



# LAND ACQUISITION AND RESETTLEMENT



Land Acquisition and  
Resettlement



Replacement  
House



Agriculture



Water

The land acquisition process, as agreed in the two Host Government Agreements, is undertaken in a manner consistent with: the International Financing standards and Human Rights Standards at a national and international level. A consensual process is undertaken (notwithstanding the use of compulsory powers) and compulsory acquisition steps are avoided to the greatest extent possible. The process includes consultation with local communities and other stakeholders. EACOP manages key aspects of the land acquisition process on behalf of the host governments, including managing the payment of compensation and administrative costs.

As per national legal requirements, the rights of occupancy for land is transferred to the governments and leased to EACOP. These leases are for 66 years for the permanent facilities in both Uganda and Tanzania.

Prior to the start of land acquisition, alternative routes were analyzed against several criteria including the need to avoid population centres, avoid physical resettlement to the maximum extent possible and reduce disruption to community livelihoods. Extensive studies and engagement with the governments were undertaken to reduce to a 30m right of way.



## Land acquisition is a phased process

01

**Stakeholder and Community Engagement:** Land acquisition begins with informing affected communities, households and local governments of the process to be undertaken and responding to questions and concerns.

02

**A Survey and Valuation Phase:** PAPs are identified, and their land, trees, crops and structures surveyed, and an inventory developed. Valuation amounts are established with the Government Authorities (Chief Valuer) and the application of international financing standards requirements. Valuation amounts are disclosed to PAPs. During this phase households were both able to and encouraged to continue to use the land.

03

**Compensation Phase:** Signing of compensation agreements for the loss of assets is undertaken after a reflection period which follows an individual PAP detailed briefing of the compensation agreement. Compensation is then paid. As per International Financing Standards requirements and national laws, the compensation is calculated to reflect full replacement cost - market value and transaction costs at the time of displacement.

04

**Notice Phase:** After payment of compensation, households are given (with a few exceptions) a 90-day notice to vacate. During this period support is provided to PAPs to help them move off the land.

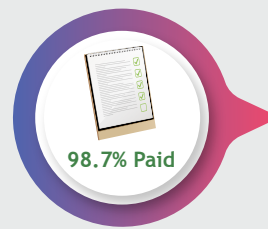
05

**Post Displacement Phase:** Following displacement, transitional support (food baskets and cash transfers) is provided for a period of 6 to 12 months, according to the degree of impact. Financial literacy training is provided and access to livelihood restoration programs starts.

**4% PAPs** also require their dwelling to be relocated, and they are offered replacement houses of higher standard than their existing dwelling.

**Project Affected Persons (PAPs)** (mainly households) are informed about the grievance mechanism and encouraged to raise grievances or concerns with EACOP or their local leaders if they need to.





**13,522**  
Compensation agreements in Uganda and Tanzania signed of which 13,511 have been paid

**517**  
replacement housing in Uganda and Tanzania



**547**  
Number of physically displaced households in Uganda and Tanzania

## DISPLACEMENT

PAPs are visited and engaged during the notice to vacate period. EACOP assess how much support they need to relocate. The kind of support provided may include help with harvesting crops or cutting down trees, dismantling structures, providing transport for household goods and any other practical or emotional support needed.

## GRAVE RELOCATION

A total of 1,834 graves were found in the project required land and needed to be relocated (Uganda 687 and Tanzania 1,147). All but one of these graves have been successfully relocated. The one that was not relocated was avoided by pipeline route narrowing. The relocation process was undertaken with great care and respect by teams of social specialists and in accordance with Ugandan and Tanzanian legal requirements. The team worked hand in hand with the grave owners and families supporting and respecting their spiritual and religious rituals prior to, during and after relocation. Graves were relocated to sites chosen by the family. The district medical officer and local authorities provided hands on support to the team and the families.



## CASE STUDIES

Project affected person (PAP) Veronica and her spouse smile after receiving their replacement house. The couple expressed gratitude for the modern house they were given, which was a significant improvement over what they had before the land acquisition. They particularly appreciated the new facilities, such as water storage tanks, a kitchen, and pit latrines, which they did not have previously.



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**Joyce**

“I am grateful because they have brought us the oil pipeline and we have benefited from selling our land.”

**Margaret**

“I'm very grateful to the EACOP project for compensating us fairly, building us new houses, and providing us with water, solar energy. They have made us feel valued and respected.”

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