



ABBREVIATED RESETTLEMENT PLAN FOR NORTH/WEST COAST WATER PROJECT



DISASTER VULNERABILITY REDUCTION PROJECT DOMINICA



OCTOBER 2015

1 TABLE OF CONTENTS

	Page #
(i) List of Figures	3
(ii) List of Tables	3
(iii) Appendices	3
(iv) Abbreviations	4
(v) Glossary	5
1 Executive Summary	7
Introduction/Description of the Project	
- The PPCR/DVRP	
- The DOWASCO Water Storage Tank Component	
2 Objectives of the ARP	8
3 Project Location and Affected Sites	9
4 Legal Framework and Institutional Framework	14
5 Census Survey	17
6 Compensation Procedures.	19
7 Grievance Mechanisms	23
8 Monitoring and Evaluation Arrangements.	25
9 Consultation and Public Disclosure	26
10 Implementation Schedule	27
11 Budget	28

List of Figures

Figure 1 Map of Dominica Showing Proposed Sites

Figure 2 Implementation Schedule

List of Tables

Table 1 Proposed Sites: Location, Tank Capacity, Size of Total Property and Quantity Acquired

Table 2 Proposed Sites: Assets and Values

Table 3 Eligibility Categorisation of Land Owners

Table 4 Entitlement Matrix

Table 5 Budget

List of Appendices

Appendix 1 Land Acquisition Form, Lands and Surveys Division, Ministry of Lands Housing and Water Resource Management

Appendix 2 Crop/Asset Inventory Agreement, DVRP, Ministry of Health and Environment

Appendix 3 Link to Resettlement Policy Framework (RPF)

Appendix 4 Consultation/Meeting Dates

ABBREVIATIONS

ARP	Abbreviated Resettlement Plan
ARAP	Abbreviated Resettlement Action Plan
CIF	Climate Investment Fund
DOWASCO	Dominica Water and Sewerage Company
DVRP	Disaster Vulnerabilities Reduction Project
PAP	Project Affected People
PCU	Project Coordinating Unit
RPF	Resettlement Policy Framework
WB OP	World Bank Operating Policy

GLOSSARY

Abbreviated Resettlement Plan (ARP) "is acceptable if fewer than 200 people are displaced. Even if more than 200 people are affected, if all land acquisition is minor (10 percent or less of all holdings is taken) and no physical relocation is involved, an abbreviated RP is acceptable (WB Involuntary Resettlement Sourcebook, page 6).

According to OP4.12 (Sec 22), an ARP covers a minimum of the following six 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.

Compensation means the payment in kind, cash or other assets given in exchange for the taking of land, or loss of other assets, including fixed assets thereon, in part or whole.

Involuntary Resettlement: According to the World Bank's Policy on Involuntary Resettlement OP4.12, "Involuntary Resettlement refers to two distinct but related processes. **Displacement** is a process by which development projects cause people to lose land or other assets, or access to resources. This may result in physical dislocation, loss of income, or other adverse impacts. **Resettlement** or rehabilitation is a process by which those adversely affected are assisted in their efforts to improve, or at least to restore, their incomes and living standards."

Land acquisition means the taking of or alienation of land, buildings or other assets thereon for purposes of the Project.

Project Affected Persons: All persons losing assets or use of resources as a direct result of a Bank-supported project are considered 'Project Affected People' entitled to compensation and/or other forms of assistance. This includes:

- people losing land they have held under customary or traditional rights,
- people utilizing common property resources,
- informal settlers residing on public lands, and
- encroachers deprived of established access to resources, as well as those with formally recognized property rights.
- tenants, artisans, and wage earners whose livelihoods or living standards would be adversely affected as a direct result of the project.

It does not include persons opportunistically invading a site after disclosure of project plans for the purpose of obtaining assistance.

Replacement cost addresses compensation for tangible assets, primarily land, houses, other structures, trees, crops, access to water, and improvements on the land.

OP 4.12 specifies either direct replacement of land or provision of full replacement cost, along with rehabilitation measures, in order to restore livelihoods. In principle, the replacement cost of agricultural land “is the pre-project or pre-displacement, whichever is higher, market value of land of equal productive potential or use located in the vicinity of the affected land, plus the cost of preparing the land to levels similar to those of the affected land, plus the cost of any registration and transfer taxes” (Annex A, endnote 1). Where land is not provided by the project, the cost of identifying acceptable replacement land is included in the budget estimate.

Resettlement Action Plan (RAP) is a resettlement document to be prepared when the exact location and nature of the project has been determined and where land acquisition leads to physical displacement of persons, and/or loss of shelter, and /or loss of livelihoods and/or loss, denial or restriction of access to economic resources. RAPs contain specific and legally binding requirements to be abided by to resettle and compensate the affected party before implementation of the project activities causing adverse impacts.

The Project Coordination Unit of the DVRP, and more specifically the Social Specialist, is responsible for the preparation of the RAP, in conjunction with the following partners:

- Dominica Water And Sewerage Company (DOWASCO)
- Ministry of Housing, Lands and Water Resource Management
- Ministry of Agriculture and Fisheries

Resettlement Policy Framework (RPF) is a resettlement instrument to be prepared if the extent and location of resettlement cannot be known at appraisal because the project has multiple components, or if the final design is determined at a later stage. The framework also estimates the probable number of affected persons and resettlements, and especially for financial intermediary projects, assesses the institutional capability to design, implement, and oversee resettlement operations.

When during project implementation the extent of resettlement in any subproject becomes known, a RAP (or an abbreviated RAP, depending on the scale and severity of impacts) is prepared before the investment is approved for funding (OP 4.12, paras. 29–30).

1 Executive Summary

DESCRIPTION OF THE PROJECT

The Pilot Program for Climate Resilience/Disaster Vulnerability Project (PPCR/DVRP)

The Commonwealth of Dominica has received financing in the amount of US\$38 million equivalent from the World Bank towards the cost of the Disaster Vulnerability Reduction Project (DVRP). The project financing from the World Bank (WB) and the Climate Investment Fund (CIF), totaling US\$38 million, comprises an IDA Credit in an amount of US\$17 million, a Strategic Climate Fund-Pilot Program for Climate Resilience Loan in an amount of USD\$9 million and a Strategic Climate Fund-Pilot Programme for Climate Resilience Grant in an amount of USD\$12 million. The funding is intended to assist Dominica in investing in the strategic activities that will improve its resilience to natural hazards and longer-term impacts resulting from climate change.

The DOWASCO North/West Coast Water Storage Component

The North/West Coast Water Project, a sub-project of the DVRP, seeks to consolidate eight water systems into an integrated network from two or more reliable sources. The main sources being considered are the Picard River and the Coulibistrie River.

The project is known as the North/West Coast Project Lot 3. It is the third stage of the ongoing North/West Coast Water Project. The scope of works consists of the acquisition of land, the construction of eight new storage tanks and connections to the existing pipe network within the project area. At present, most of the existing water systems are inadequate and inefficient and generate high maintenance costs. Some water sources experience low dry season flows and are insufficient to meet present and future demands. Among the present problems are frequent leakage due to aging pipe networks and high turbidity after heavy rainfall due to lack of filtration facilities. The project will vastly improve the quality of water service to the entire north-west coast and expand the coverage to areas not presently served. Communities ranging from Salisbury in the southerly direction to Capuchin in the north will benefit from the project.

Improvements to access roads in some areas will be necessary. Some of these access roads are already in existence, but are in deplorable conditions. It is therefore not necessary to acquire additional lands, temporarily or permanently, for the building of access roads to the storage tanks. The areas earmarked for land acquisition are: Bioche, Morne Rchette, Picard, Glanvillia, Grange, Cottage and Savanne Paille. There is one additional property, located at Plat Ma Pierre (Colihaut), which belongs to the Government of the Commonwealth of Dominica, but is not included in this RAP.

2 OBJECTIVES OF THE ABBREVIATED RESETTLEMENT PLAN (ARP)

This plan describes the actions to be taken up to final compensation for assets acquired for the purpose of construction of the eight water storage tanks, leading to the commencement of works. It will also provide a description of proposed resettlement impacts and compensation measures.

This Abbreviated Resettlement Plan is prepared as a guide for activities leading up to the construction of the water storage tanks involving the acquisition of land, and which will affect people in the community.

3 Project Location and Affected Sites

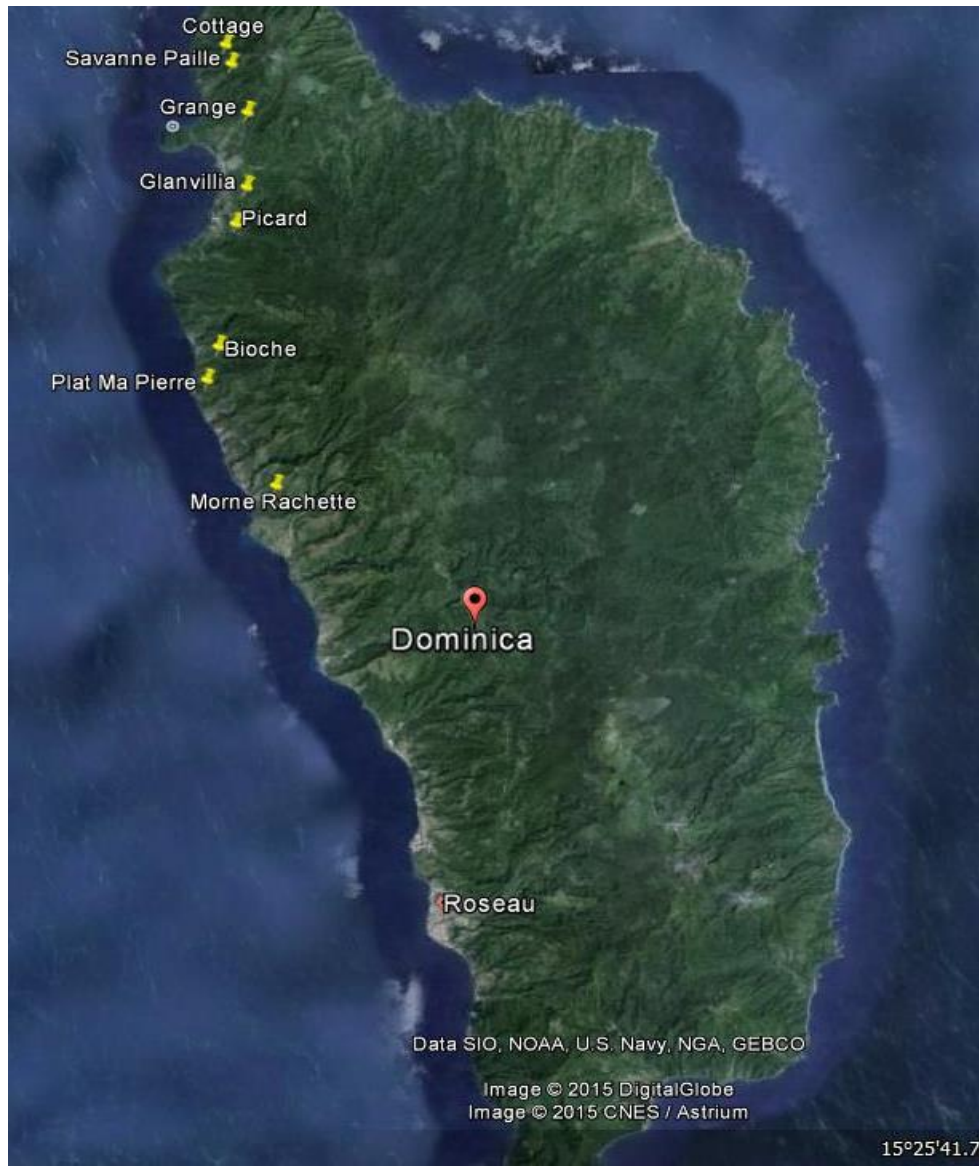


Figure 1: Map of Dominica showing proposed sites

The North/West Coast Water Storage Project is expected to serve communities located along the Western to Northern coast of Dominica, beginning from Morne Rachette in the West, to Cottage in the North (Figure 1).

Eight sites have been identified and surveyed (also See Table 1). Seven of the eight sites are described below. (Note: Colihaut site, which is state-owned, is excluded).

Morne Rchette

This particular plot is vacant and located in the heights of Morne Rchette, about one mile from the village, forming part of a larger portion of land known as Batalie Estates. However, the plot in question contains 2000 square feet and is essentially a flat parcel of land delineated above the public road level, presently covered in mulch and shrubs forming part of what was formerly a site where material for road construction was sourced. Large boulders are a predominant feature of the surrounding land area, with the said lot consisting mainly of tarrish and an apparent hardpan base. It is situated at the base of a 60-70 feet high cutting/embankment in the cliff face where there is an elevation some thirty-five (35) feet deep with no direct motorable access thereto, however access is via a footpath connecting it to the main public road. There are no crops/assets of economic value on the property.

Picard:

The site in question is vacant and contains 4,390 square feet, located at Picard, approximately 1.2km south-east of the Ross University Compound. It is accessed via a partly paved estate road extending into the heights of Picard, overlooking Portsmouth and the Cabrits, as well as the lower sections of Picard. It is covered in vegetation and triangular in shape, containing gentle gradient descending in a westerly direction towards the access road mentioned. The property is elevated some 4-6 feet above the said access road. There are mango and coconut trees on this site.

Glanvillia(Mountain):

This vacant plot is 2,611 square feet, located in the heights of Glanvillia, near a LIME Cellular Antenna, in an area known as Mountain. It is rectangular in shape and relatively disposed at an elevation where the road terminates and is connected due westwards to the main Glanvillia Housing Development. It was recently cleared of brush as a result of some excavation works done by the owner for access to other parts of the property.

The access road is very steep and loose, resulting in soil slippage, making the site accessible only by 4WD vehicles. Extensive rehabilitation of this road will be required to facilitate the construction of the storage tank and access to it thereafter. There are no crops of economic value on the site.

Dimensions of access road: 1,000 ft of concrete wheel track – to make existing public road motorable.

Grange:

This plot is vacant and located at Cotton Hill containing 2,452 square feet, situated at the northwestern corner of the main Grange Road as well as the entrance of another privately constructed concrete road leading to the lands of owned by another individual. It is presently covered in mulch and other bushes, and has a slight elevation above road level while thereafter it is flat to gentle in slope comprising of a mild gradient ranging from 5 – 10 degree, descending slightly towards both access roads along its southern and western boundaries. There are no crops of economic value or structures on the site.

The said property is currently in dispute among three parties who all claim ownership. A suggested arrangement was made and agreed to by the three parties, whereby the property would be surveyed to facilitate construction of the storage tank. Funds for compensation will be placed in an escrow account pending the court's decision for rightful ownership. The owner determined by the court will then be compensated.

Guillet/Savanne Paille: The area is located on the Guillet-Penville link road, in an area commonly known as Daegazon, containing 2,169 square feet. It is near rectangular in shape and approximately 2-4 feet above road level and thereafter increases in elevation towards its rear or northern boundary thereby comprising of varying gradients ranging from 15-20 degrees.

At present, the site is vacant, partly stony in nature and covered in trees and shrubs common to the area.

Cottage:

This site is vacant and located in the heights of Cottage. It is irregular in shape with a frontage along its northeastern boundary measuring 49.43 feet and an average depth of 42.5 feet containing 1,991 square feet. This parcel of land is accessed via a paved feeder road that connects it to Cottage, located approximately 1.5 miles below. The site is located at a higher elevation in an area predominantly utilized for agricultural purposes. Generally the site slopes gently towards its rear or southern boundaries and is presently cultivated in mangoes, clove and coconut trees, intermingled with shrubs and light vegetation. There are no structures on the site.

The site is located along the roadside with motorable access therefore no road rehabilitation is expected.

Bioche:

This parcel of land is vacant and located 1.5km from the E.O Leblanc Highway, in the heights of Bioche, containing 2,000 square feet, with access via an old estate road that has since sunk in a deplorable condition, due to the lack of proper drainage. This causes the run-off of surface/rain water unto the road surface during adverse weather conditions. That site is situated some five hundred (500) yards east of the point where the motorable section of this access road terminates, comprising of a gentle slope towards its western boundary. It is stony and presently covered in bush and shrubs, with no tree or fruit bearing crops or structures on the site, similar to the surrounding lands. Extensive rehabilitation must be done to the access road leading to the tank site, which has been severely eroded and covered with overgrown brush.

Dimensions of Access Road: 1,085 ft of concrete wheel track – to make existing public road motorable.

LOCATION OF PROPERTY	TANK CAPACITY (Gallons)	TOTAL PROPERTY	QUANTITY ACQUIRED (%)
Morne Rachette	30 000	400 acres	2 000 sq ft (0.01%)
Bioche	30 000	27 acres	2 000 sq ft (0.17%)
Picard	100 000	1.016acres	4 390sq ft (8.61%)
Glanvillia	60 000	10.42acres	2 611sq ft (0.626%)
Grange	30 000	104.78 acres	2 452sq ft (0.04%)
Guillet/Savanne Paille	30 000	2.92 acres	2 169 sq ft (1.57%)
Cottage	30 000	12 acres	1 991sq ft (0.42%)

Table 1: Proposed Sites: Location, Tank Capacity, Size of Total Property and Quantity Acquired (%)

Selection of lots took into consideration areas that would provide an efficient gravitational flow and one that is cost effective, with the aim of minimizing adverse effects to the land owners and the wider environment. It will therefore be necessary to ensure that those land owners who are adversely affected are compensated adequately. Table 1 above outlines the proposed sites, the tank capacity for each site, the size of the total property and the quantity acquired, expressed as a percentage of the total property.

4 LEGAL AND INSTITUTIONAL FRAMEWORK

In order to fulfill WB OP4.12, a Resettlement Policy Framework was developed to guide the DVRP's land acquisition process. This has triggered the preparation of this ARP, which will be the instrument used to guide the process. An Abbreviated Resettlement Plan (ARP) may be agreed with the borrower for projects in which "impacts on the entire displaced population are minor, or fewer than two hundred (200) people are displaced (OP 4.12 Para 25).

The guidelines presented in the RPF attempt to fill the gaps between the relevant country laws and World Bank policy, which govern land tenure and acquisition for development purposes. The RPF therefore outlines the requirements of the Land Acquisition Act, Chapter 35:02 of the Commonwealth of Dominica and World Bank Operational Policy 4.12 on involuntary resettlement. (See Appendix 3 for link to RPF.)

LAND ACQUISITION PROCEDURES

4.1 Procedures Under Land Acquisition Act, Chapter 35:02 of the Commonwealth of Dominica

The Land Acquisition Act, Chapter 35:02 of the Laws of the Commonwealth of Dominica outlines the acquisition of land by the State and procedures in acquiring private lands for State use. The provisions of this Act were combined with WB OP4.12 to produce the Standard Operating Procedures for Land Acquisition under the DVRP, which are outlined below. The activities which are to come out of each procedure are also explained.

4.2 Standard Operating Procedure for Land Acquisition under the DVRP (from Resettlement Policy Framework)

The multi-project approach of the DVRP will, in some cases, require the acquisition of private property. This will be done in accordance with the World Bank resettlement principles and the local laws governing land acquisition in the Commonwealth of Dominica. Established in March 2014, The Resettlement Policy Framework was prepared to "clarify resettlement principles, organizational arrangements and design criteria to be applied to sub-projects" (RPF, Sec 2.0, page 4), implemented as part of the DVRP. It therefore combines requirements of both the World Bank and the Commonwealth of Dominica, to facilitate the transfer of properties for the construction of the Water Storage Tanks, and other sub-projects which require land acquisition.

Land Acquisition Operating Procedures, Resettlement Policy Framework (2014)

The following are the guidelines for the process of land acquisition under the DVRP's North West Coast Water Storage Tank Component:

Land Identification	Land selection for the construction of the storage tanks was based on the factors identified by DOWASCO. Land holders will be contacted and informed of the need to acquire a portion of their property. They will be required to complete a Land Acquisition form issued by the Ministry of Lands, Housing and Water Resource Management (See Appendix 1).
Permission to acquire	Landowners will be approached for permission to acquire their properties or a portion thereof. Once permission is granted, each portion will be surveyed and the land plan will be drawn. A Cabinet Paper presenting the selected properties, with surveyed plans, will be prepared by the PCU and submitted to Cabinet informing of the intention to acquire the said properties.
Land Valuation	Officials of the Property Evaluation Unit of the Ministry of Housing, Lands and Water Resource Management and the Ministry of Agriculture will assess the properties and any assets contained therein. Value of assets will be determined based on market value (WB OP4.12) and at full replacement cost. For tree crops, the value is determined by the current market price of the crops, as outlined by the Dominica Export Import Agency (DEXIA), and the expected average yield per harvest.
Negotiation	Negotiations will commence with each landowner, who will be advised regarding their rights, particularly deciding on the value of the property, among other relevant issues.

Through stakeholder consultations, owners will be informed of their choice to have a private valuation which can be used during negotiation.

Should there be a disagreement in the price, further negotiation between the Property Valuation Unit of the Ministry of Lands, Housing and Water Management will be facilitated until a final price is agreed on. These negotiations will be based on the value of the property as presented by both parties (the Property Valuation Unit and the Landowner).

Declarations and Documentation owners and publications will be made in the Official Gazette. Land will be acquired after the second publication.

Compensation for Once Cabinet approves the provisional agreement land acquired between the Authorized Officer (on behalf of the Government of the Commonwealth of Dominica) and the land owner, payments will be made through DOWASCO to the land owner in a timely manner i.e. before use of land by the Project.

Commencement of works on acquired lands Works will commence after all land owners have been compensated.

A census survey was conducted on February 11th 2015, the purpose of which was to determine the assets to be acquired, to brief the landowners on the process towards eventual acquisition of a portion of their properties and their rights, and to establish a cut-off date for the determination of entitlements and compensation. The results of the census survey are presented in Section 5.

5 CENSUS SURVEY

CENSUS SURVEY OF DISPLACED PERSONS/ASSETS AND VALUATION OF ASSETS

A census survey collected demographic and other information on the landowners, the respondents (where the survey was completed by someone other than the landowner, who was a designated representative sent by him/her), the proposed site and related assets which will be lost (to include land, crops and other physical property). The purpose of the census survey was to determine the location, number and types of people and assets which are going to be affected.

Current Occupants: Selected sites are located on property which is unoccupied. Seven out of the eight sites are agricultural land (eighth property is state-owned). However, though there is no intense agricultural activity currently underway on any of the properties, the sites at Cottage, Guillet/Savanne Paille and Picard do have fruit trees of commercial value. These will be valued by the Ministry of Agriculture and the owners will be compensated at full replacement cost.

Some of the sites have the potential to be used for residential purposes. The values of the properties are expected to increase with the rehabilitation works to be done on access roads, where applicable, and also with the provision of water.

No vulnerable individuals or groups will be impacted by use of the said properties, either directly or indirectly. All landowners live away from the property so there will be no physical displacement.

Magnitude of Expected Loss: The table below, Table 2, illustrates the expected crop/assets to be lost. Three of the seven properties have fruit trees and/or coconut trees and little or no ongoing economic activity.

Crop/asset assessment was done in the presence of the landowners with the representative of DOWASCO and the Social Specialist of the PCU. Each landowner was required to sign, on site, a Crop/Asset Inventory Form (See Appendix 2), confirming the findings of the assessment.

	LOCATION OF PROPERTY	CROPS/ASSETS	VALUE OF CROPS/ASSETS (EC\$)
1	Morne Rachette	None stated	--
2	Bioche	None stated	--
3	Colihaut	Government owned	--
4	Picard	Trees: Mango (2) Coconut (3)	700.00
5	Glanvillia	None stated	--
6	Grange	None stated	--
7	Guillet/Savanne Paille	Coconut Trees Mango Trees	700.00
8	Cottage	Trees: Clove (1), Coconut (2) Sour Orange (1) Mango (3)	1,025.00

Table 2: Proposed Sites - assets and values of assets (Note: Crops were valued by the Ministry of Agriculture and Fisheries)

6 COMPENSATION PROCEDURES

Eligibility Criteria

World Bank policy states that displaced persons may be classified in one of the following three groups:

- (a) those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country);
- (b) those who do not have formal legal rights to land at the time the census begins but have a claim to such land or assets--provided that such claims are recognized under the laws of the country or become recognized through a process identified in the resettlement plan;
- (c) those who have no recognizable legal right or claim to the land they are occupying.

For this component, four of the landowners fall in category (a), i.e., have formal legal rights to the land, evidenced by possession of a Certificate of Title. Three have no Certificate of Title, but have a will (See Table 3).

PROPERTY	LEGAL RIGHT TO LAND	DOCUMENTATION
Morne Rchette	Formal Legal Right	Certificate of Title
Bioche	No Formal Legal Right But With A Claim	No Certificate Of Title (Will)
Picard	Formal Legal Right	Certificate of Title
Glanvillia	Formal Legal Right	Certificate of Title
Grange	No Formal Legal Right But With A Claim	No Certificate Of Title (Will)
Guillet/Savanne Paille	No Formal Legal Right But With A Claim	No Certificate Of Title (Will)
Cottage	Formal Legal Right	Certificate of Title

Table 3: Eligibility Categorisation of Land Owners

Valuation and Compensation for Losses

Following the completion of surveys, plans of the site are submitted to the Property Evaluation Unit, which conducts an assessment of the property to determine its value. An offer is made, based on the valuation. This takes into account the full replacement cost (ie to include all legal fees)(OP4.12 Footnote 11). Should there be a disagreement on the price, negotiations will follow between the landowner and the government/project. The landowner is also free to have a private valuation of the property, the cost of which will be met by the government/project.

Compensation for land is a total of the final agreed upon value of the property, based on the full replacement cost, as stated in OP4.12 ". This therefore includes the relevant legal fees applicable for sale or transfer of property.

Compensation for crops is determined by the Ministry of Agriculture and Fisheries and is based on the highest market value of the crops and the expected average yield per harvest. A detailed list of the average retail market prices of agricultural produce (which takes all inputs into consideration, including transportation), is released monthly by the Dominica Export Import Agency (DEXIA), which is a Government statutory body created to spearhead the development of the Dominica's export of agricultural and agro-processed products.

ENTITLEMENT MATRIX

The compensation entitlements for each category of assets (land or crops) are presented below (Table 4).

Type of Loss/Impact	Eligible Persons	Estimated # of PAPs	Method of Valuation/Policy Basis	Entitlement (\$EC)
Land	Landowners	7	Compensation for land is based on full replacement cost which includes the market value and any transfer fees. This is guided by the Land Acquisition Act of Dominica and World Bank Policy OP4.12.	\$149 525.39
Crops	Landowners	3	Compensation for crops is determined by the Ministry of Agriculture and Fisheries and is based on the highest market value of the crops and the expected average yield per harvest. A detailed list of the average retail market prices of agricultural produce (which takes all inputs into consideration, including transportation), is released monthly by the Dominica Export Import Agency (DEXIA).	\$2 425.00

Table 4: Entitlement Matrix

(AP – Affected People)

7 GRIEVANCE MECHANISM

RPF Grievance Mechanism

The procedures for resolution of grievances are clearly outlined in the RPF (pages 14- 15) and are as follows:

Based on the proposed composition and reporting structure, the overall responsibility for dealing with grievances will be that of the Project Coordinator.

i. Responsibility:

The Social Specialist shall deal with complainants directly. The Social Specialist will submit a status report of grievance to the Project Coordinator and/or Project Steering Committee by the 7th of every month for appraisal.

ii. Response by person lodging the grievance:

All complainants will be provided acknowledgement on receipt of grievance within three days from the day of receipt of the Social Specialist. All grievances received by post or in person shall be acknowledged and a record shall be maintained.

iii. Information on receipt:

Details of grievance received shall be maintained by the Social Specialist in a register to capture the following information:

Complaint Number (CN)

Date of Receipt

Particulars of Citizen/Client

- o Name
- o Address
- o Contact Number
- o Whether acknowledgement given at the time of receipt (Yes/No)

Particulars of Grievance

- o Subject of the grievance
- o Office
- o Brief Description
- o Date of acknowledgement/Date of Redress

iv. Communication to Complainant:

All complainants shall be given grievance number and expected time of redress by the Social Specialist as per the time norm (2 weeks). The Complainant can approach higher authorities (Ministry of Finance, Ministry of Health and Environment) if grievance is not resolved within the prescribed timeline i.e. 2 weeks. If grievance is not resolved within the expected time i.e. 2 weeks, the Complainant shall be provided with the following information by the Social Specialist:

- a. Information on reasons for delay
- b. Updated expected time of redress
- c. If the aggrieved person does not receive a response or is not satisfied with the outcome within the agreed time he/she can lodge his/her grievance to the Director of Public Prosecution or other relevant authority.

This information shall be given in the same letter/order through which the final decision on redress is conveyed to the complainant.

v. Analysis and Prevention:

All grievances shall be analyzed to find out the root cause in any particular area and matters shall be taken up with the competent authority i.e. Project Steering Committee and/or Ministries of Finance and Ministry of Health and Environment for modification in the Policy to prevent the same.

8 MONITORING AND EVALUATION ARRANGEMENTS

The Social Specialist and Project Engineer from the Project Coordination Unit (PCU) under the auspices of the Ministry Health and Environment will be responsible for monitoring the activities of project implementation, project development and provide periodic status reports.

However, the Social Specialist will perform the following Monitoring and Evaluation roles:

- Ensure that landowners are compensated for all lost assets prior to commencement of works.
- Supervise implementation of M and E strategy
- Be fully informed, through a written contract made between the contractor and the landowner, of any additional agreements made between the two parties, particularly regarding use of remaining adjacent property or otherwise. This includes, but is not limited to use of adjacent property for temporary storage or access.
- Ensure there is no encroachment on remaining property.
- Ensure boundaries are appropriately identified and marked.
- Site visits will be conducted by the Social Specialist, to be followed by submission of a report to the Project Coordinator and DOWASCO's Senior Engineer with updates on the progress of the project. The frequency of site visits will be determined by the stage of implementation of the project.

9 CONSULTATION AND PUBLIC DISCLOSURE

Landowner Consultations

Consultations will be held with landowners before and during implementation of works on a periodic basis. The first consultation will be held to present a summary of the entire DVRP and the purpose for acquisition of property. Landowners will be advised of their rights both before and during construction. Information will be provided on the entire land acquisition process, including valuation, negotiation and compensation for losses. Grievance mechanisms will also be outlined.

During construction, consultation will continue so as to keep abreast of activities which have the potential to cause conflict. This includes encroachment on or trespassing on remaining property by contractor or his employees. There will also be opportunities to address other grievances arising out of the project.

Declarations of acquisitions will be served on land owners and publications will be made in the Official Gazette, which will be publicly disclosed. Land will subsequently be acquired after the second publication in the Official Gazette.

10 IMPLEMENTATION SCHEDULE

Actions	2014		2015				2016			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1. Selection/Identification of lots										
2. Investigations to determine ownership										
3. Authorization to acquire land										
4. Census Survey										
5. Consultation with Landowners										
6. Land surveys										
7. Valuation and negotiation of land										
8. Compensation for acquired lots and accrued expenses										
9. Transfer of Title and Registration to DOWASCO										
10. Meeting (Contractors PAP, PCU, DOWASCO)										
11. On Site Consultation (stakeholders)										
12. Construction Time Frame										

Figure 2: Implementation Schedule

11 BUDGET

Land Purchase Costs:

Location	Size	Cost per Unit	Total Value	Vendor's Fee (2.5%)	Gov't Fee (7.5%)	Lawyer's Fee		Disbursement		VAT (15%)	Total (\$EC)
						Rate	Total	Rate	Total		
Morne Rchette	2 000 sq ft	\$ 5.00	\$10,000	250.00	750.00		500.00	NA		75.00	11,575.00
Bioche	2 000 sq ft	\$ 2.75	\$ 5,500	137.50	NA		1000.00	6% + \$160	330.00 160.00	150.00	7,227.50
Picard	4 390 sq ft	\$12.50	\$54,875	1,371.88	4,115.63	3	1,646.25	NA		246.94	62,255.70
Glanvillia	2 611 sq ft	\$ 5.74	\$15,000	375.00	1,125.00		500.00	NA		75.00	17,075.00
Grange	2 452 sq ft	\$ 8.16	\$20,000	500.00	1,500.00	3	600.00	NA		90.00	22,690.00
Cottage	1 991 sq ft	\$ 5.10	\$10,154.10	253.85	761.55		500.00	NA		75.00	11,744.50
Guillet/Savanne Paille	2 169 sq ft	\$ 6.00	\$13,014	325.35	NA		1000.00	6% + \$160	780.84 160.00	150.00	15,430.19
Colihaut (State Owned)			\$12,700.00	NA	\$952.50		500.00	NA		75.00	1,527.50
TOTAL										936.94	149,525.39


Table 5.1: Land Purchase Costs

Other Costs:

Item	Number of Units	Cost per Unit (EC\$)	Total cost (EC\$)
Private Property Assessment		400.00	400.00
Crops Compensation			2,425.00
Agricultural Engineer: Crop Assessment (3 sites)	3	175.00	525.00
Total			3,350.00

Table 5.2: Other Costs

Appendix 1: Land Acquisition Form



COMMONWEALTH OF DOMINICA

MINISTRY OF LANDS, HOUSING, SETTLEMENTS AND WATER RESOURCE MANAGEMENT

LANDS AND SURVEYS DIVISION

Tel: (767) 266 3431 / 3433
Fax: (767) 449 9869
E-mail: landsandsurveys@dominica.gov.dm
Website: www.dominica.gov.dm

Vanouist House
Charles Avenue
Goodwill Road
Commonwealth of Dominica

Land Acquisition for North West Coast Water Storage Tanks

Land Owner(s).....
.....
.....

Address:
.....
.....

Acreage: Location.....

Title Reference: Book:..... Folio.....

Encumbrance: Yes No Details:.....
.....
.....

Compensation

Price Offered

Asking Price

Price Agreed

.....

.....

.....

I.....hereby agree to accept the sum of
EC\$......as compensation for my property acquired at.....
in the Parish of St..... and I hereby request that the cheque be paid to
.....
subject to Cabinet's approval.

Signed:.....

Witness:.....

Date:.....

Remarks:.....

.....
.....
.....
.....
.....

Appendix 2: Crop/Asset Inventory Agreement



COMMONWEALTH OF DOMINICA
Ministry of Health and the Environment
Disaster Vulnerability Reduction Project

Tel: (767) 266 3139
 Fax: (767) 448 3873
 E-mail: ppcrdrv@dominica.gov.dm
 Website: <http://www.dominica.gov.dm>

38 Cork Street, First Floor
 Roseau
 Commonwealth of Dominica

NORTH/WEST COAST WATER STORAGE TANK COMPONENT
CROP/ASSET INVENTORY

SITE LOCATION: _____ TOTAL ACREAGE: _____

SIZE OF ACQUIRED LOT: _____

PROPERTY OWNER(S): _____

Address: _____

Contact Telephone Number: _____

TYPE OF CROP/ASSET	PRICE PER UNIT	NUMBER OF UNITS	TOTAL COST

Please select by ticking in the box next to the statement which applies.

- I hereby confirm/agree that, at the time of the assessment, the above mentioned crops/assets are the only ones of economic value, which will be affected by any project related activities to occur on the acquired portion of my property.
- I hereby confirm/agree that, at the time of the assessment, there were no crops/assets of economic value on the acquired portion of my property.

Signed: _____
 PROPERTY OWNER(S) _____ WITNESS _____

Date: _____

"Our Public Service: Transforming, Modernizing, Positively Changing!"

Appendix 3: Link to RPF

<http://ecu.gov.dm/index.php/projects/11-disaster-vulnerability-reduction-project-dvrp-ea-emf>

Appendix 4: Consultation/Meeting Dates

Date	Meeting/Consultation	Participants
7th January, 2015	Introductory meeting – Project Summary, presentation of ARP thus far, planning the way forward	DOWASCO Engineers PCU Staff
13th January, 2015	Discussion of Terms of Reference for Social Assessment, Social Impact Management, Land Acquisition and Compensation Guidelines, requirements for Abbreviated Resettlement Plan, Development of Work Plan	World Bank Social Specialist, PCU Social Specialist, DOWASCO Technical Assistant
21st January, 2015	Consultation with landowners, introduction of DVRP and North/West Water Storage Tank Component; Grievance Redress Mechanism; completion of census survey	PCU Staff (Co-ordinator, Safeguard Specialists) DOWASCO Officials
25th and 26th March, 2015	Land valuation at each site; signing of documents agreeing to sale of property	Senior Evaluator, Ministry of Housing, Lands and Water Resource Management Engineer, DOWASCO Social Specialist, PCU