPPLY SCHEME- ANNOUNCEMENT OF CUT-OFF DATES FOR CENSUS OF PROPERTIES AFFECTED BY THE PROJECT ALONG THE PIPELINE ROUTE.**

Water Utilities Corporation (WUC) intends to improve availability of water supply and efficiency services in Boteti Southern and Central Cluster Villages through the World Bank funding under the Botswana Emergency Water Security and Efficiency Project (BEWSEP). To actualize this infrastructure upgrade, WUC engaged Enviro Solve Consultancy (Pty) Ltd to review and update the Environmental and Social Management Plan (ESMP) report for the scheme as well as prepare a Resettlement Action Plan (RAP) thereof, as part of the pre-requisites of the World Bank Funded Project. This process will facilitate compensations for land acquisition and involuntary resettlement. The project is intended to improve water supply to villages of Mokobaxane, Kedia, Mopipi, Xhumo, Toromojo, Mmadikola, Rakops and Xere.

**Project Components**

The planned sub-project envisages the implementation of the following water supply infrastructure:

1. Equipping and electrification of seven (7) boreholes located as per the table below;

Borehole No.	Location
BH 9640	Boteti Area B Ranches (NN-91)
BH 9642	Boteti Area B Ranches (NO-52)
BH 10149	Boteti Area B Ranches (NN-92)
BH 10151	Boteti Area B Ranches (NO-53)
BH 10159	Boteti Area B Ranches (NO-50)
BH 10148	Boteti Area B Ranches (NN-77)
BH 10162	Boteti Area B Ranches (NN-76)

2. Pipelines from the seven (7) boreholes to the Raw Water Collector Reservoir.
3. Pipeline from the Raw Water Collector Reservoir to the Water Treatment Plant (WTP) (18.7 km long 315 mm uPVC transmission line).
4. Transmission mains from the water treatment plant to the elevated storage tanks at the villages.
5. From the WTP to Kedia elevated tank with off-take to Mokobaxane elevated tank (24.7 km long 250 mm uPVC gravity line).
6. From the WTP to Rakops elevated storage tanks with off-takes to Mopipi, Xhumo, Toromojo and Mmadikola Reservoirs (93.3 km long 315 mm steel gravity line).
7. Booster station after Mokobaxane to boost pressure in order to reach Kedia.
8. Booster station after Toromojo tap-off to boost pressure in order to reach downstream villages of Xhumo, Mmadikola and Rakops.
9. Booster station at Rakops to boost water pressure in order to reach Xere.
10. From Rakops to Xere elevated storage tanks (16.4 km long 90 mm uPVC pump fed transmission line).

This notice serves to announce the CUT OFF DATES to allow for the census of all affected property and/or land. The public and affected property owners are requested to be available at the respective village Kgotes to allow for the census to be held at their respective plots on the following dates and times:

ITEM	VENUE	CUT-OFF DATE	TIME
1	Mokobaxane	06 <sup>th</sup> December 2021	08:00 am
2	Kedia	06 <sup>th</sup> December 2021	12:00 noon
3	Mopipi	06 <sup>th</sup> December 2021	15:00 pm
4	Xhumo	07 <sup>th</sup> December 2021	08:00 am
5	Toromojo	07 <sup>th</sup> December 2021	12:00 noon
6	Mmadikola	07 <sup>th</sup> December 2021	15:00 pm
7	Rakops	08 <sup>th</sup> December 2021	08:00 am
8	Xere	08 <sup>th</sup> December 2021	12:00 noon

**KITSISO MO SECHABENG**

**KITSISO KA KEMISO YA PALO DIKAGO TSE DI AMIANG NE TLHABOLOLO YA GO GOKGELA METSI MO KGAOLOGONG YA BOTETI BORWA LE METSE E E MO BOGARE**

Kopone ya di tlamelo tsa metsi (WUC) e ikemetsa go tokafatsa seamo sa kgokagelo ya metsi le boleng jwa ditlamo mo Boteti Borwa le karo ya magae a a mo Bogare ka madi a Bankagolo ya Mafatshefatshe. Ka fa tlase ga Botswana Emergency Water Security and Efficiency Project (BEWSEP), tlhabololo e e itebagantsa le go anamisa metsi e itlesegeleng e bile ala a boleng jo bo riteng mo metšeng ya Mokobaxane, Kedia, Mopipi, Xhumo, Toromojo, Mmadikola, Rakops and Xere. Go natlafatsa tlhabololo e, WUC ene ya thaba ba kompone ya Enviro Solve Consultancy (Pty) Ltd go ba sekawetse tlhologo ka go ntsafatsa tshetshetso tse tsebotse tse tsebotse mo dingwageng tse di fereng. Le go boakanya tsamaiso ya phuduso kgotso Lenaneo Tlagašo ka go fudusa batho bao boba ba amiwang ke tlhabololo e, seo e le se se tshwanetseng go dirwa ka fa tlase ga tlhabololo ee adimacoweng madi ko Bankagolo ya Mafatshefatshe. Tsamaiso e e tla thusa ka dikato/phiriko dikaledi ya tseo ya lefatshe ele thulaganyo ya molao motheo wa phuduso.

**DIKARALO TSA TLHABOLOLO**

Tlhabololo e e ntagantšweng e bona tšego ya dikago/thomoso tse di latang tsa kgokagelo ya metsi:

1. Tlhametse le go tšego mafatshefatshe a ditlamo tse supa (7) tse di sedi mo tšweng mo tafeleng e e fa tlase;

Borehole No.	Location
BH 9640	Dipolasi tsa Lefelo la Boteti B (NN-91)
BH 9642	Dipolasi tsa Lefelo la Boteti B (NN-52)
BH 10149	Dipolasi tsa Lefelo la Boteti B (NN-92)
BH 10151	Dipolasi tsa Lefelo la Boteti B (NN-53)
BH 10159	Dipolasi tsa Lefelo la Boteti B (NN-50)
BH 10148	Dipolasi tsa Lefelo la Boteti B (NN-77)
BH 10162	Dipolasi tsa Lefelo la Boteti B (NN-76)

2. Mela ya diphaepe go tšwa ditšweng tse supa (7) go ya Tankeng e e kgobokanyang metsi (asebow).
3. Mela wa diphaepe e tšweng Tankeng e e kgobokanyang metsi go ya kogo thutšweng metsi.
4. Diphaepe tse di fetšeng metsi go tšwa ko a tlhatšweng teng go yako ditankeng tse di agotšweng ko godimo mo metšeng ka tsatlaga.
5. Go tšwa madimlong a a tlhatšweng metsi go ya ko tankeng e agotšweng ko godimo ko Rakops, eho e fopoga e isa metsi ko Mopipi, Xhumo, Toromojo and Mmadikola (mela wa 315 mm phaepe ya tšhipi o le bolelele jwa 63.3 km).
6. Setelohane sa tsosoloso mo Mokobaxane go fa metsi maatla gore a goroge ko Kedia.
7. Setelohane sa tsosoloso mo Toromojo go fa metsi maatla gore a goroge ko metšeng ya Xhumo, Mmadikola le Rakops.
8. Setelohane sa tsosoloso ko Rakops go fa metsi maatla gore a goroge ko Xere.
9. Go tšwa Rakops go ya ko ditankeng tse di agotšweng ko godimo ko Xere (mela wa phetšo wa 90 mm uPVC o le bolelele jwa 16.4 km).

Kitsiso e, e bega ka kemiso malatsi go letlelela palo ya ditšha tse di amiwang. Sechaba le ba beng ba ditšha tse di amiwang ba kopelwa go nna teng mo di kgotleng tse di latelang gore go tšwarwe palo ditšha ka malatsi a a latelang:

ITEM	VENUE	CUT-OFF DATE	TIME
1	Mokobaxane	06 <sup>th</sup> Sedimonthole 2021	08:00 am
2	Kedia	06 <sup>th</sup> Sedimonthole 2021	12:00 noon
3	Mopipi	06 <sup>th</sup> Sedimonthole 2021	15:00 pm
4	Xhumo	07 <sup>th</sup> Sedimonthole 2021	08:00 am
5	Toromojo	07 <sup>th</sup> Sedimonthole 2021	12:00 noon
6	Mmadikola	07 <sup>th</sup> Sedimonthole 2021	15:00 pm
7	Rakops	08 <sup>th</sup> Sedimonthole 2021	08:00 am
8	Xere	08 <sup>th</sup> Sedimonthole 2021	12:00 noon

**ANNEX 2 (b): CUT -OFF DATES MEETING SCHEDULE**

ITEM NO.	VENUE	CUT-OFF DATE	TIME
1.	Mokoboxane	6 December 2021	08:00hrs
2.	Kedia	6 December 2021	12:00hrs
3.	Mopipi	6 December 2021	15:00hrs
4.	Xhumo	7 December 2021	08:00hrs
5.	Toromoja	7 December 2021	12:00hrs
6.	Mmadikola	7 December 2021	15:00hrs
7.	Rakops	8 December 2021	08:00hrs
8.	Xere	8 December 2021	12:00hrs

## ANNEX 2 (c): CUT -OFF DATES MEETING MINUTES EXAMPLE

### MINUTES OF CONSULTATIONS FOR THE CUT-OFF DATE

<b>VENUE</b>	MOKOBOXANE	<b>DATE</b>	06/12/2021
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<b>START TIME</b>	0845HRS	<b>END TIME</b>	1000HRS
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No	Item	Action																								
<b>1.</b>	<b>Prayer</b>																									
<b>1.1.</b>	Prayer by volunteer	<b>Ms Gabopadile (Volunteer)</b>																								
<b>2.</b>	<b>Introductions</b>																									
<b>2.1.</b>	Attendees introduced themselves.	<b>All</b>																								
<b>3.</b>	<b>Welcome Remarks</b>																									
<b>3.1.</b>	The VDC Chairperson welcomed everyone in attendance.	<b>VDC Chairperson</b>																								
<b>4.</b>	<b>Project Brief</b>																									
<b>4.1.</b>	<p>Mr. Gopolang highlighted that the purpose of the meeting was to sensitive respective communities of the Cut-Off Dates for the census of properties affected by the anticipated Boteti Southern and Central Cluster Village Water Supply Scheme project. This project is funded by the World Bank and it is facilitated by Water Utilities Corporation (WUC). He stated that there are seven ranches from which seven existing boreholes are needed for the project, therefore, portions of land are required from each affected ranch.</p> <p>Mr Gopolang with the aid of maps and survey drawings highlighted that the proposed water supply scheme sub-project entails the equipping and electrification of seven (7) boreholes with a combined yield of 118 m<sup>3</sup>/hr, located to the south east of Mokoboxane village. He said the boreholes are then to be connected to a proposed 250 m<sup>3</sup> raw water collection storage tank from which the water would be gravitated to a proposed treatment plant facility north - west of Mokoboxane at a distance of 18.7 km from the raw water storage tank via a 250 mm uPVC pipeline. Mr Gopolang added that the potable water will then be supplied to the 7 (seven) villages cluster via gravity transmission mains except for the supply from Mokoboxane to Kedia, after Toromoja to downstream villages and Rakops to Xere that needs a booster pump stations. The gravity mains range from 1 km to 67 km and pipe diameters from 63 mm uPVC to 315 mm steel pipes.</p>	<b>Tinae Gopolang</b>																								
<b>4.2.</b>	<p>The project area has been surveyed and affected parties have been identified. Moreover, the exercise was carried out with caution to avoid at all costs affecting private property. The ranches that are affected by the project are:</p> <table border="1"> <thead> <tr> <th>Borehole No.</th> <th>Yield m<sup>3</sup>/h</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>BH 9640</td> <td>50</td> <td>Boteti Area B Ranches (NN-91)</td> </tr> <tr> <td>BH 9642</td> <td>15</td> <td>Boteti Area B Ranches (NO-52)</td> </tr> <tr> <td>BH 10149</td> <td>15</td> <td>Boteti Area B Ranches (NN-92)</td> </tr> <tr> <td>BH 10151</td> <td>15</td> <td>Boteti Area B Ranches (NO-53)</td> </tr> <tr> <td>BH 10159</td> <td>8</td> <td>Boteti Area B Ranches (NO-50)</td> </tr> <tr> <td>BH 10148</td> <td>8</td> <td>Boteti Area B Ranches (NN-77)</td> </tr> <tr> <td>BH 10162</td> <td>7</td> <td>Boteti Area B Ranches (NN-76)</td> </tr> </tbody> </table>	Borehole No.	Yield m <sup>3</sup> /h	Location	BH 9640	50	Boteti Area B Ranches (NN-91)	BH 9642	15	Boteti Area B Ranches (NO-52)	BH 10149	15	Boteti Area B Ranches (NN-92)	BH 10151	15	Boteti Area B Ranches (NO-53)	BH 10159	8	Boteti Area B Ranches (NO-50)	BH 10148	8	Boteti Area B Ranches (NN-77)	BH 10162	7	Boteti Area B Ranches (NN-76)	<b>Tinae Gopolang</b>
Borehole No.	Yield m <sup>3</sup> /h	Location																								
BH 9640	50	Boteti Area B Ranches (NN-91)																								
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BH 10148	8	Boteti Area B Ranches (NN-77)																								
BH 10162	7	Boteti Area B Ranches (NN-76)																								



	These ranches are privately owned, therefore, where the project will enter and/or exit the ranch, a lockable gate will be constructed. A 5m wide portion of land will be required for the pipeline, and each borehole will require a 30m by 30m portion of land.	
<b>4.3.</b>	The World Bank and WUC requires us to consult local communities and affected parties regarding Cut-Off Dates. Cut-Off dates for census of affected properties start on the 06th of December 2021. The cut-off date marks the day that the census begins for eligibility for resettlement and compensation. Any affected persons who move into the sub project areas after the cut-off date will not be entitled to any compensation. Therefore, no developments, ploughing or land allocation where the pipeline will be constructed. Any developments done after today will not be compensated.	<b>Tinae Gopolang</b>

#### COMMENTS AND QUESTIONS

NO.	FULL NAME/ ORGANIZATION	QUESTIONS/ COMMENTS	RESPONSE
1.	Albert Kamukuru	There are shared boreholes, will they be affected?	Mr Gopolang responded thus, "We have identified and consulted affected parties, and consultations are still ongoing on-going There are procedures we follow when dealing with syndicate boreholes, in your case shared boreholes".
		WUC boreholes are deep, they will deplete the groundwater sources for nearby boreholes. How will those affected be compensated?	There will be borehole monitoring during operation, to monitor the water levels at the boreholes to counter overdrawn by WUC. Anyone can go and request for results or more information from Water Apportionment Board at WUC regarding quantities drawn.
		Do you attend to those with certificates for their ranches only or even those without?	We will need a certificate for verification purpose. Syndicates will be required to provide a record of everyone who is a member.
2.	Samson Kelatheletswe	We want to know if our community will be employed during construction?	Mr Gopolang indicated that indeed there will be recruitment for employment from the community. He advised that those who will be employed to work hard. The Community was advised to voice out their concerns and wishes.
3.	Marx Tshikae	How am I going to know where the pipeline will be? Should I wait for you to place danger tapes first?	Mr Gopolang described the affected ranches and proposed route further with the aid of maps of survey drawings. We have consulted affected parties, and consultations are ongoing.
<b>5.</b>	<b>Vote of thanks</b>		
<b>5.1.</b>	Acknowledged that the meeting was held, about a project that affects the villages.		<b>Baipati Moloji</b>
<b>6.</b>	<b>Closing Prayer</b>		
<b>6.1.</b>			<b>All</b>

<b>VENUE</b>	KEDIA
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<b>DATE</b>	06/12/2021
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<b>START TIME</b>	1200HRS
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<b>END TIME</b>	1330HRS
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No	Item	Action																								
<b>1.</b>	<b>Opening Prayer</b>																									
<b>1.1.</b>	Prayer by volunteer	<b>Baula (Volunteer)</b>																								
<b>2.</b>	<b>Introductions</b>																									
<b>2.1</b>	Attendees introduced themselves.	<b>All</b>																								
<b>3.</b>	<b>Welcome Remarks</b>																									
<b>3.1.</b>	The Chief welcomed everyone in attendance.	<b>Kgosi Sedike</b>																								
<b>4.</b>	<b>Project Brief</b>																									
<b>3.1.</b>	<p>Mr. Gopolang highlighted that the purpose of the meeting was to sensitive respective communities of the Cut-Off Dates for the census of properties affected by the anticipated Boteti Southern and Central Cluster Village Water Supply Scheme project. This project is funded by the World Bank and it is facilitated by Water Utilities Corporation (WUC). He stated that a layout drawing was done to give a visual representation of which properties will be affected by the project.</p> <p>Mr Gopolang with the aid of maps and survey drawings highlighted that the proposed water supply scheme sub-project entails the equipping and electrification of seven (7) boreholes with a combined yield of 118 m<sup>3</sup>/hr, located to the south east of Mokoboxane village. He said the boreholes are then to be connected to a proposed 250 m<sup>3</sup> raw water collection storage tank from which the water would be gravitated to a proposed treatment plant facility north - west of Mokoboxane at a distance of 18.7 km from the raw water storage tank via a 250 mm uPVC pipeline. Mr Gopolang added that the potable water will then be supplied to the 7 (seven) villages cluster via gravity transmission mains except for the supply from Mokoboxane to Kedia, after Toromoja to downstream villages and Rakops to Xere that needs a booster pump stations. The gravity mains range from 1 km to 67 km and pipe diameters from 63 mm uPVC to 315 mm steel pipes.</p>	<b>Tinae Gopolang</b>																								
<b>3.2.</b>	<p>The project area has been surveyed and affected parties have been identified. Moreover, the exercise was carried out with caution to avoid at all costs affecting private property. The ranches that are affected by the project are:</p> <table border="1" data-bbox="290 1458 1166 1832"> <thead> <tr> <th>BH</th> <th>Yield</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>BH 9640</td> <td>50</td> <td>Boteti Area B Ranches (NN-91)</td> </tr> <tr> <td>BH 9642</td> <td>15</td> <td>Boteti Area B Ranches (NO-52)</td> </tr> <tr> <td>BH 10149</td> <td>15</td> <td>Boteti Area B Ranches (NN-92)</td> </tr> <tr> <td>BH 10151</td> <td>15</td> <td>Boteti Area B Ranches (NO-53)</td> </tr> <tr> <td>BH 10159</td> <td>8</td> <td>Boteti Area B Ranches (NO-50)</td> </tr> <tr> <td>BH 10148</td> <td>8</td> <td>Boteti Area B Ranches (NN-77)</td> </tr> <tr> <td>BH 10162</td> <td>7</td> <td>Boteti Area B Ranches (NN-76)</td> </tr> </tbody> </table> <p>These ranches are privately owned, therefore, where the project will enter and/or exit the ranch, a lockable gate will be constructed. A 5m wide portion of land will be required for the pipeline, and each borehole will require a 30m by 30m portion of land.</p>	BH	Yield	Location	BH 9640	50	Boteti Area B Ranches (NN-91)	BH 9642	15	Boteti Area B Ranches (NO-52)	BH 10149	15	Boteti Area B Ranches (NN-92)	BH 10151	15	Boteti Area B Ranches (NO-53)	BH 10159	8	Boteti Area B Ranches (NO-50)	BH 10148	8	Boteti Area B Ranches (NN-77)	BH 10162	7	Boteti Area B Ranches (NN-76)	<b>Tinae Gopolang</b>
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<b>3.3.</b>	Construction activities may result in cracks in houses which are near. The Community was recommended to take pictures of the state of their properties before the project commences in order to prove if it has indeed caused any damages.	<b>Tinae Gopolang</b>
<b>3.4.</b>	The World Bank and WUC requires us to consult local communities and affected parties regarding Cut-Off Dates. Cut-Off dates for census of affected properties start on the 06th of December 2021. The cut-off date marks the day that the census begins for eligibility for resettlement and compensation. Any affected persons who move into the sub project areas after the cut-off date will not be entitled to any compensation. Therefore, no developments, ploughing or land allocation where the pipeline will be constructed. Any developments done after today will not be compensated.	<b>Tinae Gopolang</b>
<b>3.5.</b>	Each village will have a Community Liaison Officer to act as an intermediary between WUC and the community. A Grievance Mechanism and Vulnerable Community Plan tools will be implemented. GBV issues should be addressed.	<b>Tinae Gopolang</b>

<b>NO.</b>	<b>FULL NAME/ ORGANIZATION</b>	<b>QUESTIONS/COMMENTS</b>	<b>RESPONSE</b>	<b>Action by</b>
1.	Gorileng Keleneetswe	We heard about the seven boreholes and other villages. Have you surveyed these boreholes to ensure adequate supply to the whole of Boteti: What is the combined yield?	Assessments were carried out, and the combined yield is 118m <sup>3</sup> /h and 2,832m <sup>3</sup> /day.	<b>Tinae Gopolang</b>
		Have you seen where to place the tank in Kedia, Mopipi and Mokoboxane?	Yes, it has been identified per village. The proposed elevated storage tanks will be housed on the existing WUC plots where there are existing elevated tanks.	<b>Tinae Gopolang</b>
		After completion, will you hand the service to the community, or it will be handled by WUC? If it is the community, there is need of specialists to take care of it.	WUC will operate it.	<b>Tinae Gopolang</b>
2.	Molemisi Bothata	Thankful for the project, believes it will change lives. He asked where the Reverse Osmosis Treatment plant will be placed.	It will be at Mokoboxane. The location of the treatment plant was shown on the map and understood by all.	<b>Tinae Gopolang</b>
		After works, Contractor have a tendency of leaving poor housekeeping on site.	The Contractor will be supervised daily.	<b>Tinae Gopolang</b>
		We have worries, with the Contractor promising a better pay rate but when works commences pay rate is reduced. Sub-Contractors do not address safety issues.	A community liaison officer who will be employed from the community will act as an intermediary between the project and the community. All concerns/grievances including underpayments, GBVs etc, will be addressed to her who will escalate the matter to the relevant authorities.	<b>Tinae Gopolang</b>
		Will there be employees who will ensure that what has been agreed upon is carried out?	A Community Liaison Officer will be hired per village to monitor, document and report any issue. The project will adopt a project	<b>Tinae Gopolang</b>

			specific Grievance Mechanism. There will be an Environmentalist to supervise works on site and ensure that the Contractor mitigates issues that arise.	
3.	Kgosi Mathoa	A 600m deep borehole pumped daily may dry up other boreholes in the vicinity. How will those whose boreholes are out of water be compensated?	Boreholes in Botswana are monitored monthly to counter against depletion of the groundwater source.	<b>Tinae Gopolang</b>
4.	Mr Taolo	Will you use the existing pipes or new ones to supply water in Kedia?	A new pipeline will be constructed along the existing pipeline.	<b>Tinae Gopolang</b>
5.	Mr Mabula	Worried that excavators are going to disturb the environment outside the project area	An Environmental Consultant will be present onsite to ensure that the Contractor mitigates environmental issues that arise.	<b>Tinae Gopolang</b>
		Worried that the Contractor will bring employees not from Kedia, while there are people available to work from Kedia.	The Contractor will be introduced to the community at the Kgotla. Employees will be hired at the Kgotla.	<b>Tinae Gopolang</b>
		Worried about payment issues that will arise	The Contractor will be required to provide contracts for its employees.	<b>Tinae Gopolang</b>
6.	Mr Maikutlo Kenosi (VDC Chairperson)	Recommended that the Contractor should bring contract forms.	The Contractor will be required to provide contracts for its employees.	<b>Tinae Gopolang</b>
		Contractor to ensure Corporate Social Responsibility is done. The road is not in a good condition, it requires culverts.	Noted	<b>Tinae Gopolang</b>

<b>4.</b>	<b>Vote of thanks</b>	
<b>4.1.</b>	Acknowledged that the meeting was held, about a project that affects the villages.	<b>Kgosi Matlhoa</b>
<b>5.</b>	<b>Closing Prayer</b>	
<b>5.1.</b>	Prayer by volunteer	<b>Baula (Volunteer)</b>

## **ANNEX 3: LEGAL INSTITUTIONAL AND REGULATORY FRAMEWORK FOR INVOLUNTARY RESETTLEMENT AND LAND ACQUISITION**

### **TRIBAL LAND ACT (1968)**

This Act transferred all the powers previously vested in a chief and a subordinate land authority under customary law in relation to allocation of land to the Land Board. Under this Act, the Land Board was established as an institution for managing all tribal/customary land.

The Land Board grants customary land rights to citizens of Botswana. The Land Board also leases land under common law forms of tenure.

Part V of the Act addresses specifically procedures for dealing with the application of expropriation for tribal land required for public purposes. Section 32 of the Tribal Land Act provides that land may be granted to the state for public purposes only if the president determines that the purpose for which it is acquired is in the interest of the public. The President possesses power of the eminent domain for expropriation of land. The president may acquire any real (immovable) property where the acquisition of such is necessary for public purposes. Section 33 (2) of the Tribal Land Act (1968) provides that compensation is payable when land is acquired for a project and the acquiring body is financially responsible for all aspects of the project; this includes payment for compensation to claimants. The displaced may be granted the right to use other land if available and is entitled to adequate compensation.

### **TRIBAL LAND (AMENDMENT) ACT (CAP.32:02 OF 1993)**

The Act allows for determination of land use zones in tribal areas. According to the Act, a Land Board shall after due consultation with the District Council determine and define land use zones within a tribal area. The Land Board shall not make grants of land for any use which conflicts with the use for which land is zoned. Land Boards may determine management plans for use and development of the zones.

### **ENVIRONMENTAL ASSESSMENT ACT OF 2011**

It constitutes the main piece of legislation on environmental and social impact assessments in Botswana. This act prescribes that no person shall undertake or implement an activity likely to cause significant adverse effects on the environment unless the environmental impact of the proposed activity is fully considered, and the impact statement reviewed by a competent authority before authorization. The competent authority may hold a public hearing if after examining the statement, the competent authority believes the activity is of such that the public should have an opportunity to make submissions or comments at a public hearing. Section 7 of the Act requires that the project proponent seek the views of the people or communities which are likely to be affected by the proposed activity. The environmental impact statement is expected to identify and evaluate the environmental impact of an activity with reference to: health, safety or quality of life of people; archaeological, aesthetic, cultural and sanitary conditions of the environment; and the configuration, quality and diversity of natural resources.

The land acquisition needs of the project implementation, and their resulting impacts on neighbouring populations in terms of lost revenues, shelters etc are assessed as part of the EIA scope. The project proponent must develop an environmental management plan that explicitly outlines the administration of efforts that will be made to manage any significant environmental impact resulting from the implementation of the project. The competent authority may, in issuing an authorization, prescribe, in writing, specific requirements for monitoring during and after implementation of the proposed activity, by technical departments, local authorities and the developer. A person aggrieved by a decision of the competent authority may appeal to the High Court within 30 days of receiving the decision of the competent authority.

### **ACQUISITION OF PROPERTY ACT 1955**

This Act empowers the State President to acquire any real (immovable) property where the acquisition of such property is necessary or expedient (a) in the interest of defence, public safety, public order, public morality, public health, town and country planning or land settlement or (b) in order to secure the development or utilization of that or other property for a purpose beneficial to the community. Compensation for such an acquisition is payable on agreed terms or in accordance with the provisions of the Act.

Notice of intention to acquire the property (in the form specified by the Act) must be given by the responsible Minister to all persons interested or claiming to be interested in the property. The notice must be personally served

on the interested persons or left at their last usual place of abode or business. If the person(s) are out of the country or their last place of abode or business cannot be found, the notice should be served on the occupier of the premises or his agent. Failing all these, the notice may be affixed upon some conspicuous part of the property. The notice must be published at least once in the Government Gazette and a newspaper circulating in Botswana.

If any person holding or claiming any interest or title in the property subject to the acquisition notice disputes the legality of the proposed acquisition, he may apply to the High Court for the determination of the dispute.

If after three months of publication of the notice of acquisition, no claim has been lodged with the President in respect of the property, or if the claimant and the President cannot agree as to the amount of compensation to be paid, or there is some query about the title of the claimant, these matters shall be settled in terms of the Act. In this regard an Assessment Board has been constituted to deal with disputes. The Board shall hear any person, by themselves or their counsel, attorney, or representatives, who claim to own, or to have any title or interest in the property, the subject of the acquisition.

In determining compensation, various considerations including market value of the property at the date of service of the notice of acquisition are considered by the Assessment Board. If the market value has been increased by means of any improvements made within the year immediately preceding the service of the notice of acquisition, such increase shall be regarded unless it is proved that the improvement was made bona fide and not in contemplation of the property being compulsorily acquired under the provisions of the Act. In certain cases, compensation will be paid for loss of rents and profits. The decision of the Board respecting any compensation, or any question of disputed interest or title shall be final and conclusive as respects all parties upon whom notices have been served in terms of the Act.

#### **STATE LAND ACT 1966**

The Act defines what constitutes "State Land" and provides for its disposal and incidental matters. "State Land" means unalienated State land and reacquired State land and includes any land outside Botswana ownership of which is vested in the Republic of Botswana. "Unalienated land" means any land in Botswana other than tribal land or land in the Borolong Ranches or land within a township established under the Township Act. It also includes any grant made by or on behalf of Her Majesty Queen of England prior to the independence of Botswana and ranches in "Ramatlabama Kuil", "Forest Hill", "Traquair" and "Crocodile Pools".

Reacquired State land is presumably reacquired freehold land. The State has a more concrete title over this category of land, which may be reflected by the issue to it of a certificate of registered state title in terms of the Deeds Registry Act 1961. The most likely use for this category of land is for urban use and settlement. The process and procedure for acquisition of state land or freehold land is outlined in the Acquisition of Property Act.

The power to dispose of State Lands is vested in the State President, which power may be exercised on his behalf by any person authorised by notice in the Government Gazette to do so. Any contract or other disposition, which does not comply with this requirement, would be devoid of legality.

#### **PRINCIPLES OF COMPENSATION GUIDELINES**

The compensation guidelines are in line with the Tribal Land Act of 1968 and deals with both customary land rights and common law grants. The compensation guidelines are prepared by the Department of Lands and are revised annually/ periodically.

##### **1. Compensation Guidelines Objectives**

When the government or a statutory body undertakes a project which is of national importance and the only suitable land for that project is already occupied the president shall determine in accordance with section 32 of the Tribal Land Act that it is in the public interest that the land be acquired for the project. When such land is taken, compensation is payable as per section 33(2) of the Tribal Land Act. The acquiring body is responsible for aspects of the project including payment of compensation direct to the claimants. National projects include new airports, power stations, dams, schools, roads, village expansions etc. The Compensation Guidelines provide a set of practical rules and procedures to deal with land acquisition by ensuring fair and just compensation to the affected people. But beyond the provision of such compensation the guidelines do not seek any further objectives for the sake of the persons/households affected.

In the course of implementing a project for the public interest, affected people are at best left in the same state as prior to the project, or worse off, depending on their personal vulnerability situation. If deemed necessary affected people might have to be displaced before payment of compensation.

## 2. Land Rights and Entitlements

Compensation for tribal land is considered under two categories:

- Customary Land Rights
- Common Law Land Rights

## 3. Customary Land Rights

Regarding customary land the displaced people are entitled to adequate compensation for the following, where applicable:

- The value of any standing crops taken over by the state
- The value of any improvements effected to such land, including the value of any clearing or preparation of land for agricultural or other purposes
- The costs of resettlement, and
- The loss of the right of user of such land (this refers to where no alternative land is identified, or any portion of land taken cannot be replaced. Compensation shall include the value equivalent to loss of right to use that land).

## 4. Common Law Land Rights

When dealing with leases, there may be complications arising due to the following factors:

- The lease being registered;
- The lease being mortgaged;
- Subletting of one or more portions of lease property;
- The disruption or closure of business operations;

Where there are complications, such cases are referred to the Department of Lands. Acquisition procedures in the case of leased properties are as follows:

- The Land Board acquires vacant possession and negotiates the best price. Where the occupier agrees and there is no burden to personal interest, compensation would follow.
- The Land Board may use its powers under the lease to permit construction of pipelines, power lines, roads, and drains etc for public purposes. Compensation is paid only for direct damage to improvements, nuisance and for any land taken for the above servitudes and cannot be replaced.
- The Land Board may exercise its right to terminate the lease as provided for in the lease agreement in which case "adequate compensation" is payable.

## 5. Other Cases

- Where fixed costs which are compensated can in fact be salvaged and transported to the alternative site, then removal costs shall be payable based on the actual costs incurred or 10% of the total compensation sum per affected household, taking the higher value.
- In the case of existing business operations, the following situations are also covered:
  - Loss of goodwill.
  - Injurious affection and severance where access or other conditions are changed.
  - The loss sustained by reason of moving to an alternative site (disturbance).

## **LAND ACQUISITION PROCEDURES**

When government or a statutory body undertakes a project which is of national importance and the only land suitable for that project is already occupied the President shall determine in accordance with Section 32 of the Tribal Land Act that it is in the public interest that the land be acquired for the project. When such land is taken, compensation is payable as per Section 32 (2) of the Tribal Land Act. The Acquiring body is responsible for aspects of the project including payment of compensation direct to the claimants. National projects include new airports, power stations, dams, water pipelines, schools, roads, village expansions etc.

The compensation guidelines require that the acquiring body informs the relevant land board of its intention at least six months prior to commencement of the project, both of which shall consult the affected parties as appropriate and specified in the guidelines. The required consultation shall involve the District Land Use Planning Unit (DLUPU), District Council, as well as National Conservation Strategy Unit. In accordance with the guidelines, the Land Board shall in the case of big projects insist that an Environmental Impact Study be commissioned to assess the project's implications. The results of the study are to be used as a factor in deciding the nature of the development and enable the Land Board to state the appropriate conditions under which the application may be approved. The identification of amelioration measures to overcome the suggested impacts should be included in a programme for compensation.

In the event of acquisition of already occupied tribal land, Regulation 15 of the Tribal Land Regulations of 1970 is invoked. The acquiring authority with the assistance of the Land Board, make reasonable effort to identify and contact all occupiers within the zoned land. If deemed necessary, the Land Board shall request for a Kgotla (community) meeting to advise the people of the scheme and their rights. The views of the affected communities are documented to ensure that they are taken into consideration when a decision to implement the project is made.

Using an Environmental Impact Study, DLUPU or the National Steering Committee should give an early recommendation, in principle, to the Land Board, which then forms the basis of subsequent detailed recommendations.

Once it has been decided to proceed with the project the compensation assessment committee conducts a physical inspection recording all the details of all improvements to the land and any other fixed assets affected within the zoned area. The inspection report is the basis upon which compensation is assessed. The assessment committee invites the various affected occupiers to submit any additional or counter claims for their improvements if they so wish.

Some claimants may engage the services of professionals and should be given time to do so. The compensation assessment committee then meets to discuss and agree on the appropriate rates of compensation. Compensation rates are reviewed yearly and for improvements they are based on depreciated replacement value. Where only part of the land is required and the part remaining cannot be used by itself because of size, access or negative impact of the project, the assessment report gives full details as the acquiring authority may be required to take the whole land and pay compensation for improvements.

The Land Board should consider the compensation assessment and submit its recommendations to the Department of Lands for checking and adjustment where necessary. The Department of Lands then advises the acquiring authority of the approved report. The acquiring authority then immediately releases payment directly to claimants. In the case of emergencies, an order is issued by the Minister of Lands and Housing to the effect that people should vacate their land before compensation is paid with commitment by the acquiring authority for full compensation at a subsequent date with interest. In the event of the applicants being dissatisfied with the compensation assessment, they are advised to appeal to the Minister of Lands and Housing who may then appoint an arbitrator in accordance with section 25 (2) of the Tribal Land Act, Cap. 32:02. The claimants have the right to take the appeal to Court if they so wish. Section 40 of the Tribal Land (Amendment) Act of 1993 provides for the establishment of the Land Tribunal to assume the responsibility of the Minister in adjudicating on these appeals.

### **World Bank Policy on Involuntary Resettlement (OP.4.12)**

The World Bank's Policy on Involuntary Resettlement (OP.4.12) applies to all project components that have only direct economic and social impacts due to expropriation of land or restriction of access to natural resources irrespective of the number of affected people, severity of loss and land ownership rights. Key principles and policy objectives of OP 4:12 can be summarized as;



- To minimize or avoid involuntary resettlement where feasible and to explore all viable alternative project designs;
- To conceive and implement resettlement activities as sustainable development programs where affected people are provided with sufficient investment resources and opportunities to share in project benefits;

***The Overall Objectives of the Bank's OP 4.12 Policy on Involuntary Resettlement are:***

- a) Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs.
- b) Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits. Displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs.

Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

***The Operational Policy OP4.12 has requirements for:***

- a) High levels of consultations and disclosure and a participatory process;
- b) Assistance with physical displacement;
- c) Particular attention must be given to the needs of vulnerable groups especially those below the poverty line, the landless, the elderly, women and children, indigenous groups, ethnic minorities and other disadvantaged persons;
- d) Exploring all viable alternative project design to avoid physical displacement of affected peoples to the extent possible;
- e) Replacement of assets rather than cash compensation, unless in specific circumstances;
- f) A process to define eligibility for benefits according to certain criteria and determination of entitlements according to eligibility;
- g) The development of appropriate resettlement planning, implementation and monitoring documents including a resettlement plan or framework that achieves the objective of OP4.12. RAP for each subproject shall be prepared by the Client cleared by the Bank and disclosed by both parties prior to implementing resettlement activities;
- h) Grievance mechanisms to be in place at the early stages of the resettlement processes
- i) Inclusion of costs of resettlement in the overall cost of the Project; and
- j) Monitoring and evaluation of resettlement and its impacts.

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

In addition, OP 4.12 provides a framework for the compensation of various types of assets as highlighted below;

- For agricultural land, land of equal productive use or potential, prepared to a similar level and located in the vicinity of the affected land;
- For residential land, land of equal size and use, with similar infrastructure and services and located in the vicinity of affected land;

- For structures, full replacement cost to purchase or build new structures of a similar size and quality to affected houses and other affected structures; and
- Subsidies to assist AP with costs associated with the transition period in the resettlement site e.g., moving costs, living allowance, business losses lost production etc.

#### **ANALYSIS OF PRINCIPLES OF ACQUISITION OF LAND AND COMPENSATION IN BOTSWANA AND THAT OF THE WORLD BANK OP 4.12**

The main gap in Botswana's compensation guidelines and the World Bank's OP 4.12 is related to their objectives. The World Bank OP 4.12 first and foremost is a policy document, whose operational principles are also informed by key social development objective, which is to restore, if not improve the livelihood of affected persons, while the national compensation guidelines are mainly an operational guidance to acquire land and compensate asset losses for a public interest investment.

OP 4.12 holds as a principle that displaced people should be assisted in their efforts to improve their livelihoods or at least to restore their lives in real terms, to pre-investment levels or to levels prevailing prior to the beginning of project implementation or whichever is higher. Where necessary, to achieve the objective of the policy, the resettlement plan or resettlement policy framework also includes measures to ensure that displaced persons are offered support after displacement and provided with development assistance in addition to compensation measures (e.g.: land preparation, credit facilities, training, or job opportunities, in-kind compensation, or whatever measures have been identified as a subject of concerns to the displaced people.) In conducting communities' consultation and socioeconomic survey for the resettlement plan, special attention is paid to vulnerable households or persons such as: elderly, disabled, singled-headed, or child-headed households; but also gender discriminating impacts. Appropriated accompanying measures are taken to assist such households or persons.

When the government of Botswana or a statutory body undertakes a project which is of national importance and the only suitable land for that project is already occupied the president shall determine in accordance with section 32 of the Tribal Land Act that it is in the public interest that the land be acquired for the project. When such land is taken, compensation is payable as per section 33(2) of the Tribal Land Act. The acquiring body is responsible for aspects of the project including payment of compensation direct to the claimants. The Compensation Guidelines provide a set of practical rules and procedures to deal with land acquisition by ensuring fair and just compensation to the affected people. But beyond the provision of such compensation the guidelines do not seek any further objectives for the sake of the persons/households affected. Admittedly, while implementing a project for the public interest, affected people are at best left in the same state as prior to the project, or worse off, depending on their personal vulnerability situation. If deemed necessary affected people might have to be displaced before payment of compensation.

**ANNEX 4: EXAMPLES OF SIGNED CONSENTS AND AGREEMENTS BY PAPs (These are examples. All related docs are in RAP and on file with WUC)**

**Landowner Consent:**

I, Mr. Jack Thapelo of ID 578519303 on behalf of our Syndicate consent to the expropriation of a portion of our Farm NO 52 to cater for the water supply project under the **Boteti Southern and Central Cluster Villages Water Supply Scheme**. The total size of the portion of land to be taken is 2,500m<sup>2</sup> (50m x 50m) for the raw water collector tank, 900m<sup>2</sup> (30m x 30m) for the borehole plot, and 50.575m<sup>2</sup> (7.225km x 7m) for access road and pipeline route; which represents **1%** of the total farm size of **3600** hectares (**6000m x 6000m and 6000m x 6000m**). This land is given with the condition that a fair compensation amount at open market price will be paid.

While considering and consensual to a fair compensation to be paid the below concerns also need to be considered:

1. A drop in yield (m<sup>3</sup>) from the existing borehole that may result from the impact caused by the high pumping rate for the project.

*Suggested mitigation: Approval to use one of the existing monitoring boreholes to compensate for a drop in yield (m<sup>3</sup>).*

2. The pipeline leaks and accidental overflow of reservoirs will result in breeding ground for predators causing damage to livestock or stray livestock causing degradation to the already insufficient grazing space.

*Suggested mitigation: consider the possibility of taking over the ranch in exchange for relocation since it is already a wellfield for government groundwater monitoring boreholes.*

Signature:  Date: 07/10/2021

Witness Name: JAMES THAPELO Signature:  Date: 07/10/2021

Chief Executive Officer  
Water Utilities Corporation  
Plot 17530, Luthuli Road  
P/Bag 00276,  
Gaborone  
Att: BEWSEP – Coordinator

Dear Sir

**SUBJECT: USE OF BOREHOLE BH 9640 BY KAROWE'S FAMILY**

I the undersigned was allocated farm/ranch NN 91 at Area B in the Boteti area measuring 4225,06 hectares by Ngwato Land Board on (insert date). Particulars of the lease are;

Lease Holder GOBOTSWAMANG KAROWE  
Lease Number NLB 057 / 2018  
Expiry Date 16<sup>th</sup> APRIL 2068

Within the allocated farm there are three (3) drilled boreholes being boreholes BH9095, BH10147 and BH9640. I was using borehole BH..... for watering my livestock until 2018 when it dried up. After drying up of BH..... I equipped borehole BH 9640 for watering my 200 livestock being 150 cattle, 50 sheep and 50 goats.

On 17<sup>th</sup> December 2020 and 28<sup>th</sup> February 2021 I met representatives of Water Utilities Corporation who explained to me about the coming of a water supply project that will deliver water to the eight (8) villages of Boteti Central and South Villages. It was explained that one of the boreholes earmarked for the project is BH9640 and that it is very critical for the project as it is the most high yielding amongst the boreholes to be used. During my discussions with Water Utilities Corporation representatives who came to consult me on the matter, many options were discussed on how they can have access to the use of BH 9640 without compromising my livestock and my livelihood. Some of the options discussed include the following: 1. Identifying a different borehole to use for my livestock

2. Getting a rationed water supply from BH 9640 from WUC

I on behalf of ~~the~~ wish to state that my concern is on my livestock and livelihoods and hence I am amenable to any option as long as it does not compromise the welfare of my livestock and my livelihood. I am aware that the project will benefit the greater community of the Boteti villages and will cooperate with the project team as long as they address the issues I have raised.

Attached are copies of my national identity card (Oman) and farm lease.

Yours Faithfully  
Gobotswamang Karowe



We keep it flowing, for you.

GABORONE HEAD OFFICE  
Sedibeng House,  
Lot 17530 Luthuli Road

PRIVATE BAG 00276  
Gaborone, Botswana  
Tel: (0267) 3604400  
Fax: (0267) 397 385  
Email: mats@wuc.bw

Ref: WUC 3/5/22

13 June 2022

Makuke Brothers Syndicate  
Orapa

**ATTENTION: Mr. Jack Thapelo**

Dear Sir

**PROJECT: BOTETI SOUTHERN AND CENTRAL CLUSTER VILLAGES WATER SUPPLY SCHEME – TENDER No: WUC 623/2016**

**SUBJECT: VALUATION OF FARM NO 52 WHICH HOUSES BH 9642**

The above subject matter refers for the project captioned.

Following our last consultation with yourselves concerning the valuation of your property (as shown below), kindly find attached the Valuation report as promised.

ITEM NO.	AFFECTED FARM	BORSHOLE NUMBER	LAND REQUIRED AROUND BORSHOLE POINT/ COLLECTOR TANK	LAND TO BE ACQUIRED FOR PIPELINE AND ACCESS ROADS	TOTAL LAND TO BE ACQUIRED IN SQUARE METERS	TOTAL SIZE OF FARM IN SQUARE METERS	TOTAL % OF LAND TO BE ACQUIRED	FARM OWNER	VALUATION AMOUNTS FOR COMPENSATION
1.	NO 52	BH 9642	The borehole is already around and land around Collector Tank Land 50m x 50m	7,200m <sup>2</sup>	12,101,50m <sup>2</sup>	8,268,300m <sup>2</sup> (1,946,400m <sup>2</sup> )	8.15%	Makuke Brothers Syndicate	P 504,577.00

Concerning the issues, you raised when you were giving us consent to go ahead with preparations for the project about the borehole in your ranch, find below the conclusions we have made:

1. A drop in yields (m<sup>3</sup>) from existing borehole may result from the impact caused by the high pumping rate for the project.

AUCDCD565R

Your Suggested Mitigation: Approval to use one of the existing monitoring boreholes to compensate for a drop in yield (m<sup>3</sup>).

Our Response: The distance between your borehole and the project production borehole is 1.150km (the allowed distance between boreholes as per the Water Act is 236m), therefore it is unlikely that there will be any water level interference. There are numerous exploration boreholes in the vicinity which will be used for water level and quality monitoring. In the event that there is an effect on the water levels, we will recommend you to Water Apportionment Board for allocation of one of the exploration boreholes.

2. The pipeline leaks and accidental overflow of reservoirs will result in breeding ground for predators causing damage to the livestock or stray livestock, causing degradation to the already insufficient grazing space.

Your Suggested Mitigation: Consider the possibility of taking over the ranch in exchange for relocation since it is already a wellfield for Government groundwater monitoring boreholes.

Our Response: The area around the Collector tank will be fenced with palisade fence with a lockable gate to prevent vandalism. There will also be a SCADA system to monitor the infrastructure for early leak detection. Additionally, there will be physical monitoring of the project infrastructure.

Your suggested mitigation to be allocated a new ranch in exchange is beyond the mandate of Water Utilities Corporation, but you are free to make an application to the relevant authority.

Your continued cooperation in this matter highly appreciated.

Thank you.

Yours Faithfully

13/06/2022 12:14:00 PM  
Moad Matsien



We keep it flowing, for you.

GABORONE HEAD OFFICE  
Bedding House,  
Lot 17530 Luthuli Road

PRIVATE BAG 00278  
Gaborone, Botswana  
Tel: (0267) 3604400  
Fax: (0267) 397 385  
Email: [info@wuc.bw](mailto:info@wuc.bw)

Ref: WUC 3/5/22

13 June 2022

Makuka Brothers Syndicate  
Orapa

**ATTENTION: Mr. Jack Thapelo**

Dear Sir

**PROJECT: BOTETI SOUTHERN AND CENTRAL CLUSTER VILLAGES WATER SUPPLY SCHEME – TENDER No.: WUC 023/2016**

**SUBJECT: VALUATION OF FARM NO 52 WHICH HOUSES RH 9642**

The above subject matter refers for the project captioned:

Following our last consultation with yourselves concerning the valuation of your property (as shown below), kindly find attached the Valuation report as promised.

ITEM NO.	AFFECTED FARM	BOROHOLE NUMBER	LAND REQUIRED AROUND BOROHOLE POINT/ COLLECTOR TANK	LAND TO BE ACQUIRED FOR PIPELINE AND ACCESS ROADS	TOTAL LAND TO BE ACQUIRED IN SQUARE METERS	TOTAL SIZE OF FARM IN SQUARE METERS	TOTAL % OF LAND TO BE ACQUIRED	FARM OWNER	VALUATION AMOUNTS FOR COMPENSATION
1.	NO 52	RH 9642	The borehole is already around land owned  Collector Tank Land: 100m x 50m	7.000m <sup>2</sup>	10.071.000m <sup>2</sup>	6.896.300m <sup>2</sup> (1.488.800ha)	0.15%	Makuka Brothers Syndicate	P 201,877.00

Concerning the issues, you raised when you were giving us consent to go ahead with preparations for the project about the borehole in your ranch, find below the conclusions we have made:

1. A drop in yields (m<sup>3</sup>) from existing borehole may result from the impact caused by the high pumping rate for the project.

AUCDCID58588

**Your Suggested Mitigation:** Approval to use one of the existing monitoring boreholes to compensate for a drop in yield (m<sup>3</sup>).

**Our Response:** The distance between your borehole and the project production borehole is 1.180km (the allowed distance between boreholes as per the Water Act is 236m), therefore it is unlikely that there will be any water level interference. There are numerous exploration boreholes in the vicinity which will be used for water level and quality monitoring. In the event that there is an effect on the water levels, we will recommend you to Water Apportionment Board for allocation of one of the exploration boreholes.

2. The pipeline leaks and accidental overflow of reservoirs will result in breeding ground for predators causing damage to the livestock or stray livestock, causing degradation to the already insufficient grazing space.

**Your Suggested Mitigation:** Consider the possibility of taking over the ranch in exchange for relocation since it is already a wellfield for Government groundwater monitoring boreholes.

**Our Response:** The area around the Collector tank will be fenced with palisade fence with a lockable gate to prevent vandalism. There will also be a SCADA system to monitor the infrastructure for early leak detection. Additionally, there will be physical monitoring of the project infrastructure.

Your suggested mitigation to be allocated a new ranch in exchange is beyond the mandate of Water Utilities Corporation, but you are free to make an application to the relevant authority.

Your continued cooperation in this matter highly appreciated.

Thank you.

Yours Faithfully

13060221-121405170-0000

Mosis Matsien

original, and all of which together shall constitute one and the same Agreement as at the date of signature of the Party last signing one of the counterparts.

- 18.3 The persons signing this Agreement in a representative capacity warrant their authority to do so.
- 18.4 The Parties record that it is not required for this Agreement to be valid and enforceable that a Party shall initial the pages of this Agreement and/or have its signature of this Agreement verified by a witness.

SIGNED at LETUAKA on this 0<sup>th</sup> day of JUNE 2022

For and on behalf of  
**NGATOUANE FAMILY SYNDICATE**

[Signature]  
Signature

[Signature] ASA 714319509  
Name of Signatory

Designation of Signatory

**As witnesses:**

[Signature]  
Signature

Kerong Hefere ASA (690424204)  
Name of Witness

[Signature]  
Signature


Psa Sabee Psa (592015502)  
Name of Witness

original, and all of which together shall constitute one and the same Agreement as at the date of signature of the Party last signing one of the counterparts.

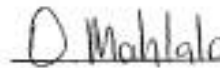
- 18.3 The persons signing this Agreement in a representative capacity warrant their authority to do so.
- 18.4 The Parties record that it is not required for this Agreement to be valid and enforceable that a Party shall initial the pages of this Agreement and/or have its signature of this Agreement verified by a witness.

SIGNED at GABORONE on this 10<sup>th</sup> day of AUGUST 2022

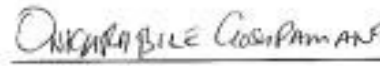
For and on behalf of  
**MS. NINI BOTLOGETSWE MMEREKI**


  
Signature  
GORITSA C. MMEREKI  
Name of Signatory  
SON  
Designation of Signatory

**As witnesses:**

  
Signature

OTENG MAHLALA  
Name of Witness

  
Signature





**EVALUATION REPORT**

**PROCUREMENT OF A PROPERTY VALUER FOR  
FARMS AFFECTED BY THE BOTETI SOUTHERN  
AND CENTRAL CLUSTER VILLAGES PROJECT**

**JANUARY 2022**

## 1. SCOPE OF PROCUREMENT/SPECIFICATION

Botswana Emergency Water Security and Efficiency Project under Technical Services Department requested for the procurement of property valuers for valuing all properties affected in the Boteti South and Central Cluster Villages Water Scheme. The specification for the valuations entail.

- A. The valuations should be based on the Resettlement Policy Framework and all the guiding laws and guidelines of the Government of Botswana. As per the Resettlement Policy Framework below are the guidelines for determining the value of the affected assets as necessary.
- Replacement Cost Approach
  - Gross Current Replacement Cost
  - Rates from similar exercises
  - Land Boards and Department of Lands rates

On computing the valuations, the following should be taken into consideration:

- Compensation for land
- Calculation of crops and fruit trees where applicable
- Compensation for building and structures
- Compensations for loss of business where applicable
- Current market prices

- B. Assessment of the following properties to be affected.

Table 1. Boreholes and associated land requirements.

AFFECTED FARM	BOREHOLE NUMBER	LAND REQUIRED AROUND BOREHOLE/BOOSTER TANK	LAND REQUIRED FOR PIPELINE AND ACCESS ROAD	ANY OTHER ADDITIONS	FARM OWNER
NN 91	BH 9640	29.30m x 30.0m	929.1m	1 gate	Karowe Family
NO 52	BH 9642	The borehole is already fenced, and land secured measuring (19.59m x 19.82m x 19.19.98m x 20.8m)	7.46km	2 gates	Thapelo Family

		Raw water Collector Tank measuring (51.21m x 50.08m x 52.21m x 49.79)			
NN 77	BH 10148	30.09m x 30.09m	3.906m	2 gates	Not Allocated
NN 93	BH 10149	29.4m x 29.4m x 29.7m x 29.3m	6.446km	2 gates	Asa Family
NO 53	BH 10151	30.0m x 30.02m	1.995km	1 gate	Maditse/Moloi Family
NO 50	BH 10159	30.16m x 30.05m	1.704km	1 gate	Mmereki Family
NN 76	BH 10162	29.38m x 30.0m	885.5m	2 gates	Mahube Family

## 2. REQUEST FOR QUOTATIONS

Requests for Quotations were sent out to five companies namely:

- Willy Kathurima and Associates (Pty) Ltd
- More Property Valuers (Pty) Ltd
- MG Properties Valuers (Pty) Ltd
- Riberry (Pty) Ltd
- Belfort Properties Valuers (Pty) Ltd

Only two (2) companies submitted quotations, namely; More Property Valuers (Pty) Ltd and Riberry (Pty) Ltd. Willy Kathurima and Associates (Pty) Ltd, MG Properties Valuers (Pty) Ltd and Belfort Properties Valuers (Pty) Ltd did not provide the quotations, on the basis that they have not registered for PPADB codes and some for reasons unknown

## 3. EVALUATION PANEL

A panel consisting of the following officers was constituted to carry the evaluation process

- Senior Buyer – Finance
- Specialist - Environmental – Technical Services Department
- Civil Engineer – Technical Services Department
- Project Sociologist – Technical Services Department

Riberry (Pty) Ltd	√	√	√	√	√	√	√
-------------------	---	---	---	---	---	---	---

Both companies submitted the requisite documents and were allowed to be evaluated on cost.

## 6.2 Cost Analysis

Table 4 below provides a summary of the costing for the two companies.  
Table 4: Costing Summary.

Company	Description	Quantity	Unit Price	Total
More Property Valuers (Pty) Ltd	Evaluation of seven (7) farms at P13,995.10 without VAT, transportation charged to the seven (7) farms at P7,570.00. Accommodation and food at P3,000.00 and P1,200.00 respectively. The total is P29,200.00, VAT included.	7 ranches	P 4,171.43	P 29,200.00
Riberry (Pty) Ltd	Evaluation of seven (7) farms at P56,703.60, VAT inclusive. transportation charged to the seven (7) farms at P5,952.04 and disbursement and subsistence charges at P6,900.00. The total is P69,555.64 and it includes Vat at 14%.	7 ranches	P 9,936.52	P 69,55.64

## 7. CONCLUSION

More Property Valuers (Pty) Ltd provided a quote at P29,200.00, VAT inclusive and they adequately covered the scope. Riberry (Pty) Ltd provided a quote at P69, 555.64, VAT inclusive and the adequately covered the scope, however they overpriced looking at the rates from similar exercise from other projects.

## 8. RECOMMENDATION

It is recommended that More Property Valuers (Pty) Ltd carry-out the valuation of the seven (7) farms affected in the Boteti South and Central Cluster Villages Water Scheme at a total cost of P29,200.00, VAT included, having quoted as per the scope and at a lower price compared to Riberry (Pty) Ltd which also quoted as per the scope at a total cost of P69,555.64, but it was more costly compared to More Property Valuers (Pty) Ltd.

**NAME**

**SIGNATURE & DATE**

Botho Kgathi

-----  
  
21/01/2022 15:31:58(UTC+02:00)

Khotso Sebeke

  
21/01/2022 15:28:41(UTC+02:00)

Ruth Radibe



# MORE PROPERTY VALUERS (PTY) LTD

P. O. Box 502235  
Gaborone  
Botswana  
Mooketsi@moreproperty.co.bw  
Mobile: (+267) 72821333  
Vat. No. CO 9261701013

Property Professionals, Real Estate  
Consultants, Property Management, Valuation  
(Building, Plant and Machinery), Estate Agents  
and Planning, Project Management and Land  
Use Consultants

Plot 4216/Unit 7  
Molepolole Road  
Mogoditshane  
Botswana  
Phone: (+267) 3182111  
Fax : (+267) 3182112

10<sup>th</sup> January 2022

Water Utilities Corporation  
Gaborone Water Works  
Gaborone, Botswana

Dear Sir/Madam,

QUOTATIONS FOR VALUATIONS FOR 4B RANCHES BOTETI

RFQ number: 6000248038

Reference is made to the above.

## 1. INSTRUCTION

We wish to submit quotations for valuing all properties affected in the Boteti South and Central Cluster Villages Water Scheme.

3. TOTAL QUOTE PROPOSAL AMOUNT:

QUOTATION

charges for a property with estimated value of  
P 6,717,772 80

757km x 2(to and from) = 1514km  
1514km x P5/km =

P7.570.00

Sub Total  
Vat@14%  
Total

P25,565.10  
P3578. 00  
P29.144.25

Ms. Tlotlo Tjandiona Mooketsi

Tel: +2673182111

Fax: +2673182112

**MORE PROPERTY VALUERS (PTY) LTD**  
Plot 4216, Mogoswane, Vat No: C0961701112  
P. O. Box 502215, Gaborone  
Tel: 3182111 Fax: 3182112 Cell: 71209863

## QUOTE

NUMBER: QUO0000012  
REFERENCE: VIBK/PB  
DATE: 13/12/2021  
DUE DATE: 31/12/2021  
SALES REP: PAUL BWANYA  
OVERALL DISCOUNT %: 0.00%  
PAGE: 1/1



FROM  
**RIBERRY (PTY) LTD**

VAT NO: C09872801113

POSTAL ADDRESS:  
P. O. Box 582, Mogoditshane.

PHYSICAL ADDRESS:  
Unit 11D, Plot 54368  
I-Towers, New CBD, Gaborone.

TO  
**WATER UTILITIES CORPORATION**

CUSTOMER VAT NO:

POSTAL ADDRESS:  
Private Bag 022  
Gaborone  
3904455/3902606

PHYSICAL ADDRESS:  
Water Utilities Corporation  
Gaborone Water Works  
Plot 4733/34, Dam Site  
Gaborone  
REF: 6000248037

Description	Quantity	Ext. Price	Disc %	VAT %	Excl. Total	Incl. Total
VAL001 - Valuation for 48 Ranches Boteti( valuation for Seven Ranches-Location 4B-Ranches Boteti)	1	BWP49,740.00	0.00%	14.00%	BWP49,740.00	BWP56,703.60
MIL001 - Mileage	1	BWP5,952.04	0.00%	0.00%	BWP5,952.04	BWP5,952.04
DIS6001 - Disbursement & subsistence	1	BWP6,900.00	0.00%	0.00%	BWP6,900.00	BWP6,900.00

First National Bank  
Account number: 6 2 2 2 5 0 5 1 1 7 7  
Riverwalk Plaza  
Branch Code: 285267  
Swift Code: FIRNBWGX

Total Discount: BWP0.00  
Total Exclusive: BWP62,592.04  
Total VAT: BWP6,963.60  
Sub Total: BWP69,555.64

Grand Total: BWP69,555.64

BALANCE DUE

**BWP69,555.64**



Signed :

Position :



Office Location  
Gaborone Water Works  
Plot 4733/34  
Dam Site, Gaborone, Botswana

We keep it flowing, for you.

Water Utilities Corporation  
Private Bag 00276  
Gaborone  
Tel: 3902606, Fax: 3190008

MORE PROPERTIES PTY LTD  
GABORONE

WUC VAT REGISTRATION NO: C03895701113

Purchase order

PO number/date  
4500215021 / 26.01.2022  
Contact person/Telephone  
Botho Kgathi/267 3604455  
Page 1 of 1

Please deliver to:  
Water Utilities Corporation  
Gaborone Water Works  
Plot 4733/34, Dam Site  
GABORONE

Your Vendor No with us  
103626  
Delivery date: 17.12.2021  
Tel :  
Fax :

Currency BWP

Item	Mat No	Description	Order Qty	Unit Price	Net Value
00010		Valuations for 4B Ranches Boteti	1 each	25,614.04	25,614.04
		Valuation for Seven Ranches -Location 4B-Ranches Boteti			
Net order value				25,614.04	BWP
VAT Amount				3,585.97	BWP
Total order value				29,200.01	BWP

**ANNEX 6: SOCIO-ECONOMIC SURVEY OF PAP'S**

ITEM. NO.	AFFECTED FARM	PAP	GENDER	MARITAL STATUS	NUMBER OF DEPENDANTS		ETHNICITY & RELIGION	LITERACY LEVEL	ECONOMIC LIVELIHOOD	OCCUPATION	MONTHLY INCOME
						Vulnerable (disabled/over 65 years old)					
1.	NN 91	Ms. Gobotswamang Karowe	Female	Widowed	2	0	Hurutshe Christianity	None	Old Age Pension	Unemployed	P 630.00
2.	NO 52	Mr. Gowinnemang Jack Thapelo	Male	Married	5	0	Kalanga Christianity Christianity	Secondary (Form 5)	Employment	Miner	P 10,000.00
		Mr. Gotsetswemang Makuke	Male	Married	6	0	Kalanga Christianity	Diploma in Adult Education	Employment	Community Development Officer	P 12,000.00
		Mr. Galelelekwe Thapelo	Male	Married	7	0	Kalanga Christianity	Secondary (Form 2)	Subsistence Farming	Unemployed	None
		Sebati Thapelo	Male	single	1	0	Kalanga Christianity	Secondary (Form 3)	Informal Employment	Drought Relief Program	P 500.00
3.	NN 77	Ngwato Land Board	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4.	NN 93	Boy Asa	Male	Divorced	5	0	Herero Christianity	Primary (Std 7)	Subsistence Farming	Unemployed	None
		Kereng Asa	Female	Single	2	0	Herero		Employment	Teacher	P 3,700.00

ITEM. NO.	AFFECTED FARM	PAP	GENDER	MARITAL STATUS	NUMBER OF DEPENDANTS		ETHNICITY & RELIGION	LITERACY LEVEL	ECONOMIC LIVELIHOOD	OCCUPATION	MONTHLY INCOME
						Vulnerable (disabled/over 65 years old)					
							Christianity	Bachelor of Education			
		Asa Asa	Male	Married	7	0	Herero Christianity	Secondary (Form 3)	Farming	Farmer	P 15,000.00
		Elizabeth Matshuba	Female	Married	3	0	Christianity Herero	Bachelor of Commerce (Financial Management)	Employment	Banker	P 4,000.00
		Efa Kandjii	Female	Married	5	0	Herero Christianity	Secondary (Form 5)	Pension	Pensioner	P 4,900.00
5.	NO 53	Baitsapi Moloji	Male	Widowed	6	0	Kalanga Christianity	Primary (Std 4)	Subsistence Farming	Old Age Pension	P 630.00
		Lesitamang Moloji	Male	Married	9	0	Kalanga Christianity	Primary (Std 7)	Subsistence Farming	Unemployed	P 1,000.00
		Lelebaganye Moloji	Male	Married	6	1	Kalanga Christianity	None	Subsistence Farming	Old Age Pension	P 1,000.00
6.	NO 50	Ms. Nnini Botlogetswe Mmereki	Female	Widowed	4	0	Christianity Motswana	Primary	Subsistence Farming	Old Age Pension	None

ITEM. NO.	AFFECTED FARM	PAP	GENDER	MARITAL STATUS	NUMBER OF DEPENDANTS		ETHNICITY & RELIGION	LITERACY LEVEL	ECONOMIC LIVELIHOOD	OCCUPATION	MONTHLY INCOME
						Vulnerable (disabled/over 65 years old)					
7.	NN 76	Mr. Charles Mahube	Male	Widowed	2	0	Kalanga Christianity	Secondary	Businessman	Businessman	P10,000.00

## ANNEX 7: THE ASSET REGISTER

ITEM. NO.	AFFECTED FARM	BOREHOLE NUMBER	FARM OWNER	LAND LOST AROUND BOREHOLE POINT/COLLECTOR TANK	LAND LOST FOR PIPELINE SERVITUDE AND ACCESS ROADS	TOTAL LAND TO BE LOST IN SQUARE METERS	TOTAL SIZE OF FARM IN SQUARE METERS	TOTAL % OF LAND LOST	OTHER LOSSES
PAP 1	NN 76	BH 10162	Mr. Charles Mahube	29.38m x 30.0m x 29.38m x 30m	885.5m long x 7m wide	7,079.90sqm	27,548,537sqm (2,754.85Ha)	0.03%	Mophane trees and natural shrubs and grass
PAP 2	NN 77	BH 10148	Still under Land Board (not yet allocated)	30.09m x 30.09m x 30.09m x 30.09m	3.906km long x 7m wide	28,247.41sqm	34,515,200sqm (3,451.5200Ha)	0.08%	Mophane trees and natural shrubs and grass
PAP 3	NN 91	BH 9640	Ms. Gobotswamang Karowe	29.30m x 30.0m x 29.30m x 30.0m	929.1m long x 7m wide	7,382.70sqm	42,225,643sqm (4,225.0643Ha)	0.02%	Mophane trees and natural shrubs and grass
PAP 4	NN 93	BH 10149	Ngatouane Syndicate	29.4m x 29.4m x 29.4m x 29.4m	6.446km long x 7m wide	45,180.90sqm	30,960,000sqm (3,096.0000Ha)	0.15%	Mophane trees and natural shrubs and grass
PAP 5	NO 50	BH 10159	Ms. Nnini Botlogetswe Mmerekhi	30.16m x 30.05m x 30.16m x 30.05m	1.704km long x 7m wide	12,843.31sqm	35,150,119sqm (3,515.0119Ha)	0.04%	Mophane trees and natural shrubs and grass
PAP 6	NO 52	BH 9642	Makuke Brothers Syndicate	Collector Tank Land 50m x 50m x 50m x 50m	7.46km long x 7m wide	52,621.88sqm	34,854,300sqm (3,485.4300Ha)	0.15%	Mophane trees and natural shrubs and grass
PAP 7	NO 53	BH 10151	Letshabamang Syndicate	30.0m x 30.02m x 30.0m x 30.02m	1.995km long x 7m wide	14,865.90sqm	40,374,700sqm (4,037.4700Ha)	0.04%	Mophane trees and natural shrubs and grass

**ANNEX 8: EXAMPLES OF VALUATION REPORTS (These are examples. All related docs are in RAP and on file with WUC)**



P. O. Box 502235  
Gaborone  
Botswana  
Mooketsi@moreproperty.co.bw  
Mobile: (00267) 71209963  
Vat. No. CO 9261701013

**Property Professionals, Real Estate Consultants, Property Management, Valuation (Building, Plant and Machinery), Estate Agents and Planning, Project Management and Land Use Consultants**

Plot 4216/Unit 7  
Melipotole Road  
Mogoditshane  
Botswana  
Phone: (267) 3182111  
Fax : (267) 3182112

Botswana Water Utilities Corporation  
Private Bag 00276  
Gaborone

25<sup>th</sup> February 2022

Dear Sir,

**RE: VALUATION OF LAND AND IMPROVEMENTS ON LEASE AREA 76-NN, 4B RANCHES BOTETI**

Further to your instruction of the 14<sup>th</sup> February 2022 to value the above mentioned, to determine the market value of the property, an inspection was carried out and we have compiled the information as per the requirements for the valuation report which is enclosed herewith.

It is our opinion that on the 14<sup>th</sup> February 2022, the values of the property were as follows:

Development and Land Compensation Values	
1. Forty-Two Thousand Four Hundred and Seventy-Nine Pula and Forty Thebe Only	<b>P 42,479.40</b>
2. Additions.	
2.1 Salvation@10% of open market values	<b>P 4,247.94</b>
2.2 Disturbances@10% of open market values	<b>P 4,247.94</b>
	<b>P 50,975.28</b>
<b>3. Total Compensation payable, Say</b>	<b>P 50,975.00</b>

As particularly described and identified on the attached Valuation Report:

**The Market Value** is the price at which the property might reasonably be expected to be sold at the date of valuation. It is assumed that it is an arm's length transaction between a willing buyer and willing seller and that a reasonable time is allowed for the disposal is three months, but it is stressed that this defined period of time is not regarded as the forced sale basis.

**The Forced Sale Value** means the best price, at which the sale of an interest in property might reasonably be expected to have been completed unconditionally for cash consideration on the date of valuation, assuming:

- a. an unwilling seller;
- b. that prior to the date of valuation, there had been a limited period for marketing of the interest, for the agreement of price and term conditions for the completion of the sale;
- c. that the state of the market, level of values and other circumstances were, on any earlier assumed date of exchange of contracts, the same on the date of valuation; and



# MORE PROPERTY VALUERS (PTY) LTD

P. O. Box 502235  
Gaborone  
Botswana  
Mooketsi@moreproperty.co.bw  
Mobile: (00267) 71209963  
Vat. No. C09261701013

**Property Professionals, Real Estate Consultants, Property Management, Valuation (Building, Plant and Machinery), Estate Agents and Planning, Project Management and Land Use Consultants**

Plot 4216/Unit 7  
Molepolole Road  
Mogodishane  
Botswana  
Phone: (267) 3182111  
Fax : (267) 3182112

Botswana Water Utilities Corporation  
Private Bag 00276  
Gaborone

25<sup>th</sup> February 2022

Dear Sir,

**RE: VALUATION OF LAND AND IMPROVEMENTS ON NO 50, 4B RANCHES BOTETI**

Further to your instruction of the 14<sup>th</sup> February 2022 to value the above mentioned, to determine the market value of the property, an inspection was carried out and we have compiled the information as per the requirements for the valuation report which is enclosed herewith,

It is our opinion that on the 14<sup>th</sup> February 2022, the values of the property were as follows:

<b>Development and Land Compensation Values</b>	
1. Seventy-Seven Thousand and Fifty-Nine Pula and Eighty-Six Thebe Only	<b>P 77,059.86</b>
2. Additions.	
2.1 Salvation@10% of open market values	<b>P 7,705.99</b>
2.2 Disturbances@10% of open market values	<b>P 7,705.99</b>
	<b><u>P 92,471.83</u></b>
<b>3. Total Compensation payable</b>	<b>P 92,472.00</b>

As particularly described and identified on the attached Valuation Report:

**The Market Value** is the price at which the property might reasonably be expected to be sold at the date of valuation. It is assumed that it is an arm's length transaction between a willing buyer and willing seller and that a reasonable time is allowed for the disposal is three months, but it is stressed that this defined period of time is not regarded as the forced sale basis.

**The Forced Sale Value** means the best price, at which the sale of an interest in property might reasonably be expected to have been completed unconditionally for cash consideration on the date of valuation, assuming:

- an unwilling seller;
- that prior to the date of valuation, there had been a limited period for marketing of the interest, for the agreement of price and term conditions for the completion of the sale;
- that the state of the market, level of values and other circumstances were, on any earlier assumed date of exchange of contracts, the same on the date of valuation; and



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Mogoditshane  
Botswana  
Phone: (267) 3182111  
Fax : (267) 3182112

Botswana Water Utilities Corporation  
Private Bag 00276  
Gaborone

25<sup>th</sup> February 2022

Dear Sir's,

**RE: VALUATION OF LAND AND IMPROVEMENTS ON NO 52, 4B RANCHES BOTETI**

Further to your instruction of the 14<sup>th</sup> February 2022 to value the above mentioned, to determine the market value of the property, an inspection was carried out and we have compiled the information as per the requirements for the valuation report and is enclosed here with.

It is our opinion that on the 14<sup>th</sup> February 2022, the values of the property were as follows:

Development and Land Compensation Values	
1. Three Hundred and Thirty One Thousand One Hundred and Seventy Six Pula Only	P 331,176.00
2. Additions.	
2.1 Salvation@10% of open market values	P 33,117.60
2.2 Disturbances@10% of open market values	P 33,117.60
3. Total Compensation Valuation payable	P397,411.20
Say	P397,500.00

As particularly described and identified on the attached Valuation Report:

The Market Value is the price at which the property might reasonably be expected to be sold at the date of valuation. It is assumed that it is an arm's length transaction between a willing buyer and willing seller and that a reasonable time is allowed for the disposal is three months, but it is stressed that this defined period of time is not regarded as the forced sale basis.

The Forced Sale Value means the best price, at which the sale of an interest in property might reasonably be expected to have been completed unconditionally for cash consideration on the date of valuation, assuming:

- a. an unwilling seller;
- b. that prior to the date of valuation, there had been a limited period for marketing of the interest, for the agreement of price and term conditions for the completion of the sale;
- c. that the state of the market, level of values and other circumstances were, on any earlier assumed date of exchange of contracts, the same on the date of valuation; and



TELEPHONE: (267) 4630 487  
FAX: (267) 4631 483  
TELEGRAPH: LEFATSHE



NGWATO LAND BOARD  
PRIVATE BAG 12  
SEROWE

ALL CORRESPONDENCE TO BE ADDRESSED TO THE LAND BOARD SECRETARY

Ref: NLB1/8/1 11 (56)

7<sup>th</sup> October 2021

The Manager  
Water Utilities Corporation  
P. O. Box 8  
Letlhakane

Dear sir/Madam

**RE: CONSTRUCTION OF BOTETI SOUTHREN AND CENTRAL  
CLUSTER VILLAGES WATER SUPPLY SCHEME**

Receipt of yours dated 8<sup>th</sup> September 2021 on the above captioned is hereby acknowledged.

Having done all the needful in order to facilitate your office pursuant to your request, Ngwato Land Board discovered that ranch **NN-77 at Area 4B zone** does not show records of ownership i.e allocation/conferment of right.

Based on the fore-going therefore and taking cognisance of the magnitude and importance of the project on National interest, Water Utilities Corporation is hereby granted permission to implement its envisaged construction works.

Should there be any queries during the implementation phase, due consultation will be done with whosoever will be affected.

Ngwato Land Board sincerely apologise for the late response.

Yours Faithfully



VISION: SUSTAINABLE HUMAN SETTLEMENTS  
MISSION: MANAGEMENT OF LAND & WATER RESOURCES FOR SOCIO-ECONOMIC DEVELOPMENT



  
Balapi Marumo  
Principal Surveyor (Ngwato Land Board)

ITEM. NO.	AFFECTED FARM	BOREHOLE NUMBER	FARM OWNER	LAND TO BE ACQUIRED FOR PIPELINE SERVITUDE AND ACCESS ROADS	TOTAL LAND TO BE ACQUIRED IN SQUARE METERS	TOTAL SIZE OF RANCH IN SQUARE METERS	TOTAL SIZE OF FARM IN SQUARE METERS	TOTAL % OF LAND LOST	VALUATION AMOUNTS FOR COMPENSATION
PAP 1	NN 76	BH 10162	Mr. Charles Mahube	29.38m x 30.0m x 29.38m x 30.0m	885.5m long x 7m wide	7,079.90sqm	27,548,537sqm (2,754.85Ha)	0.03%	P 50,975.00
PAP 2	NN 77	BH 10148	Still under Land Board (not yet allocated)	30.09m x 30.09m x 30.09m x 30.09m	3.906km long x 7m wide	28,247.41sqm	34,515,200sqm (3,451.5200Ha)	0.08%	P 203,381.00
PAP 3	NN 91	BH 9640	Ms. Gobotswamang Karowe	29.30m x 30.0m x 29.30m x 30.0m	929.1m long x 7m wide	7,382.70sqm	42,225,643sqm (4225.0643Ha)	0.02%	P 53,156.00
PAP 4	NN 93	BH 10149	Ngatouane Syndicate	29.4m x 29.4m x 29.7m x 29.3m	6.446km long x 7m wide	45,180.90sqm	30,960,000sqm (3,096.0000Ha)	0.15%	P 325,302.00
PAP 5	NO 50	BH 10159	Ms. Nnini Botlogetswe Mmerekhi	30.16m x 30.05m x 30.16m x 30.05m	1.704km long x 7m wide	12,843.31sqm	35,150,119sqm (3,515.0119Ha)	0.04%	P 92,472.00
PAP 6	NO 52	BH 9642	Makuke Brothers Syndicate	Collector Tank Land 50m x 50m x 50m x 50m	7.46km long x 7m wide	52,621.88sqm	34,854,300sqm (3,485.4300Ha)	0.15%	P 397,411.20
PAP 7	NO 53	BH 10151	Letshabamang Syndicate	30.0m x 30.02m x 30.0m x 30.02m	1.995km long x 7m wide	14,865.90sqm	40,374,700sqm (4,037.4700Ha)	0.04%	P 107,034.00
								<b>TOTAL</b>	<b>P1,229,731.20</b>

**ANNEX 9: EXAMPLES OF COMPENSATIONS PAID TO THE BANKS AND ACKNOWLEDGEMENT BY PAPS  
(These are examples. All related docs are in RAP and on file with WUC)**

**NOTIFICATION OF PAYMENT**



To Whom It May Concern:

First National Bank hereby confirms that the following payment instruction has been received:

---

Date Actioned	: 29-Sep-2022
Time Actioned	: 11:34:55
Trace ID	: VODSXLKYN9YJ4
<b>Payer Details</b>	
Payment From	: *Water Utilities Corporation
Amount	: 397411.20
<b>Payee Details</b>	
Recipient/Account No	: ...053403
Name	: MAKUKE BROTHERS
Bank	: Absa Bank
Branch Code	: 290967
Reference	: WUC-COMPENSATI
Channel	: INTERNET

END OF NOTIFICATION

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To authenticate this Payment Notification please visit the First National Bank website at <https://www.fnbbotswana.co.bw>, select the Verify Payment link and follow the on-screen instructions.

Our customer (the payer) has requested First National Bank of Botswana Limited to send this notification of payment to you. Should you have any queries regarding the contents of this notice, please contact the payer. First National Bank of Botswana Limited does not guarantee or warrant the accuracy and integrity of the information and data transmitted electronically and we accept no liability whatsoever for any loss, expense, claim or damage, whether direct, indirect or consequential, arising from the transmission of the information and data.

---

**Directors:** .

First National Bank An Authorised Financial Services Provider Reg. No. CO.001119

---

**NOTIFICATION OF PAYMENT**



To Whom It May Concern:

First National Bank hereby confirms that the following payment instruction has been received:

---

Date Actioned	: 29-Sep-2022
Time Actioned	: 11:34:55
Trace ID	: VODSXLKYN9YJ2

**Payer Details**

Payment From	: *Water Utilities Corporation
Amount	: 53158.00

**Payee Details**

Recipient/Account No	: ...015473
Name	: GOBOTSWAMANG KAROWE
Bank	: Absa Bank
Branch Code	: 293967
Reference	: WUC-COMPENSATI
Channel	: INTERNET

END OF NOTIFICATION

---

To authenticate this Payment Notification please visit the First National Bank website at <https://www.fnbbotswana.co.bw>, select the Verify Payment link and follow the on-screen instructions.

Our customer (the payer) has requested First National Bank of Botswana Limited to send this notification of payment to you. Should you have any queries regarding the contents of this notice, please contact the payer. First National Bank of Botswana Limited does not guarantee or warrant the accuracy and integrity of the information and data transmitted electronically and we accept no liability whatsoever for any loss, expense, claim or damage, whether direct, indirect or consequential, arising from the transmission of the information and data.

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**Directors:** .

First National Bank An Authorised Financial Services Provider Reg. No. CO.001119

**CONFIRMATION OF PAYMENT FOR COMPENSATION**

This serves as a confirmation that Water Utilities Corporation (WUC) paid us, the **Makuke Brothers Syndicate** who are the owners of **Ranch NO 52** which houses **BH 9642**, a compensation sum of **P397,411.20 (Three Hundred and Ninety Seven Thousand, Four Hundred and Eleven Pula and Twenty Thebe Only)** for expropriation of **52,621.88 sqm** of land from our ranch, which forms **0.15%** of the total ranch size. The land is required for Boteti Southern and Central Cluster Villages Water Supply Scheme.

We are satisfied with the collaboration we have with Water Utilities Corporation concerning this project and we were adequately consulted at every stage. We expect the same to happen during construction.

Thank you.

Yours faithfully



**Mr. Jack Thapelo (Syndicate Member)**

DATE: 30/11/2022

MAKUBE BROTHERS SYNDICATE P.O. BOX 124 MOPIPI CELL: 71393831 / 77119580
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**ANNEX 10: EXAMPLES OF MINUTES FOR CONSULTATIONS WITH THE COMMUNITIES AND PAPS (These are examples. All related docs are in RAP and on file with WUC)**

<b>Meeting No:</b>	1
<b>Meeting Date:</b>	10 September 2021
<b>Meeting Time:</b>	11:00 – 12:00hrs
<b>Meeting Venue:</b>	Microsoft Teams (BEWSEP)
<b>Meeting Originator:</b>	Ms R. Radibe

**Meeting Name:** Consultation Meeting with Mr. Jack Thapelo on Ranches NO 52

**Meeting Purpose:** To inform them on the possible encroachments of the project on their ranches

**MEETING ATTENDEES**

No.	Name	Designation	Email	Present/Absent with Apology
1.	Mr M. Matswiri	Programme Manager – External Funding	<a href="mailto:mmatswiri@wuc.bw">mmatswiri@wuc.bw</a>	P
2.	Ms. C. Ofetotse	Project Engineer	<a href="mailto:cofetotse@wuc.bw">cofetotse@wuc.bw</a>	P
3.	Mr. K. Sebeke	Project Environmentalist	<a href="mailto:ksebeke@wuc.bw">ksebeke@wuc.bw</a>	P
4.	Ms. R. Radibe	Project Sociologist	<a href="mailto:rradibe@wuc.bw">rradibe@wuc.bw</a>	P
5.	Mr. J. Ntsatsi	Hydrogeologist	<a href="mailto:jntsatsi@wuc.bw">jntsatsi@wuc.bw</a>	P
6.	Mr. B. Malepane	GIS Technician	<a href="mailto:bmalepane@wuc.bw">bmalepane@wuc.bw</a>	P
7.	Mr. D. Poloko	Maintenance Engineer	<a href="mailto:dpoloko@wuc.bw">dpoloko@wuc.bw</a>	P
8.	Mr. J. Thapelo	Ranch NO-52 Family Representative	<a href="mailto:jthapelo@icloud.com">jthapelo@icloud.com</a>	P
9.	Mr T. Gopolang	Environmentalist (Consultant)	<a href="mailto:gopolang.enviroarchi@gmail.com">gopolang.enviroarchi@gmail.com</a>	P

**AGENDA**

No	Item	Due Date	Action By.
1.	Introductions		All
2.	Overview of the Project		Ms. C. Ofetotse (Project Engineer)
3.	Purpose of the Consultations		Mr. K. Sebeke (Project Environmentalist)
4.	Compensations		Ms. R. Radibe (Project Sociologist)
4.	Comments and Questions		Mr. Jack Thapelo
5.	Wayforward		Chairperson

No	Item	Due Date	Action by.
1.	<p><b>Introductions</b></p> <p>All the Water Utilities Team members were asked to introduce themselves by the Chairperson, as well as the Mr. Jack Thapelo who had connected via Microsoft Teams Meeting.</p>	Note	All
2.	<p><b>Briefing on the Project</b></p> <p>The Project Engineer explained that the water supply scheme is a project that covers eight villages of Mokoboxane, Kedia, Rakops, Mopipi, Xhumo, Toromoja, Mmadikola and Xere. She further explained that the proposed water supply scheme entails equipping and electrification of seven (7) boreholes with a combined yield of 118m<sup>3</sup>/hr located to the south-east of Mokoboxane village in 4B ranches. These boreholes include the following in the respective ranches:</p> <ol style="list-style-type: none"> <li>1. BH 9640 in NN 91</li> <li>2. BH 9642 in NO 52</li> <li>3. BH 10148 in NN 77</li> <li>4. BH 10149 in NN 93</li> <li>5. BH 10151 in NO 53</li> <li>6. BH 10159 in NO 50</li> <li>7. BH 10162 in NN 76</li> </ol> <p>The boreholes are then to be connected to a proposed 250m<sup>3</sup> raw water collection storage tank from which the water would be gravitated to a proposed treatment plant facility north - west of Mokoboxane at a distance of 18.7km from the raw water storage tank via a 250mm uPVC pipeline. The potable water will then be supplied to the 7 (seven) villages cluster via gravity transmission mains except for the supply from Mokoboxane to Kedia which will have a booster pump station and another booster pumpstation between Xhumo junction and Madikola that will pump water to Rakops and Xere respectively. She explained that the project is in two phases. Phase 1 is the Design of the project and Phase 2 is the actual construction of the project.</p>	Note	Ms. C. Ofetotse
3.	<p><b>Purpose of the Consultations</b></p> <p>The Environmentalist explained that as WUC we are the proponent of the project which is funded by World Bank. He explained that it is a requirement that we engage with all stakeholders as WUC as per World Bank policies and laws of Botswana so that we reach a mutual agreement where encroachments on people's properties are concerned. He mentioned that this is an initial consultation with Mr. Jack Thapelo as one of the project boreholes sit on their ranch NO. 52 and would want to know what their expectations and interests are as far as the project is concerned on the encroachments on their ranches. These are requirements of the environmental and social assessments.</p>		

<p>4.</p>	<p><b>Compensations</b></p> <p>The Project Sociologist explained that part of the consultations include discussing how much land the project requests from Ranch NO-52. She also stated that they would be asked to sign a consent form as an initial indication of their cooperation towards the project and an agreement will be signed by both parties at a later stage once the consultations have been concluded.</p> <p>It was explained that the project would need a 30m x 30m to fence around the borehole point, an access road of 7m width by 200m length and a gate.</p> <p>The Project Sociologist explained that compensations are done in monetary form and normally the affected person would be asked for their preferred Property Valuer to value their property at current open markets and the Valuation thereof would be discussed and compensation made once an agreement has been reached.</p>		
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	<p>Mr Ntsatsi also said that our boreholes will be run remotely, and hard wiring float of the pump will be essential to switch off to counter overflowing during pumping/operation.</p> <p>Responding to excessive water drawing, Mr Ntsatsi said that they usually plan with private borehole owners in the vicinity to monitor the groundwater levels.</p>		<p>Mr. J. Ntsatsi</p>
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<p>6.</p>	<p><b>Way forward</b></p> <p>Mr. Jack Thapelo was thankful for the productive consultation adding that they cannot go against developments which are of national interest. He advised that all communications regarding this project should be in writing.</p> <p>Draft consent forms to be sent to Mr. Jack Thapelo. He is expected to attach all his expectations pertaining the project.</p> <p>Upon closing the Chairperson thanked Mr. Jack Thapelo and informed him that they will be informed about sub-sequent consultation meetings.</p> <p>The Chairperson appreciated all for the attendance and contributions.</p> <p>Meeting adjourned at 12:00hrs.</p>	<p>Note</p>	<p>Mr. J. Thapelo</p>       <p>Ms. R. Radibe</p>
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<b>VENUE</b>	XERE
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<b>DATE</b>	06/12/2021
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<b>START TIME</b>	1200HRS
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<b>END TIME</b>	1330HRS
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No	Item	Action																								
<b>1.0</b>	<b>Prayer</b>																									
1.1	Prayer by volunteer	<b>Tshamikiso Kaingotla</b>																								
<b>2.</b>	<b>Introductions</b>																									
2.0	Attendees introduced themselves.	<b>All</b>																								
<b>3.</b>	<b>Welcome Remarks</b>																									
3.0	Kgosi Molaudi Moipolai welcomed everyone in attendance.	<b>Kgosi Molaudi Moipolai</b>																								
<b>4.</b>	<b>Project Brief</b>																									
<b>4.0</b>	<p>Mr. Gopolang highlighted that the purpose of the meeting was to sensitive respective communities of the Cut-Off Dates for the census of properties affected by the anticipated Boteti Southern and Central Cluster Village Water Supply Scheme project. This project is funded by the World Bank and it is facilitated by Water Utilities Corporation (WUC). He stated that a layout drawing was done to give a visual representation of which properties will be affected by the project.</p> <p>Mr Gopolang with the aid of maps and survey drawings highlighted that the proposed water supply scheme sub-project entails the equipping and electrification of seven (7) boreholes with a combined yield of 118 m3/hr, located to the south east of Mokoboxane village. He said the boreholes are then to be connected to a proposed 250 m3 raw water collection storage tank from which the water would be gravitated to a proposed treatment plant facility north - west of Mokoboxane at a distance of 18.7 km from the raw water storage tank via a 250 mm uPVC pipeline. Mr Gopolang added that the potable water will then be supplied to the 7 (seven) villages cluster via gravity transmission mains except for the supply from Mokoboxane to Kedia, after Toromoja to downstream villages and Rakops to Xere that needs a booster pump stations. The gravity mains range from 1 km to 67 km and pipe diameters from 63 mm uPVC to 315 mm steel pipes. The proposed pipeline will follow the existing pipeline route.</p> <p>The project area has been surveyed and affected parties have been identified. Moreover, the exercise was carried out with caution to avoid at all costs affecting private property. The ranches that are affected by the project are:</p> <table border="1" data-bbox="290 1451 1145 1823"> <thead> <tr> <th>BH</th> <th>Yield</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>BH 9640</td> <td>50</td> <td>Boteti Area B Ranches (NN-91)</td> </tr> <tr> <td>BH 9642</td> <td>15</td> <td>Boteti Area B Ranches (NO-52)</td> </tr> <tr> <td>BH 10149</td> <td>15</td> <td>Boteti Area B Ranches (NN-92)</td> </tr> <tr> <td>BH 10151</td> <td>15</td> <td>Boteti Area B Ranches (NO-53)</td> </tr> <tr> <td>BH 10159</td> <td>8</td> <td>Boteti Area B Ranches (NO-50)</td> </tr> <tr> <td>BH 10148</td> <td>8</td> <td>Boteti Area B Ranches (NN-77)</td> </tr> <tr> <td>BH 10162</td> <td>7</td> <td>Boteti Area B Ranches (NN-76)</td> </tr> </tbody> </table> <p>These ranches are privately owned, therefore, where the project will enter and/or exit the ranches, a lockable gate will be constructed. A 5m wide portion of land will be required for the pipeline, and each borehole will require a 30m by 30m portion of land.</p>	BH	Yield	Location	BH 9640	50	Boteti Area B Ranches (NN-91)	BH 9642	15	Boteti Area B Ranches (NO-52)	BH 10149	15	Boteti Area B Ranches (NN-92)	BH 10151	15	Boteti Area B Ranches (NO-53)	BH 10159	8	Boteti Area B Ranches (NO-50)	BH 10148	8	Boteti Area B Ranches (NN-77)	BH 10162	7	Boteti Area B Ranches (NN-76)	<b>Tinae Gopolang</b>
BH	Yield	Location																								
BH 9640	50	Boteti Area B Ranches (NN-91)																								
BH 9642	15	Boteti Area B Ranches (NO-52)																								
BH 10149	15	Boteti Area B Ranches (NN-92)																								
BH 10151	15	Boteti Area B Ranches (NO-53)																								
BH 10159	8	Boteti Area B Ranches (NO-50)																								
BH 10148	8	Boteti Area B Ranches (NN-77)																								
BH 10162	7	Boteti Area B Ranches (NN-76)																								
<b>4.1</b>	The World Bank and WUC requires us to consult local communities and affected parties regarding Cut-Off Dates. Cut-Off dates for census of affected properties start on the 06th	<b>Tinae Gopolang</b>																								

	of December 2021. The cut-off date marks the day that the census begins for eligibility for resettlement and compensation. Any affected persons who move into the sub project areas after the cut-off date will not be entitled to any compensation. Therefore, no developments, ploughing or land allocation where the pipeline will be constructed. Any developments done after today will not be compensated.	
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NO.	FULL NAME/ ORGANIZATION	QUESTIONS/COMMENTS	RESPONSE
1.	David Malepa	Will the local community be hired?	The local community from respective villages will be hired. The Contractor will be introduced to the community in each village at the kgotla. The CLO will liaise with WUC, Contractor and community, and attend to all grievances that arise. The CLO will be trained.
		How many households will be affected in Xere?	None.
2.	Tshamikiso Kaingotla (VDC Chairperson)	Our houses are close to the existing tank, now that the new tank will be bigger, will it not affect the houses?	The proposed tank will not affect houses, but in the event it happens, there will be assessments for compensation eligibility.
		When the tank is full, water spills onto near houses.	Noted. The Contractor and WUC will be informed about this issue.
<b>5.</b>	<b>Vote of thanks</b>		
<b>5.0</b>	Acknowledged that the meeting was held, about a project that affects the villages.		<b>Tshamikiso Kaingotla</b>
<b>6.</b>	<b>Closing Prayer</b>		
<b>6.0</b>			<b>Tshamikiso Kaingotla</b>

<b>VENUE</b>	RAKOPS
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<b>DATE</b>	08/12/2021
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<b>START TIME</b>	0800HRS
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<b>END TIME</b>	1000HRS
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No	Item	Action																								
<b>1.0</b>	<b>Prayer</b>																									
<b>1.1</b>	Prayer by volunteer	<b>Volunteer</b>																								
<b>2.0</b>	<b>Introductions</b>																									
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	Kgosi Dirang Samoanza Jacob welcomed everyone in attendance.	<b>Kgosi Dirang Samoanza</b>																								
<b>4.0</b>	<b>Project Brief</b>																									
	<p>Mr. Gopolang highlighted that the purpose of the meeting was to sensitive respective communities of the Cut-Off Dates for the census of properties affected by the anticipated Boteti Southern and Central Cluster Village Water Supply Scheme project. This project is funded by the World Bank and it is facilitated by Water Utilities Corporation (WUC).</p> <p>He stated that a layout drawing was done to give a visual representation of which properties will be affected by the project.</p> <p>Mr Gopolang with the aid of maps and survey drawings highlighted that the proposed water supply scheme sub-project entails the equipping and electrification of seven (7) boreholes with a combined yield of 118 m3/hr, located to the south east of Mokoboxane village. He said the boreholes are then to be connected to a proposed 250 m3 raw water collection storage tank from which the water would be gravitated to a proposed treatment plant facility north - west of Mokoboxane at a distance of 18.7 km from the raw water storage tank via a 250 mm uPVC pipeline. Mr Gopolang added that the potable water will then be supplied to the 7 (seven) villages cluster via gravity transmission mains except for the supply from Mokoboxane to Kedia, after Toromoja to downstream villages and Rakops to Xere that needs a booster pump stations. The gravity mains range from 1 km to 67 km and pipe diameters from 63 mm uPVC to 315 mm steel pipes. The proposed pipeline will follow the existing pipeline route.</p> <p>The project area has been surveyed and affected parties have been identified. Moreover, the exercise was carried out with caution to avoid at all costs affecting private property. The ranches that are affected by the project are:</p> <table border="1" data-bbox="288 1485 1147 1856"> <thead> <tr> <th>Borehole ID</th> <th>Yield (m3/hr)</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>BH 9640</td> <td>50</td> <td>Boteti Area B Ranches (NN-91)</td> </tr> <tr> <td>BH 9642</td> <td>15</td> <td>Boteti Area B Ranches (NO-52)</td> </tr> <tr> <td>BH 10149</td> <td>15</td> <td>Boteti Area B Ranches (NN-92)</td> </tr> <tr> <td>BH 10151</td> <td>15</td> <td>Boteti Area B Ranches (NO-53)</td> </tr> <tr> <td>BH 10159</td> <td>8</td> <td>Boteti Area B Ranches (NO-50)</td> </tr> <tr> <td>BH 10148</td> <td>8</td> <td>Boteti Area B Ranches (NN-77)</td> </tr> <tr> <td>BH 10162</td> <td>7</td> <td>Boteti Area B Ranches (NN-76)</td> </tr> </tbody> </table> <p>These ranches are privately owned, therefore, where the project will enter and/or exit the ranches, a lockable gate will be constructed. A 5m wide portion of land will be required for the pipeline, and each borehole will require a 30m by 30m portion of land.</p>	Borehole ID	Yield (m3/hr)	Location	BH 9640	50	Boteti Area B Ranches (NN-91)	BH 9642	15	Boteti Area B Ranches (NO-52)	BH 10149	15	Boteti Area B Ranches (NN-92)	BH 10151	15	Boteti Area B Ranches (NO-53)	BH 10159	8	Boteti Area B Ranches (NO-50)	BH 10148	8	Boteti Area B Ranches (NN-77)	BH 10162	7	Boteti Area B Ranches (NN-76)	<b>Tinae Gopolang</b>
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	<p>The World Bank and WUC requires us to consult local communities and affected parties regarding Cut-Off Dates. Cut-Off dates for census of affected properties start on the 06th of December 2021. The cut-off date marks the day that the census begins for eligibility for resettlement and compensation. Any affected persons who move into the sub project areas after the cut-off date will not be entitled to any compensation. Therefore, no developments, ploughing or land allocation where the pipeline will be constructed. Any developments done after today will not be compensated.</p>	<p><b>Tinae Gopolang</b></p>
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NO.	FULL NAME/ ORGANIZATION	QUESTIONS/COMMENTS	RESPONSE	ACTION
1.	Leikantsemang Sambaube	<p>We expected the Water Treatment Plant in Rakops, instead it will be constructed Mokoboxane.</p>	<p>Yes, the treatment plant will be constructed at Mokoboxane.</p>	<p><b>Tinae Gopolang</b></p>
		<p>What will happen to boreholes that were expected to be used in Rakops?</p>	<p>The project scope concentrates on the boreholes at Area B Ranches which are about 18km south of Mokoboxane. I am sure WUC is aware of the boreholes in Rakops and reserved for future developments in the area. They are not abandoned.</p>	<p><b>Tinae Gopolang</b></p>
2.	Selatelo Motladiile	<p>Are you here to hear our comments or you are here to inform us?</p>	<p>This consultation intends to inform and sensitize the community about the project, the cut-off date for census of affected persons and property, and receive questions and/or comments from the community.</p>	<p><b>Tinae Gopolang</b></p>
3.	Galemphete Setlhapelo	<p>Maybe assess boreholes which are in Rakops, they can have their own treatment plant. We were promised that the boreholes will be used.</p>	<p>Comment noted and will be forwarded to WUC, but we should also consider the cost implications of that option too.</p>	<p><b>Tinae Gopolang</b></p>
4.	Gus Kenkgetswe	<p>We have ranchs, can you supply water to our ranchs?</p>	<p>The project supplies potable water to the village. If one wants to connect water to their ranchs, there are procedures that are followed, of course after due consultations with WUC.</p>	<p><b>Tinae Gopolang</b></p>
		<p>Is the 250mm pipe plastic or asbestos? Isn't 250mm pipe small?</p>	<p>The pipe is uPVC and will be 315mm in diameter.</p>	<p><b>Tinae Gopolang</b></p>
5.	Ditshupo Sambambe	<p>Pressure is low from pumps at Seipone, will the water reach Rakops when it is from Mokoboxane?</p>	<p>The pipe size should correspond to the pump station, and water will reach Rakops. Engineering designs and surveys were conducted, to get the best</p>	<p><b>Tinae Gopolang</b></p>

			possible way of water to adequately reach Rakops.	
6.	Baaitsewe Ngande	Are you bringing water that tastes good or not? The water we drink today does not smell good.	The water will taste good. The construction of the Reverse Osmosis Treatment Plant is to counter against the bad taste and smell.	<b>Tinae Gopolang</b>
7.	Molatlhegi Samorwa	Who will be compensating affected parties? Land Board or World Bank?	The Government of Botswana through Water Utilities Corporation.	<b>Tinae Gopolang</b>
		Contractor should not bring people from outside when there is a community waiting to work.	The Contractor will be advised to hire community members as well.	<b>Tinae Gopolang</b>
		A competent Contractor should be engaged, not Contractors that will leave the project incomplete.	Noted	
		Safety is a concern, it should come first.	Noted	
8.	Gabantshwanele Kelatlhegile	Please invite Labour office at Letlhakane during recruitment.	Noted	
		Contractors have a tendency of not signing contract forms with workers.	The Contractor will be advised to hire community at the Kgotla and bring contract forms as recommended.	<b>Tinae Gopolang</b>
9.	Tatlhego Tom	Sub-Contractors do not provide transport and they pay very little wages.	The CLO will attend to issues that arise during the project.	<b>Tinae Gopolang</b>
	<b>Vote of Thanks</b>			
	Acknowledged that the meeting was held, about a project that affects the villages.		<b>Kgosi Dirang Samoanza</b>	
	<b>Closing Prayer</b>			
			<b>All</b>	



**ANNEX 11: GRIEVANCE MECHANISM PROCESS**

