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WATER UTILITIES CORPORATION (WUC)

**BOTSWANA EMERGENCY WATER
SECURITY AND EFFICIENCY PROJECT (BEWSEP)**

**RESETTLEMENT ACTION PLAN (RAP)
COMPLETION REPORT FOR THE
SELEBI-PHIKWE TO SERULE WATER TRANSFER SCHEME**

JULY 2021



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ABBREVIATIONS AND ACRONYMS

BR	Botswana Railways
BWP	Botswana Pula
DEA	Department of Environmental Affairs
DNMM	Department of National Museums and Monuments
EA	Environmental Assessment Act, 2011
ESMP	Environmental and Social Management Plan
ESIA	Environmental and Social Impact Assessment
GOB	Government of Botswana
PAP	Project Affected Person(s)
PAHs	Project Affected Households
RAP	Resettlement Action Plan
RPF	Resettlement Policy Framework
WB	World Bank
WUC	Water Utilities Corporation
VDC	Village Development Committee



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GLOSSARY

Resettlement Action Plan (RAP): The document in which the responsible entity specifies the procedures that it will follow and the actions that it will take after a census to mitigate adverse effects, compensate losses, and provide development benefits to persons and communities affected by an investment Project, in line with the Bank requirements of OP4.12. As this is an abbreviated plan it will cover the following minimum elements: (a) a census survey of displaced persons and valuation of assets; (b) description of compensation and other resettlement assistance to be provided; (c) consultations with displaced people about acceptable alternatives; (d) institutional responsibility for implementation and procedures for grievance redress; (e) arrangements for monitoring and implementation; and (f) a timetable and budget.

Asset Inventory: A complete count and description of all property that will be acquired.

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

Compensation: 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.

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

Displaced Persons. 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.

Economic Displacement: Loss of income streams or means of livelihood resulting from land acquisition or obstructed access to resources (land, water, or forest) resulting from the construction or operation of a Project or its associated facilities.

Economic Rehabilitation: Economic rehabilitation implies the measures taken for **income restoration** or economic recovery so that the affected population can improve or at least restore its previous standard of living.



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1.0 Introduction

The Selebi-Phikwe to Serule Water Transfer Scheme Resettlement Action Plan (RAP) was based on the outcome of the Environmental and Social Impact Assessment (ESIA) report of the Selebi-Phikwe to Serule Water Transfer Scheme, a sub-project of the Botswana Emergency Water Security and Efficiency Project (BEWSEP) which was approved by the World Bank in 2017. The development objective of the project is to improve availability of water supply in drought vulnerable areas, increase the efficiency of Water Utilities Corporation (WUC), and strengthen wastewater management in selected systems. The Selebi-Phikwe to Serule Water Transfer Scheme sub-project serves to improve potable water supply to the six beneficiary villages of Mmadinare, Serule, Gojwane, Moreomabele, Topisi and Damuchojena settlement as a long-term water supply solution.

The RAP was prepared in fulfilment of World Bank's Policy OP4.12 and in line with the approved Resettlement Policy Framework (RPF) prepared by the Water Utilities Corporation (WUC) in 2017. Only two plots were affected, one individual private plot and one Village Development Committee (VDC) plot. The livelihoods of the persons in the households will also not be affected. The two lands being expropriated are in Mmadinare villages (one private plot) and Topisi (one VDC plot). These villages represent two of six of beneficiary villages. The remaining beneficiary villages are Moreomabele, Serule, Gojwane and Damuchojena.

2.0 Justification/Rationale of Sub-Project

The sub-project will supply enough quantities of treated potable bulk water to the populations of six villages in the long term for the next 20 years (i.e., up to 2040). The settlements currently face water shortage problems and at times have gone for days without water supply. This project is to supply water on a sustainable basis to improve the quality of life of the beneficiaries.

3.0 Sub-Project Activities

a) Pre- Construction

- Preparation of detailed design
- Preparation of ESIA and ESMP, Resettlement Action Plan and VCP reports
- Land Acquisition
- Tendering and Award of Contract for a contractor
- Establishment of contractor's office

b) Construction

- Pipe Work

A total of one hundred and thirty (130) kilometers long underground uPVC pipes of sizes ranging between 90 mm and 355 mm connecting the settlements of Mmadinare, Damochujena, Gojwane, Serule, Moreomabele and Topisi to the existing water treatment plant located in Selebi-Phikwe.

- Pump Stations

Three (3) pump stations (one in Selebi-Phikwe and two in Serule village).



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- Elevated Tanks
Five elevated tanks in Topisi (600 m³), Serule (1000 m³), Moreomabele (180 m³), Gojwane (800 m³) and Damochujenna (300 m³).
 - Reservoir Tanks
Two ground concrete reservoir tanks in Serule (2000 m³) and Mmadinare (6000 m³) and one 750 m³ circular collector/balancing reservoir tank in Selebi-Phikwe.
 - Telemetry and SCADA System
Installation of a communication system
- c) Decommissioning After Construction**
- Dismantling of installations and contractor's office
 - Cleaning up and removal from site all waste materials
 - Rehabilitation of site to near its original state
 - Transportation of materials away from site
 - Consultations of all relevant authorities and beneficiary communities
- d) Operation and Maintenance**
- Management of the water transfer scheme
 - Monitoring of water quality and pressure
 - Maintenance of reservoirs, tanks and their fences

4.0 Project Location

The sub-project pipeline is in Central District starting from Selebi-Phikwe township in the eastern part of the country, then proceeds to Mmadinare village, followed by Damuchojenna settlement and to Serule village, crosses the Francistown to Gaborone A1 Road and the railway to Gojwane settlement, then proceeds to Moreomabele in the southern part and ends at Topisi village. The water will be transferred through pipeline from Selebi-Phikwe along the road and railway reserves to the beneficiary villages. **Map 1** below shows the location of the sub-project villages.

5.0 Project Beneficiaries

The beneficiaries of the water supply scheme for this sub-project are communities and households of four villages and two settlements. These are Mmadinare, Serule, Gojwane, Moreomabele, Topisi, and Damuchojenna. The investment is to improve water supply for about 29,840 beneficiaries.

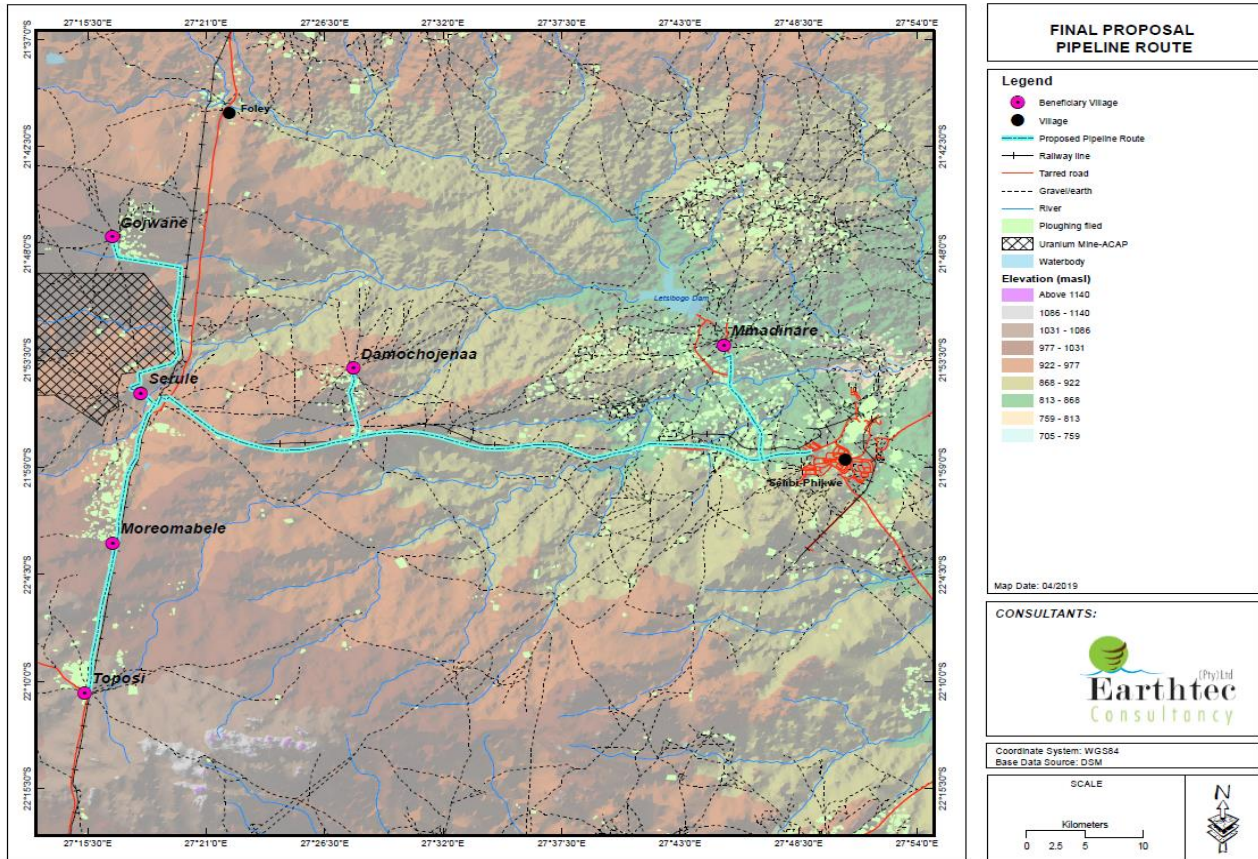
6.0 Project Commencement and Estimated Cost

The project civil works are expected to begin on the 15 July 2021 following due diligence to procurement and social and environmental impacts and risks. It will take 18 months to construct at a cost of about P307 million (US\$30 million). The defects liability period after construction is 12 months. The estimated budget for the ESMP is P8,205,250.00 (US\$ 820,528.00).



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Figure 1: Aerial Map of the Locations of Beneficiary Villages of the Sub-Project



7.0 Environmental and Social Safeguards Laws and Policies Relevant to this RAP

The following Safeguards policies in Tables 1 and 2 of the World Bank and Botswana respectively are relevant for the preparation of the RAP.

Table 1: World Bank Policies Relevant to this RAP

World Bank Safeguards Operational Policy (OP)	Triggered by this Project	Remarks
OP4.12 Involuntary Resettlement	Yes	Two resettlement issues were resolved in Mmadinare and Toposi villages. Subsequently a Resettlement Action Plan (RAP) has been prepared.

Table 2: Botswana Environmental and Social Safeguards Policies and Laws Relevant to the Project

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).



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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 in 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 defense, 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
BEWSEP Resettlement Policy Framework, 2017	In the event of permanent land acquisition of titled land, the first premise is provision of replacement land. In the case where no alternative land is available within a reasonable distance such as to minimize disruption to other aspects of socio-economic life, cash compensation at full replacement value should be provided. This should be valued based on the prevailing market value in the locality to purchase an equally productive plot of land in the same locality. In addition, any associated costs of purchasing the land i.e., taxes; registration fees will need to be included in the compensation.

8.0 Resettlement Policy Framework and Entitlement Matrix

The RAP and its entitlement matrix have been prepared in compliance with the approved Resettlement Policy Framework which was prepared for the project. The Policy Framework was based on the laws of Botswana with regards to land expropriation and management, as well as the requirements of the World Bank's Safeguard Policy on Involuntary Resettlement, OP 4.12.

According to the World Bank's OP 4.12 any person/institutions who will suffer loss or damage to a building, business, trade or loss of access to productive resources, as a result of a Bank-funded project will be considered eligible for compensation and/or resettlement assistance. The eligibility classifications for affected persons are:

- a) Those who have formal legal rights to land or assets.
- b) Those who do not have legal rights to land or assets, but have a claim to land or assets that is recognized or recognized under national laws¹ or
- c) Those who have no recognizable legal right or claim to the land or assets they occur or use.

This RAP report presents an inventory of PAPs, a register of the assets was affected by the project and the compensation package paid.

¹ Such claims could be derived from adverse possession or from customary or traditional tenure arrangements.



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9.0 Impacts and Scope of Land Acquisition

Two parties were identified as project affected parties whose land is required for this project. The first is an individual who was known as PAP 1, who owns a commercial plot in Mmadinare village and has formal legal rights. About 220.042 m² (1.5m width x 146.69m length) out of 8,825 m² of the total land area was acquired (approximately 2.5% of the total land) (see Figure 1 below). The land is under the jurisdiction of the Mmadinare Sub-Land Board.

The second land to be acquired belongs to the Topisi Village Development Committee (VDC), which has formal legal rights to the land. The VDC was known as PAP 2. The VDC is a Local Government institution established by a 1968 Presidential Directive for the purpose of assisting development programmes in villages. One of its allocated residential plots by the Palapye Sub-Land Board was partially affected by the pipeline route. About 366.179 m² of 4,858 m² of the total plot area (or 7.5% of the total land area) was acquired. An *Acacia tortilis* (Mosu, hairy umbrella thorn tree) of about 200 cm girth was felled on this plot to make way for the pipeline to the tank. The land is under the jurisdiction of the Palapye Sub-Land Board which is mandated by law to issue rights for land uses. The RAP identified the project impacts at Topisi village as loss of land and loss of a tree. The land is currently not developed and not used (see Figure 2 below).

Table 3: Private Land Acquired from Project Affected Person 1 (PAP 1) in Mmadinare Village

Name of PAP	Location and Land Use	Size to be Expropriated	Percentage of Required Land (%)	Responsible Sub-Land Board
PAP 1 Mr. Samuel Bothasitse	Mmadinare Village Commercial Plot (Mall)	220.042m ² (1.5m width x 146.69m length) out of 8,816 m ²	2.5	Mmadinare Sub-Land Board (Ngwato Land Board)

Figure 2: Western edge of commercial plot of PAP 1, which borders an existing access road showing existing fence to be moved. 1.5m width x 146.69m length of land was acquired for Laying of Pipeline to the Mmadinare Reservoir and two trees were cut.



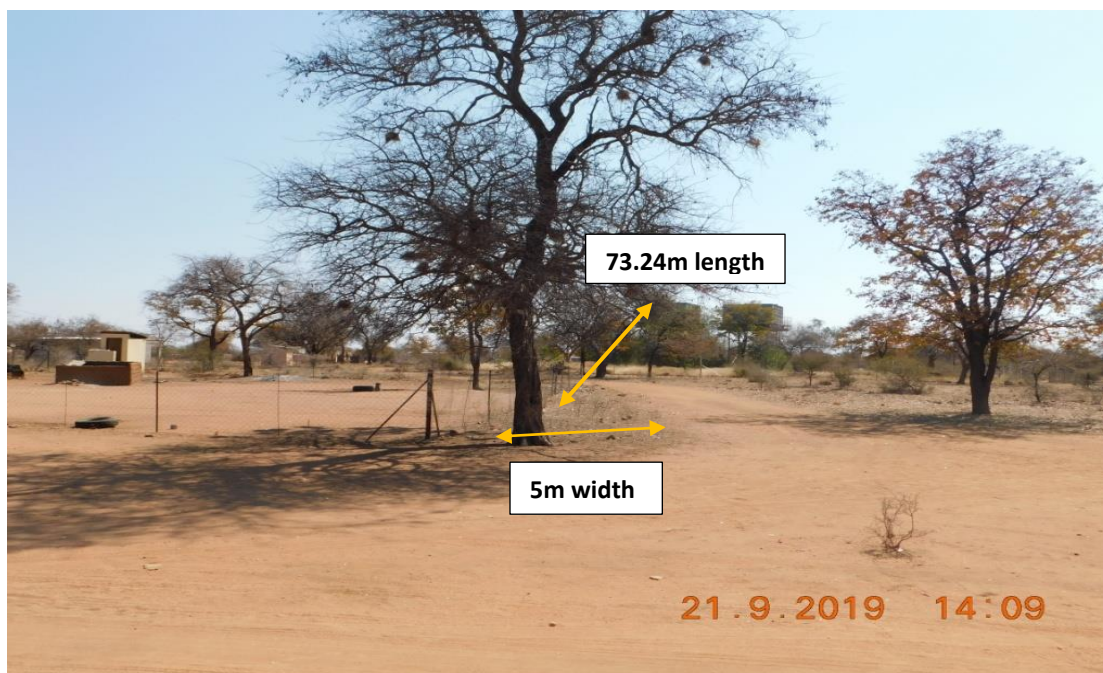


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Table 4: Private Land Acquired from Project Affected Person 2 (PAP 2) in Topisi Village

Name of PAP	Location and Land Use	Size to be Expropriated	Percentage of Required Land (%)	Responsible Sub-Land Board
PAP 2 Topisi VDC	Topisi Village Outside the Residential Plot	366.2 m ² (5m width x 73.24m length) out of 4,858 m ²	7.54%	Palapye Sub-Land Board

Figure 3: 5m wide and 73.24m length area to be acquired, in front of the fence to lay pipeline to the water tank to the far north. The tree to be felled is also shown. This land is not inhabited by anyone and, there will be no physical or economic displacement and therefore no compensation.



10.0 Land Acquired from Government Institutions for the Project

Some land was acquired from Government of Botswana for the location of some project components such as the pipeline route, reservoir tanks and pump stations. There are no dwellings or people living on the land (informal occupants) and the lands are not used for economic purposes such as cattle grazing, therefore there was no physical or economic displacement. The land was acquired by WUC from the relevant Government entities (**see Table 4 below**) and WUC applied and was granted surface rights for all land required for extensions or new areas from the Department of Roads and Botswana Railways (**see Figures 4 - Figures 8 below**).

Table 5: Land Acquired from Government Institutions for the Project



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Description	Location	Required Size	Responsible Land Authority (Tenure)	Current Land Use	Status
New Plots for the location of: Pump Station (PS 1)	Selebi-Phikwe	2000 m ²	Department of Lands, Ministry of Land Management, Water and Sanitation Services (State Land)	Vacant. Not used for any economic purpose	Granted
Distribution Tank Site	Gojwane	937.8 m ²	Tonota Sub-Land Board (Tribal Land)	Vacant. Not used for any economic/livelihood purpose. No dwellings	Granted
Land Extensions for: Distribution Tank Site	Mmadinare	1070 m ²	Mmadinare Sub-Land Board (Tribal Land)	Vacant. Not used for any economic/livelihood purpose. No dwellings	Granted
Pump Station (PS 2)	Serule	487 m ²	Tonota Sub-Land Board (Tribal Land)		Granted
Pump Station (PS 3)	Serule	498.2 m ²	Tonota Sub-Land Board (Tribal Land)		Granted
Pipeline					
Road Reserve: Way leave	Most length of the pipeline route: A1 and A15 Roads	5 m wide During construction	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.	Granted
Rail Reserve: Way Leave	Part of pipeline route between Serule and Gojwane Village		Botswana Railways (State Land)		Granted
Vacant Land Abutting A Cap ² Mine	From Serule Village (Pump Station 2) to		Tonota Sub-Land Board (Tribal Land)	Vacant. Not used for any economic purpose	Granted

² A Cap Mine is a new mine to be established between Gojwane Village and Serule Village. The mine has taken up the existing gravel road between the two villages. The road is therefore to be diverted in future. This consequently resulted in the designing of the pipeline route away from the road to use the railway reserve. (See Details in Volume 1 of 2 of the ESIA Report.



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Southern Boundary	Railway Reserve				
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Figure 4: Aerial Photo of New Site Acquired for Location of Reservoir and Pump Station 1 at Selebi-Phikwe. The site is vacant and bushy. It is not used for any economic purpose and therefore did not lead to physical displacement.





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Figure 5: Aerial Photo and Pictures of New Site Acquired for Location of Water Tank at Gojwane Village. Site is at the outskirts of Gojwane settlement and is vacant. It is covered with vegetation and not occupied or used by anyone.



Overlay aerial photo showing Gojwane site.





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Figure 6: Aerial Photo and Pictures of Area of Extensions Acquired from the Mmadinare Sub-Land Board. Site is bushy, unoccupied, and not used for grazing. Information gathered also shows that the area is not gazetted for any other use.



Overlay Aerial Photo Showing Existing and Extension Sites.





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Figure 7: Aerial Photo and Pictures of Area of Extensions for Pump Station 2 in Serule Village Acquired from the Tonota Sub-Land Board. Site for Extension. House in the far Background is about 20m away from Boundary of Extension.



Overlay Aerial Photo showing Existing and Extension Sites.





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Figure 8: Aerial Photo and Pictures of Area of Extensions for Pump Station 3 in Serule Village Acquired from the Tonota Sub-Land Board.



Overlay Aerial Photo Showing Existing and Extension Sites.



Existing Pump Station



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11.0 The Asset Register

An asset register detailing the assets and property of the PAPs that are affected and the likely damage was prepared as part of this RAP. The project entitlements have been designed to cover compensation for lost assets using full replacement cost.

12.0 Mitigation Measures for Impacts Caused by Land Acquisition and Compensation

To minimize land acquisition impacts, the design of the pipeline route was changed from an initial route where it was to affect about fourteen (14) plots between Serule and Gojwane villages, a hotel and one residential plot in Mmadinare village to the current design which now affects only two (2) properties. The affected property owners were consulted throughout each stage of the project implementation.

13.0 Socio-Economic Situation of Project Affected Persons (PAPs)

The project affected two (2) properties. One owner, PAP 1 is a male who owns the commercial plot in Mmadinare village. The second is the Topisi Village Development Committee, a Local Government-based institution (PAP 2). In terms of socio-economic characteristics, PAP 1 does not live on this land in Mmadinare. He, his wife and three (3) children live and work in Gaborone. PAP 1 and his wife both have attained tertiary education and earn household incomes well above the Poverty Datum Line of P560.00 (\$56.00) per month per capita in Botswana and the \$1.90 (P19.00) per capita per day as set by the World Bank.

14.0 Consultation and Community and PAP Participation

Public consultations took place through Kgotla (community) meetings with all people in the project beneficiary communities. Meetings with affected plot owners were held separately, however, they were also invited to attend Kgotla meetings. In addition, the respective Sub-Land Boards were also consulted because they are responsible for land acquisition and demarcations. The public was consulted several times between 2012 and 2021 at the respective six beneficiary villages (**see Table 6** for meeting dates and location).

Table 6: Meeting Dates and Venues for Consultations

	Venue	Date	Time	Attendance	Males	Females
1.	Topisi Kgotla	7 Aug 2017	0800hrs	109	41	68
		12 June 2013		86	38	48
2.	Moreomabele Kgotla	7 Aug 2017	1400hrs	98	45	53
		12 June 2013		74	44	30
3.	Serule	8 Aug 2017	0830hrs	146	62	84
		11 June 2013		101	40	61
4.	Gojwane Kgotla	9 Aug 2017	0830hrs	163	75	88
		11 June 2013		83	33	50
5.	Damuchojenaa Kgotla	10 Aug 2017	0900hrs	184	94	90
		10 June 2013		135	59	76
6.	Mmadinare Kgotla	16 Aug 2017	0900hrs	218	111	107



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		10 June 2013		98	41	57
7.	Gaborone	7 January 2020	1600hrs	1	1	0
8.	Palapye Land Board	10 August 2020	1000hrs	7	6	1
9.	Gaborone	11 August 2020	0900	12	11	1
10.	Topisi Kgotla	14 September 2020	1000hrs	20	15	5
11.	Gaborone	8 April 2021	0900hrs	12	11	1

The Project affected community in Topisi was consulted in Topisi village and PAP 1 was consulted in Gaborone as the PAP resides there. Both PAPs signed the forms of consent for the affected portions of their plots to be acquired. Key outcomes of consultations with both PAPs: they agreed for part of their land to be acquired by WUC for this project, that they should be compensated using full replacement cost, and paid before civil works commence. PAP 1 also requested that the original design of 3m width required land be reduced to 1.5m width to enable him to implement some of his development plans for the plot. PAP1 agreed to WUC request of 1.5m width which was signed on 7 February 2020.

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.

15.0 Compensations

A valuation of PAP 1's property in Mmadinare done by More Properties Valuers PTY LTD on the 17 March 2021 at the current market prices as well as inclusive of any relevant costs and the total replacement value for compensation was P100,286.72 (**see valuation report attached as Appendix 1**). The WUC PIU and PAP 1 agreed on the valuation and payment was processed. PAP 1 received payment on 7 June 2021 and acknowledged receipt of payment (**see attached as Appendix 2**).

PAP 2 wrote a letter to inform WUC PIU that they did not wish to be compensated for the land expropriated as the developments are going to also benefit their community. This they stated as their practice whenever Government project that benefit their communities are concerned. (**See attached copy of letter as Appendix 3**)

16.0 Lessons learnt

One key lesson learnt from this small loss of land was the continued check on the land to be expropriated as well as the landowner to update the same on the relevant timelines for the sub-project implementation activities. Due to the time lag between the identification of the required land area, the completion of the subproject design and effecting of the compensation, the landowner had started considering utilizing part of the land to be expropriated. However, this was promptly addressed by the project implementing Unit in a timely manner, through discussions with the landowner and expediting the land acquisition process. Therefore, it is important that the PIU undertakes regular checking on identified land for acquisition for project purposes.



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17.0 APPENDICES

Appendix 1 - Valuation Report

Appendix 2 - Acknowledgment of Payment by (PAP 1)

Appendix 3 - Permission Letter by Topisi VDC (PAP 2)



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Appendix 1: Valuation Report

VALUATION REPORT

COMPESATION TO SAMUEL ISRAL BOTHASITSE

FOR

FILLING STATION

TRIBAL LOT 6970-MMADINARE



FOR & ON BEHALF
OF
MR.SAMUEL ISRAEL BOTHASITSE
AS AT
17th MARCH 2021



MORE PROPERTY VALUERS (PTY) LTD

P.O. Box 502235
Gaborone
Phone: 318 2111
Fax: 3182112
E-mail: mooketsi@moreproperty.co.bw
Cell: 71209963

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

Plot 4216/7

Molepolole Road

Mogoditshane

Botswana

Phone: (267) 3182111

Fax: (267) 3182112

Samuel Israel Bothasitse

P O Box 21079

Gaborone

17th March 2021

Dear Sir,

**RE: MARKET VALUE FOR COMPENSATION FOR PORTION OF LAND
AND IMPROVEMENTS AFFECTED BY SELIBI PHIKWE TO SERULE WATER
TRANSFER SCHEME - MMADINARE**

Further to your instruction to provide the Market Value of the above property; an inspection was carried out on the 15th March 2021. We have compiled the information as per the requirements for the Valuation Report and are enclosed herewith.

It is our opinion that on the 17th March 2021, the values of is follows:

Market Value for Compensation Purposes:

One Hundred Thousand and Two Hundred and Eight Six Pula and Seventy Two Pula and Twenty Four Thebe Only **P100,286.72**

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 arms 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.



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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) A willing 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
- d) that no account is taken of any additional bid by a purchaser with a special interest. The limited period is assumed to be restricted and is less than six (6) months having regard to the nature of the property and the state of the market.

The Insurance Replacement Cost of a building is the estimated cost of erecting the building or a modern substitute building, having the gross internal area as that existing, and the ancillary site works together with the relevant professional fees, and other associated expenses directly related to the construction of the building and site works.

In accordance with our usual practice, we confirm that:

1. We were not instructed to carry out a structural survey of the property nor can we give an undertaking that the property is free of defects to the use of suspect materials. No tests were carried out on any of the service installations.

We have, however, reflected in the valuation the state of maintenance and repairs and condition of the property as observed at the time of survey.

2. Our valuation assumes that the property is free from undisclosed encumbrances, restrictions or charges.

3. These valuations and the following reports contained herein are for the use of the addressee only and no responsibility is accepted to any third party for the whole or any part of the contents.



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4. It is proposed that in the event the whole or any part of these valuations is to be published, the form and context in which the figures appear should be approved by us beforehand.
5. No allowance is made in our valuations for expenses or taxation which may arise in the event of disposal.
6. We have assumed that the land, buildings and improvements are fit for the purpose for which they are being used and comply with all Botswana Legislation, Bye-Laws and Regulations.
7. For the purpose of the valuations, we have accepted that the information with which we have been supplied with is accurate.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Montshwari Mooketsi".

Montshwari Mooketsi BSc Estate Mgt, MBA, Dip in Surveying, MREIB, MSAIV

Registered Valuer No. 001(REAC)

For: MORE PROPERTY VALUERS (PTY) LTD





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VALUATION OF TRIBAL LOT MMADINARE

<u>Date of Inspection:</u>	15 th March 2021.
<u>Instructions:</u>	We have been instructed by Samuel Bothasitse to carry out <u>MARKET VALUATION OF FOR LAND AND IMPROVEMENTS ON ON A PORTION OF PROPERTY WHICH HAS BEEN AFFECTED BY THE WATER PIPE LINE FROM SELIBI PHIKWE TO SERULE WATER PROJECT</u> for Compensation purposes.
<u>Title:</u>	The subject property is registered in the Deeds Office of Botswana under No. FT TL 646/2019 dated the 27 th June 2019 being a Memorandum of Lease Agreement between Ngwato Land Board and Samuel Israel Bothasitse in respect of Lot 9670 Mmadinare.
<u>Tenure and Use:</u>	The property is held under a common Law lease and the property is zone for Commercial Use for Filling Station
<u>Tenancy:</u>	The property is owner occupied.
<u>Encumbrances:</u>	We did not carry out any Deed search; our assumption is that the subject property does not have a mortgage bond. If there are any encumbrances, restrictions, leases or other impediments of an onerous nature, which are not noted in this report and may affect the property's value, then this valuation should be referred to the Valuer for comment and review as deemed appropriate.
<u>Location:</u>	The subject property is situated along Mmadinare Selibi Phikwe road opposite Meropa Guest House in the Bangwato Tribal Territory.



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<u>Location:</u>	The subject property is situated along Mmadinare Selibi Phikwe road opposite Meropa Guest House in the Bangwato Tribal Territory.
<u>Site:</u>	The site is fence with high security mesh wire with single straw barbed wire with high tension 2mm wire and lays on the foot of a small hill enclose commercial Building
<u>Description:</u>	The front portion of the plot has been affect by water pipeline, the affected area is estimate to 250M ² meter Square. The parameter fence has been removed to pave way to the project pipe line.
<u>General Remarks:</u>	The property is zone commercial and currently has approved plans to construct a Filling station. The negotiation with one of the major Fuel Supplier are at advance stage and the project is target to commerce in the last quarter of 2021.
<u>Market Remarks:</u>	The property market has remained healthy despite the COVID 19 pandemic due to a relatively low to zero change in the spending habits of Batswana. Market Values of properties has not declined The commercial /agricultural properties are experiencing some appetite growth largely driven by the revised Citizen Entrepreneurial Development Agency regulations as more business entities entered the space. Government is also on record formulating and implementing robust policies to increase efficiency and effective use of production land so as to improve output with the major target being to increase food security in the country. We have recently experience high demand for Land for Filling Station following government decision to outsource fueling of government fleet to private sector. The land values for commercial properties in ranges from 75 to 120 Pula per square meter for developed area especial along the artillery roads.



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Valuation Market values for compensation is as follows:

Payable amount for compensation is P100, 286.72 (One Hundred thousand Two Hundred Eight Six Pula and Seventy Two Thebe.

We herein attache a detailed assessment Report for your perusal in support of our values

Date of Valuation: 17th March 2021

A handwritten signature in black ink, appearing to read "Montshwari Mooketsi", is written over a dotted line.

Montshwari Mooketsi BSc Estate Mgt, MBA, Dip in
Surveying, MREIB, MSAIV
Registered Valuer No. 001(REAC)
For: MORE PROPERTY VALUERS (PTY) LTD

MORE PROPERTY VALUERS (PTY) LTD
Plot 4216, Mogodishane Var No: C0861701112
P. O. Box 502235, Gaborone
Tel: 3182111 Fax: 3182112 Cell 71206663
Email: mooketsi@moreproperty.co.bw



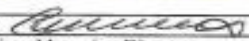
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TRIBAL LOT 9670, MMADINARE





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VALUATION REVIEW BY MORE PROPERTY VALUERS PTY LTD - Mooketsi Mooketsi Mooketsi BSc Estate Mgt, MBA, Dip in Surveying, MREB, MSAIV Registered Valuer No. 001(REAC)							
Property affected by Seibi Phikwe to Serule Water Transfer Scheme							
Claimant's particulars	Item no	Heads of claim	Unit	Qty	Rate	Sub Total	Total Amount Grand Total
SAMUEL Bothasetse ID:340111206 P O BOX 21079 Gaborone	1.3	Loss of COMMERCIAL Land Right Loss of commercial rights	m2	220	95.00	20,900.00	20,900.00 20,900.00
DATE Review Valuation: 17/03/2021 by #		Survey Cost	Quotation		T&T geomatics		19,600.00 19,600.00
	1.3	Septic Tank	say	4.16	3,000.00	12,480.00	
	1.4	Legal Cost (Title cancellation and Reregistration	say	1	12,500.00	12,500.00	
	1.5	Redesign the Plans for resubmission To Council	say	1	5,000.00	5,000.00	29,800.00 29,800.00
		2 Fencing Components					
	2.1	Diamond Meshh @ 150	rolls	2	1,700.00	3,400.00	
	2.2	Security Fence Poles (2.400x 50mm)	pmr	28	190.00	5,320.00	
	2.3	Fence Stay 2.4x 50mm	no	10	80.00	800.00	
	2.4	Double gate Security		2	1,200.00	2,711.00	
	2.5	Binding Wire 2.00mmx5kg		2	220.00	1,509.00	
	2.6	3 line single barbed wire	rolls	1	1,200.00	1,287.00	
		Less 30% salvage on fencing components				813.90	
		Add 40% labour on fencing components				813.90	
		Add Disturbance @ 10% Market Value				-	
		3 TREES					
	3.1	Shade tress	no	4	82.00	328.00	
						16,981.60	16,981.60 16,981.60
		4 OTHER COSTS					
	4.1	Cost of electricity connection		0	-	-	
	4.2	Prof. Fees (Arch., PM,Planners and revaluation)			12% of Dev. Cost	13,005.12	
		Subtotal					13,005.12 13,005.12
		Total Compensation payable (One Hundred Thousand Two Hundred and eight Six Pula and seventy Two Thebe)					100,286.72
		Sign: 					
		Position: Managing Director					
		More Property Valuers Pty Ltd					
		Date: 17th March 2021					



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Appendix 2: Acknowledgment of Payment by PAP 1

Received payment of claim



Samuel Bothasitse <sbothasitse@gmail.com>

To  Ruth M. Radibe;  Khotso Sebeke

 You replied to this message on 30 Jun 2021 10:57.

Good Morning Mma Radibe

I have received payment of P100, 286.72 for the claim. I take this to conclude the land expropriation agreement.

I would like to thank you and WUC projects staff for your understanding and good cooperation.

For any queries following this please contact me for assistance

Le kamoso betsho.

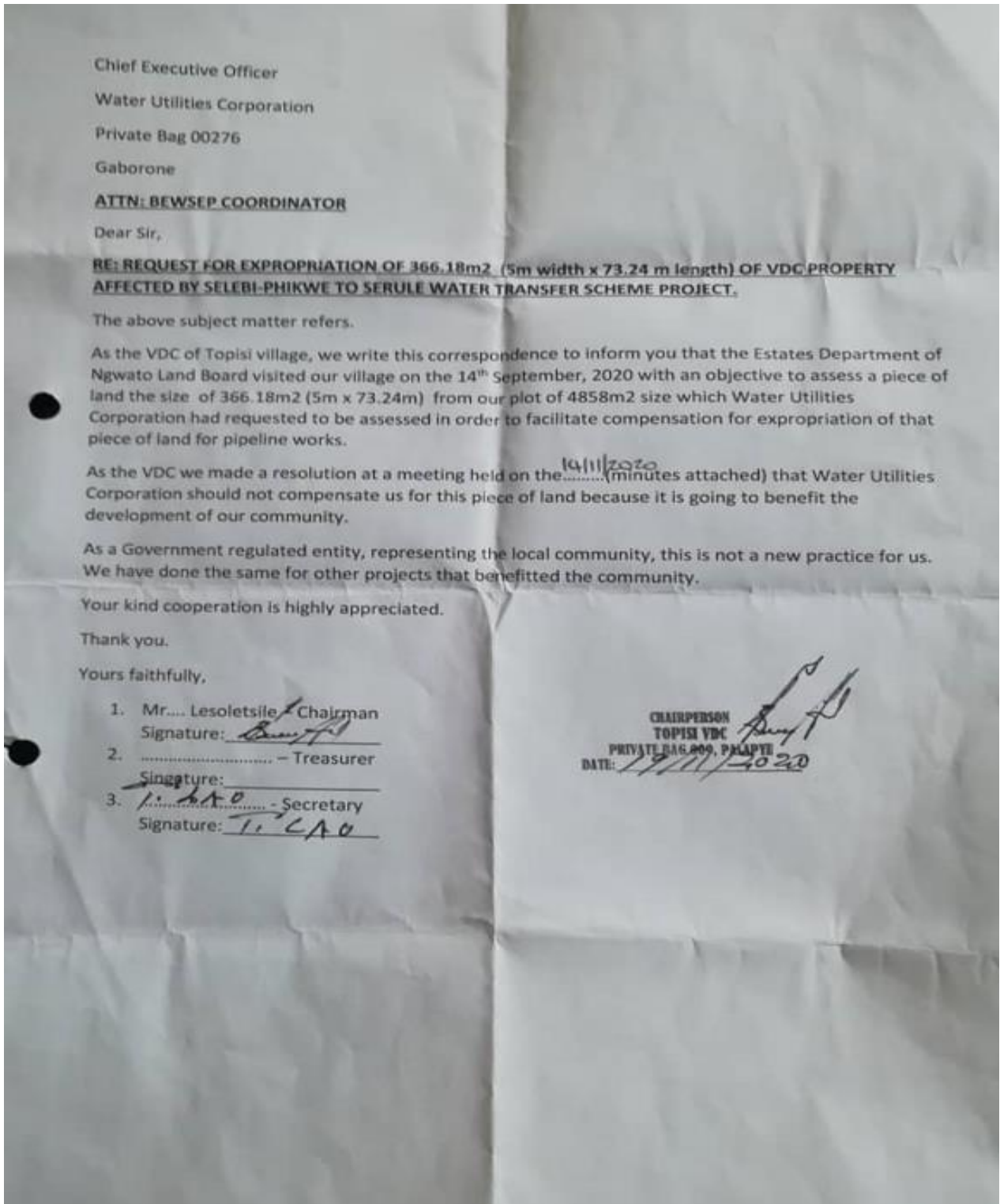
Regards

Sam Bothasitse



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Appendix 3: Permission Letter by Topisi VDC (PAP 2)





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SUMMARY OF MEETING MINUTES THAT INFORMED THE PERMISSION LETTER BY TOPISI VDC

TOPISI VILLAGE DEVELOPMENT MONTHLY MEETING HELD ON 14 SEPTEMBER 2020

VENUE: TOPISI KGOTLA

TIME: 0800HRS

OPENING PRAYER: Mr. Moleta Modisa

IN ATTENDANCE WERE:

1. Mr. Baseketsi Lesoletsile – Chairman – Topisi VDC
2. Ms. Tshepo Lao - Secretary – Topisi VDC
3. Ms. Lesego Motshabi - Vice Secretary – Topisi VDC
4. Mr. Moleta Modisa – VDC Additional Member
5. Mr. Daniel Maenga – VDC Additional Member
6. Mr. Mompoti Keitirile - VDC Additional Member
7. Ms. Margaret Dinko – VDC Additional Member
8. Mr. Goitsemodimo – Mokalakane - Community Development Officer
9. Kgosi Kgomotso Boiditswe – Kgosi – Topisi Village
10. Mr. Samuel Kenalemang – Topisi Councillor
11. Mr. Baatumetse Rhodes – Kgosi – Tebele Ward
12. Mr. Oagile Ofetotse – Kgosi – Basimane Ward
13. Water Utilities Representatives from Gaborone
14. Palapye Local Authority Representative – Physical Planner
15. Palapye Sub-Land Board Representatives

MEETING WITH PALAPYE LAND BOARD AUTHORITIES, PALAPYE SUB-DISTRICT COUNCIL AND TOPISI VDC

The Chairperson opened the meeting by informing the gathering that they had a meeting on the 10 August, 2020 in Palapye with Palapye Sub-Land Board authorities, also in attendance were Palapye Sub-District Council Physical Planner, Water Utilities Corporation representatives from Gaborone and Selebi-Phikwe Management Centre, as well as Kgosi Boiditswe of Topisi village.

He explained that the objective of the meeting was to update the Topisi leadership on the progress of the Selebi-Phikwe to Serule Water Transfer Scheme whose source is Letsibogo dam, which will be supplying five (5) villages which also includes Topisi. He reported that they were informed that the project was at a tender stage and potential bidders had already visited the project sites. He also informed the gathering that Topisi VDC and Palapye Sub-District Council were expected to write a letter to Palapye Sub-Land Board which will facilitate the official transfer of the Water Tanks plot in Topisi to Water Utilities Corporation as per the requirements of the Water Sectors Reforms, whereby all water services and assets had to be transferred to Water Utilities Corporation in order to have a single water authority.

The Chairman also informed the gathering that in addition to that, Water Utilities had made a request to Palapye Sub-Land Board to assess and prepare a valuation for a piece of land measuring 366.18m² (5m x 73.24m) from the VDC plot needed to be used as pipeline servitude. He reminded the gathering that the old Water Utilities Corporation pipeline passes in the same plot. The Chairman informed the meeting that the requirements of the World Bank is that any agreements should be in writing and done in a transparent manner with the affected stakeholders because if this is not done, this can even serious implications, including the halting of the project to achieve that purpose.



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At the end it was agreed that what all requests made to the Topisi VDC, and Palapye Sub-District Council should be expedited including the required letters. At the end it was agreed that all the relevant stakeholders should be duly consulted, and the meeting supported that.

AGREEMENT

Topisi VDC called a Kgotla meeting on the 21 September 2020 to inform the community representatives about the progress of the project. The meeting was also informed that the water pipeline will pass through the VDC plot and therefore as the community they must make a decision of whether they want the compensation to be paid to VDC or not.

When the community members made their comments, they all agreed that it is not necessary for any compensation to be paid because the project is part of their village development that is going to benefit them as a community. Additionally, they noted that the existing pipeline already passes on the said plot anyway. They also added that those representing them on this agreement should indicate that as a community, they are responsible for the development of their own village.

The VDC signed this agreement on behalf of the community.

Topisi VDC Chairperson: Mr. Baseketsi Lesoletsile – 77155450/75938024

Topisi VDC Secretary: Ms. Tshepo Lao - 71232257

Topisi VDC Treasurer: Mr. Lesego Mogotsi - 76765092