



CAMEROON INCLUSIVE
AND RESILIENT CITIES
DEVELOPMENT PROJECT



PROJET DE DÉVELOPPEMENT
DES VILLES INCLUSIVES
ET RÉSILIENTES



**CELLULE DE COORDINATION DU PROJET
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COORDINATION UNIT - CELLULE DE COORDINATION

CAMEROON INCLUSIVE AND RESILIENT DEVELOPMENT CITIES PROJECT

PROJET DE DEVELOPPEMENT DES VILLES INCLUSIVES ET RESILIENTES

PDVIR

CREDIT NUMBER IDA – 6132 - CM

PRELIMINARY RESETTLEMENT ACTION PLAN (RAP) REPORT KUMBA II



1st Floor Nangah Building, Ring Way Street
Mankon Bamenda – North West Region, P.O. Box
5185, Bamenda,

Contact information:

+237 243004288

E-mail: program.youth@gmail.com



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LIST OF ABBREVIATIONS AND ACRONYMS

CAMWATER	Cameroon Water Utilities Corporation
CCP	Cellule de Coordination du projet
CPR	Resettlement Policy Framework
DD	Divisional Delegate
DLA	Decentralized local authorities
DPU	Declaration of Public Utility
DTA	Decentralized Territorial Authorities
EMM	Environmental Management Manager
ENE0	Energy of Cameroon
ESA	Exploitation and Sexual Abuse
ESMP	Environmental and social management plan
FEICOM	Special Council Support Fund for Mutual Assistance
GBV	Gender Based Violence
GRM	Grievance Redress Mechanism
HME	Head of Monitoring and Evaluation
IDA	International Development Association
IDP	Internally Displaced Person
KBL	Kumba Bare land
KCC	Kumba City Council
KCO	Kumba constructions
KED	Kumba Economically Displaced
KGr	Kumba Graves
KPI	Kumba plants
LCT	Local Compliance Team
MGP	Mécanisme de gestion des plaints
MINADER	Ministry of Agriculture and Rural Development
MINAS	Ministry of social affairs
MINDCAF	Ministry of State property and Land Tenure

MINDHU	Ministry of Housing and Urban Development
MINEE	Ministry of Water and Energy
MINPROFF	Ministry of Women's Empowerment and the Family
MN	Methodological note
OP	Operational policy
PAP	Project Affected Person
SCP	Social Communication Program
PDVIR	Inclusive and Resilient Cities Development Project
PM	Prime Minister
PV	Procès verbal
RAP	Resettlement Action Plan
RPF	Resettlement Policy Framework
SH	Sexual Harassment
SMM	Social Management Manager
SRP	Succinct Resettlement Plan
TOR	Terms of Reference
UTL	Technical Liaison Unit
WB	World Bank

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NON-TECHNICAL SUMMARY

The Government of the Republic of Cameroon plans to use part of the resources of the Development of Inclusive and Resilient Cities Project (PDVIR) to finance the development of certain facilities and infrastructures identified as part of the Proximity Program, with a view to effectively improve the living conditions of populations in the under-equipped neighborhoods concerned Kumba II council, with a view to increase urban mobility.

The aim of the project is to achieve a sustainable improvement in urban populations' access to basic services for the purposes of conservation and sustainable development, in particular by providing assistance to communities living in precarious or under-structured neighbourhoods. The local sub-projects to be implemented in Kumba II council area (Meme Division, South West Region), which will affect people's assets, are as follows:

Two sections of tertiary roads in the Fiango quater (Section 1: Ntoko street to Gare. (2800ml) section 2: Cameroon Street to Hausa Quarters (2100 ml). The road shall have a width of 7m, parking of 3m width shoulder of 2m banquette of 1m, gutters of 1.2m and space of network of 3m. The total length of the road is 17.5m.

All these works will require land in the private or national domain, which will entail the physical or economic displacement of assets. Consequently, the World Bank's OP 4.12 on involuntary resettlement has been activated, and a Resettlement Action Plan (RAP) must be prepared, consulted and agreed with the people affected.

The main aim of the RAP is to address impacts arising from direct economic and social consequences that both result from the Bank-financed investment projects and are caused by involuntary land withdrawal resulting in:

- a) relocation or loss of habitat;
- b) loss of assets or access to assets; or
- c) loss of sources of income or livelihood, whether or not those affected have to relocate to another site.

This RAP includes, among other things

- The legal framework to be applied to implement the RAP
- The socio-demographic survey of displaced people and an estimate of their assets;
- A description of the evaluation of losses caused by resettlement
- The amount of compensation and other forms of resettlement assistance to be provided as appropriate;
- Consultations with displaced persons on acceptable resettlement alternatives;
- Institutional responsibility for RAP implementation;
- Arrangements for monitoring and implementation;
- Timetable and budget.

The RAP was prepared in accordance with OP4. 12, the Methodological Note describing the operating procedures of the Survey and Evaluation Commission set up for the expropriation surveys of the Inclusive and Resilient Cities Development Project PDVIR (the MN)) which was authorized by the Government of Cameroon on September 05, 2018; the descriptive note of the procedure for the valuation of property/appraisal and compensation of persons affected by the works of the proximity sub-projects within the framework of the PDVIR of March 2022; Where there are gaps between national legislation and OP 4. 12, OP 4.12 applies.

Semi-structured interviews, surveys and public and individual consultations were carried out in February 2024 with the administrative and traditional leaders of the town of Kumba, including the SDO, the DO of the Kumba subdivision, the City Mayor, the traditional chiefs of the quaters, the heads of the ministerial departments and decentralized State services in charge of expropriation issues (MINDCAF, MINAS, MINADER, MINDHU; MINEE). Systematic visits to the project site for direct observations and surveys were carried out in the presence of members of the Ad hoc Committee and the people affected. The RAP was returned to the PAPs in Kumba on the 7th of March 2024. During this meeting, PAPs presented their demands.

Finally, the PAPs were consulted individually on the nature of the compensation available to them, i.e. cash compensation and/or compensation in kind through survey questionnaires. Amongst the 237 PAPs, 232 opted for payment is cash while 5 preferred bank transfer.

The implementation of the PDVIR's local sub-projects faces a major constraint linked to the long delay in expropriation and payment of indemnities and compensation to those affected by the Project. To alleviate this constraint, and in accordance with the financing agreement, the Project has undertaken, in conjunction with MINDCAF, the Prime Minister's Office and the World Bank, to adopt the most appropriate of the existing legal procedures to reduce the delays imposed by the usual expropriation procedure, which in terms of prerequisites for payment:

- requesting and issuing a DPU order to MINDCAF,
- AVC expropriation appraisals,
- MINDCAF central analyses,
- the Primature's regulatory appraisals,
- issuance of the expropriation decree and approval by the Presidency of the Republic of the draft compensation decree, and
- signature of the compensation decree by the Prime Minister.

This led the Project to ask itself how it could succeed in paying compensation to PAPs and carrying out local sub-projects within the remaining funding deadlines, hence the Methodological Note validated by the World Bank in August 2021, which is the legal framework that has been applied in this RAP. The survey work is carried out by the ad hoc Committee set up by the City Mayor, joined by the DAJ/MINH DU and the Consultant in charge of drawing up the RAP, and will have three main components: (i) Field work; (ii) Deliberative sessions; (iii) Public hearings or consultation of those affected.

The socio-political organization of the neighborhoods is highly hierarchical, with quarter heads.

- This RAP concerns 237 people affected by the Project (PAP) - heads of families - individually (identified as individuals) who represent their respective families affected by 121 constructions, 68 plants, 36 bare properties, 49 wells, 3 graves and 61 businesses who will receive compensation for the disruption of their activities. That is to say, a total of 338 properties and development affected by the works belonging to 237 PAPs. It should be noted that there are PAPs that have several developments affected by the work. This is therefore a consolidated PAP workforce.
- These PAPs lose a small part of: their homes or shelters, fences, sheds or stores, land and plants. It should be noted that, under this RAP, these crops, dwellings or shelters, sheds and partially and permanently affected land do not represent the main source of income or livelihood of these people. Only companies that have been identified represent sources of income for the people concerned, and they are therefore considered economically displaced. It is also important to note that no physical displacement has been identified under this RAP, as all affected people are partially displaced and will remain at their same sites. These PAPs are broken down as follows:
 - People lose their property permanently. These are i) crops (trees) planted in front of their roadside dwellings (oil palms, mangoes, bananas, avocados, guava trees); (ii) a small portion of their land or (iii) a small portion of their buildings (buildings covered by this RAP include houses/sheds, sheds, fences, porches, paved yards, stairways). No PAP loses all of these constructs. All these PAPs will be maintained at the same sites. These are not cases of physical relocation to new locations. It should be recalled here that under this RAP, crops, land, buildings do not represent their means of subsistence, nor their source of income. They are therefore not economically displaced within the meaning of OP 4.12 of the World Bank.
 - PAPs whose commercial activities represent their main sources of income (sale of clothing, school supplies, flea markets, plastic shoes, etc.) will be temporarily disrupted while work is carried out on the roads to be improved (work in progress). Depending on the field operations, the activities of these PAPs will be maintained at the same sites. Details on these companies are presented in Appendix 4 of this report.

Table 1: Summary of Kumba RAP

	Total number of PAP/affected property	Constructions (FCFA)	Plants (FCFA)	Lands (FCFA)	Economically displaced (FCFA)	Wells(FCFA)	Graves (FCFA)
Cost	415,665,884	351,231,914	9,257,010	19,655,200	27,421,760	6,600,000	1,500,000

Number of properties affected by category	338	121	68	36	61	49	03
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Annex 6 shows the consolidated list of PAPs and their appraised properties and developments.

The bare properties, constructions (constructions in this RAP refer to houses/sheds, sheds, fences, verandas, paved courtyards, staircases), crops, were valued in accordance with the provisions of the methodological note and the descriptive note of the procedure for the valuation of assets/enhancements, and compensation of persons affected by the works of the proximity sub-projects within the framework of the PDVIR of March 2022, made available to the Ad hoc Committee in particular:

- In accordance with the PDVIR methodological note, the buildings are evaluated at their new-build value, as established by the expert member of the authorized ad hoc committee. This valuation was based on the results of the cost estimates drawn up taking into account the cost of materials in Kumba on 15th February 2024 and adding 30% labour required for construction;
- To obtain the replacement value of the plants, we updated the plants compensation scale set out in Decree No. 2003/418/PM of 25th February 2003. The value of each crop was calculated year by year (from 2003 to 2024) by applying the annual national inflation rate. These inflation rates are obtained following field surveys of local market costs, conducted by the National Institute of Statistics in every town in Cameroon;
- Current land sales practices in Kumba report that prices vary between 2,000 and 6,000/m², despite Decree N°2014/3211/PM of September 29, 2014, which sets the minimum prices applicable to transactions on land under the State's private domain at 4,000 FCFA/m². In the context of the replacement value of the PDVIR Methodological Note, it was estimated at 4,000 FCFA/m². To this was added the cost of administrative transactions (250,000 FCFA). These costs were obtained from the services of the departmental delegation of domains. It should be pointed out that this price was obtained by the consultant after a land survey in the project area, to ensure that the cost applied reflected the local reality;
- In accordance with the guidelines set out in the PDVIR financing agreement between Cameroon and the World Bank, and in particular with the World Bank's OP 4.12 on involuntary resettlement, compensation for economic losses or loss of livelihood for those affected is mandatory. They are caused by the disruption and slowdown of certain economic activities (selling clothes, school supplies, second-hand clothes, plastic shoes, etc) during the construction period. Some economic PAP might not be able to continue to carry out their activities after the works on these sites. The negative impact will be short-

term, for the duration of the works, since in the context of this RAP, these impacts (disruption of economic activities) are not definitive, but will only last during the execution of the works for some, others will be relocated or provided with means to change economical activities. In fact, a positive long-term impact is expected once the lanes have been upgraded, as access will become easier with the improvements to be made by the PDVIR, so these businesses will have more customers and make better sales. The people affected by these disruptions will benefit from compensation corresponding to the income accumulated over the period of disruption. This lost income, recognized as the livelihood of the person affected, is determined according to the level of taxation of the disrupted activity and the duration of the disruption. In addition to the above-mentioned compensation, PAPs in a situation of economic displacement whose structures are fixed, receive compensations that are calculated and paid. In the case of mobile structures, PAPs will be assisted in moving their structures.

- For cases of destruction or movement of a grave, the provisions of OP 4.11 on grave exhumation protocol, framed by Decree 74-199 of March 14, 1974 will be applied in addition to other legal provisions in force in Cameroon. Indeed, apart from compensation for the material loss of the grave, costs linked to the organization of funeral rites generated by the exhumation and reburial of the remains will be covered by the project. The costs of operations and administrative and logistical procedures will also be covered by the project promoters. To this end, funeral costs linked to the movement of graves of 500,000 FCFA per grave will be integrated into the budget for the implementation of this RAP, i.e. 250,000 FCFA for administrative costs and 250,000 FCFA for families relating to the reorganization funerals, i.e. an amount of 1,500,000 FCFA for the management of the three graves.
- The compensation for wells in Kumba II was realized taking into account the actual cost of materials and activities in the year of evaluation i.e. 2024 and based on the different types of wells encountered in the area.

Economic losses are caused by the relocation, disruption and/or slowdown of certain economic activities (stores, call-boxes, shoe repair shops, trade sheds, garages, etc.) during the construction period. This impact will depend on the duration of the work (8 months). People affected by this impact will receive compensation corresponding to the income accumulated over the period of disruption. This lost income, recognized as the livelihood of the person affected, is determined according to the level of taxation of the disrupted activity and the duration of the disruption. In addition to the above-mentioned compensation, PAPs in a situation of economic displacement whose structures are fixed, receive compensation which is calculated and paid. In the case of mobile structures, PAPs will be assisted in moving their structures.

The Grievance Redress Mechanism (GRM) will make it possible to effectively capture and process complaints and claims related to resettlement, and those related to GBV. A special procedure is provided by the GRM for the management of GBV complaints: ESA/SH. The GRM will be

popularized among communities, chiefdoms, companies in charge of the works, through popularization campaigns, posters in places of high human presence, within companies, at the UTL, at the mission headquarters control and any other place where need will be. Each of the companies responsible for the work will develop a GRM which will be validated by the MDC and the CCP, then will also be the subject of publication.

RAP implementation will be audited by an independent consultant. The RAP implementation milestones are:

- Milestone 1: Verify the proper identification of PAPs or their beneficiaries;
- Milestone 2: Examine and rule on PAP payment files;
- Milestone 3: Rule on the payment of compensation to PAPs (in cash or in kind) in accordance with the conclusions of the negotiations recorded in the minutes signed for this purpose.
- Milestone 4: Ruling on the conformity of the procedures, deadlines and quality of the GRM's response to the RAP in accordance with the RAP's provisions;
- Milestone 5: Final evaluation of the RAP.

The overall budget for the implementation of the Resettlement Action Plan in Kumba II amounts to 438,949,178 CFA francs (four hundred and thirty eight million nine hundred and fourty nine thousand one hundred and seventy eight francs), distributed as follows: (i) Constructions 351,231,914 FCFA (ii) plants 9,257,010 CFA francs; (iii) Economically displaced persons 27,421,760 FCFA, (iv) Wells 6,600,000 FCFA and (v) Bare land 19,655,200FCFA (vi) Graves 1,500,000 FCFA, Commission 2,500,000 FCFA, 5% Miscellaneous 20,783,294.19 FCFA.

RESUME NON-TECHNIQUE

Le Gouvernement de la République du Cameroun envisage d'utiliser une partie des ressources du Projet de Développement de Villes Inclusives et Résilientes (PDVIR) pour financer le développement de certains aménagements et infrastructures identifiés dans le cadre du Programme de Proximité, en vue d'améliorer efficacement la condition de vie des populations des quartiers sous-équipés relevant de la commune de Kumba II, en vue d'accroître la mobilité urbaine.

L'objectif du projet est d'améliorer durablement l'accès des populations urbaines aux services de base dans un but de conservation et de développement durable, notamment en apportant une aide aux communautés vivant dans des quartiers précaires ou sous-structurés. Les sous-projets locaux à mettre en œuvre dans la commune de Kumba II (Département de Meme, Région du Sud-Ouest), qui affecteront les biens des populations, sont les suivants :

Deux tronçons de routes tertiaires dans le quartier Fiango (Section 1 : rue Ntoko jusqu'à Gare. (2800 ml) section 2 : rue Cameroun jusqu'aux quartiers Hausa (2100 ml). La route aura une largeur de 7 m, un parking de 3 m et un épaulement de 2 m. banquettes de 1m, gouttières de 1,2m et espace de réseau de 3m La longueur totale de la route est de 17,5m.

Tous ces travaux nécessiteront des terrains appartenant au domaine privé ou national, ce qui entraînera des déplacements physiques ou économiques de biens. Par conséquent, le PO 4.12 de la Banque mondiale sur la réinstallation involontaire a été activé, et un plan d'action pour la réinstallation (PAR) doit être préparé, consulté et convenu avec les personnes affectées.

L'objectif principal du PAR est de remédier aux impacts découlant des conséquences économiques et sociales directes qui résultent à la fois des projets d'investissement financés par la Banque et du retrait involontaire des terres entraînant :

- a) déplacement ou perte d'habitat ;
- b) perte d'actifs ou accès à des actifs ; ou
- c) perte de sources de revenus ou de moyens de subsistance, que les personnes touchées soient obligées ou non de déménager vers un autre site.

Ce PAR comprend entre autres

- Le cadre juridique à appliquer pour mettre en œuvre le PAR
- L'enquête sociodémographique des personnes déplacées et une estimation de leurs patrimoines ;
- Une description de l'évaluation des pertes causées par la réinstallation
- Le montant de l'indemnisation et des autres formes d'aide à la réinstallation à fournir, le cas échéant ;
- Consultations avec les personnes déplacées sur les alternatives de réinstallation acceptables ;
- Responsabilité institutionnelle de la mise en œuvre du PAR ;
- Dispositions de suivi et de mise en œuvre ;
- Calendrier et budget.

Le PAR a été préparé conformément à l'OP4. 12, la Note Méthodologique décrivant les modalités de fonctionnement de la Commission d'Enquête et d'Evaluation mise en place pour les enquêtes d'expropriation du Projet de Développement de Villes Inclusives et Résilientes (PDVIR (le MN)) qui a été autorisée par le Gouvernement du Cameroun le 05 septembre 2018 ; la note descriptive de la procédure d'évaluation des biens/expertise et indemnisation des personnes affectées par les travaux des sous-projets de proximité dans le cadre du PDVIR de mars 2022 ; Lorsqu'il existe des lacunes entre la législation nationale et la PO 4.12, la PO 4.12 s'applique.

Des entretiens semi-directifs, des enquêtes et des consultations publiques et individuelles ont été réalisés en février 2024 auprès des chefs administratifs et traditionnels de la ville de Kumba, dont le SDO, le DO de l'arrondissement de Kumba, le Maire de la Ville, les chefs traditionnels des quaters. , les chefs des départements ministériels et des services déconcentrés de l'Etat en charge des questions d'expropriation (MINDCAF, MINAS, MINADER, MINDHU ; MINEE). Des visites systématiques du site du projet pour des observations directes et des enquêtes ont été réalisées en présence des membres du Comité Ad hoc et des personnes affectées. Le RAP a été restitué aux PAP à Kumba le 7 mars 2024. Lors de cette réunion, les PAP ont présenté leurs revendications.

Enfin, les PAP ont été consultées individuellement sur la nature de la compensation qui leur est offerte, à savoir une compensation en espèces et/ou une compensation en nature à travers des questionnaires d'enquête. Parmi les 237 PAP, 231 ont opté pour le paiement en espèces tandis que 5 ont préféré le virement bancaire.

La mise en œuvre des sous-projets locaux du PDVIR se heurte à une contrainte majeure liée au long délai d'expropriation et de paiement des indemnités et compensations aux personnes affectées par le Projet. Pour alléger cette contrainte, et conformément à l'accord de financement, le Projet s'est engagé, en collaboration avec le MINDCAF, la Primature et la Banque Mondiale, à adopter la plus appropriée des procédures juridiques existantes pour réduire les délais imposés par les procédures habituelles. procédure d'expropriation, qui en termes de conditions de paiement :

- - La demande et la délivrance d'un arrêté de DUP au MINDCAF,
- Les expertises d'expropriation de la CCE,
- Les analyses du MINDCAF central,
- Les expertises de réglementation de la Primature,
- La délivrance du décret d'expropriation et le visa de la Présidence de la République sur le projet de décret d'indemnisation et
- La signature du décret d'indemnisation par le Premier Ministre.

Ceci a amené le Projet à se demander comment il pourrait réussir à verser des indemnisations aux PAP et à réaliser des sous-projets locaux dans les délais de financement restants, d'où la Note Méthodologique validée par la Banque Mondiale en août 2021, qui est le cadre juridique

qui a été appliquées dans ce PAR. Les travaux d'enquête sont réalisés par la Commission ad hoc mise en place par le Maire de la Ville, auquel participent la DAJ/MINH DU et le Consultant chargé de l'élaboration du PAR, et comprendront trois composantes principales : (i) Travaux de terrain ; (ii) Séances délibératives ; (iii) Audiences publiques ou consultation des personnes concernées.

L'organisation sociopolitique des quartiers est très hiérarchisée, avec des chefs de quartiers.

- Ce PAR concerne 237 personnes affectées par le Projet (PAP) - chefs de famille - individuellement (identifiés comme individus) qui représentent leurs familles respectives affectées par 121 constructions, 68 usines, 36 nues-propriétés, 49 puits, 3 tombes et 61 commerces qui recevront une compensation pour la perturbation de leurs activités. Soit un total de 338 biens et aménagements concernés par les travaux appartenant à 237 PAP. Il convient de noter qu'il existe des PAP qui ont plusieurs évolutions affectées par les travaux. Il s'agit donc d'un effectif PAP consolidé

- Ces PAP perdent une petite partie de : leurs habitations ou abris, leurs clôtures, hangars ou magasins, leurs terrains et plantes. Il convient de noter que, dans le cadre de ce PAR, ces cultures, habitations ou abris, hangars et terres partiellement et définitivement affectées ne représentent pas la principale source de revenus ou de subsistance de ces personnes. Seules les entreprises identifiées représentent des sources de revenus pour les personnes concernées, elles sont donc considérées comme économiquement déplacées. Il est également important de noter qu'aucun déplacement physique n'a été identifié dans le cadre de ce PAR, car toutes les personnes affectées sont partiellement déplacées et resteront sur leurs mêmes sites. Ces PAP se répartissent comme suit :

- Les gens perdent définitivement leurs biens. Il s'agit i) des cultures (arbres) plantées devant leurs habitations en bord de route (palmiers à huile, manguiers, bananiers, avocatiers, goyaviers) ; (ii) une petite partie de leur terrain ou (iii) une petite partie de leurs bâtiments (les bâtiments couverts par ce PAR comprennent les maisons/remises, les remises, les clôtures, les porches, les cours pavées, les escaliers). Aucun PAP ne perd toutes ces constructions. Toutes ces PAP seront maintenues sur les mêmes sites. Il ne s'agit pas de cas de déménagement physique vers de nouveaux emplacements. Il convient de rappeler ici qu'au titre de ce PAR, les cultures, les terres, les constructions ne représentent pas leurs moyens de subsistance, ni leur source de revenus. Ils ne sont donc pas économiquement déplacés au sens de l'OP 4.12 de la Banque Mondiale.

- Les PAP dont les activités commerciales représentent leurs principales sources de revenus (vente de vêtements, fournitures scolaires, brocantes, chaussures en plastique, etc.) seront temporairement perturbées le temps des travaux sur les routes à améliorer (travaux en cours). En fonction des opérations de terrain, les activités de ces PAP seront maintenues sur les mêmes sites. Le détail de ces sociétés est présenté en Annexe 4 du présent rapport.

Tableau 2 : Résumé du PAR Kumba

	Nombre total de PAP/biens concernés	Constructions (FCFA)	Plantes (FCFA)	Terrains nus (FCFA)	déplacées Économique (FCFA)	Puits(FCFA)	Tombes (FCFA)
	237	351,231,914	9,257,010	19,655,200	27,421,760	6,600,000	1,500,000
Nombre de propriétés concernées par catégorie	338	121	68	36	61	49	03

L'annexe 6 présente la liste consolidée des PAP et de leurs propriétés et développements évalués.

Les nues propriétés, les constructions (les constructions dans ce PAR désignent les maisons/hangars, les hangars, les clôtures, les vérandas, les cours pavées, les escaliers), les cultures, ont été valorisées conformément aux dispositions de la note méthodologique et de la note descriptive de la procédure d'évaluation. valorisation des actifs/valorisations, et indemnisation des personnes affectées par les travaux des sous-projets de proximité dans le cadre du PDVIR de mars 2022, mis à la disposition de la Commission Ad hoc notamment :

- Conformément à la note méthodologique PDVIR, les immeubles sont évalués à leur valeur à neuf, telle qu'établie par le membre expert de la commission ad hoc habilitée. Cette valorisation s'est basée sur les résultats des estimations de coûts établies en tenant compte du coût des matériaux à Kumba au 15 février 2024 et en ajoutant 30% de main d'œuvre nécessaire à la construction ;
- Pour obtenir la valeur de remplacement des plants, nous avons mis à jour le barème de compensation des plants prévu par le décret n°2003/418/PM du 25 février 2003. La valeur de chaque culture a été calculée année par année (de 2003 à 2024) en appliquant le taux d'inflation national annuel. Ces taux d'inflation sont obtenus à la suite d'enquêtes de terrain sur les coûts du marché local, menées par l'Institut National de la Statistique dans chaque ville du Cameroun ;
- Les pratiques actuelles de vente de terrains à Kumba font état de prix variant entre 2 000 et 6 000/m², malgré le décret N°2014/3211/PM du 29 septembre 2014 qui fixe à 4 000 le prix minimum applicable aux transactions sur les terrains du domaine privé de l'Etat. FCFA/m². Dans le cadre de la valeur de remplacement de la Note Méthodologique PDVIR, elle a été estimée à 4 000 FCFA/m². A cela s'ajoute le coût des démarches administratives (250 000 FCFA), ce coût a été obtenu grâce aux recherches de terrain auprès de certaines PAP. Il convient de souligner que ce prix a été obtenu par le consultant après une étude foncière dans la zone du projet, afin de s'assurer que le coût appliqué reflète la réalité locale ;

- Conformément aux lignes directrices énoncées dans l'accord de financement PDVIR entre le Cameroun et la Banque mondiale, et en particulier avec la PO 4.12 de la Banque mondiale sur la réinstallation involontaire, l'indemnisation des pertes économiques ou de la perte de moyens de subsistance des personnes affectées est obligatoire. Ils sont provoqués par la perturbation et le ralentissement de certaines activités économiques (vente de vêtements, de fournitures scolaires, de fripes, de chaussures en plastique, etc.) pendant la période de construction. Cet impact négatif sera de courte durée, pendant la durée des travaux, puisque dans le cadre de ce PAR, ces impacts (perturbation des activités économiques) ne sont pas définitifs, mais ne dureront que pendant l'exécution des travaux. En fait, un impact positif à long terme est attendu une fois les voies améliorées, car l'accès deviendra plus facile grâce aux améliorations qui seront apportées par le PDVIR, de sorte que ces entreprises auront plus de clients et réaliseront de meilleures ventes. Les personnes affectées par ces perturbations bénéficieront d'une indemnisation correspondant aux revenus accumulés sur la période de perturbation. Cette perte de revenus, reconnue comme moyen de subsistance de la personne concernée, est déterminée en fonction du niveau de taxation de l'activité perturbée et de la durée de la perturbation.

- Pour les cas de destruction ou de déplacement de tombe, les dispositions de l'OP 4.11 relative au protocole d'exhumation des tombes, encadrées par le décret 74-199 du 14 mars 1974, seront appliquées en complément des autres dispositions légales en vigueur au Cameroun. En effet, outre l'indemnisation de la perte matérielle de la tombe, les frais liés à l'organisation des rites funéraires générés par l'exhumation et la réinhumation des dépouilles seront pris en charge par le projet. Les coûts de fonctionnement et de démarches administratives et logistiques seront également pris en charge par les promoteurs du projet. A cet effet, des frais funéraires liés au déplacement des tombes de 500 000 FCFA par tombe seront intégrés au budget de mise en œuvre de ce PAR, soit 250 000 FCFA pour les frais administratifs et 250 000 FCFA pour les familles relatifs à la réorganisation des funérailles, soit un montant de 1 500 000 FCFA pour la gestion des trois tombes.

- La compensation pour les puits de Kumba II a été réalisée en tenant compte du coût réel des matériaux et des activités de l'année d'évaluation soit 2024 et en fonction des différents types de puits rencontrés dans la zone.

Le Mécanisme de Gestion des Plaintes (MGP) permettra de capturer et traiter efficacement les plaintes et réclamations liées à la réinstallation, ainsi que celles liées aux VBG. Une procédure particulière est prévue par le MGP pour la gestion des plaintes VBG : ESA/SH. Le MGP sera vulgarisée auprès des communautés, chefferies, entreprises en charge des travaux, à travers des campagnes de vulgarisation, des affiches dans les lieux à forte présence humaine, au sein des entreprises, à l'UTL, au quartier général de contrôle de la mission et tout autre endroit où le besoin s'en fera sentir. Chacune des entreprises responsables des travaux élaborera un MGP qui sera validée par la MDC et la CCP, puis fera également l'objet d'une publication.

La mise en œuvre du PAR sera audité par un consultant indépendant. Les étapes de mise en œuvre du PAR sont :

- Jalon 1 : Vérifier la bonne identification des PAP ou de leurs bénéficiaires ;

- Jalon 2 : Examiner et statuer sur les dossiers de paiement PAP ;
- Jalon 3 : Règle relative au versement des indemnisations aux PAP (en espèces ou en nature) conformément aux conclusions des négociations consignées dans les procès-verbaux signés à cet effet.
- Jalon 4 : Juger de la conformité des procédures, des délais et de la qualité de la réponse de le MGP au PAR conformément aux dispositions du PAR ;
- Jalon 5 : Évaluation finale du PAR.

Le budget global pour la mise en œuvre du Plan d'Action de Réinstallation à Kumba II s'élève à 438 949 178 francs CFA (quatre cent trente-huit millions neuf cent quarante-neuf mille cent soixante-dix-huit francs), réparti comme suit : (i) Constructions 351 231 914 FCFA (ii) plantes 9 257 010 francs CFA ; (iii) Personnes déplacées économiquement 27 421 760 FCFA, (iv) Puits 6 600 000 FCFA et (v) Terrains nus 19 655 200 FCFA (vi) Tombes 1 500 000 FCFA, Commission 2 500 000 FCFA, 5% imprévues 20 783 294,19 FCFA.

1. GENERAL INTRODUCTION

1.1. HISTORICAL PROFILE OF THE PROJECT'S DIRECT IMPACT AREA

Kumba is metropolitan city in Meme Division in South West Region, Cameroon, Kumba is the divisional headquarters of Meme, and is colloquially referred to as “K-Town”. It is the largest and most developed city in Meme Division and sits at the foot of the Rumpi Mountains, 4° 38’ N and 9° 27’ E on an altitude of between 210m and 250m above sea level. The estimated population in 2019 was 466,331 with a population density of 435 inhabitants/km².

The name 'Kumba' derives from the Bafaw 'Bakumbè' or ‘umbrella tree’. The local legend projects a certain a hunter named Midiki Bokeng as founder of Kumba. In his honour a monument was raised around the Town Green. Originally a Bafaw tribal capital setting following the Mediki wars, this largest of the cities in South West Region is the regional economic hub comprised of four tribes: the Bafaws, Balongs, Bakundus and the Barombis. Numerous settlers populate it, however, including Nigerians (mostly Ibos), Hausas, Bamelikes, and various groupings from North West Region.

On the 17th of January 2008, Kumba was made a City Council (KCC) by the Presidential Decree N° 2008/026, the City Master Plan covering 286km². Kumba is the headquarters of Meme Division and is broken up into three Sub-Divisional Councils: Kumba I (which runs from Kumba Town to Kake and takes up part of Buea-Road), Kumba II (which covers Kossala, Hausa Quarters, and Fiango), and Kumba III (that stretches from Three Corners Fiango to Mambanda and a part of Buea-Road). The structuring roads shall be constructed in Kumba II council area.

Kumba is really a young town that, just about fifty years ago, was a forest fief of mostly elephant hunters. However, as its animal population thinned down because of hunting, farmers took over and planted crops like cocoa, oil palms, and food crops. This settled farming activity brought in more people to settle there, making community leaderships necessary. Gradually, the settling population transformed the network of footpaths into roads, with modern houses sprang up as well. Initially, leadership devolved on three quarter heads only, but as more quarters were created, more quarter-heads were needed for leadership. In the background of this flourishing of the town is the hospitality and welcoming demeanour of the Bafaw people as they welcome the different ethnic groups, including the Bamilike, Metta, and Hausa to peacefully settle in their land.

1.2. PURPOSE AND CONTENT OF THIS REPORT

The objective here is to present the report of the Resettlement Action Plan (PAR) for the roads in Kumba II which will affect the property of the populations. This RAP is therefore seen as a planning tool which includes:

- The demographic survey of displaced people and an estimate of their assets;
- Loss assessment;
- A description of the compensation and other forms of resettlement assistance to be provided;

- Consultations with affected people on acceptable compensation alternatives;
 - Institutional responsibility for execution and procedures promising to repair damages;
 - The arrangements made for monitoring and implementation;
- The schedule and budget.

The objective of the RAP is: (i) to address impacts relating to direct economic and social consequences which, at the same time, result from investment projects financed by the Bank and are caused by the involuntary withdrawal of land causing:

a) Relocation or loss of habitat;

(b) Loss of property or access to property; or

(c) A loss of sources of income or livelihood, whether or not the affected persons have to move to another site.

(ii) describe the potential impacts of the project due to displacement; (iii) present the types of compensation agreed with the affected people and the related costs; (iv) specify the eligibility criteria for Project Affected Persons (PAP) and the Grievance Redress Mechanisms; (v) to propose an implementation and monitoring-evaluation schedule specifying organizational responsibilities, the level of community participation, possible developments on resettlement sites, etc.

The RAP thus makes it possible to ensure that the affected people will be able to regain at least the same standard of living that they had before the start of the work, or improve this standard of living so that it is much better than before the execution of the work.

The content of this RAP presents i) a description of the project, the potential impacts resulting from the implementation of the project and their mitigation measures, ii) socio-economic studies concerning affected households, iii) the legal and institutional framework for preparation of the document, iv) the eligibility criteria for compensation, v) the methodology for estimating losses and their compensation, vi) the methods for resolving complaints, vii) the monitoring-evaluation system, viii) the costs and budget.

The proposed solutions aim to raise awareness/ownership of the project, both by the populations and other users benefiting from the compensation (liberation of the project rights-of-way). Vulnerable populations (women heads of households, elderly people, and people with disabilities) were consulted constructively and given the opportunity to participate in the planning and implementation of resettlement programs.

1.3. PREPARATION AND VALIDATION PROCESS OF THIS PRESENT RAP AND THE PROVISIONS OF THE METHODOLOGICAL NOTE

The RAP was prepared in accordance with OP 4.12 and OP 4.11, the Methodological Note describing the operating methods of the observation and evaluation commission established for expropriation investigations of the PDVIR Inclusive and Resilient Cities Development Project

(The MN) which was authorized by the Government of Cameroon on September 5, 2018; the descriptive note of the procedure for evaluating assets/development, and compensating people affected by the work of local sub-projects as part of the PDVIR of March 2022; Where gaps exist between national legislation and OP4.11, OP4.12 applies

The standard plan for drafting a RAP was presented in the terms of reference of the study. Its development was done in seven stages as presented below.

Table 2: RAP preparation steps

Stages	Activities	Responsible for the activity	Period
Stage 1	Establishment by municipal decree of the Ad hoc Committee	City Mayor of Kumba	
	Recruitment of the consultant	PDVIR	
Stage 2	Training of members of the Ad hoc committee	PDVIR	4th to 5 th January 2024
Stage 3	Information for affected populations and communities	City of Kumba, District Kumba II council and UTL of Kumba	12 th January 2024
Stage 4	Carrying out socio-economic studies and public consultations	Consultant, managers of decentralized services (DDMINDCAF, DDMINAS, DDMINADER, DDMINEE, DDMINADER, DDMINDUH).	18 th January 2024
Stage 5	Preparation of the provisional RAP report	Consultant	March 18 2024
Stage 6	Validation of the provisional RAP report	PDVIR	April 2024
Stage 7	Validation of the RAP pre-final report	world Bank	May 2024

1.3.1. RAP validation procedure

The RAP developed by the Consultant was validated at the level of the PAPs who approved the conclusions on the basis of the recommendations following the public consultations. It will also be subject to institutional validation by a Commission responsible for monitoring its development and validation.

The World Bank will ultimately approve the RAP, after verifying that its requirements have been taken into account.

1.3.2. Publication of the RAP

The final version of the RAP will be published at all levels from the bottom up in paper and electronic version on the Project and PDVIR websites and on the World Bank Infoshop website. The summary of the RAP will be deposited in the three councils and all the traditional chiefdoms for consultation by the PAPs.

2. PROJECT DESCRIPTION

2.1. GENERAL DESCRIPTION OF THE PROJECT

The local sub-projects which affect the property and development of the populations and therefore subject to this resettlement action plan are essentially the development works of two structuring roads in the Municipality of Kumba II.

As part of the strategy of re-engagement of activities in the city of Kumba, two sections of structuring roads in the Fiango district were selected as works to be carried out. These are the following sections:

- Section 1: Ntoko street to Gare. (2800ml)
- Section 2: Cameroon Street to Hausa Quarters (2100 ml)

A total of 4,900 m of roads to be developed by the PDVIR.

2.2. IDENTIFICATION OF THE PROJECT IMPLEMENTATION AREA

The Resettlement Action Plan will therefore cover sections of these two roads in the Fiango district of the Kumba II council area. The map below shows in green the two roads which will be developed as part of the PDVIR.

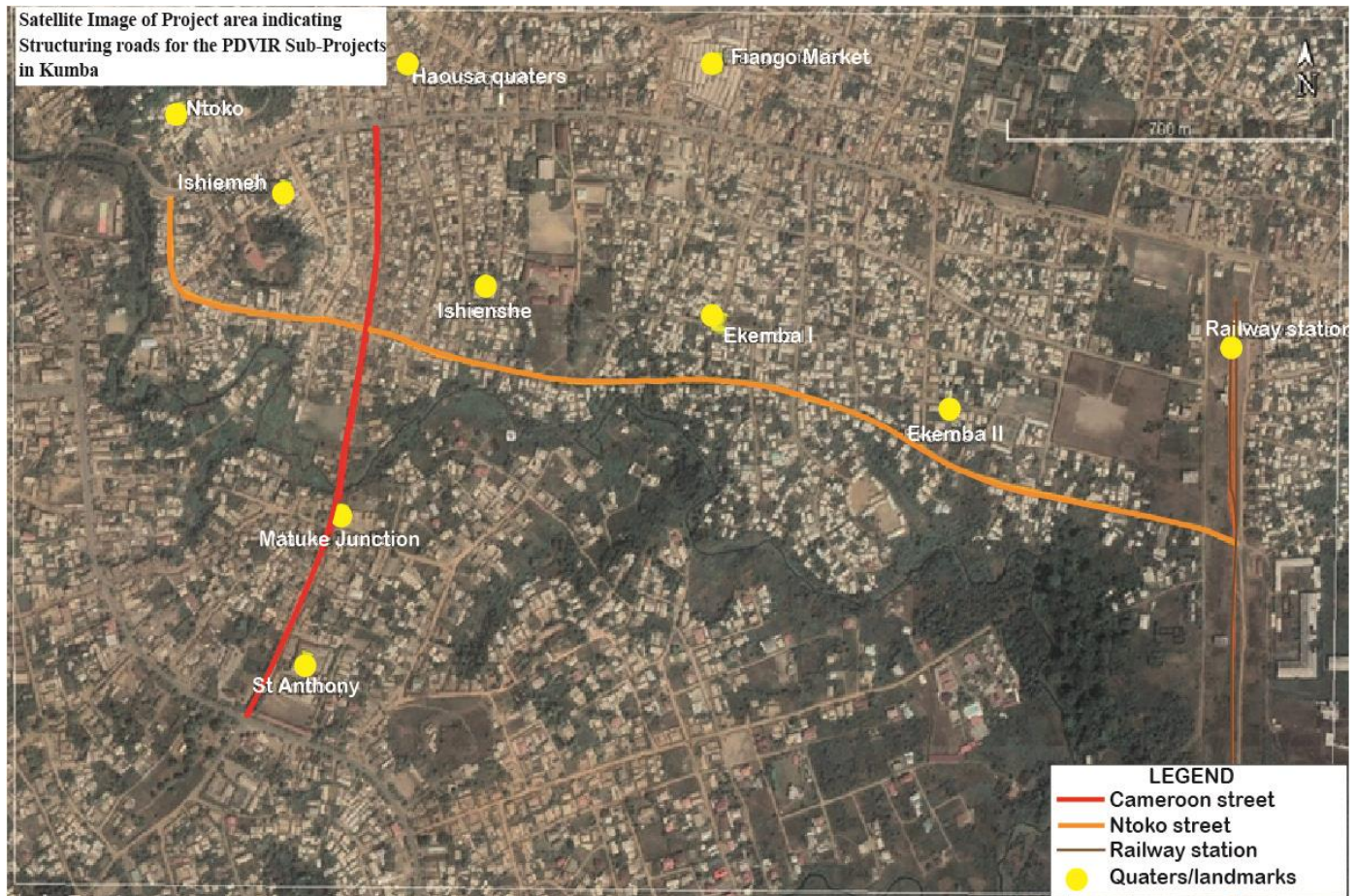


Figure 1: Satellite image of structuring roads for the PDVIR Sub projects in the city of Kumba II

3. POTENTIAL IMPACTS

3.1. COMPONENTS OF THE PROJECT LEADING TO LOSS OF PEOPLE’S PROPERTY AND THE DIRECT IMPACT AREA

The activities of the local sub-projects justifying the development of this RAP are the development work on tertiary roads in the Fiango district, Kumba II council, South-West region.

The direct impact zone of these activities is made up of the spaces along the various sections of road planned in Kumba II.

3.2. IMPACTS AND MITIGATION MEASURES

The different impacts generated by the activities mentioned above are:

3.2.1. Impacts

3.2.1.1. Positive impacts

The structuring roads works as part of the PDVIR proximity sub-projects in Kumba II council areas will impact the population of the area positively in the following ways: the price of land will significantly increase in the area, access into the neighbourhood from other areas will be relatively easier, access to public facilities will be rendered easy as these good roads will greatly enhance

displacement, farm products can easily reach the market. Furthermore the local population will be temporally employed during the project as some local labour force will be recruited to carry out specific tasks.

. The table 3 presents the individual losses identified on the different project areas.

Table 3: Category of property

Category of property	Number of property/ enhancement	Observations
Individual property		
Plants	68	19 types for 480 feet young people and adults
Constructions	121	111 (ordinary standard construction, fences, wooden structure and septic tanks)
Wells	49	1 modern well, 1 semi modern and 34 traditional wells.
Land	36	36 bare properties have been identified and assessed on the right-of-way of the works.
Graves	3	1 is constructed and 2 are earth graves
Economically displaced	61	Those whose businesses and livelihood will be affected

It should be noted that in Kumba II community collective property was also affected as shown in table 4:

Table 4: Number of community infrastructure

Category of property	Number of property/ enhancement	Observations
Community Infrastructures		
Religious denominations	03	Integrated into construction assessments
Construction hall	01	Integrated into construction assessments
Schools	02	Integrated into construction assessments

3.2.1.2. Negative impacts

- Loss of land and constructions on the works rights-of-way

Depending on the current state of the right-of-way of the sections, these are mainly crops, fruit trees, water supply infrastructure and buildings. These properties that will be destroyed, represent losses for those affected. Such destruction in the public interest gives entitlement to compensation.

However, conflicts may arise due to dissatisfaction of victims or destruction of property not identified as being impacted by the project during the work following poor manoeuvring. Graves that shall be displaced could have some traumatic effects on the families of the concerned.

- Loss of livelihood

The development works on the two road axes will lead to the disruption of economic activities identified in the various areas of the project. Indeed, during the surveys, numerous commercial activities were identified which will be impacted. The impacts include loss of revenue, and economical displacement. To this end, those who carry out these activities will be deprived of their sources of income and therefore will lose their means of subsistence.

3.2.2. Mitigation measures

To minimize negative impacts, the following measures should be implemented:

- Compensate the land, impacted assets and/or loss of income at replacement cost before the start of work in accordance with OP 4.12 and also to avoid possible conflicts with local residents and also to allow them to develop a new living environment for those who lose houses (house affected totally or partially with an unviable remainder assessed by the expert in charge of evaluations of the buildings);

- Direct falling trees away from homes when falling;
- Respect the road right-of-way as defined in the technical specifications of the project;
- Compensate owners according to the scale provided in the event that trees destroy property located on the outside of the rights-of-way;
- Inform the population of the start of the work at least three months in advance;
Raise awareness among site employees so that they avoid damaging property outside the work area as much as possible;
- Assist families whose graves are subject to displacement with administrative and cultural supports. This covers the provision of timely information about steps to be undertaken in this regard, cost of exhumation and re-inhumation operations. This assistance will also cover cultural rituals defined as per results of consultations with families based on the cultural backgrounds. Also based on national observations the PDVIR as defined a cost for funerals to be used. In case the amount provided by PDVIR is lower than the cultural requirement a consultation with stakeholders will be carried out and an appropriate cost will be set

To minimize the impacts linked to the loss of means of subsistence, the municipality of Kumba II must:

- Inform the population of the start of the work at least three months in advance;
- Assist the relocation of PAPs losing their complete construction. This assistance will be define in consultation with PAPs and may include documentation of ownership or occupancy and compensation payments will be issued in the names of both spouses or single heads of households as relevant, and other forms of resettlement assistance.
- Pay eight months of average monthly income that the activity generates to the affected people.
- Assist the relocation of economical displaced PAP. This will include the provision of another commercial site by the council, in consultation with PAPs.
- Ensure full payment of agreed compensation before work begins.

3.2.3. Assistance and provision to be provided in the RAP for vulnerable groups

OP 4.12 provides resettlement assistance for this category of PAP. In addition to this its guidelines also include moving assistance, food aid, health assistance and psycho-social assistance during the resettlement process.

To the extent that these people, although affected by the Project, will not be called upon to resettle on another site requiring specific support in terms of relocation costs, moving assistance, etc., the Technical Liaison Unit (UTL) will take steps to facilitate the creation of payment files for these vulnerable people (female heads of households, people aged over 60, people with motor disabilities). During the payment ceremony, the UTL will accompany them to collect their compensation. Cases of abuse will be reported through the Grievance Redress Mechanism (GRM).

The company's environmental and social management plan (ESMP) will take into account the impacts on these people and implement the necessary measures. The measures will include, for example, that the company will not be able to restrict the access of pedestrians and vehicles to their homes and/or businesses during the work, avoiding this or not as much as possible. Where the restriction cannot be avoided, a management plan including adequate temporary access and previously agreed with the parties concerned will be prepared for approval by the Contracting Party. The company will implement the ESMP, once approved by the control mission.

Also, the company will prepare a Social Communication Program (SCP) which will aim to inform the surrounding population on the aspects inherent to the work before it begins. The SCP will inform (i) the work execution schedule and their needs (e.g. access time restrictions, etc.); (ii) the progress of the works and the scheduling of the openings of new fronts, the need to stop the works or the interruption of traffic; (iii) preventive measures to be adopted to guarantee the protection of the environment and local populations; and (iv) channels and means of communication through which the population can express their doubts, complaints and suggestions.

The Technical Liaison Unit (UTL) will take charge of the procedures for obtaining papers to gain possession of the dues of vulnerable people (elderly women and men, head of household under the age of 18, PAP below the poverty line, disabled women and men, heads of household, or due to family conflict risk losing access their compensation), people aged over 60 years, people with

physical disabilities) and, during the payment ceremony, she will accompany them to receive their compensation. The UTL will organize field outings after payment with the aim of identifying possible difficulties encountered by vulnerable people. In the event that particular difficulties linked to the resettlement of these people are identified, the UTL will be responsible for resolving them immediately in collaboration with the people concerned.

3.3. ALTERNATIVES CONSIDERED TO MINIMIZE RESETTLEMENT

To minimize the resettlement of populations as much as possible, the project shall make sure it respect the rights of way as defined by technical studies and in between 15m to 17m as much as possible, so that fewer people will be affected. The length loads totalling 4.9km of the local sub-projects shall be delimited by making maximum use of the existing road.

Furthermore, regarding the quarry sites, the companies will exploit those which are currently active at the current ground level. The aggregates, on the other hand, will be supplied from an existing quarry in Ekona and Ombe which are out of Kumba. This avoids opening new quarries that will require impacts on populations

4. SOCIOECONOMIC STUDIES

As part of the development of this resettlement action plan, a socio-economic survey was conducted by the consultant in accordance with the requirements of OP 4.12 of the World Bank. This survey concerns a socio-economic report produced by the consultant and therefore constitutes volume 2 of this report. Details of the socio-economic situation of the project area are recorded in this socio-economic report. This section of the PAR report only gives a few elements to take into account.

4.1. CHARACTERISTICS OF PAP HOUSEHOLDS

4.1.1 Demographic Information

This section presents basic demographic data about the PAPs participating in the survey, that is, the persons who will be directly affected by the activities of the sub project in Kumba II.

4.1.2 Gender distribution in Kumba II

Gender distribution in Kumba II varies, depending on demographics and societal dynamics. The participants in the focus group discussion carried out during this socioeconomic study indicated that in Kumba II there are currently more women, followed by children, youths and then men. This is explained by the fact that because of the crisis, many men and youths have moved out of the community. Hence, the role of this RAP is to alleviate social impact of work to be taken on this vulnerable group.

4.1.3 Age of PAP

The mode and mean of the ages of the PAP in Kumba II indicate that the affected persons are in the working age group of the population (15 – 64 years) who constitute the work force of the community. By implication, this sub project will greatly impact on the livelihood of the inhabitants of this community.

Table 5: The age of PAP

Mean	Median	Mode	Standard deviation
54.52	55.00	60.00	14.99

4.1.4 Nationality of PAP

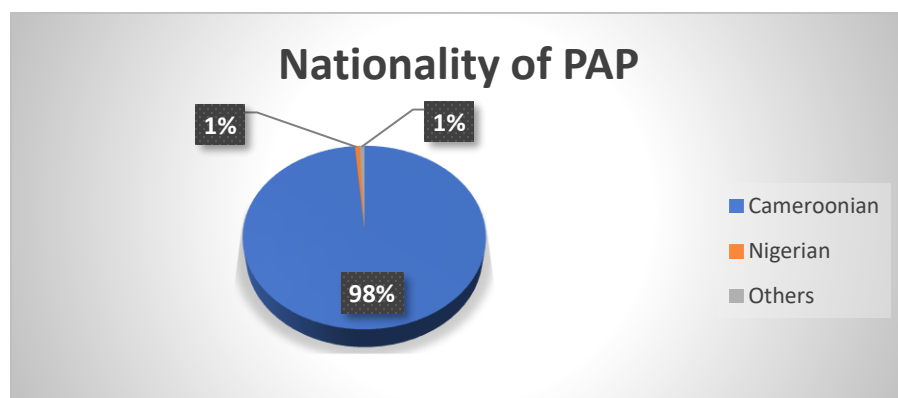


Figure 2: Nationality of PAP:

Population wise, out of the total number of respondents interviewed 98% of the inhabitants of Kumba 2 are Cameroonians. Nigerians constitute 1% of the respondents while 1% is made up of persons from Niger. The project will therefore meet its objectives of effectively improving on the living conditions of the Cameroonian citizens of the under-equipped neighbourhoods of the Kumba II Council concerned and will increase urban mobility.

4.1.5 Marital status of PAP

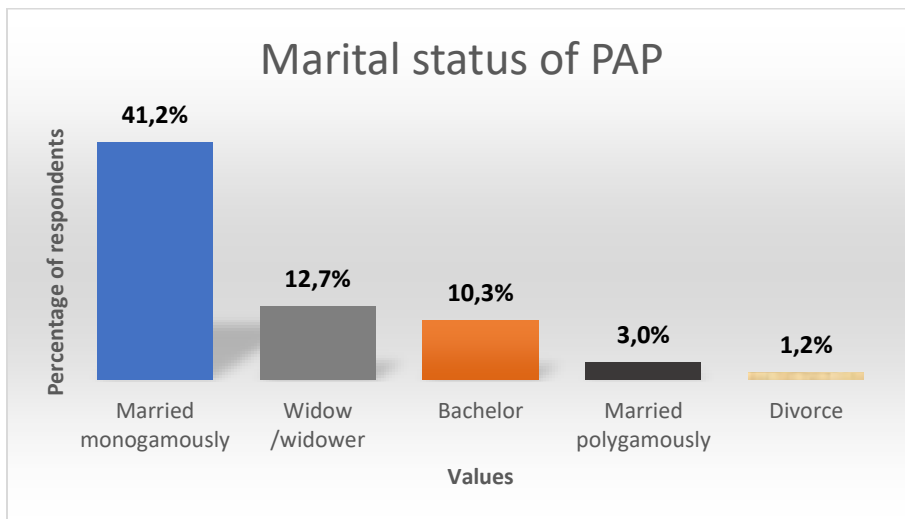


Figure 3: Marital status of PAP

The marital status gives an insight into the family structure within Kumba II, a high percentage being monogamous marriages and indicating strong bonding within families. It may also correlate with the economic factor because married couples are more likely to have dual incomes and thereby contribute to higher household incomes. This contrasts with and proves to be more favourable than the income of single individuals.

4.1.6 PAP Religion

The population of Kumba II being mostly Christian, implies that the majority of the PAPs are Christians. A significant Muslim population, though in the minority, is found in Hausa Quarters, which is also a project-affected area.

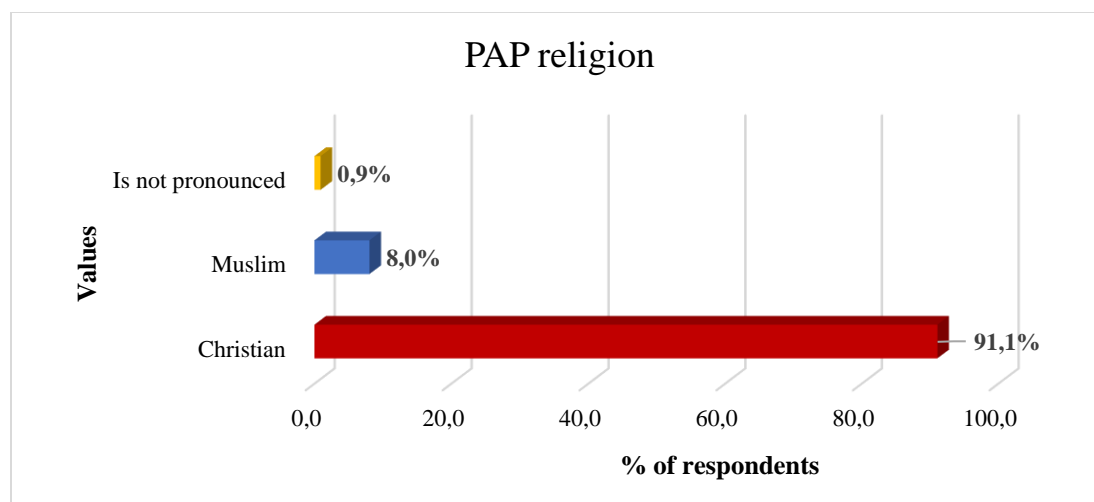


Figure 4: PAP religion

4.2. SOCIAL ORGANIZATION OF THE COMMUNITY

4.2.1 PAP ethnic group

Table 6 provides foundation information for understanding the composition of the affected population. The PAPs of Kumba II are made up of 25 different ethnic groups. These have lived peacefully for the past decades, credit to the hospitable nature of the municipality.

Table 6: Ethnic group of PAP

S/N	Ethnic group	Frequency	Percentage
1.	Bamileke	18	20.7
2.	Bangnwa	12	13.8
3.	Bayangi	10	11.5
4.	Hausa	7	8.0
5.	Metta	4	4.6
6.	Akum	3	3.4
7.	Bakossi	3	3.4
8.	Bali	3	3.4
9.	Bamunka	3	3.4
10.	Oroko	3	3.4
11.	Baba 2	2	2.3
12.	Bafaw	2	2.3
13.	Balong	2	2.3
14.	Batibo	2	2.3
15.	Ngie	2	2.3
16.	Nigerian	2	2.3
17.	Awing	1	1.1

18.	Bakweri	1	1.1
19.	Bamessing	1	1.1
20.	Bawock	1	1.1
21.	Befang	1	1.1
22.	Mbo	1	1.1
23.	Ndu	1	1.1
24.	Nkwen	1	1.1
25.	Wimum	1	1.1

4.2.2 Traditional administrative setup of Kumba II

Kumba is one of the about 10 communities that make up the Bafaw clan. The Bafaws are said to be the the first community installed on the land of Kumba. The Bafaw clan has a paramount leader who is the superior of all the villages or communities that make up the clan. The population of Kumba and especially Kumba I is now made up more of people from different clans other than the Bafaw people. This weakens the administrative control of the Bafaw people over Kumba II. Kumba II has a well-organized traditional administrative setup. It is comprised of the quarter heads, the block leaders and the households. This set up offers a system in which law and order is born and providing a stable system of governance in the community. It is a traditional council of quarter heads and block leaders. It settles most disputes related to land issues and conflicts, and also organizes communal work to ensure hygiene and sanitation in their community

Traditional administrative setup of Kumba II

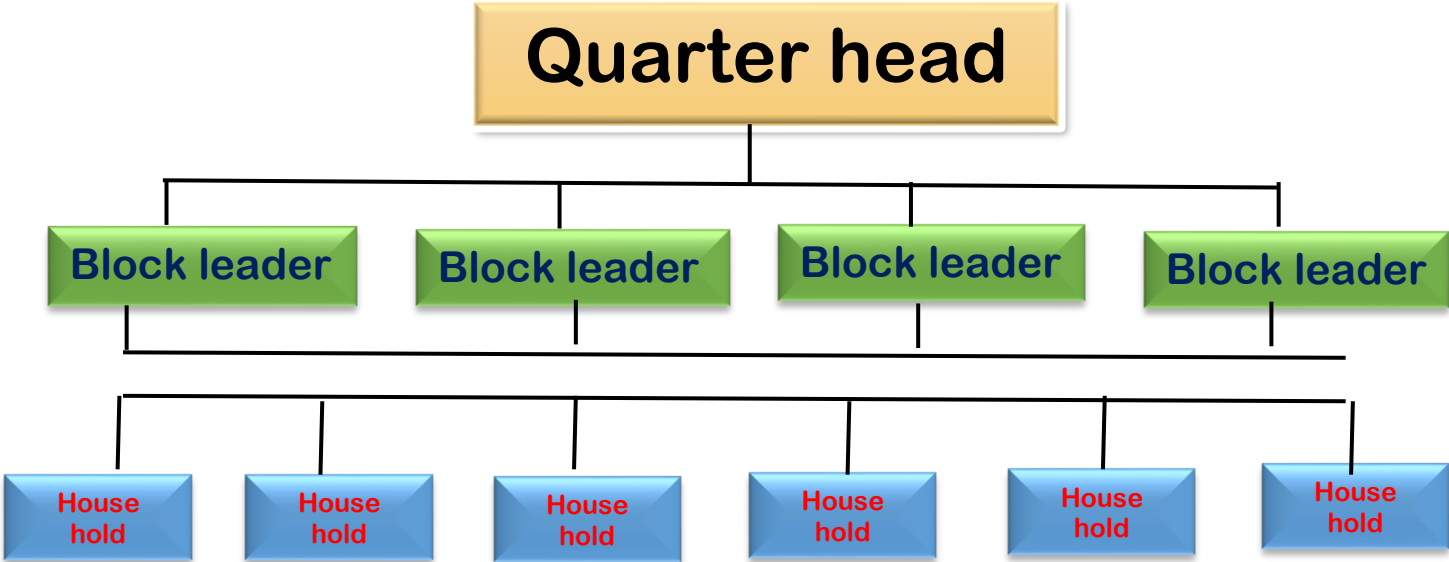


Figure 5: Traditional administrative setup of Kumba II

4.3. LAND SITUATION OF THE PROJECT AREA

Kumba II. The land tenure law in its preamble states that: “individual property is the right to use, enjoy and dispose of property guaranteed to everyone by law. No one can be deprived of it except for reasons of public interest, and subject to compensation, the terms of which are established by law. ". According to Ordinance No. 74-1 and 74-2 of July 6, 1974 establishing respectively the land tenure and the state tenure, in Cameroon, the different categories of land are: the national domain, the public domain, the private domain of the State or other persons of public law and land under private property. Most land in Kumba II is classified under the national domain. This consists of lands which are not classified in the public or private domain of the State or other legal entities under public law. This category of land is acquired through (i) tribal ownership (in which the community has customary or ancestral rights to the land); (ii) communal ownership (whereby the land is owned and (managed by the council); (iii) private ownership, with individuals or entities privately owning land and having the right to possess, use, and transfer it as fitting within the bounds of applicable laws and regulations; (iv) leasehold ownership, with individuals or entities having the right to occupy and use land through a leasehold arrangement, meaning that they have ownership for a specific period as stipulated in the lease agreement with the land owner.

4.4. POPULATION

Kumba is a metropolitan city in Meme Division in South West Region, Cameroon, Kumba is the divisional headquarters of Meme, and is colloquially referred to as “K-Town”. It is the largest and most developed city in Meme Division and sits at the foot of the Rumpi Mountains, 4° 38’ N and 9° 27’ E on an altitude of between 210m and 250m above sea level. According to the Communal Development Plan of the District Municipality of Kumba II, the estimated population of the neighborhoods affected by the PDVIR works in 2024 is estimated at 33,933.

4.5. PAP IDENTIFICATION DOCUMENTS

Identification papers of the PAPs are official documents issued by the government to help in establishing the identity and citizenship of the affected individual. In Kumba II, 69.05% of the PAPs interviewed had National Identity Cards as their identification documents, while 24.6% had receipts of identity cards. Those who presented other identifying documents like driver’s license, and AES-SONEL bills constituted 6.35%.

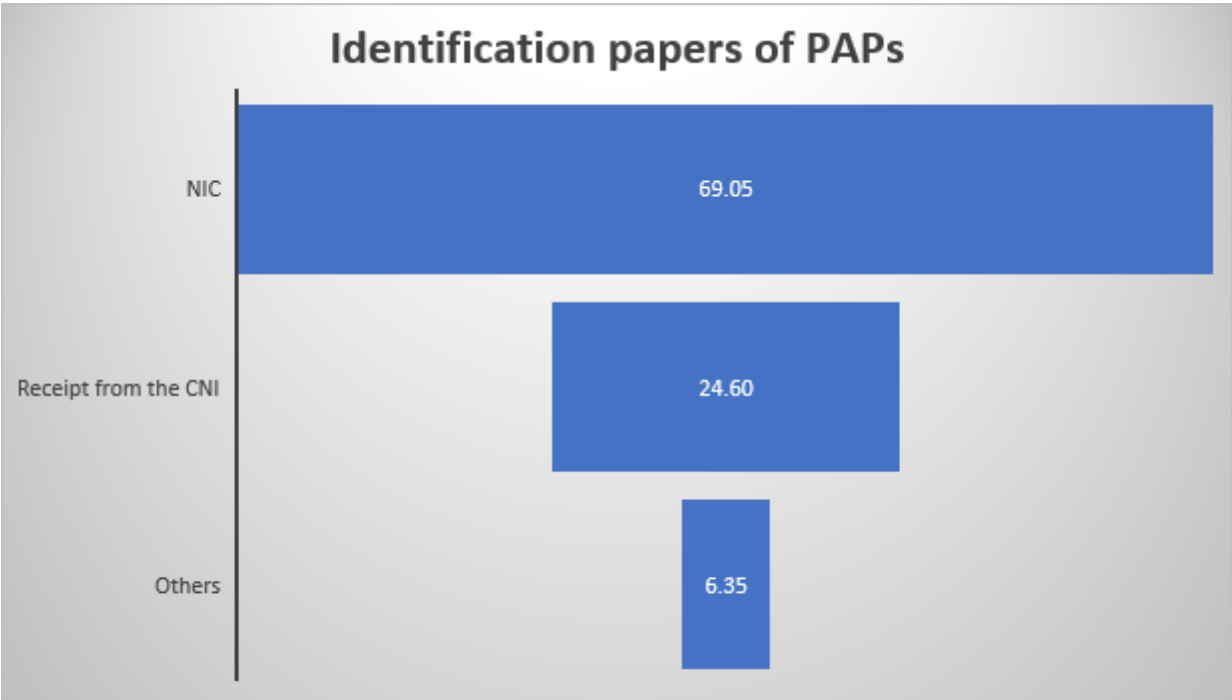


Figure 6: Identification papers of PAP

4.6. LEVEL OF EDUCATION OF PAPs

It is likely that the educational backgrounds of the PAPs in Kumba II could influence their employment prospects, income levels, and their overall socioeconomic status. The higher literacy level can be associated with acquiring specialized skills, knowledge and expertise that are valued in the job market. Educational background is also likely to foster life skills development, critical thinking, problem solving skills, communication, and teamwork. The diverse educational level of the PAPs in Kumba II relates also to the wellbeing of its population. Yet, while education may significantly impact employment prospects and income levels, it is not the sole determinant. Factors like skills, experience, personal networks and some socioeconomic factors may contribute to the PAPs employment outcomes and income levels.

4.6.2 Educational Background of PAP

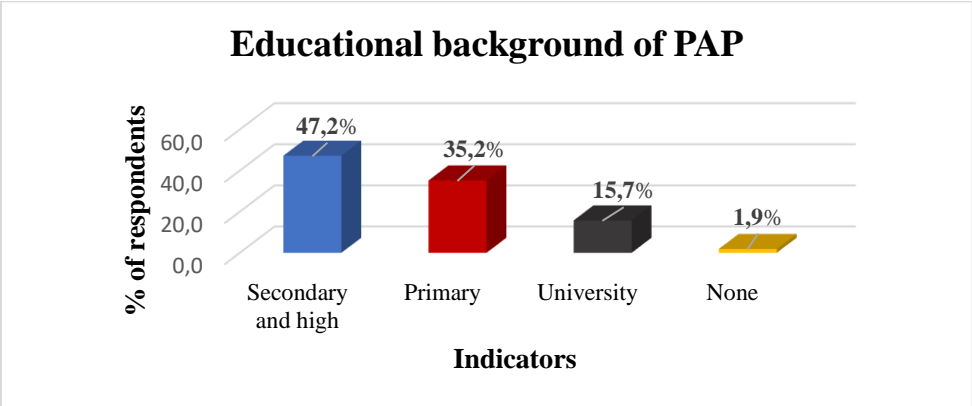


Figure 7: Educational background of PAP

4.6.2 Literacy level of PAP

Table 7: The literacy level of PAP

Literacy level	Frequency	Percentage
Can read and write	94	85.5
Can neither read nor write	8	7.3
Can only read	8	7.3

4.7. MAIN ACTIVITIES OF PAPs

This section seeks to establish data on the sources of income or livelihood activities PAPs. The numerous activities that generate income and provide livelihood for the PAPs in Kumba II are categorized into primary and secondary. This categorization is based on the amount of income which each generates and the time and complexity involved.

4.7.1 Primary activities of PAP

Table 8: Primary activities of PAP

Activities	Frequency	Percentage
Trade	37	33.0
Other	31	27.7
Agriculture	22	19.6
None	9	8.0
Craft (welders, mechanics, tailors, hairdressers, etc.)	5	4.5
Builder	3	2.7
Salary and wage earners (public or private sector)	2	1.8
Transporters (bike, taxi, bus drivers)	2	1.8
Breeding (rearing animals)	1	0.9

Primary income generating activities here refers to the main sources of revenue or earnings for the PAPs in Kumba II. It is typically related to the primary occupation or business activity that generates most of the income for the PAPs. These vary according to the contexts and individuals involved. Table 8 shows that 33% of the income of the PAPs is generated from trade. This is understandable, given that Kumba is the economic hub of the entire South West Region. Meanwhile, 27.7% of the PAPs carry out accumulated activities which collectively provide income, whether seasonal, periodical, or just impromptu.

4.7.2 Secondary activity of PAP

Table 9: Secondary activity of PAP

Activities	Frequency	Percentage
None	36	35.3
Agriculture	26	25.5
Trade	18	17.6
Other	12	11.8
Craft (welders, mechanics, tailors, hairdressers, etc.)	4	3.9
Salary and wage earners (public or private sector)	2	2.0
Breeding (rearing animals)	2	2.0
Transporters (bike riders, taxi and bus drivers)	1	1.0
Builder	1	1.0

The secondary activities of the PAPs are their means of generating income in addition to their primary source of income, or what they consider as their fulltime jobs or businesses. The secondary activity provides an extra stream of revenue, potentially helping the PAPs to achieve their financial goals or improve on their financial stability. On record, 35.3% of PAPs indicated that they carry out various activities as secondary income sources that collectively give them income. Some of the activities are seasonal, some periodical, and others impromptu. Subsistence farming (predominantly the production of food crops for consumption) is carried out by 25.5% of the PAPs contacted. They are especially pulled to this by the rich volcanic soils around Meme Division.

4.7.3 Average monthly income of PAP (in FCFA)

Table 10: Average monthly income of PAP

Mean	Median	Mode	Standard deviation
151130.14	80000.00	100000.00	351427.55

Table 11 shows that the mean income of the PAPs stands at 151,130FCFA, i.e., the average income earned by the PAP over a specific period, typically on a monthly basis. This is far above both the Cameroon minimum wage of 41,875FCFA per month and the Cameroon poverty line of 2,080FCFA per day. Thus, the PAPs in Kumba II live above the national poverty limit.

4.7.4 Average monthly household expenses (in FCFA)

Table 11: Average monthly household expenses

Mean	Median	Mode	Standard deviation
131678.93	100000.00	150000.00	189841.37

Table 9 indicates that the PAPs spend an average of 131,678FCFA monthly for their households of six persons on the average. The standard deviation of 189,841FCFA implies that there is great variation from the central tendency. The household expenses are the regular and inevitable costs of maintaining the household and covering its basic needs. The mean monthly expenses for the PAPs indicate that the concerned have little to save after settling the family expenses. However, the household expenses vary, depending on factors like family size, lifestyle, and personal preferences.

4.7.5 Contribution of the PAP to household income (in FCFA)

Table 12 shows that 59% of the PAPs spend the totality of their monthly earnings on their household expenses, which means that they do not save anything after the monthly expenses. Only 1.2% of the PAPs spend less than 25% of their income on household expenses, allowing for probability that they save more.

Table 12: Contribution of PAP to household income

Percentage contribution	Frequency	Percentage
Totality (100%)	49	59.0
Half (50%)	17	20.5
More than half (75%)	16	19.3
Less than half (25%)	1	1.2

4.8 VULNERABILITY OF THE PAP

Vulnerability here refers to the susceptibility of individuals or groups to experience negative effects or be disproportionately impacted upon by social, economic or environmental changes caused by the project. The categories of vulnerable people identified in Kumba II include: elderly persons, widows and widowers, persons living with disabilities. Although the level of vulnerability is generally low in Kumba II, it is still important for the project to identify the potential risks, come up with mitigation strategies, and ensure that the project’s impact is equitable and sustainable. This will enable the policy makers and stakeholders to design interventions and support systems that will address the specific needs of the vulnerable groups and minimize negative consequences.

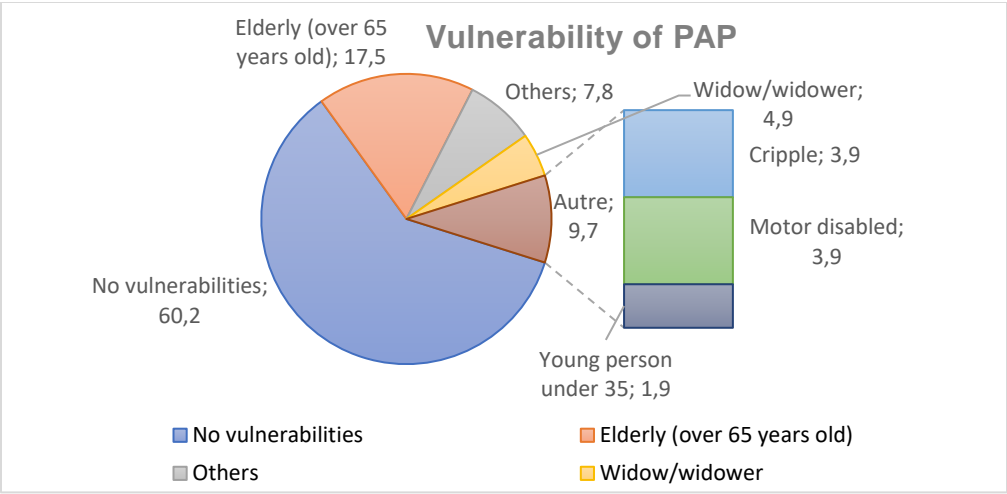


Figure 8: Vulnerability of PAP

4.8.1 Other types of vulnerability of the PAP include:

Table 13: Other types of vulnerability of the PAP

Nature of disability
disability in the lower left limb
disability on leg due to sickness
inability to walk well
a shortened left hand

4.9 PUBLIC INFRASTRUCTURES AND SOCIAL SERVICES

This information helps in the assessment of the adequacy of the current living conditions of the PAPs such as accessibility to essential services like schools and healthcare facilities. The ease with which the PAPs can access the social amenities in Kumba II enhances their quality of life and well-being. The availability and proximity of social amenities have a significant impact on the livability and overall development of Kumba II. Also, roads works will help access to basic social services and public infrastructures

4.9.1. Access distance to health services

Table 14: Access distance to health services

Distance	Frequency	Percentage
< 1 km	42	47.2
1 to 5 kms	30	33.7

>5 kms	17	19.1
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Table 14 shows that 47.2% of the PAPs reside less than 1 Km from health facilities. They can easily reach and use healthcare services in Kumba II. On the other hand, 19.1% of the PAPs reside more than 5 Kms from health facilities. These may face some challenges in fully accessing and using the community’s healthcare services. However, apart from physical distance, there are other factors like transportation options and affordability of the healthcare services which affect their usage by the individuals.

4.9.2 Access distance to educational services

Table 15: Access distance to education facilities

Distance	Frequency	Percentage
<1 km	55	67.9
1 to 5 km	17	21.0
> 5 km	9	11.1

Table 15 shows that 67.9% of PAPs reside within 5 kms of educational facilities. This suggests that children can easily reach and make use of educational institutions – nursery, primary, and secondary schools found in Kumba II. On the other hand, 11.1% of the PAPs reside more than 5 Km from educational facilities and are likely to face some challenges with fully accessing and using these community services. Again, other factors like financial accessibility, inclusive education, availability of resources like teachers, classrooms, laboratories, libraries affect the extent to which educational facilities are accessed and put to use.

4.10. SOCIAL AND CULTURAL CHARACTERISTICS OF DISPLACED COMMUNITIES

This section explores the PAP' social and community networks in their current location. The public consultation will ensure the participation of local residents, including vulnerable groups (women, young people, the elderly, the disabled, IDPs, etc.) from the various development agencies, NGOs, public bodies and all those affected or interested in the project.

4.10.1 Associative grouping of PAP

Associative grouping is a process in which communities are organized on the basis of shared interests or goals. It focuses on connecting individuals who have a common bond or purpose.

Table 16: Belonging to associative groups

Indicator	Frequency	Percentage
No	85	79.4
Yes	22	20.6

Table 16 shows that 79.4% of the PAPs do not belong to any associative grouping, which means that the PAPs work more as individuals than in groups. A mere 20.6% of the PAPs are in associative groupings.

4.10.2 Type of associative grouping of PAP

Table 17: Types of associative groups

Type of associative group	Frequency	Percentage
Development Association	15	68.2
CIG	3	13.6
Others	2	9.1
Cooperative	1	4.5
NGO	1	4.5

Table 17 shows that 68.2% of PAPs who belong to associative groupings are in Development Associations. In most of the villages of grass field regions in Cameroon, belonging to such associations is an imperative to indigenes. CIGs are also important in such communities because a lot of assistance to farmers comes through such groupings. This partly explains why 13.6% of the PAPs belong to CIGs

5. LEGAL FRAMEWORK

The RAP was prepared in accordance with OP 4.11 and OP 4.12, the methodological note describing the operating methods of the Assessment and Valuation Commission (AVC) established for expropriation investigations of the Inclusive and Resilient Cities Development Project (PDVIR) (The MN)); the descriptive note of the procedure for evaluating assets/development, and compensating people affected by the work of local sub-projects within the framework of the PDVIR (Evaluation Note);

The methodological note served in a non-exhaustive manner as a basis for the work of identifying and listing PAPs and their property, and assessing the losses of these PAPs; the hybrid procedure for resettling people defined the negotiation framework on the mode of compensation between the PAPs and the decentralized local authorities; national legislation for its part was used to give an overall view of the texts and regulations applicable to the resettlement of populations.

5.1. The Operational Policy 4.12 OF THE WORLD BANK AND NATIONAL LEGISLATION

The legal environment which governs PDVIR local sub-projects is subject firstly to the Cameroonian Constitution of 1996, then to national texts, and agreements entered into by the Government of the Republic of Cameroon and the World Bank.

Compliance with operational policies 4.11 and 4.12 of the World Bank is required for projects financed by this financial institution as part of the activities carried out by the PDVIR. Also, the Census Policy Framework applicable to the PDVIR, the methodological note of the operating modalities of the Assessment and Valuation Commission established for expropriation investigations of the Inclusive and Resilient Cities Development Project (PDVIR) authorized by the President of the Republic on July 13, 2018, also constitute legal instruments implemented within the legal framework.

The Project applies OP 4.12 under the relevant provisions of Article 45 of the Constitution of Cameroon which stipulates that international treaties or agreements regularly approved or ratified have, upon their publication, an authority superior to that of laws, subject to each agreement or treaty, its application by the other party. Examination of World Bank OP 4.12 and national legislation indicates points of convergence and difference. The points of convergence relate to:

Table 18: Comparison between Cameroonian legislation and World Bank OP 4.12

Element	OP 4.12 of the WB	Law 85/009 of 04/07/1985 and others	Dispositions applicable to SRP
Types of displacement	<p>a) Physical displacements (relocation, loss of residential land or loss of shelter);</p> <p>b) Economic displacement (loss of land, assets or access to assets, resulting in loss of sources of income or other means of livelihood).</p>	<p>a) Loss of title and loss of assets is recognized by national legislation; however, loss of income and economic displacement are not anticipated.</p> <p>b) Economic rehabilitation.</p> <p>c) Note: In fact, in article 7, the 1985 law speaks of compensation for immediate and certain direct material damage caused by eviction / it then lists what is compensated. Economic damage is not in this list which includes bare land, crops, constructions, and any other development whatever its nature, provided that said development is noted by a so-called Reporting Commission and evaluation. From a strictly legal point of view, it is possible to consider the economic loss as the loss of effective development. The law speaks of “any other development, whatever its nature”. This wording leaves room for interpretation. Why, economic loss would not be part of it.</p>	<p>Compliance with the provisions of OP 4.12, then a) and b) are recognized by this RAP</p>
Classification of eligibility of affected persons	<p>Affected people are those who</p> <p>a) those who have formal legal rights to land (including customary and traditional rights recognized by the laws of the country);;</p> <p>a) have no formal legal rights to the land or property in question, but have claims to that land or this property which are or could be</p>	<ul style="list-style-type: none"> • Affected people are those who own land with title deeds (only these are included in the compensation decrees). • Customary lands and lands under registration are not part of the compensation decree. • The repression of land offenses is effective and extends to the illegitimate occupation of the private 	<p>Compliance with the provisions of OP 4.12, then a) and b) and c) are recognized by this RAP.</p>

Element	OP 4.12 of the WB	Law 85/009 of 04/07/1985 and others	Dispositions applicable to SRP
	<p>recognized under national legislation; Or</p> <p>b) have no legal rights or claims to the land or property which they occupy or use.</p>	<p>domain of the State. Land that has been occupied must be vacated at the expense of the occupant(s).</p>	
Compensation assessment	<p>a) Compensation for replacement cost, as well as any other assistance necessary to at least restore or improve the standard of living or livelihood of those affected.</p> <p>b) Compensation sufficient to replace the assets, plus necessary transaction costs (administrative fees, registration or title fees, reasonable moving expenses, and any similar costs imposed on affected individuals).</p> <p>c) Replacement cost is defined as a valuation method that establishes sufficient compensation to replace the assets, plus the necessary transaction costs associated with replacing said assets. Where functioning markets exist, replacement cost is the market value established from an independent and competent property valuation, plus transaction costs. Where functioning markets are lacking, replacement cost may be determined by other means, such as calculating the production value of land or productive assets, or the undepreciated value of the substitute material and the labor to be used in constructing structures or other fixed</p>	<p>At the current net value of the property (the rate takes into account the state of depreciation only for buildings)</p> <p>No form of assistance</p> <p>The assessment must be carried out by the Commission for the assessment of the assets in question.</p> <p>Land</p> <p>The value of the land subject to expropriation is equal to that allocated as compensation.</p> <p>In the event that the value of the land allocated is greater than that affected by expropriation then the balance is paid by the beneficiary</p> <p>Buildings</p> <p>Building appraisal does not equal replacement value. A depreciation coefficient is applied. Inflation is not taken into account. The assessment compensation corresponds to the net current value of the property, including depreciation (official scales in m², established according</p>	<p>Compliance with the provisions of PO 4.12; then the replacement cost and detailed in the descriptive note of the procedure for evaluating the assets/development, and compensating people affected by the work of the local sub-projects within the framework of the Project</p> <p>Compliance with the provisions of PO 4.12; then the land was valued at replacement cost.</p> <p>Compliance with the provisions of OP 4.12, then no depreciation value has been applied.</p>

Element	OP 4.12 of the WB	Law 85/009 of 04/07/1985 and others	Dispositions applicable to SRP
	<p>assets, plus transaction costs. In all cases where physical displacement results in the loss of housing, the replacement cost must be at least sufficient to allow the purchase or construction of housing that meets the minimum standards of quality and safety acceptable to the community. The valuation method applied to determine the replacement cost should be documented in the relevant resettlement planning documents. Transaction costs include administrative fees, registration or deed fees, reasonable moving costs and any other similar costs imposed on the persons concerned. To ensure compensation at replacement cost, it may be necessary to update planned compensation rates in project areas where inflation is high or the time lag between calculation of compensation rates and payment of compensation. compensation is important</p>	<p>to: i) the classification (six categories), ii) the age (rate of obsolescence), iii) of size and surface area, reassessed rate of 7.5%/year until 1990.</p> <p>No compensation for buildings that are dilapidated, or threatened with ruin, or built in violation of town planning rules.</p> <p>Reconstruction of the house or building is considered the best development result if the PAPs agree</p> <p>Rate taking into account:</p> <ul style="list-style-type: none"> - The cost of construction materials at the time of the operation; - The cost of labor at the time of the operation <p>Crops: According to the types of crops Official scales (rates fixed in 2003)</p> <ul style="list-style-type: none"> Tree species/crop Age (productivity) Price of products in high season (at the best cost) Time needed to re-establish productivity 	<p>Compliance with the provisions of OP 4.12</p>

5.2. NATIONAL LEGISLATION

5.2.1. The Cameroonian constitution of 1996

The Cameroonian Constitution highlights the fundamental principles of the protection of individual rights, particularly the right to property. The following appears from the preamble of the Constitution: “Individual property is the right to use, enjoy and dispose of property guaranteed to everyone by law. No one can be deprived of it except for reasons of public interest, and subject to compensation, the terms of which are established by law.”

5.3. Scope of application of the right of expropriation

It should be noted that within the framework of these local sub-projects, the project does not use a Declaration of Public Utility (DPU) much less a compensation decree which constitutes the preliminary instruments for the payment of compensation in the framework of usual procedures.

For these local sub-projects, it is planned to obtain a regularization compensation decree. It is in this spirit that a methodological note on the operating modalities of the Assessment and Valuation Commission established for expropriation investigations of the Inclusive and Resilient Cities Development Project (PDVIR) authorized by the President of the Republic July 13, 2018 E., developed by the working group constituted by MINDCAF, the Prime Minister's Office, MINHDU, and the CCP, and validated by the World Bank in August 2021.

Also, this RAP used the descriptive note of the procedure for evaluating assets/development, and compensating people affected by the work of local sub-projects within the framework of the PDVIR.

However, to remain compliant with regulatory requirements, the development of this resettlement action plan was based on the provisions below:

5.3.1. National texts governing expropriation

It consists of:

- Law No. 85/09 of July 4, 1985 relating to expropriation for reasons of public utility and its implementing texts in particular Application Decree No. 87-1872 of December 18, 1987;
- Decree No. 87/1872 of December 16, 1987 (articles 15 and 16) implementing Law No. 85/9 of July 4, 1985 relating to expropriation for reasons of public utility and the terms of compensation;
- Decree No. 2003/418/PM of February 25, 2003 setting the rates to be allocated to owners who are victims of destruction for public purposes of cultivated crops and trees;
- Decree No. 2014/3211/PM of September 29, 2014 setting the minimum prices applicable to transactions on land in the private domain of the State;
- Order No. 00832/Y.15.1MINUH/D000 establishing the bases for calculating the market value of buildings subject to expropriation for utility reasons;

5.3.1.1. The Constitution of 1972, revised on January 18, 1996

It establishes the fundamental principles of the protection of individual rights, including the right to property and states in its preamble that: "individual property is the right to use, enjoy and dispose of property guaranteed to everyone by law. No one can be deprived of it except for reasons of public utility, and subject to compensation, the terms of which are established by law. "

5.3.1.2. Land tenure in Cameroon

It establishes the fundamental principles of the protection of individual rights, including the right to property and states in its preamble that: "individual property is the right to use, enjoy and dispose of property guaranteed to everyone by law. No one can be deprived of it except for reasons of public interest, and subject to compensation, the terms of which are established by law. "

According to Ordinance No. 74-1 and 74-2 of July 6, 1974 establishing respectively the land tenure and the state tenure, in Cameroon, the different categories of land are: the national domain, the public domain, the private domain of the State or other persons of public law and land under private property.

The national domain: it consists of lands which are not classified in the public or private domain of the State or other legal entities under public law.

The public domain: it includes all movable and immovable property which, by nature or by destination, is allocated either for direct use by the public or for public services. It is subdivided into natural public domain and artificial public domain. The natural public domain includes: the maritime public domain, the river public domain, and the land and air public domain. The artificial public domain includes: Highways and a right-of-way of one hundred (100) meters on either side of the axis of the roadway. This right-of-way is reduced to ten (10) meters in town from the outer edge of the sidewalk; National and provincial roads and a right-of-way of forty (40) meters on either side of the axis of the roadway. This right-of-way is reduced to ten (10) meters from the outer edge of the sidewalk in built-up areas and to five (5) meters in town; Departmental roads and a right-of-way of twenty-five meters (25) on either side of the axis of the roadway. This right-of-way is reduced to ten (10) meters from the outer edge of the sidewalk in built-up areas and to five (5) meters in town; Vehicle tracks of local interest and a right-of-way of ten (10) meters on either side of the axis of the roadway. This right of way is reduced to five (5) meters in towns and cities"; The railways and a right-of-way of thirty-five (35) meters on each side from the axis of the track; Military maritime or river ports; Commercial, maritime or river ports; Monuments and public buildings created and maintained by the State; monuments and public buildings created and maintained by the State or other legal entities under public law, in particular halls, markets, cemeteries, museums; and the concession of traditional chiefdoms.

The private domain of the State or other persons governed by public law: it consists of movable and immovable property acquired by the State free of charge or for a fee; land which supports buildings, construction, works, and developments carried out and maintained by the State; Rural or urban concessions subject to forfeiture or the right of recovery as well as the property of associations dissolved for acts of subversion, attacks on the internal or external security of the

State; levies decided by the State on the national domain by application of the provisions of article 18 of the ordinance establishing land tenure.

Land under private property: it consists of registered land; “freehold lands”; land acquired under the transcription regime; definitive land concessions; and land recorded in the “Grundbuch”

This order makes it possible to distinguish between properties eligible for compensation and those which are not.

- Law No. 85-09 of July 4, 1985 relating to expropriation for reasons of public utility and the terms of compensation. This law repeals the contrary provisions of previous legislative and regulatory texts, in particular those of Ordinance No. 74/3 of July 6, 1974 relating to the expropriation procedure for reasons of public utility. In its first paragraph 1, the law provides that “for the achievement of objectives of general interest, the State may resort to the expropriation procedure for reasons of public utility”.
- Implementing decree No. 87-1872 of December 16, 1987 implementing the Law No. 85-09 of July 4, 1985 relating to expropriation for reasons of public utility and the terms of compensation defines the expropriation procedure. Thus, in its Chapter 2, Article 15, this decree recommends before resorting to expropriation for reasons of public utility in favor of public authorities, public service concessionaires or state companies with a view to carrying out construction works. General interest, carry out prior negotiations with the owners or rights holders concerned. In the event of disagreement, the results of said negotiations are subject to arbitration by the Minister responsible for lands. In the event of unsuccessful arbitration, expropriation will be carried out at the expense of the beneficiary under the conditions provided for above.

The expropriation procedure for reasons of public utility is generally triggered by a request for expropriation from the public service, the public establishment or any other legal entity under public law which wishes to carry out the expropriation, to the MINDCAF which, after a certain number of verifications can by order, declare the project of public utility.

Decree No. 2003/418/PM of February 25, 2003 setting the rates of compensation to be allocated to owners for reasons of public utility for cultivated crops and trees

It sets the rates allocated to people who are victims of the destruction of crops and trees planted for public purposes. At the level of article 12 of the Decree referred to above, it is stipulated that in the event of a dispute over the amount of compensation, the expropriated person sends his complaint to the Administration in charge of Lands. If he does not obtain satisfaction, he is authorized to seize the competent court within one month, from the date of notification of the contested decision, to repair the damage.

Decree 2014/3211/ PM of September 29, 2014

This decree sets the minimum prices per square meter for the sale of land in the State domain. It can be used as a basis for evaluating the cost of bare land if the scales currently applied by the AVCs prove insignificant for the fair compensation of the PAPs.

Order No. 0832/Y.15.1/MINUH/D000 of November 20, 1987

This decree sets the bases for calculating the market value of constructions subject to expropriation for reasons of public utility. This text, and for compensation purposes, classifies constructions into 6 categories or standings, depending on the nature of the materials used. Each category benefits from compensation at a particular rate which also takes into account the dilapidated state of the investment. Existing compensation rates run between 1960 and 1990. During this period, they were revalued annually based on a rate of 7%, certainly to take into account inflation.

5.3.2. The legal basis which allows the City Mayor to conduct expropriation negotiations

Before resorting to expropriation for reasons of public utility in favor of local public authorities, public establishments, public service concessionaires or state companies with a view to carrying out works of general interest, the latter must carry out prior negotiations with the owners or beneficiaries concerned.

In the event of disagreements, the results of said negotiations are subject to arbitration by the Ministry of Lands.

In the event of unsuccessful arbitration, expropriation will be carried out at the expense of the beneficiary under the conditions provided for above.

The public law legal entities in question must, in the event of successful negotiations, comply with the acquisition rules of common law.

(Decree No. 87/1872 of December 16, 1987 (articles 15 and 16) implementing Law No. 85/9 of July 4, 1985 relating to expropriation for reasons of public utility and compensation arrangements)

5.4. OPERATIONAL POLICY. 4.12 OF THE WORLD BANK

Operational policy (OP) 4.12 of social safeguard on the involuntary resettlement of populations is applicable within the framework of development projects whose activities affect the populations in particular the destruction of their production systems or the loss of their sources of income, restrictions access or use of natural resources and which require the movement of these populations.

OP 4.12 establishes that in the event of involuntary displacement of populations, appropriate measures must be planned and implemented to prevent involuntary resettlement from causing harmful long-term consequences, impoverishment of populations and environmental damage. OP 4.12 aims to:

- Avoid or minimize involuntary resettlement as much as possible by considering variations in Project design;
- When resettlement of the population cannot be avoided, resettlement activities must be designed and executed in the form of sustainable development sub-projects intended to provide people displaced by the project with sufficient investment means to enable them to profit from the benefits of the project. In this case, displaced populations must be consulted and participate in the planning and execution of resettlement projects;

- Displaced persons must be assisted in their efforts to improve their standard of living or at least to restore their livelihoods to their level before resettlement or the implementation of the Project. It takes into account the economic and social consequences of activities which are caused by:

- The involuntary removal of land causing resettlement or loss of habitat, loss of assets or access to assets, loss of sources of income or means of livelihood, whether or not the affected people have to move on another site;

- The involuntary restriction of access to parks defined as such legally, and to protected areas leading to consequences on the livelihoods of displaced people.

OP 4.12 determines the measures required to address the impacts of involuntary resettlement, namely the development of a resettlement plan or a resettlement policy framework. This framework requires that the populations subject to resettlement are:

- Informed of the possibilities offered to them and the rights relating to their resettlement;

- Consulted, subjected to several choices and informed of the technically and economically feasible alternatives; and

- Provided promptly with effective compensation at full replacement cost for losses of property directly attributable to the Project.

The resettlement plan must take into account resettlement compensation, aid for the reconstruction of housing, for the acquisition of building land and agricultural land. Where possible to achieve the objectives of the policy, the resettlement plan provides for displaced persons post-resettlement assistance for a transitional period of duration based on a reasonable estimate of the likely time required for recovery of their livelihoods and their income. It should provide development aid for the development of land, credit mechanisms, training or job creation which would be added to the compensation measures.

OP 4.12 requires that the needs of vulnerable groups within displaced populations be specifically considered when developing and implementing the resettlement plan.

Overall, the fundamental principle of policy 4.12 is to at least safeguard, if not improve, the living conditions of populations affected by project activities. To ensure that the compensation and aid to be granted to affected populations will be effective, this policy requires, within the framework of the SRP/RAP, a monitoring/evaluation project for the plan.

5.5. THE METHODOLOGICAL NOTE (MN) GOVERNING THE OPERATION OF THE CEC

The experimental application of the Methodological Note within the framework of PDVIR activities was instructed to MINDCAF by letter No. 0534/d/PM of September 5, 2018 and is innovative in the sense that:

The methodological note governing the operation of the observation and evaluation commission) developed within the framework of the PDVIR was approved by the Prime Minister to govern the

resettlement process. This Methodological Note constitutes progress, because it attempts to reconcile the requirements of the World Bank and Cameroonian legislation.

As we have already mentioned above, the methodological note was used to simplify the process of identification and compensation of people affected by local sub-projects because it does not require a Declaration of Public Utility (DPU) and a compensation decree prior to payment of compensation. For these local sub-projects it is planned to obtain a compensation decree for regularization Table 17: Comparative table of procedures and processes for preparing and compensating RAP for structuring sub-projects and local sub-projects).

To better meet the requirements of OP 4.12, an additive note on a hybrid resettlement process was developed by the project. This is the descriptive note of the procedure for evaluating property/development, and compensating people affected by the work of local sub-projects within the framework of the PDVIR.

As part of the PDVIR local sub-projects, the Ministry of Housing and Urban Development has adopted this procedure for evaluating property/development including land and loss of income as well as the compensation procedure which will ensure full compliance with the provisions of World Bank OP 4.12 applicable to PDVIR.

Table 19 presents the differences between the hybrid process applied to local sub-projects and the classic expropriation procedure which was used within the framework of structuring sub-projects. It highlights the specificities of the hybrid approach compared to the traditional approach.

Table 19: Comparative table of procedures and processes for preparing and compensating PAPs for structuring sub-projects and local sub-projects

N°	Procedure applied to structuring sub-projects	Procedure implemented for local sub-projects, basis for this RAP	Observations
1	Signature of a declaration of public utility decree (DPU) by MINDCAF	No decree declaring public utility (DPU) by MINDCAF prior to evaluation operations	As part of the procedure applied to local sub-projects, the DPU is convened after the failure of negotiations between the Mayors and the PAP.
2	Establishment of an Observation and Evaluation Commission (AVC) by Prefectural decree at the departmental level	Establishment of an ad hoc committee by municipal decision at the departmental level by municipal decision. It is made up of sectoral members of the AVC, members of the local GRM compliance team, and the RAP	Payment will be made within the framework of proximity by the same ad hoc committee set up by the Mayor who is its president.

	and chaired by the Prefect.	consultant. It is chaired by the Mayor.	
3	The procedure for assessing property and paying compensation is conducted by the DO.	The procedure for evaluating property and paying compensation is led by the Mayor through the ad hoc committee set up.	In the context of proximity, the mandate of the ad hoc committee extends to the payment of compensation to the PAP. While within the framework of structuring organizations, the prefect sets up a payment commission different from the AVC.
4	Payment of compensation is made on the basis of a compensation decree previously signed by the presidency of the republic.	Compensation payments are made on the basis of the results of the evaluations carried out by the ad hoc committee and the RAP consultant. The method of payment is chosen by the PAP after consultation/negotiation between payment in cash and payment in kind	Negotiation minutes are concluded between the Mayor and the PAP. The procedure for evaluating and paying compensation is established and gives right to a classification decree after payment.

5.5.1. The evaluation of impacted lands, goods and developments and the principles of the descriptive note of the procedure for evaluating goods/developments, and compensating people affected by the work of local sub-projects within the framework of the PDVIR - March 2022

This hybrid approach is based on the following principles:

- The assessment of impacted land, property and development, including losses and shortfalls of income of economically displaced persons, will be carried out in accordance with OP 4.12 and the requirements of the methodological note for expropriation expertise which applies to the PDVIR. More precisely, the project will ensure compliance with the following principles relating to OP 4.12 and reiterated by the RPF and the Methodological Note;

a) Replacement cost based on market price cost without transaction cost and depreciation for houses, structures, land, crops, trees and other assets.

b) Compensation levels (in cash) will be sufficient to finance the replacement of lost land and other assets at full replacement cost in local markets. In-kind compensation for land or structures will also be made at the replacement cost of the affected land and structures.

5.5.2. Provision of compensation

- Depending on the individual choice of the PAP, access to a combination of compensation (cash/kind) so that the total is equal to the replacement cost of the affected elements. The national legal framework provides two forms of compensation: in cash or in kind. World Bank OP 4.12 also provides for assistance or resettlement aid, which consists of assistance provided to people physically displaced by the Project. This assistance will include transportation, accommodation, and/or various services to those affected during the move and resettlement. It may also include compensation to cover moving and resettlement costs, such as moving expenses and lost working time. In addition, the resettlement assistance provided for vulnerable people will include moving assistance, food aid, health assistance and psycho-social assistance during the resettlement process. It must nevertheless be clarified that the scale and complexity of the resettlement of the sub-projects subject to this RAP do not require all of these elements which are more appropriate for projects where PAPs are relocated from their environment to new sites. In our scenario, all the PAPs will remain on their respective sites, but will just lose part of their property.

- In accordance with the provisions of Decree No. 87/1872 of December 16, 1987 (articles 15 and 16), by virtue of their legal personality, the decentralized local authorities (DLA) will initiate negotiations with the PAPs on the mode of compensation (cash or in kind) of the amounts established in the expert evaluation report validated by the Bank, in accordance with the requirements of OP 4.12. The amounts determined in the expert evaluation report will not be subject to negotiations.

- Compensation can be in kind or in cash depending on the choice of the PAP. To do this, the commission in charge of leading the negotiations must first present the different compensation variants to the PAPs, and give them the opportunity to make a choice;

According to OP 4.12 “replacement cost” is defined as a valuation method that establishes sufficient compensation to replace the assets, plus the necessary transaction costs associated with replacing said assets. Where functioning markets exist, replacement cost is the market value established from an independent and competent property valuation, plus transaction costs. Where functioning markets are lacking, replacement cost may be determined by other means, such as calculating the production value of land or productive assets, or the undepreciated value of the substitute material and the labor to be used in constructing structures or other fixed assets, plus transaction costs. In all cases where physical displacement results in the loss of housing, the replacement cost must be at least sufficient to allow the purchase or construction of housing that meets the minimum standards of quality and safety acceptable to the community. The valuation method applied to determine the replacement cost should be documented in the relevant resettlement planning documents. Transaction costs include administrative fees, registration or deed fees, reasonable moving costs and any other similar costs imposed on the persons concerned. To ensure compensation at replacement cost, it may be necessary to update planned compensation rates in project areas where inflation is high or the time lag between calculation of compensation rates and payment of compensation.

- The cost of compensation for graves and exhumation and reburial ceremonies of bodies will be taken into account in the overall cost of resettlement, in accordance with operational policy OP/PB 4.11 on “physical cultural heritage” of the World Bank and Order No. 74/199 of 03/14/1974 regulating the operations of burial, exhumation and transfer of bodies.

5.5.3. The principles of negotiating compensation methods

- Negotiations will be conducted freely and in good faith with the participation of all parties. This involves i) making efforts to reach an agreement; ii) conduct constructive and good faith negotiations; iii) avoid unjustified delays; iv) respect the agreements concluded and apply them in good faith; v) give the parties sufficient time to discuss collective disputes and reach a settlement;

- The duration of negotiations will not exceed 3 months across all of their operations;

- The values of compensation in kind must correspond to the amounts defined in the expert report of the bare properties, crops, constructions, and economic losses, established by the ad hoc Commission and the consultant responsible for developing the RAP in accordance with the requirements of OP 4.11 and 4.12 and the project RPF which are transcribed in the methodological note;

- A report on the progress of all land acquisition and PAP resettlement operations through negotiation will be drawn up in triplicate and transmitted to the Government (Prime Minister, Minister in charge of land) for further administrative procedure, as well as the World Bank;

5.5.4. Triggering of the classic expropriation procedure in the event of failure in negotiations

- The negotiation is a failure if the PAPs do not accept the proposals made to them. Under these conditions, recourse to MINDCAF arbitration is essential for all PAPs. If part of the PAP accepts the negotiation and its conclusions, only the remaining PAP who have not accepted the negotiation clauses will be subject to MINDCAF arbitration;

- If the failure persists, the Decentralized Local Authorities (DLA) may resort to the declaration of public utility (DPU) in accordance with the provisions of Decree No. 87/1872 of December 16, 1987 (articles 15 and 16); Article 15: Before resorting to expropriation for reasons of public utility in favor of local public authorities, public establishments, public service concessionaires or state companies with a view to carrying out works of general interest, the latter must carry out prior negotiations with the owners or beneficiaries concerned. In the event of disagreements, the results of said negotiations are subject to arbitration by the Ministry responsible for Lands. In the event of unsuccessful arbitration, expropriation will be carried out at the expense of the beneficiary under the conditions provided for above. Article 16: The public law legal entities referred to in the preceding article must, in the event of successful negotiations, comply with the acquisition regulations under common law.

5.5.5. Taking into account economically displaced persons

Affected people carrying out commercial activities (means of livelihood and source of income) on the rights of way of the planned infrastructures are eligible for compensation. In this regard, fixed

and semi-fixed installations (including those which are informal) as well as permanent sellers recognized as such even without fixed and semi-fixed installations will be covered by this provision. The project will work with local leaders and other resource persons during the Internally Displaced Person (IDP) census and prior communications to avoid opportunists being included in compensation lists.

Losses of economic income are assessed on the basis of the monthly turnover estimated according to the tax regime corresponding to the disrupted economic activity, taking into account the duration of the disruption. This assessment approach was presented to and agreed with the PAPs during public consultations, so that they know how economic activities should be assessed within the framework of this RAP.

This lost income, recognized as the livelihood of the affected person, is determined according to the level of taxation of the disrupted activity and the duration of the disruption. In addition to the above-mentioned compensation, PAPs in a situation of economic displacement whose structures are fixed, receive compensations that are calculated and paid. In the case of mobile structures, PAPs will be assisted in moving their structures. The council says it has commercial space to accommodate them.

5.5.6. Implementation and monitoring of the procedure

- The RAP consultant will support all stages of the procedure. The entire process will be closely supported and monitored by the CCP and the UTL;
- The appeal procedure is that defined in the complaints management mechanism set up within the framework of the Project.

5.5.7. Carrying out the property valuation survey

The President (in this context the City Mayor of Kumba designates the observation and evaluation commission, notifies it to the other administrative authorities who are also members of the ad hoc Committee (Senior Divisional Officer of Meme and the Divisional Officer of Kumba II) of the locality concerned. Once notified, the SDO ensures publicity by posting at the SDO's office, at the Departmental Land Service, at the council, at the Do's office, and at the chiefdom of the location of the land, as well as by any other means deemed necessary due to the importance of the operation.

To enable them to participate in all phases of the investigation, the populations concerned must be informed at least thirty (30) days in advance of the day and time of the investigation, by summons addressed to village and quarter chiefs by appropriate means.

The commission may, after having previously established itself the exhaustive list of owners of the property to be destroyed, constitute a technical subcommittee of at least three members for the purpose of assessing a category of this property. The work of the subcommittee is carried out under the responsibility and control of the entire commission which countersigns the documents.

At the end of the investigation, the observation and evaluation commission produces:

- An investigation report reporting all possible incidents or observations of the evicted persons, signed by all its members present,

- A demarcation report and the plot plan of the land selected, established by the surveyor who is a member of the commission,
- A statement of expertise of the constructions and any development signed by all the members of the commission,
- A statement of crop expertise signed by all members of the commission,
- A statement of expertise of any other development signed by all members of the commission.

All these elements as well as the order designating the members of the commission are transmitted by the president of the commission to the Minister responsible for domains for the preparation of the classification decrees.

6. INSTITUTIONAL FRAMEWORK

Concerning land management in Cameroon, and precisely in the context of involuntary resettlement of populations linked to project activities, several administrations are concerned.

In accordance with the Methodological Note, the City Mayor of the Kumba by Communal Decree set up an Ad Hoc Committee responsible for the evaluation of properties. The said Commission is composed of:

- DD/MINH DU
- DD/MINDCAF
- DD/MINADER
- DD/MINEE

DD/MINAS

- Mayor of Kumba II;
- Fiango Quater heads;
- RAP consultant

Etc.

6.1.1. Ministry of Housing and Urban Development (MINH DU)

He is responsible for the implementation of national policy on urban development and housing. It is this Ministry which determines the compensation rates for constructions. Its responsibilities extend to: (i) planning and control of city development; (ii) the development and monitoring of the implementation of city planning and restructuring strategies; (iii) the implementation of the social housing policy, the development and implementation of the housing improvement plan, both in urban and rural areas, (iv) the definition and monitoring the application of housing standards.

6.1.2. Ministry of State Property and Land Tenure

MINDCAF is at the center of the national involuntary resettlement policy. In charge of the management of national heritage, he is responsible for land allocation proposals, the acquisition and expropriation of real estate for the benefit of the State, public administrative establishments and public capital companies, in collaboration with the administrations and organizations concerned. Its regional and departmental managers are rapporteurs within the Property Assessment and Evaluation Commissions at different levels. Its Minister is the President of the National Commissions.

6.1.3. Ministry of Agriculture and Rural Development (MINADER)

MINADER within the framework of the PDVIR is concerned through the evaluation of plants during the process of census of people and affected goods.

6.1.4. Ministry of Water and Energy (MINEE)

Drinking water supply, sanitation, public lighting and electrification infrastructure could be moved as part of the implementation of the project. This sector being under the responsibility of the MINEE, it will then be decisive in the observation and evaluation of these affected infrastructures and will constitute a major player in achieving the objectives of the Project.

6.1.5. Local complaints and litigation management committees

The MINH DU Decision of December 28, 2020 established local compliance teams to manage the Grievance Redress Mechanism (GRM) as part of the implementation of the PDVIR.

6.1.6. City Council/PDVIR

The City council/PDVIR is primarily responsible for the design, planning and implementation of the resettlement policy. As such, he must:

- Ensure that PAPs receive compensation;
- Inform the World Bank on all developments in the implementation of the release of the site;
- Follow the RAP development process;
- Verify regulatory compliance and operational policies of the World Bank in the RAP report;
- Follow the procedure for signing expropriation and compensation decrees;
- Organize and coordinate the RAP implementation process (payment of compensation);
- Prepare and implement a mechanism for managing complaints and claims from PAPs;
- Monitor the implementation of the Grievance Redress Mechanism (GRM) in relation to RAP activities;
- Support the resettlement of vulnerable PAPs;
- Monitor the implementation of the RAP in relation to the monitoring indicators.

The Municipalities concerned, by virtue of the powers transmitted to them, have a fundamental responsibility, due to their role as representatives of the beneficiary populations and their proximity to them. Within the framework of the PDVIR, they will constitute the main interlocutors of the Project, but also of the World Bank and will be relays of the land needs and development aspirations of the populations.

6.1.7. Traditional chiefdoms

Auxiliaries of the administration in their constituencies, it is the traditional chief of Fiango who will play the role of facilitator, particularly through the mobilization of the populations during consultations relating to the choice of infrastructure to be carried out by the Commune of Kumba II, but also as part of monitoring their creation and commissioning. Traditional chiefdoms will also have a role to play in raising awareness among populations and in their participation in the resettlement process.

6.1.8. Advisory and support bodies

The main advisory and support bodies within the framework of the PDVIR are the neighborhood organizations or civil society organizations operating in the said Municipalities.

All these structures, through their good knowledge of the problems facing the populations, will constitute important relays between the project and the populations and will also play a role in mobilizing and raising awareness of the communities for the proper use and sustainability of the infrastructures which will be carried out.

All of these actors, whether they are ministerial departments or decentralized local authorities, must be made aware of and trained in the environmental and social safeguards measures advocated by the World Bank.

6.2 RAP IMPLEMENTATION ACTORS

The actors implementing the RAP are presented in table 20:

Table 20: RAP implementation actors

Actors	Role
Prime Minister	Signature of the compensation decree after payments
City Mayor of Kumba	Provision of funds to the payment commission
UTL/OSC	Advisory assistance to the PAP
Payment commission	Payment of PAP
Local Compliance Team (LCT) and PDVIR	Management of complaints during the implementation of the RAP and throughout the execution of the project
Consultant/PDVIR	External evaluation of the implementation of the RAP

6.3. STRENGTHENING THE CAPACITIES OF INSTITUTIONS

The PDVIR organized a training workshop for all members of the Ad hoc Committee on the procedure for evaluating losses and property/development/economic assets/means of livelihood and compensation for people affected by the work of the proximity sub-projects in the town of Kumba.

6.3.1. Specific objectives

- Specify the procedures for assessing economic losses (means of existence and sources of income) as well as losses of land and other assets (constructions, crops);
- Specify the procedures for assessing losses of cultural heritage, in light of the requirements of OP 4.11 of the World Bank;
- Specify the terms of negotiation between the DLA and the PAP;
- Specify the terms of payment of compensation to formally identified PAPs;
- Determine a consensual working approach between the RAP consultant and the ad hoc committee.

6.3.2. Expected results

- the regulatory provisions which govern the approach to compensation carried out by Decentralized Territorial Authorities (DTA), within the framework of public utility operations, are specified and assimilated by all stakeholders;
- the stages of implementation of the said compensation approach are controlled by all stakeholders;
- the census approaches, the eligibility criteria and the evaluation of properties, decreed by the methodological note of the expropriation expert work, authorized for the PDVIR by the Government in September 2018, are mastered by the participants;
- the procedures for assessing economic losses (means of existence and sources of income) as well as losses of land and other assets (constructions, crops) are known and assimilated by the participants;
- the terms of negotiation between the DTA and the PAPs provided for in the procedure are adopted by all;
- the terms of payment of compensation to the formally identified PAPs are known to all stakeholders;
- a consensual working approach between the RAP consultant and the ad hoc committee is determined.

6.4. INSTITUTIONAL STEPS AND RESPONSIBILITIES

The following table presents the steps and institutional responsibilities.

Table 21: Stages, responsible persons and role of institutional actors

N ^o	Stages	Responsible person	Roles	Observations	Financing	Implementation status
1	Establishment of the ad hoc committee in charge of the census, the evaluation of property and the payment of compensation	The City Mayor	Preparation and signing of the decision establishing and functioning of the ad hoc Committee	<p>The Mayor obtains, if necessary, a municipal deliberation authorizing him to organize and conduct negotiations for land acquisitions, including in relation to economically displaced persons within the framework of PDVIR local sub-projects.</p> <p>The ad hoc Committee is made up of members of the AVC, the RAP Consultant, the DAJ/MINH DU, the UTL or CLS Chief and the GRM compliance teams.</p>	NA	Executed
2	Recruitment of the consultant responsible for developing the RAP	CCP/UTL and CLS	<p>Preparation of consultant's TOR</p> <p>Preparation and publication of ASMIs</p> <p>Contracting of the consultant</p>	Social Manager of the CCP (RGS)	PDVIR/ MINHD U	Executed

N°	Stages	Responsible person	Roles	Observations	Financing	Implementation status
3	Training of the ad hoc Committee, including the RAP consultant, in the requirements of OP 4.11 and 4.12 and the provisions of the Methodological Note	The CCP in collaboration with the World Bank	Programming, organization and financing of training	<p>The actors involved in the evaluation of properties have been informed of the requirements of OP 4.11 and 4.12 and the provisions of the Methodological Note in order to guarantee that these evaluations are carried out with the same principles (OP 4.12, OP 4.1)</p> <p>The key aspects of the training focused on:</p> <ul style="list-style-type: none"> -The Methodological Note) by the ad hoc Committee (including the RAP consultant); And -The hybrid resettlement procedure for local sub-projects 	PDVIR/ MINHD U	Executed
4	Census of property, losses and development of PAPs, including losses of cultural heritage (displacement of graves, community lands, etc.) and economic activities	The ad hoc committee and the RAP consultant	Identification of PAPs, inventory of assets, losses and development (including economic activities) of the different PAPs	The census was carried out on the areas clearly defined by the Project (CCP /UTL et CLS)	DTA/PD VIR	Executed

N°	Stages	Responsible person	Roles	Observations	Financing	Implementation status
5	Valuation of property, losses and development (including losses of cultural heritage and economic losses)	The ad hoc committee and the RAP consultant	Assessment of constructions, properties, crops, losses of cultural heritage and economic losses	This evaluation was carried out simultaneously by the ad hoc Committee and the RAP consultant, in accordance with the requirements of OP 4.11 and 4.12, of the RPF and the requirements of the Methodological Note and the hybrid procedure.	DTA/PD VIR	Executed
6	Negotiations with PAPs on the method of payment of compensation (cash or kind))	The ad hoc committee and the RAP consultant	Conduct negotiations in accordance with the note on the hybrid resettlement procedure Prepare and sign the negotiation minutes/memorandum of understanding	These negotiations were organized by the Mayor and were carried out in accordance with the provisions of decree n°87/1872 of December 16, 1987 and the requirements of PO 4.12 and the RPF. The CCP through the UTL/CLS participated in these negotiations which clarified not only the choice of the PAP on the two proposed variants, but also on the implementation deadlines. The amounts determined in the expert evaluation report were not subject to negotiation.	NA	Executed

N°	Stages	Responsible person	Roles	Observations	Financing	Implementation status
7	Production and validation of the evaluation report	The ad hoc committee and the RAP consultant The City mayor World Bank	The ad hoc committee and the RAP consultant for the production of the expert report The Mayor for validation of the report before transmission to IDA World Bank for validation of the expert report.	The expert report was validated by the ad hoc committee. The report will be validated by the Bank before the start of negotiations with the PAPs. The Bank may, if it deems it necessary, carry out verifications of the elements of the expert report in the field.	NA	Currently being validated by the Bank and will be followed by validation from the Mayor
8	Production of the RAP report	The RAP consultant	Drafting of the RAP report in accordance with the TOR	The RAP was developed by the consultant and submitted for validation by the World Bank and will provide information, among other things, on: the consultation/negotiation procedure that was conducted; the report of the negotiations with PV; payment deadlines corresponding to the PAP's choices, etc.	PDVIR	Executed
9	Validation of the RAP report	CCP and World Bank	Verification of the conformity of the report with the TOR and in	The final validation will be done through an ANO of the Bank	PDVIR/ MINHD U	Reviewed and validated by the CCP;

No.	Stages	Responsible person	Roles	Observations	Financing	Implementation status
			particular with OP 4.11 and 4.12, in order to declare its acceptability by the CCP and an ANO by the World Bank			but currently being reviewed for ANO by the Bank team
10	Payment of compensation	The ad hoc committee	Payment of compensation (monetary or in kind) following the conclusions of the negotiations recorded in the minutes signed for this purpose	The CCP, member of the ad hoc committee and the compliance teams, participates in these payments. The external evaluator consultant for the implementation of the RAP is also associated with this operation.	DTA	Waiting for validation of the RAP by the Bank
11	Preparation and publication of the classification decree Classification decree for the regularization of compensation payments: This is a regulatory act taken by the President of the Republic which aims to classify a private domain as the national domain of the State and is framed by: Ordinance No. 74/1 of July 6, 1974 establishing the land	MINDCAF	Transmission of the expert report to the Prime Minister's Office (demarcation report, expert report, etc.), payment report. Transmission of the draft classification decree to the Presidency of the Republic.	The different stages will be carried out after payment of compensation.	N/A	Waiting for compensation payments.

N°	Stages	Responsible person	Roles	Observations	Financing	Implementation status
	<p>tenure system, modified and supplemented by Ordinance No. 77/1 of January 10, 1977;</p> <p>Ordinance No. 74/2 of July 6, 1974 establishing the state regime, modified and supplemented by Order No. 77/2 of January 10, 1977;</p> <p>Decree No. 76/166 of July 6, 1976 establishing the terms of management of the national domain</p>		<p>Signature of the decree by the Prime Minister after the visa of the presidency</p> <p>Publication of the classification decree by the Prime Minister's service</p>			

7. ELIGIBILITY

7.1. CRITERIA FOR DETERMINING ELIGIBILITY

Are eligible for compensation: (i) Affected persons holding a property right (possession legally recognized by the land law including customary rights and current rights (current titles)), (ii) persons holding affected property (plants, constructions and other developments, etc.); (iii) Affected persons carrying out commercial activities on the road's rights-of-way (fixed and semi-fixed installations (including those which are informal - even those who are squatters) as well as permanent sellers recognized as such even without fixed and semi-fixed installations -fixed).

It is important to specify here that property owned by PAP within the framework of this RAP do not represent the main means of subsistence, however, those carrying economic activities take it as their main source of income and solely depend on it for subsistence.

However, plants identified during the preparation of the RAP and which have already been harvested before the start date of the work will not be eligible for compensation. In fact, it is the goods which are affected by the work which are likely to be compensated.

Deadline (19th January, 2024): date when data collection started: This date corresponds to the start date of the census. The systematic and permanent dissemination of this date avoids an additional influx of people onto the project areas. People who have settled on the project site after this deadline will not be eligible for compensation. This information was communicated to the populations during the process of developing this RAP, so that they are informed of the eligibility criterion for compensation. Awareness-raising will be carried out throughout the process in order to inform the public about the eligibility criteria for compensation to limit these new installations.

7.2. COMPENSATION

The acquisition or occupation of land by the project gives rise to compensation for the rights holders over this land. As indicated in the previous paragraph. Compensation can take the form of:

- Cash compensation.
- Compensation in kind which consists of making materials available to the PAP for the rehabilitation of impacted habitats. This type of compensation only concerns constructions. This method of compensation is decided after consultation with the PAPs who have the choice that suits them.

The compensation principles are as follows:

- Whatever the form (in kind or in cash), compensation is equal to the full replacement value and paid before the start of the work.
- With regard to buildings, the full replacement value includes the full cost of materials at the local market in Kumba, necessary to rebuild a building of similar size and standard.
- With regard to perennial crops, the full replacement value must take into account not only the value of the crops lost due to the destruction of the crop, but also an increase of this cost at the applicable inflation rate of the city.
- With regard to economically displaced persons, the compensation is equal to the average income per month of each tax category multiplied by the duration of the work.

7.3. CENSUS OF POPULATIONS AND PROPERTY

A total of 237 PAPs were identified during the property inventory mission, including 61 economically displaced persons. These 237 PAPs have a total of 338 properties. Appendix 6 provides details on the inventory of goods and persons.

The tables below give the list of properties affected by the implementation of local projects in Kumba II. The results of the expert assessment and assessment report are presented in the tables below:

Table 22: Number of property affected by category

Property affected	Number of PAP
Constructions	121
Plants	68
Land	36
Economically displaced	61
Wells	49
Graves	03
Total	336

Table 23: Different types of constructions affected in Kumba II

Type of property	Number
Fence	32
Grave	01
Residential buildings	73
Story building	02
Septic tanks	05
Hall	01
stores	03
Wooden building	03
Tap	01
Total	121

Table 24: List of plants affected by the implementation of local projects in the town of Kumba

	Speculation	Age	Quantity
1	Apple Tree	Mature	1
2	Bitter Cola	Young	1
3	Bitter leaf	Mature	3
		Young	1
4	CasiMango	Mature	2
5	cassava	Mature	1
6	cocoa	Mature	14
		Young	1
7	Coconut tree	Mature	23
8	Grape	Mature	4
9	Guava tree	Mature	9
		Young	2
10	Kolanut	Mature	4
11	lemon	Mature	2
12	Mango tree	Mature	8
13	Medicinal Tree	Mature	1
		Young	1
14	Moringa	Mature	1
15	Orange tree	Mature	9
		Young	3
16	Ornamental Tree	Mature	1
		Young	1
17	palm tree	Mature	8
		Young	2
18	Paw Paw	Mature	20
		Young	1
19	Pear tree	Mature	4
		Young	1
20	Plantain	Mature	10
		Young	9
21	Plum Tree	Mature	12
22	Shade Tree	Mature	1
23	Soursours	Mature	2
24	Sugar Cane	Mature	4
	Total		167

Table 25: List of wells affected by the implementation of local projects in Kumba II

Type of well	Number
Modern well	1
Semi modern well	1
Traditional Well	47
Total	49

Table 26: List of graves affected by the implementation of local projects in Kumba II

Type of grave	Number
Constructed	01
Unconstructed	02
Total	03

7.4. PAP CATEGORIES

This RAP concerns 237 people affected by the Project (PAP) - heads of families - individually (identified as individuals) who represent their respective families affected by 121 constructions, 68 plants, 36 bare properties, 49 water supply points, 3 graves and 61 businesses who will receive compensation for the disruption of their activities. That is to say, a workforce of 336 properties and development affected by the works belonging to 237 PAPs. It should be noted that there are PAPs that have several developments affected by the work. This is therefore a consolidated PAP workforce.

These PAPs lose a small part of: their homes or shelters, their fences, their sheds or their shops, their land, their crops. It should be noted that under this RAP, these crops, dwellings or shelters, sheds, land that are partially and permanently affected do not represent the main source of income or the main means of subsistence of these people. Only the identified companies represent the sources of income of the persons concerned and are therefore considered economically displaced. It is also important to note that no physical displacement is identified under this RAP, as all affected individuals are partially affected and will remain at their same sites. So we have two broad categories of people who have affected real estate and development:

- People who permanently lose i) some plants (trees) planted in front of their homes along the road (palm trees, mango trees, pear trees, guava trees etc.); ii) a small part of their land or iii) a small part of their buildings. None of these PAPs lose all of these constructions. They will all be maintained on the same sites. These are therefore not cases of physical reinstallations on new sites. It should be remembered here that within the framework of this RAP, plants, land, constructions do not represent the main means of subsistence or the main source of income of the PAPs, which is why they are not in the category of economically displaced persons in the sense of the World Bank OP 4.12.

- People whose businesses represent their main sources of income (sale of clothing, school supplies, second-hand clothes, plastic shoes, landlords etc.) will be temporarily disrupted during the execution of work on the roads to be improved (work from now on). According to field operations, the activities of these PAPs will be maintained on the same sites.

Alongside these two main categories, we must add vulnerable people (people aged over 60, widowed women heads of households) who are in reality already counted among these two categories mentioned above.

7.5. NUMBER OF VULNERABLE PAPs

Vulnerable people are those who risk becoming more vulnerable as a result of displacement, or the compensation process. They may include, but are not limited to, the following types of people:

- People with a physical or intellectual disability.
- Elderly people, particularly when they live alone.
- Heads of households, male or female, without resources, without family help and/or without a solidarity network.
- Widows and orphans who do not receive any assistance from families or other humanitarian organizations.

To assist these vulnerable people especially those who are economically displaced, the City council should find a space for these vulnerable PAPs to continue their economic activity, and this new site should not be far from their previous business site and their home.

The surveys that was carried out as part of the preparation of this RAP identified 20 vulnerable people who are affected by the affected property and already counted among the physically and economically displaced. Table 27 shows the list of vulnerable PAPs identified are:

Table 27: List of vulnerable PAPs in Kumba II

Nº	PAP code	Vulnerability
1	KCO14	Over 65
2	KCO30	Over 65
3	KCO41	Over 65
4	KCO47	Over 65
5	KCO73	Over 65
6	KCO74	Over 65
7	KCO83	Over 65
8	KCO84	Over 65
9	KCO88	Over 65
10	KCO63	Over 65
11	KCO107	Widow
12	KCO11	Widow
13	KCO36	Widow
14	KCO03	Cripple

15	KGr02	Over 65
16	KED58	Widow
17	KED15	Cripple
18	Kwe05	Widow
19	KED21	Widow
20	KED01	Widow

8. ESTIMATION OF LOSSES AND THEIR COMPENSATION

This section presents the evaluation methodology that the consultant applied. It relied on the provisions provided for in the methodological note which applies to the PDVIR. The figure 9 shows the spatial distribution of properties and businesses affected Kumba II.

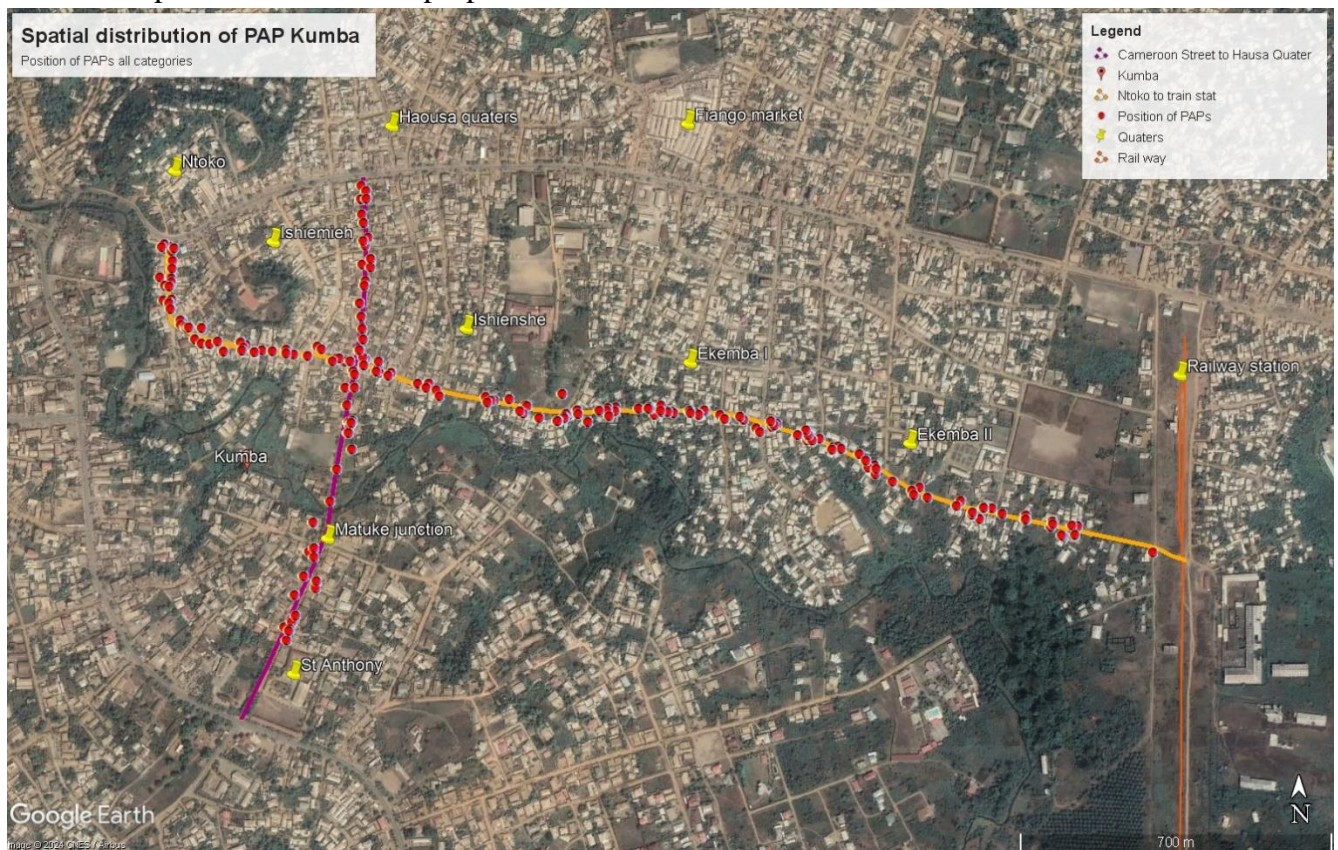


Figure 9: Spatial distribution of properties/ businesses affected in Kumba II RAP

8.1. LOSS ASSESSMENT METHODOLOGY

This section presents the evaluation methodology that the consultant applied. It relied on the provisions provided for in the methodological note which applies to the PDVIR.

8.1.1. PLANTS ASSESSMENT METHODOLOGY

As part of this project, the categories of affected crops retained are perennial crops and food crops located within the work area. For these categories of crops the project follows the decree No. 2003/418/PM of February 25, 2003 in its classification of plant maturity between young and adult.

In accordance with the methodological note, the consultant retained the unit costs of agricultural speculation from Decree No. 2003/418/PM of February 25th 2003 setting the rates to be allocated to owners who are victims of destruction for public purposes of cultivated crops and trees, while taking into account the inflation rate. This inflation rate was determined year after year from 2003 to February, 2024 to arrive at the rate applicable in 2024. The cost of each plant was multiplied by the total inflation rate of 59.71% presented in table 28. The details of these evaluations are presented in the database which accompanies this report. Table 28 presents the cost of the crops listed and updated:

Table 28: Annual inflation rates from 2003 to 2024

Year	Annual Average Inflation rate	Year	Annual Average Inflation rate
2024	5.1	2013	2.05%
2023	7.80%	2012	2.74%
2022	6.25%	2011	2.94%
2021	2.27%	2010	1.28%
2020	2.44%	2009	3.04%
2019	2.45%	2008	5.34%
2018	1.07%	2007	0.92%
2017	0.64%	2006	5.12%
2016	0.87%	2005	2.01%
2015	2.68%	2004	0.23%
2014	1.85%	2003	0.62%
Total inflation rate since 2024			59.71%

8.1.1.1. Perennial crops

Table 29: Updated prices of perennial crops

Speculation	Age	Legal compensation 2003	Qty	Inflation cost	Compensation rate in 2024
Lemon, orange, mandarine, pomelo and grapefruit trees	young	5,000	1	2,986	7,986
	Adult	35,000	1	20,899	55,899
Mango tree, avocado tree	young	5,000	1	2,986	7,986
	Adult	35,000	1	20,899	55,899
Pawpaw	young	1,000	1	597	1,597
	Adult	3,000	1	1,791	4,791
Kola nut tree and safoutier	young	20,000	1	11,942	31,942
	Adult	50,000	1	29,855	79,855
Other fruit trees	young	7,500	1	4,478	11,978
	Adult	25,000	1	14,928	39,928

palm tree and coconut palm	young	10,000	1	5,971	15,971
	Adult	35,000	1	20,899	55,899
Palm tree and coconut palm (local variety)	young	2,500	1	1,493	3,993
	Adult	10,000	1	5,971	15,971
Voacanga	young	20,000	1	11,942	31,942
	Adult	50,000	1	29,855	79,855
Shade trees	young	5,000	1	2,986	7,986
	Adult	10,000	1	5,971	15,971
Other cultivated trees	young	10,000	1	5,971	15,971
	Adult	20,000	1	11,942	31,942

8.1.1.2. Plants compensation costs

The total cost of compensation for the various factories affected by the project amounts to eight million three hundred and eight thousand six hundred and thirty-seven CFA francs (8,308,637 CFA francs).

The list of PAPs affected by the loss of plants is presented in Annex 3. Said list presents for each PAP the impacted speculation(s), the number plants, age and the total amount of compensation.

8.1.2. CONSTRUCTION EVALUATION METHODOLOGY

Buildings and other improvements are valued at their replacement value as established in January 2024 by the expert member of the ad hoc Committee.

The calculations were based on the price of building materials at local level in January 2024. This approach was used to ensure compliance with the PDVIR methodological note. It should be noted, however, that on the various rights-of-way in Kumba, there are different types of constructions. Some are in plank; others are with concrete with some covered by tiles.

The evaluations were made by considering the viability of the remaining part of the construction. In the event that the remaining part was not viable (risk of collapse), the construction is evaluated as if it was completely affected. In the database, the allocation rate for each construction was specified. This is also the place to indicate that in Kumba, almost all constructions evaluated will be rebuilt on the same site, because the PAP have the space on these sites, which does not force them to resettle elsewhere on another site. However, there is one building where the PAP does not have land to build on as the house is almost completely affected. He will be forced to move to another area. Hence his structure will be evaluated as affected by 100%. The municipality will be responsible for identifying a new site in collaboration with the PAP and making it available to the latter in providing all documentation and as per consultations the requirements to have a construction of at least the same standing. The database also presents the overall surface area of each concession, which sufficiently shows that the PAPs have space available to rebuild. This was done in accordance with the provisions of paragraphs 6 and 25 of World Bank OP 4.12.

The replacement prices obtained per m² are presented in table 30:

Table 30: Price per square meter of different house standards in 2024 in Kumba

N°	Designation	Unit	Cost of material in February 2024 in FCFA	30% cost of Labour in FCFA	Cost of replacement in FCFA
1	Ordinary standing	m ²	167,101	50,130.30	217,231
2	Wooden structure	m ²	55,196	16,558.80	71,755
3	Hard fence with metallic gate	m ²	144,194	43,258.20	187,452
4	Hard fence without gate	m ²	94,194	28,258.20	122,452
5	Septic tank and soakaway	m ²	150,696	45,208.80	195,905

Source: evaluation report of construction firm LUSTER Prints

8.1.2. Compensation costs for constructions

The total cost of compensation for individual built assets affected by the project amounts to three hundred and fifty one million two hundred and thirty one thousands nine hundred and fourteen francs (351,231,914) CFA Francs. The details of the costs by type of impacted property are summarized in table 31:

Table 31: Compensation cost for constructions

Type of construction	Number	Amount (FCFA)
Residential buildings	61	225,521,395
Fence	37	74,396,860
Grave	01	729,897
Story building	02	27,371,144
Septic tanks	04	694,233
Hall	01	14,826,036
stores	03	2,063,849
Wooden building	02	5,429,743
Tap	01	204,750
Total Amount		351,231,914

121 PAP are affected by loss of constructions. The list of these PAPs are presented in annex 14.1 of this report

8.1.3 Methodology for assessing wells

To obtain the estimated bill of quantities for a septic tank and suck away pit, the construction firm first determined the quantities of the different tasks to be carried out for which current market prices were applied to obtain the total amount excluding VAT for a pit with a depth of 5 m with a length of 1.55 m and a width also of 1.55 m.

8.1.4. Evaluation of landed properties methodology: characteristics, evaluation method and compensation cost

In order to better take into account, the provisions of OP 4.12, the assessment of the land affected by the works was carried out through a land survey on land sales practices at the local level. According to the surveys carried out, the sales practices for plots of land with a m2 title in the city of Kumba vary between 2,000 and 6,000 CFA francs; while the sale of untitled land is 1,500 CFA francs/m2. On the other hand, Decree No. 2014/3211/PM of 29 September 2014, which sets the minimum prices applicable to land transactions in the private domain of the State, sets the square meter at 2,000 CFA francs. In a context that requires PAPs to be compensated according to the replacement value, the consultant estimated it at 4,000 CFA francs, which represents the average land speculation practiced by the sellers of titled land and 1,500 CFA/m2 sellers of untitled land in the Project area. To this, a lump sum of 250,000 CFA francs was added representing the cost of administrative transactions was applied for the updating of land titles. This amount is obtained with the support of the departmental delegation of the Ministry of Land Registry on the basis of an evaluation of the various administrative costs relating to these operations.

8.1.5. ASSESSMENT OF GRAVES METHODOLOGY

Field surveys revealed that three (3) graves, one of which was tiled and two of which was undeveloped, were identified on the ground.

8.1.5.1. Graves evaluation methodology

The evaluation of the constructed grave was taken into account in the evaluation of the constructions. The costs of exhumation and reburial will be borne by the project. As the earthen graves have not been the subject of any visible development that could justify an evaluation, its management will be taken into account by the project at the time of the work for the modalities of exhumation and reburial. These costs also cover the work to be carried out for said movements (exhumation and re-burial).

8.1.5.2. Moving the graves

For cases of destruction or movement of a grave, the provisions of OP 4.11 on grave exhumation protocol, framed by Decree 74-199 of March 14, 1974 will be applied in addition to other legal provisions in force in Cameroon.

Indeed, apart from compensation for the material loss of the grave, costs linked to the organization of funeral rites generated by the exhumation and reburial of the remains will be covered by the project. The costs of operations and administrative and logistical procedures will also be covered by the project promoters. To this end, funeral costs linked to the movement of graves is 500,000

FCFA per grave as stipulated by the PDVIR sub-projects in Cameroon will be integrated into the budget for the implementation of this RAP, i.e. 250,000 FCFA for administrative costs and 250,000 FCFA for families relating to the reorganization funerals, i.e. an amount of 1,500,000 FCFA for the management of the three graves. This amount is made available to the consultant by the PDVIR central coordination unit. These are the amounts set for administrative operations supporting the exhumation and re-inhumation of graves.

Table 32 presents the PAP's impacted by graves

Table 32: PAPs impacted by loss of graves

PAP code	Localisation	N° CNI / Tél	Grave	
			Number	characteristics
KGr01	Catholic cemetery	/////	1	Grave not constructed
KGr02	Club Number 1	SW31080I5J3JHOC0IXS3	1	Grave constructed
KGr03	Catholic cemetery	/////	1	Grave not constructed

8.1.6. Economically Displaced Evaluation methodology

In accordance with the directives resulting from the PDVIR Financing Agreement between Cameroon and the World Bank, compensation for economic losses or livelihood losses of affected people is recommended, in particular through OP 4.12 of the World Bank on involuntary resettlement populations; these losses are caused by disruptions and/or slowdowns in certain economic activities (shops, call boxes, shoemaking, commercial sheds, garages, rents, etc.) during the duration of the work. This could result in the loss of usual customers through relocation of the initial site. This impact will depend on the duration of the work (approximately 8 months for local works in Kumba II). People affected by this impact will benefit from compensation, in accordance with the requirements of OP 4.12 of the World Bank. The lost income, recognized as the means of existence of the affected person, depends on the level of taxation of the disrupted activity and the duration of the disruption.

If we stick to the 2024 finance law: Losses of economic income are assessed on the basis of the tax regime corresponding to the disrupted economic activity.

- PAPs subject to payment of daily municipal tickets worth 100 FCFA correspond to a tax regime of flat-rate municipal tax of 5000 FCFA per quarter which refers to an average daily income between 500 and 2000 FCFA, i.e. an average income of 37,500 FCFA per month.

- PAPs subject to the discharge regime are subject to the payment of quarterly taxes of four possible orders:

- Category A withholding tax: Between 5,000 and 9,999 FCFA/quarter, corresponding to an annual income between 100,000 and 999,000 FCFA, or an average income of 45,792 FCFA per month;
- Category B withholding tax: 10,000 and 12,499 FCFA/quarter, corresponding to an annual income between 1,000,000 and 5,000,000 FCFA, or an average income of 250,000 FCFA per month;
- Category C withholding tax: 12,500 FCFA/quarter, corresponding to an annual income between 6,000,000 and 8,000,000 FCFA, or an average income of 583,333 FCFA per month;
- Category D withholding tax: 20,000 FCFA/quarter, corresponding to an annual income between 8,000,000 and 10,000,000 FCFA, or an average income of 750,000 FCFA per month;

Table 33 present the distribution of the tax regime of economically displaced PAPs
 PAPs subject to the patent regime are subject to the payment of annual taxes exceeding 100,000 FCFA, depending on the scale of the economic activity. This tax regime corresponds to an annual income greater than or equal to 10,000,000 FCFA.

It should be noted here that the use of the tax category is a means that allows us to classify commercial activities in order to determine their turnover in order to clearly assess in a factual manner the disruption of activity during the duration of the work. Therefore, whether the person is in compliance with taxes or not, we do not take that into account.

Table 33: The distribution of the tax regime of economically displaced PAPs

S/N	Tax category	Average monthly income	Number of PAPs
1	Ticket of 100	37,500	22
2	Category A	45,792	34
3	Category B	250,000	4
			60

This approach was retained in these evaluations for the simple reason that it is based on a categorization already made by the tax system which determines, depending on the nature of the commercial activities, the type of taxation which in itself is depending on the income from this activity. The commercial activities carried out by the PAPs are therefore already included in the register allowing them to discharge tax responsibilities, which is based on their daily or monthly income. Reason why, to calculate the compensation for economic activities, we considered it necessary to exploit this categorization of commercial activity as a factual element (instead of considering the declarations of the affected traders who could judge the opportunity to make speculation through false declarations), which makes it possible to determine the monthly income from each activity, and multiply this monthly income by the number of months of work to be carried out.

However, it is important to specify that in this process, the assessment is made independently of the tax situation of the PAP, that is to say, whether it is in good standing with the tax authorities or not, the assessment is made without taking it into account, because this approach is just used to determine the monthly income from the activity and to deduce the corresponding compensation based on the existing legal elements.

During the public consultations, the method for assessing economic losses was presented to the PAPs, so that they know how compensation will be determined. No objections were raised, especially since it is a new paradigm which in the past was not taken into account.

8.1.6.1. Compensation costs

The cost of compensation for the disruption of business activities amounts to an amount of twenty-seven million, four hundred twenty-one thousand, seven hundred sixty (27421760) CFA francs for sixty one (61) economically affected persons (Economic displacement is defined as the loss of land, property or access to property resulting in the loss of sources of income or other means of subsistence, or both) that travel along the routes of the various routes and will receive monetary compensation for the disruptive activities. The duration underlying the calculation of the cost of cash compensation is 8 months, relative to the duration of the work. Overall, these losses are temporary during construction.

The following measures will be implemented by the social team of the UTL in charge of implementing this RAP in order to ensure the smooth running of merchants' travel and relocation activities:

- Inform merchants two weeks before the right-of-way is vacated and work begins;
- Help merchants move their counters with municipal equipment;
- Continue to inform and raise awareness among merchants about the start of work and the release of rights-of-way;

The list of economically displaced persons (who will receive financial compensation) is contained in annex 4 to the present report.

8.1.7. WELLS EVALUATION METHODOLOGY

The DD of MINEE estimated the various costs linked to compensation for wells. They take into account the actual cost of materials and activities in the year of evaluation. These different costs are represented in the table below: These different quotes for wells are presented in table 34.

Table 34: Costings for evaluations of loss of wells

Type of well	Cost
Modern well	200,000
Semi modern well	150,000
Traditional Well	135,000

8.1.7.1. Cost of compensations

The cost of compensation for wells amounts to an amount of Six million six hundred thousand (6,600,000) CFA francs presented in table 35:

Table 35: Compensation cost for impacted types of wells

Type of well	Number of PAP	Average Unit cost	Total cost
Modern well	1	200,000	200,000
Semi modern well	1	150,000	150,000
Traditional Well	47	133,000	6,250,000
General Total			6,600,000

8.2. SUMMARY OF THE COST OF COMPENSATION

The compensation budget necessary for the payment of compensation to the people affected by the local sub-projects in the city of Kumba amounts to 415,665,884 FCFA francs (four hundred and fifteen million six hundred and sixty five thousands eight hundred and eighty four francs), distributed as follows: (i) Constructions 351,231,914FCFA (ii) plants 9,257,010 FCFA (iii) conomically displaced persons 27,421,760 FCFA, (iv) wells 6,600,000 FCFA (v) Bare land 19,655,200 FCFA (vi) graves 1,500,000 FCFA. Details are presented in the appendices.

8.3. INDIVIDUAL NEGOTIATIONS

The individual negotiations aimed to:

- Raise awareness and obtain the agreement of PAPs on the need to shorten resettlement times;
- Present and obtain the agreement of the PAPs on the interest of the negotiation process which is planned and regulated by national legislation while specifying the constraints of the classic expropriation procedure by the Declaration of Public Utility and Decree;
- Present and obtain agreement from the PAPs on the results of the evaluation assessments on which the negotiations are based;
- Collect PAP preferences regarding the desired compensation method among the options (cash or kind).

For the 237 PAPs 232 opted for payment in cash while just 5 chose payment by bank transfer.

8.4. RAP IMPLEMENTATION SCHEDULE

In terms of timing, the Cameroonian Government and the World Bank will first have to separately approve the resettlement action plan, as specified in the Resettlement Policy Framework (RPF). Once the final RAP is approved, the PDVIR must implement it immediately so that the displacement operation is completed before construction works begin, which is a fundamental condition.

When the PAPs are compensated, a monitoring of the process must be carried out in order to check whether the set objectives are achieved. The approximate implementation schedule for the RAP is outlined in table 36:

Table 36: Implementation schedule for RAP activities

Activities	Date/Period
Training of the consultant on the methodological note by the PDVIR at the Douala workshop	January 2024
Preparatory activities for the data collection mission	January 2024
Field data collection mission	January 2024
Analysis, synthesis of data and preparation of the RAP report	February 2024
Public hearings to communicate RAP results to FMPs	February 2024
Finalization of RAP report and transmission to PDVIR	March 2024
IDA and CCP Exchanges on RAP Report	April 2024
Validation of the RAP report by the WB	June 2024
Payment of compensation	3 weeks after the validation of the report by the WB
Do not obtain an objection from the WB on the implementation of the RAP and the start of work	After validation of the audit report following the development of the Kumba RAP

9 STAKEHOLDER CONSULTATIONS

The stakeholder consultation in this section includes the interviews and focus groups carried out by the consultant during the data collection period from 18th February 2024, and the public hearings to present the results of the findings and evaluations of the properties impacted by the implementation of the project in the PAPs.

9.1. FIRST PHASE OF CONSULTATION DURING THE DATA COLLECTION PERIOD

Stakeholder consultations were carried out during the period from 18th to 7th of February 2024, a period covering data collection in the field. The aim of this approach is to explain to them in detail the objective of the project, the impacts of the project, but also to collect their opinions, fears, expectations and recommendations for a harmonious implementation of the project. The various stakeholders consulted were: the heads of decentralized services (DDMINDCAF, DDMINAS, DDMINADER, DDMINEE, DDMINADER, and DDMINDHU); quarter heads, block leaders,

prominent business men, head of associations, and head of religious institutions. The implementation of these local sub-projects is the beginning of a solution to this problem.

As part of this phase, the affected people were also consulted through the organization of focus groups. It should be noted that the Consultant had planned to hold public consultations with people affected by the project.

9.2. SECOND PHASE OF CONSULTATION RELATING TO PUBLIC HEARINGS

As part of the project to develop the Resettlement Action Plan for people affected by the PDVIR local sub-projects in Kumba II, public hearings were organized on the 7th March 2024 to present the results of the evaluation reports of the property in question. These hearings brought together the PAPs of the two road stretches, The public restitution hearings of the RAP aim to put the PAPs at the same level of information with the project with regard to the assets affected by the implementation of the project, to inform and raise awareness on the principles and the process of compensation/compensation for impacted properties but also to give populations the opportunity to express their opinions, fears and expectations within the framework of the implementation of the project, but also to confirm their choice relating to the method of compensation.

They also came out with the following expectations:

- Implementation of projects as soon as possible and under better conditions;
- Compensation for impacted assets before implementation of the project.

10. COMPLAINT RESOLUTION AND CONFLICT MANAGEMENT MODALITIES

The lines relating to the management of complaints linked to resettlement, taken from the project Grievance Redress Mechanism (GRM) are presented below. It should be noted that the PDVIR has a GRM which deals with all types of complaints inherent to project activities, including complaints related to the implementation of the RAP and therefore to resettlement. This section therefore specifically presents the elements related to the RAP.

10.1. TYPES OF COMPLAINTS AND CONFLICTS TO BE ADDRESSED

Complaints and disputes may relate to the following points:

- Omissions.
- Undervaluation of property.
- Errors in the identification of PAPs and goods.
- Contestation of the amounts of compensation.
- Disagreement over plot boundaries,
- Conflict over ownership of property (two or more affected people declare that they are the owner of the same property);
- Disagreement over the valuation of a plot or other property.
- Disagreement on resettlement measures;
- Wrong allocation of houses/merchant sheds (errors on size, unplanned neighborhood);
- Access to information concerning the operation of the complaint filing and management system;
- Others related to resettlement.

10.2. COMPLAINT MANAGEMENT MECHANISM IMPLEMENTATION ACTORS

The actors implementing the complaints management mechanism are as follows:

- The complainant.
- Neighborhood Quarter head and Blocks leaders.
- Sector members of the local compliance team (LCT)
- The UTL chief, coordinator of the LCT;
- The socio-environmental manager of UTL, rapporteur of the LCT;
- The City Mayor;
- The municipal collector

Table 37: Summary of actors and role in the implementation of the GRM

PROCESSING STAGE	ACTOR INVOLVED	ROLE	OBSERVATIONS
Collect	Complainant	Submit his grievance/complaint either to the quarter head and blocks leaders, to the UTL, or through 8500	An 8500 popularization campaign is underway among the communities surrounding the project.
	Quarter head and Blocks leaders	Collect the grievance/complaint Transmits to UTL	
	UTL social manager/ECL rapporteur	Collects the grievance/complaint from the complainant or from the district manager Receives calls through 8500 Records grievances and forwards them to the CCP.	
	LMT Group (call center operator)	After processing, a return to the complainant is made through 8500.	
	CCP	Complaints that arrive directly at the CCP either through the call center or by other means are systematically redirected to the ECL for jurisdiction.	As the CCP does not have the capacity to directly deal with resettlement complaints, it transfers them to the LCT for further procedures (verifications, field surveys, etc.)
Registration and delivery of acknowledgment of receipt	UTL social manager/ LCT rapporteur	Registers the complaint in the register and database Issues an acknowledgment of receipt to the complainant	
	LMT Group (call center operator)	Records the call in the platform Issues an acknowledgment of receipt by SM/call to the complainant	

		Transfer grievances/complaints to the CCP	
Sorting and orientation and handling of complaints	UTL social manager/ LCT rapporteur	Sorts and directs complaints by transmission slip according to their nature to the sectoral members of the LCT for competence	
Verification/investigation	LCT member sectors	Carry out the necessary checks Carry out property assessments where applicable Produce an expert report for the attention of the LCT coordinator/Chief UTL	
Transmission of feedback/Response to Complaint.	UTL social manager/ LCT rapporteur LMT Group (call center operator)	Contacts the complainant and gives him the status of his complaint and the resolutions taken after the verifications/expertise	In the event that the complaint does not require payment, the explanations and resolutions adopted at the end of the verification investigations are communicated to the complainants.
Monitoring and evaluation	Mayor, Municipal Collector	Payment of compensation if applicable	In the event that the complaint does not require payment, the explanations and resolutions adopted at the end of the verification investigations are communicated to the complainants.
Closure of complaint	UTL social manager/ LCT rapporteur	Signature of a closing report Referral to legal proceedings in the event of non-satisfaction with LCT treatment	In accordance with the Project GRM, the complainant is given the possibility of initiating a legal appeal procedure in the event of dissatisfaction with the processing of his request by the LCT.
Reporting	UTL social manager/ LCT rapporteur	Systematically fill the database and the complaints register Transmit the updated database to the CCP each time the processing status of a complaint has changed.	

10.3. ELIGIBILITY OF COMPLAINTS

In order to ensure the relevance and veracity of the complaints to be taken into account as part of the implementation of this GRM, three main criteria must be respected to judge whether or not a complaint is admissible. It's about:

- Criterion for identifying the complainant. The complaint must be filed by a PAP or its successor, or any other person linked to the PAP;
- Criterion of causality. The complaint must be linked to the RAP implementation process within the meaning of the types of complaints presented in section 10.1;
- Criterion of objectivity. The complaint must be able to be supported by factual and verifiable elements (effective existence of the property which is the subject of the complaint having a connection with the project activities).

10.4. DESCRIPTION OF THE IMPLEMENTATION STEPS OF THE GRIEVANCE REDRESS MECHANISM (GRM) LINKED TO THE RAP

10.4.1. Absorption or collection of complaints

PAPs or their beneficiaries have the possibility of filing their complaints or claims by the following means:

- By calling the PDVIR toll-free number 8500;
- With the chiefdom of their neighborhoods;
- With the UTL;
- With the CCP.

10.4.2. Registration and delivery of acknowledgment of receipt

After receipt, complaints must be systematically recorded in the register and in the digital database. An acknowledgment of receipt must be notified to the complainant specifying the registration of the complaint in the mechanism while specifying the next steps that the complaint will follow, the date on which feedback will be provided.

10.4.3. Sorting, orientation and handling of complaints

In order to better direct complaints to the sectors responsible for handling them, sorting will be done at the secretariat level of the local or central Compliance Team. This sorting will make it possible to determine the eligibility of the complaint, but also to determine the sector to which the complaint should be directed for processing MINDCAF, MINADER, MINH DU, MINPROFF, MINAS or even the CCP. Only complaints deemed eligible according to the criteria defined by the mechanism will be processed. Complaints deemed ineligible will be immediately notified to the complainant, specifying the reason for ineligibility.

The processing of complaints after segregation concerns those who are eligible. It consists of categorizing complaints according to their type and their nature and purpose (construction, plants, bare land, etc). After this categorization, each complaint must follow the most appropriate circuit

for the continuation of its processing (MINHDU for constructions, MINDCAF for the land, MINADER for plants etc.). These sectors are members of the local compliance team and therefore have responsibility for carrying out the necessary verifications, investigations or expertise.

10.4.4. The audit/investigation

Complaints transferred to the sector must be the subject of verification or investigation, because it will be a question of verifying whether the omission, undervaluation, partial payment of the property or any other subject of request. Subsequently, if the declarations are true, the sector must evaluate the property and transmit the report to the LCT coordinator who is the head of the UTL. The latter will bring to the attention of the City Mayor and the Municipal Collector the sectoral expertise report for payment.

In the event that the complaint does not require payment, the sector will include in its report the exact situation to be communicated to the complainant by the project team.

In the event of dissatisfaction, recourse to judicial institutions remains an option open to the complainant. This legal option must be clearly presented to him in order to make the choice with complete conscience and freedom.

10.4.5. Transmission of feedback/Response to Complaint.

At the end of all the previous steps and the measures taken with a view to resolving a complaint, it is good practice for the complainant to be formally informed of the decision that has been taken and the possibilities available to him. The complainant has the possibility to appeal if he does not feel satisfied with the decision rendered to his complaint. This option must be clearly presented to him while leaving him free to choose the outcome he wishes to give to the procedure. It is nevertheless important to specify that the complaints which are the subject of legal proceedings introduced by the complainant go beyond the responsibilities of this mechanism, therefore no possibility of intervention in the legal proceedings can be considered by the project staff. The judicial power going beyond that of the project.

Feedback can be given through the PDVIR 8500 toll-free number for complainants through calls, text messages, for complaints recorded through this channel. Complaints recorded via a filing form will also receive formal feedback initiated by the LCT rapporteur.

In the event that the complaint does not require payment, the explanations and resolutions adopted at the end of the verification investigations are communicated to the complainant.

10.4.6. Monitoring and evaluation

At this level, monitoring and evaluation consists of ensuring the effective implementation of the solutions that have been adopted in order to resolve the complaint. As diverse as they vary depending on the case, it is important that the LCT ensures compliance with these commitments, the aim of which is to close the complaint.

10.4.7. Closing the complaint

Having reached the end of the Grievance Redress Mechanism (GRM) implementation process, the last step consists of closing the complaint. This closure is pronounced in the following circumstances:

- The complaint lodged was resolved;
- The solution has actually been implemented;
- The complainant was made aware of the entire process;
- The complainant is satisfied with the solution to his complaint;
- The complainant is not satisfied and initiates legal proceedings which are no longer within the jurisdiction of the Grievance Redress Mechanism (GRM);
- A report closing the complaint is signed by the different parties and archived.

At the end of the process, the UTL socio-environmental manager must update the status of the complaint in the digital database and make a systematic monthly report to the CCP.

10.4.8. Specific case for GBV: SEA/SH and vulnerable people

For this category of complaints, once the denunciation is registered, the case is immediately transmitted to the consultant in charge of taking survivors into account.

The latter is responsible for triggering the entire management procedure for these cases (free consent of the survivors, referral to care structures depending on the nature of the need and care, monitoring of care, production support reports etc.). It will also ensure that care is fundamentally based on the survivor.

As soon as the denunciation is made, communication is made immediately with the World Bank and continuous monitoring is maintained with the consultant.

11. MONITORING-EVALUATION SYSTEMS

Monitoring and evaluation arrangements are designed to ensure that the proposed actions are implemented as planned and within the set deadlines, and that the expected results are achieved. When deficiencies or difficulties are observed, monitoring and evaluation enable appropriate corrective action to be taken.

Monitoring/evaluation of the resettlement action plan will focus on the following objectives: monitoring and evaluation.

- **Monitoring**

- Continuously check that the RAP work program and budget are being implemented as planned.
- Continuously verify that the quality and quantity of expected results are achieved within the prescribed timeframe.
- Identify any unforeseen factors and developments likely to influence the organization of the RAP, the definition of its measures, reduce its effectiveness or present opportunities to be exploited.
- To recommend as soon as possible to the relevant authorities

- Appropriate corrective measures, within the framework of ordinary or exceptional programming procedures.

- **Assessment**

- Establish and interpret the baseline socio-economic and health situation of the affected populations before the start of the Project (the census carried out as part of this mandate was used to draw up the baseline situation).
- Define, at regular intervals, all or some of the above parameters in order to assess and understand their evolution.
- Establish, at the end of the project, a new baseline situation to assess the socio-economic and health impacts of the RAP.
- Analyze, on a scheduled basis or in response to monitoring/evaluation findings, certain elements of the human environment or certain measures with a view to improving the effectiveness of the RAP.

11.1. INTERNAL MONITORING OF RAP

It consists of constantly ensuring that:

- The actions included in the work programs of the PDVIR on the one hand, and of the contractual operators on the other hand, are carried out, and on time;
- The costs of the measures are in line with the budgets.

This monitoring is determined by the PDVIR work programs, by subcontractor contracts and by protocols entered into with third parties (local authorities, for example). These documents will define the monitoring objects and the quantitative, qualitative, temporal and budgetary indicators (performance indicators) used for this monitoring.

This type of monitoring will be predominant in preparing for the movement of populations.

Monitoring the implementation of the RAP is the responsibility of the PDVIR and more particularly the SMM, which will be accompanied by the EMM and the HME.

In short, it must be rigorous and regular because of the significant social risk posed by PAP displacement operations. The internal monitoring activities of the RAP are presented in table 38.

Table 38: Activities and responsibilities for internal RAP monitoring

Activities	Period	Responsible	Indicator
Provision of funds to the payment commission	Before the implementation of the RAP	KCC	Funds available
Examination of the PAP identity verification report	During RAP implementation	UTL/CCP	Verification report

Verification of payment file review report	During RAP implementation	UTL/CCP	Verification report
Payment of PAP	During RAP implementation	Payment commission	Payment minutes signed by members of the Payment Commission
Complaint management	During the implementation of the RAP and throughout the execution of the Project	LCT, SMM/PDVIR, RSE/PDVIR	Complaints management report / Payment
Review of final payment report	During RAP implementation	UTL/CCP	Verification report

11.2. CONCURRENT AUDIT OF THE IMPLEMENTATION, MONITORING AND EVALUATION OF THE RAP

The audit contributing to the implementation of the RAP will go through the milestones of implementation of the RAP which are:

Milestone 1: Verify adequate identification of PAP or their beneficiaries. The activity will include verification of the PAP lists in relation to the resettlement impacts caused by the works (gap analysis; and conclusion on the situation of the PAPs);

Milestone 2: Examine and rule on the PAP payment files which will be prepared by the Project. This involves verifying whether the amounts provided for compensation comply with the provisions of the RAP. Also, if these amounts are adjusted to the losses/impacts of PAP (land, structures, plants, others, as provided for in the RAP) observed on the ground. Indicate cases of compliance and non-compliance.

Milestone 3: Rule on the payment of compensation to the PAPs (in cash or in kind) following the conclusions of the negotiations recorded in the minutes signed for this purpose. The CCP, member of the ad hoc committee and the compliance teams, participates in these payments. The method of payment is chosen by the PAP after consultation/negotiation between payment in cash and payment in kind. Negotiation minutes are concluded between the Mayor and the PAP. The procedure for evaluating and paying compensation is established and gives right to a classification decree after payment.

Milestone 4: Rule on the compliance of the procedures, deadlines and quality of response of the GRM linked to the RAP in accordance with the provisions of the RAP. The Consultant will verify that the GRM of the RAP is operational, that the channels for receiving complaints provided for in the RAP are actually available and that information on those responsible for the GRM, response times and resolution of complaints are known by potential complainants. The consultant will also check compliance with response deadlines to complainants and the quality of responses.

Milestone 5: Final evaluation of the RAP. This evaluation will include:

Verification of full payment of compensation for land, housing, and other assets to PAPs;

Verification of the effectiveness of compensation and support for PAPs, particularly vulnerable people and women, in order to enable PAPs to replace affected assets;

Verification of the effectiveness of compensation and support for economically displaced persons;

Evaluation of the procedures implemented for compensation;

Evaluate the level of satisfaction of the different categories of PAP with regard to the compensation modalities;

Evaluation of the operation and results of the complaints procedures linked to the implementation of the RAP in order to verify whether the Grievance Redress Mechanism (GRM) is functioning correctly and whether grievances are handled effectively and in a timely manner to ensure that the objective of the RAP is achieved.

The evaluation of possible corrective actions to be taken as part of the monitoring and evaluation of modifications to be made to the strategies and methods used for resettlement;

Evaluation of the implementation of measures to prevent the risks of violence or GBV, in particular the denial of resources to women and vulnerable groups owed compensation.

Table 39: Vulnerable PAP

Number of vulnerable people to be compensated	List of PAPs	Consultation of the RAP report	Once during the Project	RGS
Number of vulnerable people to be supported in resettlement	List of PAPs	Consultation of the RAP report	Once during the Project	RGS

11.3. INDICATORS FOR THE FINAL EVALUATION

In order to determine to what extent the objectives are achieved, the following verifiable indicators will be used to measure the performance of the RAP:

Table 40: Indicators for monitoring the implementation of the RAP

Follow up	Indicators	Verification Source	Data collection methods	Measurement period/frequency	Responsible for
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PAP	Number of PAPs identified by category and having been compensated (construction, bare property, crops, economically displaced persons, vulnerable people, number of vulnerable people, Number of PAPs receiving additional compensation for buildings; Number of PAP women by category (construction , bare	List of PAPs	Consultation of the RAP report	Once during the project	RGS
	Nombre de séances d'information et sensibilisation des PAP au processus d'indemnisations	Awareness reports	Awareness reports	Semester	RGS
	Standard of living and types of income of PAPs before compensation	Baseline situation investigation report	Consultation of the baseline situation investigation report	Once during the project	RGS
Post-compensation monitoring	Standard of living of PAPs after compensation	Evaluation report on the implementation of the RAP	Consultation of the evaluation report on the implementation of	Annual	RGS
	Standard of living of PAPs one year then two years after the work	Evaluation report on the implementation of the RAP	Consultation of the evaluation report on the implementation of	Annual	RGS
Monitoring of complaints related to RAP	PAP having knowledge of MGP	Register of complaints	Consultation of the GRM implementation	Monthly	RGS
	Number of complaints related to compensation recorded	Register of complaints	Consultation of the GRM implementation	Monthly	RGS
	Number of complaints related to compensation processed by category/type	Register of complaints	Consultation of the GRM implementation report	Monthly	RGS
	Number of complaints filed by women or other vulnerable groups related to compensation recorded	Register of complaints	Consultation of the GRM implementation report	Monthly	RGS

Number of complaints filed by women or others	Register of complaints	of	Consultation of the GRM implementation	Monthly	RGS
Vulnerable groups linked to closed compensation	Register of complaints	of		Monthly	
Number of complaints closed by category/type	Register of complaints	of	Consultation of the GRM implementation report	Monthly	RGS
Number of complaints referred to court.	Register of complaints	of	Consultation of the GRM implementation report	Monthly	RGS

To this end, each PAP will have a file monitoring its compensation where the following will be recorded:

- Initial situation;
- All subsequent uses and improvements of property by the project;
- The amount, nature or form of compensation agreed and received.

Furthermore, the Project Owner will maintain a comprehensive database on each individual affected by the land requirements of the project including resettlement, compensation, impacts on land and other affected assets.

PAPs who did not have identification documents were urged to produce one especially ID cards prior to compensation, for they shall not be compensated without an identification document.

11. COST AND BUDGET IMPLEMENTATION MEASURES

This section presents all the costs associated with the implementation of the Resettlement Action Plan.

The scales set by Decree No. 2003/418/PM of February 25, 2003 setting the rates to be allocated to owners who are victims of destruction for public purposes of cultivated crops and trees were previously updated (from 2003 to 2023) on the basis of inflation rates at the national level. Details of these assessments are presented in the database that accompanies this report.

Regarding constructions and other developments, they were estimated at their new reconstruction value (February 2024). The estimates take into account the compensation provided to compensate for the losses assessed. The total budget is presented in tables 40:

Table 41: Total RAP implementation budget

N°	Assets affected	Number of PAP	Amount of compensation (FCFA)
1	Land/bare ownership	36	19,655,200
2	Plants	67	9,257,010
3	Constructions	121	351,231,914
4	Economically displaced	60	27,421,760
5	Wells	47	6,600,000
6	Graves	03	1,500,000
7	Functioning of the commission		2,500,000
8	Miscellaneous 5%		20,783,294
GRAND TOTAL			438,949,178

It should be noted that the cost of moving the CAMWATER and ENEO networks is not included in the cost of the PAR. The destroyed network will be replaced by the company in charge of the work. This amount, calculated in constant currency of 2024, is devoted to: compensation for lost property.

The overall budget for the implementation of the RAP in Kumba II amounts to 438,949,178CFA francs (four hundred and thirty eight million nine hundred and forty nine thousands one hundred and seventy eight francs).

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2. Decree No. 2014/3211/PM of September 29, 2014 setting the minimum prices applicable to transactions on land in the private domain of the State;
3. Decree No. 2003/418/PM of February 25, 2003 setting the rates of compensation to be allocated to owners for reasons of public utility of cultivated crops and trees;
4. Decision No 01/KCC/CM/SG/DAF/COSPM/2024 creating an ad hoc committee charged with the expropriation of properties in relation to the inclusive and resilient cities project in Fiango –Kumba II Sub Division in the Kumba municipality.
5. Decree No 2006/3023/of the PM OF 29 DECEMBER 2006 fixing modalities for administrative evaluation of buildings in fiscal matters
6. Order No. 0832/Y.15.1/MINH DU of November 20, 1987 establishing the bases for calculating the market value
7. World Bank, World Bank Environmental and Social Standards, Draft Review and Update, Framework Document, October 2012.
8. World Bank, Operational Policies 4.12, Involuntary Resettlement of People, December 2001.
9. World Bank, Operational Policies 4.01, Environmental Assessment, January 999
10. PDVIR methodological note:
11. PDVIR Environmental and Social Management Framework;
12. PDVIR Resettlement Policy Framework;
13. Resettlement Action Plan (RAP) for people affected by the development work on certain structuring roads in the town of Kumba (municipality of Kumba II)
14. Detailed Preliminary Project (PDA) of local projects in the town of Kumba;
15. The environmental and social impact study of local projects in the city of Kumba;
16. Compensation decrees;
17. Municipal orders establishing commissions for the assessment and evaluation of property
18. Ministerial order No 00832/Y.15.1/MINH DU/D of 20th November 1987 fixing the bases for calculation of value of construction due to expropriation for public utility.
19. Communal Development Plan (CDP) for Kumba II subdivisional council

ANNEXES

Annex 1: Constructions Evaluation for Kumba RAP

Code	Construction type	Description	Dimensions		Total Impacted		Price per m2	Labor force 30%	Replacement value in m2	Replacement value in m2	Replacement value	Total compensation	Observations
			L	W	Total	Impacted							
KCO01	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block walls iron gates and gill ,well finish but no painting	18.5	54.5	146	19.3	144,194	43,258	187,452	0.7	2,532,479	2,532,479	13.22% property evaluated
KCO02	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block walls iron gates and gill ,well finish but on painting	31.3	26.3	115.2	34.61	144,194	43,258	187,452	0.6	3,892,632	3,892,632	30.04% property evaluated
KCO03	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block walls iron gates and gill ,well finish but on painting	26.1	38	128.2	28.91	94,194	28,258	122,452	0.4	832,675	832,675	22.55% property evaluated
KCO04	Residential building	Concrete pillars cement Block walls part painted and plastered, zinc roof, ceiling, Floor , windows equipped with glass louvers and metal window projector , electrical and plubering work done etc(portion of the building)	21	8.6	180.6	9.116	167,101	50,130	217,231	0.6	1,188,168	1,188,168	5.05% property evaluated
KCO05	Residential building	Concrete pillars cement Block walls painted and plastered, zinc roof, ceiling, Floor , wooden window and doors and , electrical and plubering work done etc(portion of the building)	18.26	8.9	162.54	54.78	167,101	50,130	217,231	0.5	5,949,965	5,949,965	33.71% property evaluated
KCO06	Residential building	Concrete pillars cement Block walls painted and plastered, zinc roof, ceiling, Floor , wooden window and doors and , electrical and plubering work done etc(portion of the building)	16.1	9.42	151.662	96.46	167,101	50,130	217,231	0.4	8,381,652	8,381,652	63.6% property evaluated
KCO07	Residential building	A veranda,with 6 pillars and extension of the roof	20.3	13.1	265.93	5.2	167,101	50,130	217,231	0.3	338,881	338,881	1.96% property evaluated
KCO08	Residential building	Concrete pillars cement Block walls painted and plastered, zinc roof, ceiling, Floor , wooden window and doors and , electrical and plubering work done etc(portion of the building)	19.7	12.1	238.37	23.837	167,101	50,130	217,231	0.4	2,071,257	2,071,257	10.00% property evaluated
KCO09	Residential building	Concrete pillars cement Block walls painted and plastered, zinc roof part damage, ceiling, Floor , wooden window and doors and , electrical and plubering work done etc(portion of the building)	7.1	11.2	79.52	8.591	167,101	50,130	217,231	0.3	559,870	559,870	10.8% property evaluated
KCO10	Residential building	Concrete pillars cement Block walls painted and plastered, zinc roof part damage, ceiling, Floor , wooden window and doors and , electrical and plubering work done etc(portion of the building)	11.1	11.2	124.32	35.52	167,101	50,130	217,231	0.3	2,314,817	2,314,817	28.57% property evaluated
KCO11	Residential building	veranda with 3 concrete pillars and zinc roof extension ,with a pave block floor	15	12.7	190.5	6.35	167,101	50,130	217,231	0.5	689,709	689,709	3.33% property evaluated
KCO12	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block walls plastered etc	17.2	10	54.4	16.72	94,194	28,258	122,452	0.5	1,023,700	1,023,700	30.74% property evaluated
KCO13	Residential building	Concrete pillars cement Block walls painted and plastered, zinc roof, ceiling, Floor , wooden window and doors and , electrical and plubering work done etc(portion of the building)	16.6	9.3	154.38	4.14	167,101	50,130	217,231	0.3	269,801	269,801	2.68% property evaluated

Code	Construction type	Description	Dimensions		Total Impacted		Price per m2	Labor force 30%	Replace ment value in m2	Replac ement value in m2	Replace ment value	Total compensati on	Observations
			L	W	Tota l	imp acte d							
KCO14	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block walls plastered etc	84	56	280	10.4	94,194	28,258	122,452	0.4	509,401	509,401	3.71% property evaluated
KCO15	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block walls plastered etc	37.9	27	129.8	29.33	144,194	43,258	187,452	0.4	2,199,189	2,199,189	22.60% property evaluated
KCO16	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block walls plastered etc	35.6	27	125.2	7.09	94,194	28,258	122,452	0.5	434,093	434,093	5.66% property evaluated
KCO17	Residential building	Concrete pillars cement Block walls painted and plastered, zinc roof, ceiling, Floor , wooden window and doors and , electrical and plubering work done etc(portion of the building)	3.4	2.5	8.5	4.182	167,101	50,130	217,231	0.5	454,231	454,231	49.2% property evaluated
KCO18	Residential building	Concrete pillars cement Block walls painted and plastered, zinc roof, ceiling, Floor , wooden window and doors and , electrical and plubering work done etc(portion of the building)	6.2	4.7	29.14	7.626	167,101	50,130	217,231	0.5	828,303	828,303	26.17% property evaluated
KCO19	STORE	Concrete pillars cement Block walls painted and plastered, zinc roof, ceiling, Floor , wooden window and doors and , electrical and plubering work done etc(portion of the building)	33.2	5.2	172.64	4.472	167,101	50,130	217,231	0.6	582,875	582,875	2.59% property evaluated
KCO20	RESIDEN TIAL BUILDIN G	Concrete pillars cement Block walls painted and plastered, zinc roof, ceiling, Floor , wooden window and doors and , electrical and plubering work done etc(portion of the building)	37	11.3	418.1	376.2	167,101	50,130	217,231	0.3	24,516,725	24,516,725	89.98% property evaluated
KCO21	RESIDEN TIAL BUILDIN G	Concrete pillars cement Block walls painted and plastered, zinc roof, ceiling, Floor , wooden window and iron doors and , electrical and plubering work done etc(portion of the building)	12.6	10.5	132.3	12.65	167,101	50,130	217,231	0.5	1,846,466	1,846,466	9.56% property evaluated
KCO22	Residential building	veranda with concrete pillars and zinc roof extension	15.9	13.1	208.29	23.85	167,101	50,130	217,231	0.5	2,590,483	2,590,483	11.45% property evaluated
KCO23	Residential building	Concrete pillars cement Block walls painted and plastered, zinc roof, ceiling, Floor , wooden window and doors and , electrical and plubering work done etc(portion of the building)	3.4	3.2	10.88	10.88	167,101	50,130	217,231	0.8	1,890,781	1,890,781	100% property evaluated
KCO24	Residential building	Concrete pillars cement Block walls painted and plastered, zinc roof, ceiling, Floor , wooden window and doors and , electrical and plubering work done etc(portion of the building)	24.93	12.6	314.18	151.662	167,101	50,130	217,231	0.5	16,472,867	16,472,867	48.28% property evaluated
KCO25	Residential building	Concrete pillars cement Block walls painted and plastered, zinc roof, ceiling, Floor , wooden window and doors and , electrical and plubering work done etc(portion of the building)	16.9	7.1	119.99	0.91	167,101	50,130	217,231	0.4	79,072	79,072	0.76% property evaluated
KCO26	Residential building	Concrete pillars cement Block walls painted and plastered, zinc roof, ceiling, Floor , wooden window and doors and , electrical and plubering work done etc(portion of the building)	19.7	12.1	238.37	23.837	167,101	50,130	217,231	0.5	2,589,071	2,589,071	10.00% property evaluated
KCO27	HALL	Concrete pillars cement Block walls ,erected to tie beam wall not plastered.window protector are fixed	20.5	11.3	231.65	136.5	167,101	50,130	217,231	0.5	14,826,036	14,826,036	58.93% property evaluated

Code	Construction type	Description	Dimensions		Total Impacted		Price per m2	Labor force 30%	Replacement value in m2	Replacement value in m2	Replacement value	Total compensation	Observations
			L	W	Total	Impacted							
KCO28	FENCE	The foundation was made up of block of 15*20*40,Concrete pillars and cement block walls iron gates and gill ,well finish but no painting	20.6	18.1	56.8	29.1	144,194	43,258	187,452	0.6	3,272,915	3,272,915	51.23% property evaluated
KCO29	Residential building	Concrete pillars cement Block walls plastered, zinc roof, ceiling, Floor , iron window, door and electrical work done etc	15.6	15.5	241.8	20.28	167,101	50,130	217,231	0.6	2,643,270	2,643,270	8.39% property evaluated
KCO30	Residential building	The foundation was made up of block of 15*20*40,Concrete pillars and cement block walls plastered etc	5.3	4.2	22.26	1.716	167,101	50,130	217,231	0.6	223,661	223,661	7.7% property evaluated
KCO31	FENCE	The foundation was made up of block of 15*20*40,Concrete pillars and cement block walls finish but no painting	18.8	13.8	65.2	21.14	167,101	50,130	217,231	0.4	1,836,908	1,836,908	32.42% property evaluated
KCO32	Residential building	Concrete pillars cement Block walls painted and plastered, zinc roof, ceiling, Floor , wooden window and doors and , electrical and plubering work done etc(portion of the building)	16.68	11	183.48	64.9	167,101	50,130	217,231	0.4	1,468,484	1,468,484	35.37% property evaluated
KCO33	Residential building	Concrete pillars cement Block walls painted and plastered, zinc roof, ceiling, Floor , iron windows and doors, electrical and plumbing work done etc(portion of the building)	29	3.7	107.3	11.6	167,101	50,130	217,231	0.4	1,007,953	1,007,953	10.81% property evaluated
KCO34	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block walls plastered etc	15.2	21	72.4	33	94,194	28,258	122,452	0.5	2,020,461	2,020,461	45.58% property evaluated
KCO35	Residential building	Concrete pillars cement Block walls painted and plastered, zinc roof, ceiling, Floor , wooden window and doors and , electrical and plubering work done etc(portion of the building)	19	15	285	247	167,101	50,130	217,231	0.4	21,462,452	21,462,452	86.67% property evaluated
KCO36	Residential building	A veranda,with 7 pillars and extension of the roof	12.6	9.3	117.18	12.6	167,101	50,130	217,231	0.3	821,134	821,134	10.75% property evaluated
KCO37	Residential building	Concrete pillars cement Block walls painted and plastered, zinc roof, ceiling, Floor , iron window, door, electrical work done etc	16	9	144	14.4	167,101	50,130	217,231	0.6	1,876,878	1,876,878	10.00% property evaluated
KCO38	Residential building	the building is made up of wood with a roof wooden door and window	12.3	7.7	94.71	10.01	167,101	50,130	217,231	0.5	1,087,243	1,087,243	10.57% property evaluated
KCO39	wooden building	the building is made up of wood with a roof wooden door and window	15	9	135	135	55,196	16,559	71,755	0.5	4,843,449	4,843,449	100% property evaluated
KCO40	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block walls plastered etc	23	10.7	67.4	32	94,194	28,258	122,452	0.3	1,175,541	1,175,541	47.48% property evaluated
KCO41	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor, iron window and doors, electrical and plubering work done etc(portion of the building)	11.4	8	91.2	14	167,101	50,130	217,231	0.5	1,520,619	1,520,619	15.35% property evaluated
KCO42	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , iron windows protectors and doors, electrical and plubering work done etc(portion of the building)	10.2	9.5	96.9	96.9	167,101	50,130	217,231	0.6	12,629,828	12,629,828	100% property evaluated
KCO43	Residential building	Concrete pillars cement Block walls painted and plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical and plubering work done etc(portion of the building)	13.75	12.2	167.75	48.4	167,101	50,130	217,231	0.8	8,411,196	8,411,196	28.85% property evaluated

Code	Construction type	Description	Dimensions		Total Impacted		Price per m2	Labor force 30%	Replace ment value in m2	Replac ement value in m2	Replace ment value	Total compensati on	Observations
			L	W	Tota l	imp acte d							
KCO44	Residential building	Concrete pillars cement Block walls painted and plastered, zinc roof, ceiling, Floor , wooden windows and doors, electrical and pluberling work done etc(portion of the building)	19.4	15.44	299.536	29.1816	167,101	50,130	217,231	0.7	4,437,410	4,437,410	9.74% property evaluated
KCO45	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block, walls finish but no plastering.	19.3	13.7	66	21.64	94,194	28,258	122,452	0.4	1,059,946	1,059,946	32.79% property evaluated
KCO46	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical and pluberling work done etc(portion of the building)	14.47	14.15	204.7505	27.3483	167,101	50,130	217,231	0.7	4,158,635	4,158,635	13.36% property evaluated
KCO47	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical and pluberling work done etc(portion of the building)	10.6	10.45	110.77	38.584	167,101	50,130	217,231	0.7	5,867,157	5,867,157	34.83% property evaluated
KCO48	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical and pluberling work done etc(portion of the building)	10.6	6.3	66.78	38.584	167,101	50,130	217,231	0.7	5,867,157	5,867,157	57.78% property evaluated
KCO49	STORE	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical and pluberling work done etc(portion of the building)	2.85	2.25	6.4125	6.4125	167,101	50,130	217,231	0.4	557,198	557,198	100% property evaluated
KCO50	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block, walls finish but no plastering.	19.35	17.1	72.9	25.7	144,194	43,258	187,452	0.3	1,445,256	1,445,256	35.25% property evaluated
KCO51	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical and plumbing work done etc(portion of the building)	8.4	3.4	28.56	9.827	167,101	50,130	217,231	0.4	853,893	853,893	34.41% property evaluated
KCO52	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block, walls finish with metallic grids	39.5	26.89	132.78	25.7	94,194	28,258	122,452	0.3	944,106	944,106	19.36% property evaluated
KCO53	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical and plumbing work done etc(portion of the building)	17.9	10.85	194.215	31.683	161,551	48,465	210,016	0.4	2,661,579	2,661,579	16.31% property evaluated
KCO54	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical and plumbing work done etc(portion of the building)	10.8	8.6	92.88	19.116	167,101	50,130	217,231	0.4	1,661,037	1,661,037	20.58% property evaluated
KCO55	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical and plumbing work done etc(portion of the building)	6.3	3.37	21.231	11.3569	167,101	50,130	217,231	0.5	1,233,537	1,233,537	53.49% property evaluated
KCO56	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block, walls finish with metallic grids	27.3	22.5	99.6	14.57	144,194	43,258	187,452	0.5	1,365,589	1,365,589	14.63% property evaluated
KCO57	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical and plumbing work done etc (portion of the building)	10.9	7.7	83.93	30.723	167,101	50,130	217,231	0.6	4,004,398	4,004,398	36.61% property evaluated
KCO58	STORE	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical and plumbing work done etc (portion of the building)	3.15	2.25	7.0875	7.0875	167,101	50,130	217,231	0.6	923,776	923,776	100% property evaluated

Code	Construction type	Description	Dimensions		Total Impacted		Price per m2	Labor force 30%	Replace ment value in m2	Replac ement value in m2	Replace ment value	Total compensati on	Observations
			L	W	Tota l	imp acted							
KCO59	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical and plumbing work done etc (portion of the building), with basement	18.7	13.5	252.45	20.7	167,101	50,130	217,231	0.5	2,248,344	2,248,344	8.20% property evaluated
KCO60	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block, walls finish with metallic grids . No plastering	28.4	16.2	89.2	20.3	144,194	43,258	187,452	0.4	1,522,112	1,522,112	22.76% property evaluated
KCO61	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block, walls finish with metallic grids plastering and painting done	26.4	18.67	90.14	22.67	144,194	43,258	187,452	0.6	2,549,725	2,549,725	25.15% property evaluated
KCO62	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block, walls finish with metallic grids and gate.	36.8	20	113.6	22.64	144,194	43,258	187,452	0.5	2,121,959	2,121,959	19.93% property evaluated
KCO63	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block, walls finish with metallic grids and gate. Plastering done	53	36.8	179.6	54.32	144,194	43,258	187,452	0.5	5,091,202	5,091,202	30.24% property evaluated
KCO64	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block, walls finish with metallic grids and gate. Plastering done	53	36.8	179.6	54.32	94,194	28,258	122,452	0.5	3,325,802	3,325,802	30.24% property evaluated
KCO65	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical and plumbing work done etc (portion of the building), with basement	9	6.3	56.7	7.497	167,101	50,130	217,231	0.6	977,150	977,150	13.22% property evaluated
KCO66	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block, walls finish with metallic grids and gate. Plastering done	34	7.5	83	11.32	144,194	43,258	187,452	0.6	1,273,175	1,273,175	13.64% property evaluated
KCO67	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block, walls finish with metallic grids and gate. Plastering done	57.7	30.18	175.76	35.2	144,194	43,258	187,452	0.2	1,319,663	1,319,663	20.03% property evaluated
KCO68	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical and plumbing work done etc (portion of the building), with basement	21.7	8.3	180.11	39.591	167,101	50,130	217,231	0.5	4,300,202	4,300,202	21.98% property evaluated
KCO69	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block	43.6	17.5	122.2	27.5	94,194	28,258	122,452	0.3	1,010,231	1,010,231	22.50% property evaluated
KCO70	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical and plumbing work done etc (portion of the building), with basement	13.2	12	158.4	12.408	167,101	50,130	217,231	0.4	1,078,162	1,078,162	7.83% property evaluated
KCO71	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block	17.15	17.5	34.65	0.94	94,194	28,258	122,452	0.3	34,532	34,532	2.71% property evaluated
KCO72	wooden building	the building is made up of wood with a roof wooden door and window	11.15	3.2	35.68	4.736	55,196	16,559	71,755	0.3	101,949	101,949	13.27% property evaluated
KCO73	Residential building	A veranda,with extension of the roof	11.15	9.5	105.925	13.3	167,101	50,130	217,231	0.4	1,155,671	1,155,671	12.56% property evaluated

Code	Constructi on type	Description	Dimensions		Total Impacted		Price per m2	Labor force 30%	Replace ment value in m2	Replac ement value in m2	Replace ment value	Total compensati on	Observations
			L	W	Tota l	imp acte d							
KCO74	Residential building	A veranda,with extension of the roof	12.7	10	127	29.33 7	167,101	50,130	217,231	0.7	4,461,040	4,461,040	23.10% property evaluated
KCO75	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block, walls finish	18.3	17.12	70.84	22.61	144,194	43,258	187,452	0.5	2,119,147	2,119,147	31.92% property evaluated
KCO76	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical, plumbing and painting work done etc(portion of the building)	13.7	12.2	167.1 4	75.21 3	167,101	50,130	217,231	0.7	11,437,032	11,437,032	45.00% property evaluated
KCO77	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical, plumbing and painting work done etc(portion of the building)	15.5	7.6	117.8	10.56 4	167,101	50,130	217,231	0.4	917,933	917,933	8.97% property evaluated
KCO78	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical, plumbing and painting work done etc(portion of the building)	19.15	5.25	100.5 375	15.32	167,101	50,130	217,231	0.2	665,597	665,597	15.24% property evaluated
KCO79	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical, plumbing and painting work done etc(portion of the building)	14	8.4	117.6	22.26	167,101	50,130	217,231	0.4	1,934,227	1,934,227	18.93% property evaluated
KCO80	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block, walls finish	28.6	28.2	113.6	41.94	144,194	43,258	187,452	0.6	4,717,047	4,717,047	36.92% property evaluated
KCO81	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block, walls finish	100	50	300	50	94,194	28,258	122,452	0.1	612,261	612,261	16.67% property evaluated
KCO82	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical, plumbing and painting work done etc(portion of the building)	20.5	12.4	254.2	7.38	167,101	50,130	217,231	0.5	801,583	801,583	2.90% property evaluated
KCO83	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block	27	24	102	28	94,194	28,258	122,452	0.3	1,028,598	1,028,598	27.45% property evaluated
KCO84	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block, walls finish iron grid	27	14	82	22	144,194	43,258	187,452	0.3	1,237,185	1,237,185	26.83% property evaluated
KCO85	fence	The foundation was made up of block of 15*20*40,Concrete pillars and cement block, walls finish iron grid	27	20.5	95	29.5	144,194	43,258	187,452	0.7	3,870,888	3,870,888	31.05% property evaluated
KCO86	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical, plumbing and painting work done etc(portion of the building)	15.8	10.6	167.4 8	41.39 6	167,101	50,130	217,231	0.4	3,597,003	3,597,003	24.72% property evaluated
KCO87	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical, plumbing and painting work done etc(portion of the building)	11.3	9.5	107.3 5	27.55	167,101	50,130	217,231	0.3	1,795,417	1,795,417	25.66% property evaluated
KCO88	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical, plumbing and painting work done etc(portion of the building)	20.4	3.7	75.48	44.88	167,101	50,130	217,231	0.5	4,874,670	4,874,670	59.46% property evaluated
KCO89	fence	The foundation was made up of block of 15*20*40,ten Concrete pillars and cement block, walls finish with gate and iron grid	25.5	19.2	89.4	29.5	144,194	43,258	187,452	0.4	2,211,936	2,211,936	33.00% property evaluated

Code	Constructi on type	Description	Dimensions		Total Impacted		Price per m2	Labor force 30%	Replace ment value in m2	Replac ement value in m2	Replace ment value	Total compensati on	Observations
			L	W	Tota l	imp acte d							
KCO90	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical, plumbing and painting work done etc(portion of the building)	20.35	7.26	147.7 41	3.72	167,101	50,130	217,231	0.5	404,050	404,050	2.52% property evaluated
KCO91	Grave	concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical, etc(portion of the building)	1.4	3	4.2	4.2	167,101	50,130	217,231	0.8	729,897	729,897	100% property evaluated
KCO92	fence	The foundation was made up of block of 15*20*40,ten Concrete pillars and cement block, walls finish with gate and iron grid	27.6	25	105.2	31.88	144,194	43,258	187,452	0.4	2,390,390	2,390,390	30.30% property evaluated
KCO93	fence	The foundation was made up of block of 15*20*40,ten Concrete pillars and cement block, walls finish with gate and iron grid	43.6	21.8	130.8	24.44	144,194	43,258	187,452	0.8	3,665,065	3,665,065	18.69% property evaluated
KCO94	fence	The foundation was made up of block of 15*20*40,ten Concrete pillars and cement block, walls finish with gate and iron grid	43.6	32	151.2	34.64	144,194	43,258	187,452	0.8	5,194,675	5,194,675	22.91% property evaluated
KCO95	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical, plumbing and painting work done etc(portion of the building)	10.9	4.9	53.41	12.93 6	167,101	50,130	217,231	0.7	1,967,073	1,967,073	24.22% property evaluated
KCO96	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical, plumbing and painting work done etc(portion of the building)	5.6	4.2	23.52	14.78 4	167,101	50,130	217,231	0.6	1,926,929	1,926,929	62.86% property evaluated
KCO97	fence	The foundation was made up of block of 15*20*40,ten Concrete pillars and cement block, walls finish with gate and iron grid	25	18.8	87.6	22	144,194	43,258	187,452	0.8	3,299,159	3,299,159	25.11% property evaluated
KCO98	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical, plumbing and painting work done etc(portion of the building)	18.7	7.1	132.7 7	19.66 7	167,101	50,130	217,231	0.3	1,281,686	1,281,686	14.81% property evaluated
KCO99	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical, plumbing and painting work done etc(portion of the building)	15	8.3	124.5	16.8	167,101	50,130	217,231	0.3	1,094,846	1,094,846	13.49% property evaluated
KCO100	Residential building	Concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical, plumbing and painting work done etc(portion of the building)	8.7	8.3	72.21	38.54 1	167,101	50,130	217,231	0.5	4,186,156	4,186,156	53.37% property evaluated
KCO101	fence	The foundation was made up of block of 15*20*40,ten Concrete pillars and cement block, walls finish with gate and iron grid	4	0	8	4	94,194	28,258	122,452	0.5	244,904	244,904	50.00% property evaluated
KCO102	STOREY BUILDIN G (Ground floor)	concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical and tiled externally etc(portion of the building)	21	11	231	105	167,101	50,130	217,231	0.6	13,685,57 2	13,685,572	45.45% property evaluated
KCO103	STOREY BUILDIN G (Upper floor)	concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical and tiled externally etc(portion of the building)	21	11	231	105	167,101	50,130	217,231	0.6	13,685,57 2	13,685,572	45.45% property evaluated

Code	Constructi on type	Description	Dimensions		Total Impacted		Price per m2	Labor force 30%	Replace ment value in m2	Replac ement value in m2	Replace ment value	Total compensati on	Observations
			L	W	Tota l	imp acte d							
			KCO104	Residential building	concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , wooden windows and doors, electrical, etc(portion of the building)	13.4							
KCO105	Residential building	concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , metallic windows and doors, electrical, etc(portion of the building)	12.4	9.7	120.2 8	49.6	167,101	50,130	217,231	0.4	4,309,869	4,309,869	41.24% property evaluated
KCO106	Residential building	concrete pillars, cement Block, walls plastered, zinc roof, ceiling, Floor , wooden windows and doors, electrical, etc(portion of the building)	11.2	7	78.4	15.34 4	167,101	50,130	217,231	0.6	1,999,918	1,999,918	19.57% property evaluated
KCO107	fence	The foundation was made up of block of 15*20*40,ten Concrete pillars and cement block, walls finish with gate and iron grid	24.85	24.85	99.4	22.79	94,194	28,258	122,452	0.3	837,206	837,206	22.93% property evaluated
KCO108	Septic tank	well dug and still in good state	1.3	1.3	1.69	1.69	150,696	30,000	180,696	0.6	183,226	183,226	19.57% property evaluated
KCO109	Septic tank	well dug and still in good state	1.2	1.2	1.44	1.44	150,696	30,000	180,696	0.5	130,101	130,101	19.57% property evaluated
KCO110	Septic tank	well dug and still in good state	1.3	1.3	1.69	1.69	150,696	30,000	180,696	0.4	122,150	122,150	19.57% property evaluated
KCO111	Septic tank	well dug and still in good state	2.1	0.9	1.89	1.89	150,696	30,000	180,696	0.4	136,606	136,606	19.57% property evaluated
KCO112	wooden building	the building is made up of wood with a roof wooden door and window	18	12	216	22.5	55,196	16,559	71,755	0.3	484,345	484,345	13.27% property evaluated
KCO113	Residential building	Varanda affected with stone pillars	12	15	180	18	167,101	50,130	217,231	0.2	782,033	782,033	24.22% property evaluated
KCO114	Residential building	Varanda of house affected with 5 steps rising to the floor level of woeden	12	10	120	12.93 6	167,101	50,130	217,231	0.3	843,031	843,031	24.22% property evaluated
KCO115	Residential building	Building with varanda affeted with iron bars holding the roofs that ovrhangs the varanda	15	10.5	157.5	13.5	167,101	50,130	217,231	0.3	879,787	879,787	24.22% property evaluated
KCO116	Residential building	Building with varanda affeted with iron bars holding the roofs that ovrhangs the varanda	18	10.5	189	22.5	167,101	50,130	217,231	0.2	977,541	977,541	24.22% property evaluated
KCO117	Tap	Tap for public consumption with 3 head taps tilled with concrete pavement at the front	3	1.75	5.25	5.25	100,000	30,000	130,000	0.3	204,750	204,750	24.22% property evaluated
KCO118	Residential building	house with mulitple steps leading into different sections of the house with metallic doors and window protectors	12	15	180	18	167,101	50,130	217,231	0.3	1,173,049	1,173,049	24.22% property evaluated
KCO119	septic tank	septic tank newly constructed and still in good shape	1.3	1.3	1.69	1.69	150,696	30,000	180,696	0.4	122,150	122,150	19.57% property evaluated
KCO120	Fence	newly constructed fence partially affected at the side protruding towards the road	15	2	30	10.5	94,194	28,258	122,452	0.3	385,724	385,724	22.93% property evaluated
KCO121	Residential building	Varanda of building affected with varanda having 5 pillars with steps at 2 sides of the building leading to the varanda	15	8.5	127.5	12.75	167,101	50,130	217,231	0.7	1,938,789	1,938,789	24.22% property evaluated
												351,231,914	

Annex 2: Bare Land Evaluation for Kumba RAP

Code	Surface area impacted (m2)	Observation/Cas. Ref	price per m2 according to decree	replacement value in m2	Preplacement value	Cost of transactions	Cost of compensation
KBL01	55	Belcon k129/13; owner non available	2,000	4,000	220,000	200,000	420,000
KBL02	37	Belcon k137/14; owner non available	2,000	4,000	148,000	200,000	348,000
KBL03	10	Belcon k205/16; owner non available	2,000	4,000	40,000	200,000	240,000
KBL04	93.8		2,000	4,000	375,200	200,000	575,200
KBL05	34		2,000	4,000	136,000	200,000	336,000
KBL06	52		2,000	4,000	208,000	200,000	408,000
KBL07	84		2,000	4,000	336,000	200,000	536,000
KBL08	159.1		2,000	4,000	636,400	200,000	836,400
KBL09	175		2,000	4,000	700,000	200,000	900,000
KBL10	25		2,000	4,000	100,000	200,000	300,000
KBL11	247		2,000	4,000	988,000	200,000	1,188,000
KBL12	11		2,000	4,000	44,000	200,000	244,000
KBL13	33	Belcon K164/81; owner non available	2,000	4,000	132,000	200,000	332,000
KBL14	253		2,000	4,000	1,012,000	200,000	1,212,000
KBL15	51		2,000	4,000	204,000	200,000	404,000
KBL16	129	Belcon K64/11; owner non available	2,000	4,000	516,000	200,000	716,000

KBL17	29		2,000	4,000	116,000	200,000	316,000
KBL18	48	Belcon K193/14; owner non available	2,000	4,000	192,000	200,000	392,000
KBL19	25		2,000	4,000	100,000	200,000	300,000
KBL20	1	Belcon K35/87; owner non available	2,000	4,000	4,000	200,000	204,000
KBL21	19		2,000	4,000	76,000	200,000	276,000
KBL22	51		2,000	4,000	204,000	200,000	404,000
KBL23	8		2,000	4,000	32,000	200,000	232,000
KBL24	37		2,000	4,000	148,000	200,000	348,000
KBL25	5		2,000	4,000	20,000	200,000	220,000
KBL26	26		2,000	4,000	104,000	200,000	304,000
KBL27	64		2,000	4,000	256,000	200,000	456,000
KBL28	103		2,000	4,000	412,000	200,000	612,000
KBL29	47.1		2,000	4,000	188,400	200,000	388,400
KBL30	129		2,000	4,000	516,000	200,000	716,000
KBL31	119.2		2,000	4,000	476,800	200,000	676,800
KBL32	56		2,000	4,000	224,000	200,000	424,000
KBL33	93.9		2,000	4,000	375,600	200,000	575,600
KBL34	122.5		2,000	4,000	490,000	200,000	690,000
KBL35	176.4		2,000	4,000	705,600	200,000	905,600
KBL36	54.8		2,000	4,000	219,200	200,000	419,200
							17,855,200

Code	Surface area impacted (m2)	Observation/Cas. Ref	price per m2 according to decree	replacement value in m2	Preplacement value	Cost of transactions	Cost of compensation
KBL01	55	Belcon k129/13; owner non available	2,000	4,000	220,000	250,000	470,000

KBL02	37	Belcon k137/14; owner non available	2,000	4,000	148,000	250,000	398,000
KBL03	10	Belcon k205/16; owner non available	2,000	4,000	40,000	250,000	290,000
KBL04	93.8		2,000	4,000	375,200	250,000	625,200
KBL05	34		2,000	4,000	136,000	250,000	386,000
KBL06	52		2,000	4,000	208,000	250,000	458,000
KBL07	84		2,000	4,000	336,000	250,000	586,000
KBL08	159.1		2,000	4,000	636,400	250,000	886,400
KBL09	175		2,000	4,000	700,000	250,000	950,000
KBL10	25		2,000	4,000	100,000	250,000	350,000
KBL11	247		2,000	4,000	988,000	250,000	1,238,000
KBL12	11		2,000	4,000	44,000	250,000	294,000
KBL13	33	Belcon K164/81; owner non available	2,000	4,000	132,000	250,000	382,000
KBL14	253		2,000	4,000	1,012,000	250,000	1,262,000
KBL15	51		2,000	4,000	204,000	250,000	454,000
KBL16	129	Belcon K64/11; owner non available	2,000	4,000	516,000	250,000	766,000
KBL17	29		2,000	4,000	116,000	250,000	366,000
KBL18	48	Belcon K193/14; owner non available	2,000	4,000	192,000	250,000	442,000
KBL19	25		2,000	4,000	100,000	250,000	350,000
KBL20	1	Belcon K35/87; owner non available	2,000	4,000	4,000	250,000	254,000
KBL21	19		2,000	4,000	76,000	250,000	326,000
KBL22	51		2,000	4,000	204,000	250,000	454,000
KBL23	8		2,000	4,000	32,000	250,000	282,000
KBL24	37		2,000	4,000	148,000	250,000	398,000
KBL25	5		2,000	4,000	20,000	250,000	270,000
KBL26	26		2,000	4,000	104,000	250,000	354,000
KBL27	64		2,000	4,000	256,000	250,000	506,000
KBL28	103		2,000	4,000	412,000	250,000	662,000

KBL29	47.1		2,000	4,000	188,400	250,000	438,400
KBL30	129		2,000	4,000	516,000	250,000	766,000
KBL31	119.2		2,000	4,000	476,800	250,000	726,800
KBL32	56		2,000	4,000	224,000	250,000	474,000
KBL33	93.9		2,000	4,000	375,600	250,000	625,600
KBL34	122.5		2,000	4,000	490,000	250,000	740,000
KBL35	176.4		2,000	4,000	705,600	250,000	955,600
KBL36	54.8		2,000	4,000	219,200	250,000	469,200
							19,655,200

Annex 3: Plants Assessment for Kumba RAP

Code	Speculation	Growth State	Quantity	Unit price in 2003 (FCFA)	Replacement value as of 2023(FCFA)	Total cost	Total compensation to be paid
KPI01	coconut	Mature	2	50,000	79,855	159,710	239,565
	kolanut	Mature	1	50,000	79,855	79,855	
KPI02	Paw Paw	Mature	1	3,000	4,791	4,791	164,501
	colanut	Mature	1	50,000	79,855	79,855	
	coconut	Mature	1	50,000	79,855	79,855	
KPI03	coconut	Mature	4	50,000	79,855	319,420	319,420
KPI04	Paw Paw	Mature	1	3,000	4,791	4,791	60,690
	lemon	Mature	1	35,000	55,899	55,899	
KPI05	Pawpaw	Mature	1	3,000	4,791	4,791	164,501
	Kolanut	Mature	1	50,000	79,855	79,855	
	coconut	Mature	1	50,000	79,855	79,855	
KPI06	Orange	Mature	1	35,000	55,899	55,899	55,899
KPI07	Grape	Mature	1	35,000	55,899	55,899	55,899
KPI08	Cocoa	Mature	1	35,000	55,899	55,899	168,893
	palm tree	Mature	1	35,000	55,899	55,899	
	Sugar Cane	Mature	2	375	599	1,198	
	Grape	Mature	1	35,000	55,899	55,899	
KPI09	Pear	Mature	1	35,000	55,899	55,899	55,899
KPI10	Coconut	Mature	1	50,000	79,855	79,855	79,855
KPI11	plantain	Mature	1	1,509	2,410	2,410	138,164
	Cocoa	Mature	1	35,000	55,899	55,899	
	Coconut	Mature	1	50,000	79,855	79,855	
KPI12	Cocoa	Mature	2	35,000	55,899	111,797	199,638
	palm	Mature	2	10,000	15,971	31,942	
	Plum	Mature	1	35,000	55,899	55,899	
KPI13	plum	Mature	1	35,000	55,899	55,899	137,408
	orange	Young	1	35,000	55,899	55,899	
	cocoa	Young	1	10,000	15,971	15,971	
	plantain	Young	4	1,509	2,410	9,640	
KPI14	Mango	Mature	1	35,000	55,899	55,899	150,357
	Plantain	Mature	4	6,036	9,640	38,560	
	Plum	Mature	1	35,000	55,899	55,899	
KPI15	Plantain	Mature	3	1,509	2,410	7,230	67,920
	Mango	Mature	1	35,000	55,899	55,899	
	Pawpaw	Mature	1	3,000	4,791	4,791	
KPI16	Plantain	Mature	2	1,509	2,410	4,820	24,784
	Bitter Leaf	Mature	5	1,000	1,597	7,986	
	Cocoyam	Mature	5	1,500	2,396	11,978	
KPI17	Pawpaw	Mature	3	3,000	4,791	14,374	14,374
KPI18	Palm tree	Young	1	10,060	16,067	16,067	16,067
KPI19	Sugar Cane	Mature	9	75	120	1,078	10,900
	Bitterleaf	Mature	2	375	599	1,198	

Code	Speculation	Growth State	Quantity	Unit price in 2003 (FCFA)	Replacement value as of 2023(FCFA)	Total cost	Total compensation to be paid
	Paw Paw	Mature	1	3,000	4,791	4,791	
	cassava	Mature	12	200	319	3,833	
KPI20	ornamental tree	Mature	5	10,060	16,067	80,334	80,334
KPI21	Pawpaw	Mature	1	3,000	4,791	4,791	60,690
	Orange tree	Mature	1	35,000	55,899	55,899	
KPI22	Cocoa	Mature	1	35,000	55,899	55,899	95,826
	Guava	Mature	1	25,000	39,928	39,928	
KPI23	Mango tree	Mature	1	35,000	55,899	55,899	71,870
	Orange	Young	1	10,000	15,971	15,971	
KPI24	Palm tree	Mature	3	35,000	55,899	167,696	335,391
	Mango	Mature	1	35,000	55,899	55,899	
	Apple Tree	Mature	1	35,000	55,899	55,899	
	Soursours	Mature	1	35,000	55,899	55,899	
Kpl25	Plantain	Mature	1	1,509	2,410	2,410	82,265
	Coconut tree	Mature	1	50,000	79,855	79,855	
KPL26	Coconut	Mature	2	50,000	79,855	79,855	79,855
KPI27	Coconut tree	Mature	1	50,000	79,855	79,855	95,826
	Cocoa	Mature	1	10,000	15,971	15,971	
KPI28	coconut	Mature	1	50,000	79,855	79,855	79,855
KPI29	Mango tree	Mature	1	35,000	55,899	55,899	55,899
KPI30	Plum Tree	Mature	1	35,000	55,899	55,899	55,899
KPI31	Pear tree	Mature	1	35,000	55,899	55,899	55,899
KPI32	Mango tree	Mature	1	35,000	55,899	55,899	55,899
KPI33	Paw	Mature	1	3,000	4,791	4,791	20,762
	Guava	Young	1	10,000	15,971	15,971	
KPI34	Paw Paw	Mature	1	3,000	4,791	4,791	79,855
	Pear	Young	1	10,000	15,971	15,971	
	Bitter Leaf	Young	2	1,000	1,597	3,194	
	Palm Tree	Mature	1	35,000	55,899	55,899	
KPI35	Coconut	Mature	1	50,000	79,855	79,855	151,725
	Grape	Mature	1	35,000	55,899	55,899	
	Palm Tree	Young	1	10,000	15,971	15,971	
KPI36	Pear	Mature	1	35,000	55,899	55,899	132,559
	Paw Paw	Mature	1	3,000	4,791	4,791	
	Moringa	Mature	1	35,000	55,899	55,899	
	Guava	Young	1	10,000	15,971	15,971	
KPI37	plantain	Young	5	1,000	1,597	7,986	135,849
	Pear	Mature	2	35,000	55,899	111,797	
	Shade Tree	Mature	1	10,060	16,067	16,067	
KPI38	Coconut	Mature	2	50,000	79,855	159,710	257,133
	Plantain	Mature	2	1,500	2,396	4,791	
	Paw Paw	Mature	1	3,000	4,791	4,791	
	Cocoa	Mature	1	35,000	55,899	55,899	

Code	Speculation	Growth State	Quantity	Unit price in 2003 (FCFA)	Replacement value as of 2023(FCFA)	Total cost	Total compensation to be paid
	Palm Tree	Young	1	10,000	15,971	15,971	
	Bitter Cola	Young	1	10,000	15,971	15,971	
KPI39	Plum	Mature	3	35,000	55,899	167,696	447,188
	Cocoa	Mature	5	35,000	55,899	279,493	
KPI40	Coconut	Mature	1	50,000	79,855	79,855	116,684
	Paw Paw	Mature	1	3,000	4,791	4,791	
	Orange	Young	1	10,000	15,971	15,971	
	Ornamental Tree	Young	1	10,060	16,067	16,067	
KPI41	Cocoa	Mature	10	35,210	56,234	449,871	960,943
	Coconut	Mature	5	50,000	79,855	399,275	
	Palm Tree	Mature	2	35,000	55,899	111,797	
KPI42	Orange	Mature	3	35,000	55,899	167,696	247,551
	Coconut	Mature	1	50,000	79,855	79,855	
KPI43	Paw Paw	Mature	1	3,000	4,791	4,791	4,791
KPI44	Paw Paw	Mature	2	3,000	4,791	9,583	9,583
KPI45	Paw Paw	Mature	4	3,000	4,791	19,165	49,523
	Plantain	Mature	12	1,509	2,410	28,920	
	SugarCane	Mature	12	75	120	1,437	
KPI46	Coconut	Mature	1	50,000	79,855	79,855	135,754
	Orange	Mature	1	35,000	55,899	55,899	
KPI47	Plantain	Mature	2	1,509	2,410	4,820	44,748
	Guava	Mature	1	25,000	39,928	39,928	
KPI48	Guava	Mature	1	25,000	39,928	39,928	151,725
	Orange	Mature	1	35,000	55,899	55,899	
	Palm Tree	Mature	1	35,000	55,899	55,899	
KPI49	Kolanut	Mature	1	50,000	79,855	79,855	159,710
	Coconut tree	Mature	1	50,000	79,855	79,855	
KPI50	Coconut tree	Mature	1	50,000	79,855	79,855	148,530
	Plum	Mature	1	35,000	55,899	55,899	
	Plantain	Young	8	1,000	1,597	12,777	
KPI51	Coconut	Mature	1	50,000	79,855	79,855	150,214
	Plum	Mature	1	35,000	55,899	55,899	
	Plantain	Mature	6	1,509	2,410	14,460	
KPI52	Coconut	Mature	1	50,000	79,855	79,855	191,652
	Cocoa	Mature	2	35,000	55,899	111,797	
KPI53	Plantain	Mature	1	1,509	2,410	2,410	4,007
	Plantain	Young	1	1,000	1,597	1,597	
KPI54	Coconut	Mature	1	50,000	79,855	79,855	135,754
	Medicinal Plant	Mature	1	35,000	55,899	55,899	
KPI55	Plum	Mature	1	35,000	55,899	55,899	60,690
	Paw Paw	Mature	1	3,000	4,791	4,791	
KPI56	Paw Paw	Mature	2	3,000	4,791	9,583	257,133
	Grape	Mature	1	35,000	55,899	55,899	
	Guava	Mature	2	25,000	39,928	79,855	

Code	Speculation	Growth State	Quantity	Unit price in 2003 (FCFA)	Replacement value as of 2023(FCFA)	Total cost	Total compensation to be paid
	Cocoa	Mature	2	35,000	55,899	111,797	
KPI57	Mango	Mature	2	35,000	55,899	111,797	177,997
	Plum	Mature	1	35,000	55,899	55,899	
	Paw Paw	Young	4	1,000	1,597	6,388	
	Plantain	Young	1	1,000	1,597	1,597	
	Sugar Cane	Mature	6	75	120	719	
	Bitter leaf	Mature	1	1,000	1,597	1,597	
KPI58	Orange	Mature	2	35,000	55,899	111,797	116,588
	Plantain	Young	3	1,000	1,597	4,791	
KPI59	Cocoa	Mature	1	35,000	55,899	55,899	335,487
	Plum	Mature	1	35,000	55,899	55,899	
	Guava	Mature	1	25,000	39,928	39,928	
	Orange	Mature	1	35,000	55,899	55,899	
	Palm tree	Mature	2	35,000	55,899	111,797	
	Medicinal Tree	Young	1	10,060	16,067	16,067	
KPI60	CasiMango	Mature	1	35,000	55,899	55,899	167,791
	Guava	Mature	1	25,000	39,928	39,928	
	Lemon	Mature	1	35,000	55,899	55,899	
	Coconut	Young	1	10,060	16,067	16,067	
KPI61	CasiMango	Mature	1	35,000	55,899	55,899	122,977
	Plantain	Young	7	1,000	1,597	11,180	
	Plum	Mature	1	35,000	55,899	55,899	
KPI62	Coconut	Mature	1	50,000	79,855	79,855	79,855
KPI63	Paw Paw	Mature	2	3,000	4,791	9,583	49,510
	Guava	Mature	1	25,000	39,928	39,928	
KPI64	Palm Tree	Mature	1	35,000	55,899	55,899	281,090
	Cocoa	Mature	2	35,000	55,899	111,797	
	Soursours	Mature	1	35,000	55,899	55,899	
	Orange	Mature	1	35,000	55,899	55,899	
	Plantain	Young	1	1,000	1,597	1,597	
KPI65	Mango	Mature	1	35,000	55,899	55,899	193,249
	Cocoa	Mature	1	35,000	55,899	55,899	
	Paw Paw	Mature	4	3,000	4,791	19,165	
	Plum	Mature	1	35,000	55,899	55,899	
	Plantain	Young	4	1,000	1,597	6,388	
KPI66	orange	Mature	1	35,000	55,899	55,899	212,414
	Cocoa	Mature	2	35,000	55,899	111,797	
	Guava tree	Mature	1	25,000	39,928	39,928	
	Paw paw	Mature	1	3,000	4,791	4,791	
KPI67	coconut	Mature	1	50,000	79,855	79,855	119,783
	guava	Mature	1	25,000	39,928	39,928	
KPI68	Plantains	Young	10	1,000	1,597	15,971	15,971
							9,257,010

Annex 4: Economically Displaced for Kumba RAP

PAP code	Business type	Tax regime	Cost	Months	Amount
KED01	Mini Restaurant	Ticket 100	37,500	8	300,000
KED02	Mini Restaurant	Ticket 100	37,500	8	300,000
KED03	mini provision store	Ticket 100	37,500	8	300,000
KED04	Shop	Ticket 100	37,500	8	300,000
KED05	Shop	Category B	250,000	8	2,000,000
KED06	Road side Restaurant	Ticket 100	37,500	8	300,000
KED07	Shop	Category A	45,792	8	366,336
KED08	Restaurant	Ticket 100	37,500	8	300,000
KED09	Restaurant and off licence	Category A	45,792	8	366,336
KED10	washing point	Category A	45,792	8	366,336
KED11	Table Market	Ticket 100	37,500	8	300,000
KED12	Shop	Ticket 100	37,500	8	300,000
KED13	Mini Restaurant	Ticket 100	37,500	8	300,000
KED14	Dresses	Category A	45,792	8	366,336
KED15	Shoe Repair Workshop	Category A	45,792	8	366,336
KED16	shop	Category B	250,000	8	2,000,000
KED17	Off licence	Category B	250,000	8	2,000,000
KED18	Shop	Category A	45,792	8	366,336
KED19	Mini Provision Store	Category A	45,792	8	366,336
KED20	Restaurant	Ticket 100	37,500	8	300,000
KED21	Mini Provision Store and off licence	Category A	45,792	8	366,336
KED22	Garage	Ticket 100	37,500	8	300,000
KED23	Shop	Ticket 100	37,500	8	300,000
KED24	Off licence	Category A	45,792	8	366,336
KED25	Mini Provision Store	Ticket 100	37,500	8	300,000
KED26	Mini Restaurant	Ticket 100	37,500	8	300,000
KED27	Mini Provision Store	Category A	45,792	8	366,336
KED28	Shop	Category A	45,792	8	366,336
KED29	Other	Category A	45,792	8	366,336
KED30	Hair Salon	Category A	45,792	8	366,336
KED31	Shop	Category A	45,792	8	366,336
KED32	Mini provision store	Category A	45,792	8	366,336
KED33	Mini provision store	Category A	45,792	8	366,336

PAP code	Business type	Tax regime	Cost	Months	Amount
KED34	Building Material store	Category A	45,792	8	366,336
KED35	Provision Store	Category A	45,792	8	366,336
KED36	Provision Store	Category A	45,792	8	366,336
KED37	Provision Store	Category A	45,792	8	366,336
KED38	Inn/Hotel	Category B	250,000	8	2,000,000
KED39	shop	Category A	45,792	8	366,336
KED40	general sales	Category A	45,792	8	366,336
KED41	shop	Ticket 100	37,500	8	300,000
KED42	shop	Category A	45,792	8	366,336
KED43	shop	Ticket 100	37,500	8	300,000
KED44	shpt	Category A	45,792	8	366,336
KED45	shop	Category A	45,792	8	366,336
KED46	mechanic garage	Ticket 100	37,500	8	300,000
KED47	glass man	Category A	45,792	8	366,336
KED48	repair shop	Category A	45,792	8	366,336
KED49	cafetariat	Ticket 100	37,500	8	300,000
KED50	Tailoring Workshop	Category A	45,792	8	366,336
KED51	electronics	Category A	45,792	8	366,336
KED52	petit restaurant	Ticket 100	37,500	8	300,000
KED53	Tailoring Workshop	Category A	45,792	8	366,336
KED54	Mini Restaurant	Ticket 100	37,500	8	300,000
KED55	Provision Store	Category A	45,792	8	366,336
KED56	Pharmacy	Category A	45,792	8	366,336
KED57	Bar	Category A	45,792	8	366,336
KED58	Provision Store	Category A	45,792	8	366,336
KED59	Petit Business	Ticket 100	37,500	8	300,000
KED60	Provision store	Category A	45,792	8	366,336
KED61	Fuel sales (zoa zoa)	Ticket 100	37500	8	300,000
					27,421,760

Annex 5: Well for Kumba RAP

Code	type of well	Qty	Cost	Compensation cost
KWe01	Traditional Well	1	140,000	140,000
KWe02	Traditional Well	1	140,000	140,000
KWe03	Traditional well	1	130,000	130,000
KWe04	Traditional well	1	130,000	130,000
KWe05	Traditional Well	1	130,000	130,000
KWe06	Traditional Well	1	140,000	140,000
KWe07	Traditional Well	1	140,000	140,000

Code	type of well	Qty	Cost	Compensation cost
KWe08	Traditional Well	1	140,000	140,000
KWe09	Semi modern well	1	150,000	150,000
KWe10	Traditional Well	1	130,000	130,000
KWe11	Traditional Well	1	150,000	150,000
KWe12	Traditional Well	1	160,000	160,000
KWe13	Traditional Well	1	130,000	130,000
KWe14	Traditional Well	1	130,000	130,000
KWe15	Traditional Well	1	130,000	130,000
KWe16	Traditional Well	1	130,000	130,000
KWe17	Traditional Well	1	140,000	140,000
KWe18	Traditional Well	1	130,000	130,000
KWe19	Modern well	1	200,000	200,000
KWe20	Traditional Well	1	130,000	130,000
KWe21	Traditional Well	1	130,000	130,000
KWe22	Traditional Well	1	140,000	140,000
KWe23	Traditional Well	1	130,000	130,000
KWe24	Traditional Well	1	160,000	160,000
KWe25	Traditional Well	1	120,000	120,000
KWe26	Traditional Well	1	160,000	160,000
KWe27	Traditional Well	1	160,000	160,000
KWe28	Traditional Well	1	130,000	130,000
KWe29	Traditional Well	1	140,000	140,000
KWe30	Traditional Well	1	130,000	130,000
KWe31	Traditional Well	1	130,000	130,000
KWe32	Traditional Well	1	140,000	140,000
KWe33	Traditional Well	1	130,000	130,000
KWe34	Traditional Well	1	140,000	140,000
KWe35	Traditional Well	1	140,000	140,000
KWe36	Traditional Well	1	100,000	100,000
KWe37	Traditional Well	1	100,000	100,000
KWe38	Traditional Well	1	100,000	100,000
KWe39	Traditional Well	1	130,000	130,000
KWe40	Traditional Well	1	130,000	130,000
KWe41	Traditional Well	1	160,000	160,000
KWe42	Traditional Well	1	100,000	100,000
KWe43	Traditional Well	1	130,000	130,000
KWe44	Traditional Well	1	130,000	130,000
KWe45	Traditional Well	1	140,000	140,000
KWe46	Traditional Well	1	140,000	140,000
KWe47	Traditional Well	1	130,000	130,000
KWe48	Traditional Well	1	100,000	100,000
KWe49	Traditional Well	1	130,000	130,000
				6,600,000

Annex: Grave for Kumba RAP

Code	Nature of grave	Administrative cost FCFA	Rites cost FCFA	compensation cost FCFA
KGr01	Earthen	250,000	250,000	500,000
KGr02	Tiled	250,000	250,000	500,000
KGr03	Earthen	250,000	250,000	500,000
Total				1,500,000

Annex 6: Consolidated table for Kumba RAP

S/N	PAP Code	Constructions	Plants	Wells	Economically Dis	Graves	Land	Total
1	KCO01	2,532,479		280,000				2,812,479
2	KCO02	3,892,632						3,892,632
3	KCO03	832,675		130,000				962,675
4	KCO04	1,188,168						1,188,168
5	KCO05	5,949,965						5,949,965
6	KCO06	8,381,652		130,000	366,336			8,877,988
7	KCO07	338,881						338,881
8	KCO08	2,071,257			366,336			2,437,593
9	KCO09	2,874,687			300,000			3,174,687
10	KCO100	4,431,060						4,431,060
11	KCO102	27,371,144						27,371,144
12	KCO104	4,366,349						4,366,349
13	KCO105	4,309,869						4,309,869
14	KCO106	1,999,918						1,999,918
15	KCO108	183,226						183,226
16	KCO11	689,709						689,709
17	KCO110	122,150						122,150
18	KCO111	136,606		120,000				256,606
19	KCO112	484,345			366,336			850,681
20	KCO113	782,033	14,374	130,000				926,407
21	KCO114	843,031						843,031
22	KCO115	1,857,328	20,762					1,878,090
23	KCO118	1,173,049						1,173,049
24	KCO12	1,023,700						1,023,700
25	KCO120	385,724			366,336			752,060
26	KCO121	1,938,789		130,000				2,068,789
27	KCO13	673,851						673,851
28	KCO14	509,401						509,401
29	KCO15	2,199,189						2,199,189
30	KCO16	1,716,627						1,716,627
31	KCO19	582,875						582,875
32	KCO20	24,516,725					950,000	25,466,725

S/N	PAP Code	Constructions	Plants	Wells	Economically Dis	Graves	Land	Total
33	KCO21	1,846,466						1,846,466
34	KCO22	2,590,483	60,690					2,651,173
35	KCO23	1,890,781	119,783	150,000				2,160,564
36	KCO24	16,472,867	164,501					16,637,368
37	KCO25	2,668,143	55,899		366,336			3,090,378
38	KCO27	14,826,036						14,826,036
39	KCO28	9,215,345		150,000				9,365,345
40	KCO30	223,661						223,661
41	KCO31	1,836,908						1,836,908
42	KCO32	1,468,484						1,468,484
43	KCO33	1,007,953						1,007,953
44	KCO34	23,482,914						23,482,914
45	KCO36	821,134						821,134
46	KCO37	1,876,878		140,000			454,000	2,470,878
47	KCO38	1,087,243						1,087,243
48	KCO39	6,018,990						6,018,990
49	KCO41	1,520,619						1,520,619
50	KCO42	12,629,828	199,638					12,829,465
51	KCO43	8,411,196	247,551					8,658,746
52	KCO44	4,437,410	4,791					4,442,201
53	KCO45	1,059,946					454,000	1,513,946
54	KCO46	4,158,635						4,158,635
55	KCO47	6,424,355	9,583		366,336			6,800,274
56	KCO48	5,867,157						5,867,157
57	KCO50	2,299,149						2,299,149
58	KCO52	944,106	49,523					993,629
59	KCO53	2,661,579						2,661,579
60	KCO54	1,661,037						1,661,037
61	KCO55	3,436,332		130,000				3,566,332
62	KCO57	4,928,174						4,928,174
63	KCO59	2,378,445	44,748		366,336			2,789,529
64	KCO60	1,522,112						1,522,112
65	KCO61	2,549,725	159,710				270,000	2,979,435
66	KCO62	2,121,959						2,121,959
67	KCO63	5,091,202						5,091,202
68	KCO64	3,325,802	148,530					3,474,332
69	KCO65	2,250,325						2,250,325
70	KCO67	1,319,663						1,319,663
71	KCO68	4,300,202		240,000				4,540,202
72	KCO69	1,010,231						1,010,231
73	KCO70	1,112,694						1,112,694
74	KCO72	101,949	177,997	100,000				379,946
75	KCO73	1,497,027	177,278	250,000				1,924,305
76	KCO74	4,461,040		160,000				4,621,040

S/N	PAP Code	Constructions	Plants	Wells	Economically Dis	Graves	Land	Total
77	KCO75	13,556,180						13,556,180
78	KCO77	917,933						917,933
79	KCO78	665,597	67,920		366,336		326,000	1,425,853
80	KCO79	1,934,227	82,265	140,000				2,156,493
81	KCO80	4,717,047	150,214					4,867,261
82	KCO81	612,261						612,261
83	KCO82	1,830,182						1,830,182
84	KCO84	1,237,185		140,000				1,377,185
85	KCO85	3,870,888						3,870,888
86	KCO86	5,514,570						5,514,570
87	KCO88	4,874,670			2,000,000		294,000	7,168,670
88	KCO89	2,211,936						2,211,936
89	KCO91	3,120,288				500,000		3,620,288
90	KCO93	12,753,742						12,753,742
91	KCO98	2,376,532						2,376,532
92	KPI01		239,565					239,565
93	KPI02		164,501					164,501
94	KPI03		319,420					319,420
95	KPI07		55898.5					55,899
96	KPI08		168,893				955,600	1,124,493
97	KPI09		55898.5					55,899
98	KPI10		79,855					79,855
99	KPI11		138,164					138,164
100	KPI13		137,408					137,408
101	KPI14		150,357					150,357
102	KPI16		24,784					24,784
103	KPI18		16,067					16,067
104	KPI19		10,900					10,900
105	KPI20		80,334					80,334
106	KPI21		60,690					60,690
107	KPI22		95,826	130,000				225,826
108	KPI23		71,870					71,870
109	KPI24		335,391					335,391
110	KPL26		79,855					79,855
111	kPI27		95,826					95,826
112	Kpl28		79,855					79,855
113	kPI29		55,899					55,899
114	kPI30		55,899					55,899
115	kPI31		55,899	100,000				155,899
116	kPI32		55,899					55,899
117	kPI34		79,855	100,000			766,000	945,855
118	kPI35		151,725					151,725
119	kPI36		132,559					132,559

S/N	PAP Code	Constructions	Plants	Wells	Economically Dis	Graves	Land	Total
120	kPI37		135,849					135,849
121	kPI38		257,133					257,133
122	kPI39		447,188					447,188
123	kPI40		116,684					116,684
124	kPI41		960,943					960,943
125	kPI46		135,754	160,000				295,754
126	kPI48		151,725	130,000				281,725
127	kPI52		191,652					191,652
128	kPI53		4,007					4,007
129	kPI54		135,754		300,000			435,754
130	kPI56		257,133					257,133
131	kPI59		335,487					335,487
132	kPI60		167,791					167,791
133	kPI61		122,977					122,977
134	kPI62		79,855					79,855
135	kPI63		49,510					49,510
136	kPI64		281,090					281,090
137	kPI65		193,249	130,000				323,249
138	kPI66		212,414					212,414
139	KWe04			130,000			625,200	755,200
140	KWe05			270,000				270,000
141	KWe07			140,000				140,000
142	KWe08			140,000				140,000
143	KWe10			130,000				130,000
144	KWe12			160,000				160,000
145	KWe13			130,000				130,000
146	KWe14			130,000				130,000
147	KWe16			130,000				130,000
148	KWe18			130,000				130,000
149	KWe19			200,000				200,000
150	KWe20			130,000				130,000
151	KWe21			130,000				130,000
152	KWe23			130,000				130,000
153	KWe27			300,000				300,000
154	KWe28			130,000				130,000
155	KWe29			140,000				140,000
156	KWe30			130,000				130,000
157	KWe32			140,000				140,000
158	KWe33			130,000				130,000
159	KWe34			140,000				140,000
160	KWe41			160,000				160,000
161	KWe42			100,000				100,000
162	KED01				300,000			300,000
163	KED02				300,000			300,000

S/N	PAP Code	Constructions	Plants	Wells	Economically Dis	Graves	Land	Total
164	KED03				300,000			300,000
165	KED04				300,000			300,000
166	KED05				2,000,000			2,000,000
167	KED06				300,000			300,000
168	KED08				300,000			300,000
169	KED09				366,336			366,336
170	KED10				366,336			366,336
171	KED11				300,000			300,000
172	KED12				300,000			300,000
173	KED13				300,000			300,000
174	KED14				366,336			366,336
175	KED15				366,336			366,336
176	KED16				2,000,000			2,000,000
177	KED19				366,336			366,336
178	KED21				366,336			366,336
179	KED22				300,000			300,000
180	KED23				300,000			300,000
181	KED24				366,336			366,336
182	KED25				300,000			300,000
183	KED26				300,000			300,000
184	KED27				366,336			366,336
185	KED28				366,336			366,336
186	KED29				366,336			366,336
187	KED30				732,672			732,672
188	KED31				366,336			366,336
189	KED32				366,336			366,336
190	KED34				366,336			366,336
191	KED35				366,336			366,336
192	KED38				2,000,000			2,000,000
193	KED39				366,336			366,336
194	KED41				300,000			300,000
195	KED44				366,336			366,336
196	KED45				366,336			366,336
197	KED46				300,000			300,000
198	KED47				366,336			366,336
199	KED49				300,000			300,000
200	KED50				366,336			366,336
201	KED52				300,000			300,000
202	KED53				366,336			366,336
203	KED54				300,000			300,000
204	KED55				366,336			366,336
205	KED56				366,336			366,336
206	KED57				366,336			366,336
207	KED58		15,970		366,336			382,306

S/N	PAP Code	Constructions	Plants	Wells	Economically Dis	Graves	Land	Total
208	KED59				300,000			300,000
209	KED60				366,336			366,336
210	KED61				300,000			300,000
211	KGr01					1,000,000	350,000	1,350,000
212	KBL01						470,000	470,000
213	KBL02						398,000	398,000
214	KBL03						290,000	290,000
215	KBL05						386,000	386,000
216	KBL06						458,000	458,000
217	KBL07						586,000	586,000
218	KBL08						886,400	886,400
219	KBL10						350,000	350,000
220	KBL11						1,238,000	1,238,000
221	KBL13						382,000	382,000
222	KBL14						1,262,000	1,262,000
223	KBL16						766,000	766,000
224	KBL17						366,000	366,000
225	KBL18						442,000	442,000
226	KBL20						254,000	254,000
227	KBL23						282,000	282,000
228	KBL24						398,000	398,000
229	KBL26						354,000	354,000
230	KBL27						506,000	506,000
231	KBL28						662,000	662,000
232	KBL29						438,400	438,400
233	KBL31						726,800	726,800
234	KBL32						474,000	474,000
235	KBL33						625,600	625,600
236	KBL34						740,000	740,000
237	KBL36						469,200	469,200
		351,231,914	9,257,010	6,600,000	27,421,760	1,500,000	19,655,200	415,665,884

Annex 7: Bill of quantities and cost estimates for ordinary Standing



Emerging Solutions

LUSTER PRINTS Co. LTD

DESIGN, PRINTS, CONSTRUCTION & GEN. COMMERCE

Head Office

P.O.Box 1173, T Junction- Bamenda, North West Region, Cameroon

Mobile: (+237) 675 564 111, Office: (+237) 672 917 038

Email: diom.lusterCo@gmail.com, mbahluster@gmail.com

Union Bank of Cameroon A/C No: 10023 00020 00211019804 83

REG. NoTPRR: RC.BDA.2016A.367

TAXPAYER'S No: M111612578272D

NSIF No: 370-0113321-000-Q

BILL OF QUANTITIES AND COST ESTIMATES FOR THE CONSTRUCTION OF AN ORDINARY STANDING IN KUMBA

N°	DESIGNATION OF WORK	Unites	Quantites	P.U.	Montants
101	BLOCK 1: EARTHWORK				
102	Platform leveling	m ²	207.56	300	62,268
103	Implantation	ff	1	150,000	150,000
104	Excavations of trenches	ml	24.62	1,900	46,778
105	Backfill under paving	m ³	66	2,500	165,000
SUB-TOTAL 100					424,046
200	BLOCK 2: FOUNDATIONS				
201	Lean concrete dosed at 150 kg/m ³	m ³	1.6	75,000	120,000
203	Reinforced concrete for soles, posts, chains	m ³	4.22	180,000	759,600
204	Block of 20x20x40 cm stuffed	m ²	55.28	12,000	663,360
205	Floor paving (8cm thick)	m ²	111.01	10,500	1,165,605
SUB TOTAL 200					2,708,565
300	BLOCK 3: MASONRY- ELEVATIONS				
301	Masonry walls 15 cm thick	m ²	189	15,000	2,835,000
303	Cement mortar coatings	m ²	396.9	3,500	1,389,150
304	Reinforced concrete for posts, lintels, chaining beams	m ³	4.06	180,000	730,800
SUBTOTAL 300					4,954,950
400	BLOCK 4: FRAME-ROOFING				
401	Rail trusses	m ³	3.2	180,000	576,000
402	Wood for purlins	m ³	0.95	180,000	171,000
403	Plywood ceiling on wooden joists	m ²	112	5,500	616,000
404	Planed hardwood edge boards	ml	47.1	3,500	164,850
405	Tole BAC Alu5/10s	m ²	138.95	11,000	1,528,450
406	Tole fissure de 50 cm de large	ml	38.45	2,500	96,125
407	Toles de rive en Alu	m ²	15.5	2,500	38,750
SUBTOTAL 400					3,191,175
500	BLOCK 5: METAL/ALU JOINERY				
501	Metal doors of 80	u	1	80,500	80,500
502	Metal doors of 120	u	1	150,000	150,000
503	Metal windows	u	7	41,000	287,000
504	F/P window in naco frame of 8 double slats width 1.10x1.20 height	u	6	52,390	314,340
505	F/P window in naco frame 5 slats wide 0.80x0.70 height	u	2	24,810	49,620
SUBTOTAL 500					881,460
600	BLOCK 6: WOOD CARPENTRY				
601	Cupboard with 2 leaves y/c all suggestions	m ²	15	45,000	675,000
602	Bedroom doors with locks and stabilizing bolts	u	4	60,000	240,000
603	Iso flat toilet doors with locks and stabilizing bolts	u	2	60,000	120,000
SUB TOTAL 600					1,035,000
700	BLOCK 7: SANITARY PLUMBING				
701	PVC 110 buried pipe for EV evacuation	ff	1	29,500	29,500
702	PVC 63 buried pipe for EV evacuation	ff	1	29,500	29,500

703	Water distribution in 1/2" v/c galvanized pipes all suggestions for tee elbow taps etc.	ff		1	29,500	29,500
704	English flush toilet	u		2	75,000	150,000
705	Console sink	u		2	60,000	120,000
706	Kitchen sink	u		1	60,000	60,000
707	Fixing accessories + siphons	u		1	55,000	55,000
708	Simple shower column + floor drain including all installation suggestions	u		2	15,000	30,000
709	Sink glass including fixing accessories	u		2	14,250	28,500
710	Stainless steel soap dish	u		2	4,250	8,500
711	Stainless steel toilet paper holder	u		2	4,250	8,500
712	Evacuation manhole	u		4	7,500	30,000
SUB TOTAL 700						379,000
800	BLOCK 8: ELECTRICITY					
801	20mm corrugated sheath	rlx		2	35,000	70,000
802	VGV cable with flexible section 3x1.5 mm ²	rlx		3	25,000	75,000
803	VGV cable with flexible section 3x2.5 mm ² 131	rlx		6	25,888	155,328
804	Lampe ECO 18W	u		10	3,050	30,500
805	Round portholes	u		2	5,500	11,000
806	Sanitary wall light	u		2	5,000	10,000
807	Sockets and switches	u		18	3,500	63,000
808	Junction box, domes and other accessories	ff		1	150,000	150,000
809	Earthing of the complete building	FF		1	399,000	399,000
SUB TOTAL 800						963,828
900	BLOCK 9: PAINTING AND COATING					
901	Lime wash	m ²		300	355	106,500
902	Ceiling painting	m ²		112.2	3,000	336,600
903	Interior wall with Pantex 800	m ²		250	3,000	750,000
904	Exterior wall with Pantex 1300	m ²		200	3,500	700,000
905	Enamel paint for metal joinery	m ²		140	4,000	560,000
906	Oil paint for wood carpentry	m ²		49.67	4,000	198,680
907	Smoothed screed	m ²		111.01	3,000	333,030
SUB TOTAL 900						2,984,810
10	BLOCK 10: VRD					
1001	Perimeter gutters including slabs at the entrances	ml		50	9,500	475,000
1002	Surrounding paving	m ²		25	6,650	166,250
SUB TOTAL 10						641,250
Transportation of materials						184,179
TOTAL AMOUNT ENCL. VAT						18,548,263
AREA						111
COST PER M² OF AN ORDINARY STANDARD						167,101




 Lukong Elvis Njong

Annex 8: Bill of quantities and cost estimates for wooden structures



Emerging Solutions

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Union Bank of Cameroon A/C No: 10023 00020 00211019804 83

REG. NoTPRR: RC.BDA.2016A.367

TAXPAYER'S No: M111612578272D

NSIF No: 370-0113321-000-Q

BILL OF QUANTITIES AND COST ESTIMATES FOR THE CONSTRUCTION OF A WOODEN STRUCTURE IN KUMBA					
N°	DESIGNATION OF WORKS	UNIT	QTY	U.P	TOTAL P
101	BLOC 1 : SITE LEVELLING AND CLEARING				
102	Setting out	ff	1	150,000	150,000
103	Foundation trenches	m1	25	1,900	46,778
104	Backfilling	m3	66	2,500	165,000
SUB-TOTAL 100					361,778
200	BLOCK 2: FOUNDATIONS				
201	Blinding concrete	m3	1.6	70,000	112,000
202	Concrete floor	m3	111	9,500	1,054,500
SUB-TOTAL 200					1,166,500
300	BLOCK 3: ELEVATIONS				
301	Aluminium zinc	m2	142	5,500	781,000
302	woodern planks of 5.00m	m3	96	7,500	720,000
303	Frames and purlins	m4	1	400,000	400,000
SUB-TOTAL 300					1,901,000
400	BLOC 4: ROOFING				
401	Frames in Hard wood	m3	1.8	250,000	450,000
402	Purlins in hard wood	m3	0.65	250,000	162,750
SUB-TOTAL 400					612,750
500	BLOCK 5: WOODERN WORKS				
501	Wooden doors with all accessories for rooms	u	6	70,000	420,000
502	Wooden doors with all accessories for toilets	u	2	60,000	120,000
SUB-TOTAL 500					540,000
601	BLOCK 6 : PLUMBING AND SANITARY WORKS				
602	Drainage with PVC 110mm	ff	1	29,500	29,500
603	Drainage with PVC 63mm	ff	1	29,500	29,500
604	Distribution of water with galvanised pipe with all accessories	ff	1	29,500	29,500
605	Toilet pot type English	u	2	75,000	150,000
606	Wash Hand basin	u	2	35,000	70,000
607	Kitchen sink	u	1	35,000	35,000

608	Accessories for floor drains and others	u	1	30,000	30,000
609	Toilet showers with all accessoires	u	2	15,000	30,000
610	Inspection chamber	u	4	7,500	30,000
611	Septic tank and soak away pit	u	1	147,520	147,520
SUB-TOTAL 600					581,020
700	BLOCK 7 8 : ELECTRICITY				
701	Conduit pipes	rlx	2	35,000	70,000
702	VGV flexible cable 3x1,5 mm ²	r!x	3	30,000	90,000
703	VGV flexible cable 3x2,5 mm ² 131	rlx	6	30,000	180,000
704	Bulbs 18W	u	10	3,050	30,500
705	Hublots ronds	u	2	5,500	11,000
706	Applique sanitaire	u	2	5,000	10,000
707	Sockets and switches	u	18	3,500	63,000
708	Distribution box and junction boxes with all accessories	ff	1	150,000	150,000
SUB-TOTAL 700					604,500
800	BLOCK 8 : PAINTING AND FLOOR				
801	Trowel finish floor	m ²	112	3,000	336,000
SUB-TOTAL 800					336,000
900	BLOCK 9 : VRD				
901	Concrete slaps	no	25	11,769	294,225
SUB-TOTAL 900					294,225
Transport des matériaux					269027
TOTAL					6,126,800
SURFACE AREA					111
PRICE PER METER SQUARE					55,196




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Union Bank of Cameroon A/C No: 10023 00020 00211019804 83

Emerging Solutions

REG. NoTPRR: RC.BDA.2016A.367

TAXPAYER'S No: M111612578272D

NSIF No: 370-0113321-000-Q

BILL OF QUANTITIES AND COST ESTIMATES FOR CONSTRUCTION OF FENCE WITHOUT GATE IN KUMBA					
N°	DESIGNATION	Unit	Qty	Unit P	Total P
101	Clearing the site	m2	10	250	2,500
SUBTOTAL 100					2,500
200	EARTHWORKS				
201	Trenches excavations for footings	m3	0.32	3,000	960
202	Trenches for block works and ground beams	m1	10	3,000	30,000
203	Backfilling and compaction of land under paving	m3	4	3,500	12,600
SUB TOTAL 200					43,560
300	FONDATIONS				
301	Lean concrete dosed at 150kg/m3	m3	0.15	75,000	11,250
302	Concrete for footings	m3	0.10	150,000	14,400
303	Reinforcement for footings	kg	1	150,000	150,000
304	Formwork for footings	m2	1	3,800	2,926
305	ground pillars	m3	0.05	150,000	7,500
306	Reinforcement for ground pillars	kg	3.31	800	2,648
307	Formwork for ground pillars	m2	0.76	3,800	2,888
308	Concrete for beams	m3	0.14	150,000	21,000
309	Reinforcement for beams	kg	9.39	800	7,512
310	Formwork for beams	m2	2.00	3,800	7,600
311	Chocked bricks of 15x20x40 under beams	m2	4.20	9,000	37,800
SUB-TOTAL 300					265,524
400	GROUND FLOOR				
401	Reinforced concrete dosed at 350kg/m3 for pillars				
402	Concrete for pillars	m3	0.20	150,000	30,000
403	Reinforcement for pillars	kg	13.50	800	10,800
404	Formwork for pillars	m2	3.00	3,800	11,400
405	Concrete for beams	m3	0.09	75,000	6,750
406	Reinforcement for beams	kg	6.30	800	5,040
407	Formwork for beams	m2	1.40	3,800	5,320
408	Elevation of block works 15x20x40	m2	30	9,500	280,250
409	Interior plastering with mortar 300kg/m3	m2	30	3,500	105,000
412	Exterior plastering waterproof to 300kg/m3	m2	18	3,000	54,000
SUB-TOTAL 400					508,560
500	PAINTING AND COATING IN STAFF				
501	Preparation of surfaces to be painted	m2	36	300	10,800
502	Whitewash with Pantex 1300 on exterior walls	m2	20	3,000	60,000
503	Pantex 1300 water-based paint on interior walls	m2	17	3,000	51,000
SUB-TOTAL 500					121,800
TOTAL AMOUNT WITH TAXES					941,944
MONTANT TTC					10
PRICE PER SQUARE METER HARD FENCE					94,194



Lukong Elvis Njong

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Union Bank of Cameroon A/C No: 10023 00020 00211019804 83

REG. NoTPPFR: RC.BDA.2016A.367

TAXPAYER'S No: M111612578272D

NSIF No: 370-0113321-000-Q

BILL OF QUANTITIES AND COST ESTIMATES FOR CONSTRUCTION OF FENCE WITH GATE IN KUMBA					
100	DESIGNATION	Unit	Qty	Unit P	Total P
101	Clearing the site	m2	10	250	2,500
SUBTOTAL 100					2,500
200	EARTHWORKS				
201	Trenches excavations for footings	m3	0.32	3,000	960
202	Trenches for block works and ground beams	m1	10	3,000	30,000
203	Backfilling and compaction of land under paving	m3	4	3,500	12,600
SUB TOTAL 200					43,560
300	FONDATIONS				
301	Lean concrete dosed at 150kg/m3	m3	0.15	75,000	11,250
302	Concrete for footings	m3	0.10	150,000	14,400
303	Reinforcement for footings	kg	1	150,000	150,000
303	Formwork for footings	m2	1	3,800	2,926
304	ground pillars	m3	0.05	150,000	7,500
305	Reinforcement for ground pillars	kg	3.31	800	2,648
306	Formwork for ground pillars	m2	0.76	3,800	2,888
307	Concrete for beam	m3	0.14	150,000	21,000
308	Reinforcement for beams	kg	9.39	800	7,512
309	Formwork for beams	m2	2.00	3,800	7,600
310	Maçonneries en Agglo bourrés de 15x20x40 sous Longrines	m2	4.20	9,000	37,800
SUB-TOTAL 300					265,524
400	GROUND FLOOR				
401	Reinforced concrete dosed at 350kg/m3 for pillars				
402	Concrete for pillars	m3	0.20	150,000	30,000
403	Reinforcement for pillars	kg	13.50	800	10,800
404	Formwork for pillars	m2	3.00	3,800	11,400
405	Concrete for beams	m3	0.09	75,000	6,750
406	Reinforcement for beams	kg	6.30	800	5,040
407	Formwork for beams	m2	1.40	3,800	5,320
408	Elevation of block works 15x20x40	m2	30	9,500	280,250
409	Interior plastering with mortar 300kg/m3	m2	30	3,500	105,000
410	Main Metal gate	u	1	350,000	350,000
411	Small gate	u	1	150,000	150,000
412	Exterior plastering waterproof to 300kg/m3	m2	18	3,000	54,000
SUB-TOTAL 400					1,008,560

500	PAINING AND COATING IN STAFF				
501	Preparation of surfaces to be painted	m ²	36	300	10,800
502	Whitewash with Pantex 1300 on exterior walls	m ²	20	3,000	60,000
503	Pantex 1300 water-based paint on interior walls	m ²	17	3,000	51,000
SUB-TOTAL 500					121,800
TOTAL AMOUNT WITH TAXES					1,441,944
MONTANT TTC					10
PRICE PER SQUARE METER HARD FENCE					144,194



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Annex 11: Bill of quantities and cost estimates for the construction of a septic tank and suckaway



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Union Bank of Cameroon A/C No: 10023 00020 00211019804 83

REG. NoTPRR: RC.BDA.2016A.367

TAXPAYER'S No: M111612578272D

NSIF No: 370-0113321-000-Q

BILL OF QUANTITIES AND COST ESTIMATES FOR THE CONSTRUCTION OF A SPTIC TANK AND SOAK AWAY PIT IN KUMBA

No	WORKS DESCRIPTION	U	Q'TY	UP	AMOUNT
100	PRELIMINARY WORKS				
101	Setting out	ls	1	50,000	50,000
102	Excavation	ls	13.40	5,000	67,000
103	Backfilling	m2	3.9	3,500	13,643
SUB-TOTAL 100					130,643
200	FOUNDATION				
201	Blinding concrete dose at 150kg/m3	m3	0.11	70,000	7,770
202	Reinforced concrete for footings, ground pillars and chaining	m3	0.75	150,000	112,500
203	Block work of 22x20x40cm	m2	19	14,000	266,000
204	Floor concreting with thickness 8cm	m3	0.97	150,000	145,065
SUB-TOTAL 200					531,335
300	ELEVATION				
301	Coating of walls with cement mortar made of a dash bond coat; batching: 650/m3 and a finishing coat with batching: 400kg/m3	m2	19	3,000	57,000
302	Reinforced concrete for chaining	m3	0.23	150,000	34,500
SUB-TOTAL 300					91,500
Total without tax					753,478
Surface area					5
Price per meter square of septic tank & soak away pit					150,696



Lukong Elvis Njong

Annex 12: Communique setting up Ad-hoc committee for the Kumba RAP

REPUBLIC OF CAMEROON
Peace-Work-Fatherland

MINISTRY OF DECENTRALIZATION AND LOCAL DEVELOPMENT



Kumba City Council
Office of the City Mayor

Commonwealth Avenue
Kumba- S.W. Region
Republic of Cameroon

Phone. 233 35 42 15

Fax. 233 35 48 91

[Email: cityofkumba@yahoo.com](mailto:cityofkumba@yahoo.com)

Ref: 125 KCC/CM/SG/2024

Date: 7-7 JAN 2024

DECISION NO. KCC/CM/SG/DAF/COSPM/ 2024
CREATING AN ADHOC COMMITTEE CHARGED WITH THE
EXPROPRIATION OF PROPERTIES IN RELATION TO THE
INCLUSIVE AND RESILIENT CITIES PROJECT IN FIANGO - KUMBA
II SUB-DIVISION IN THE KUMBA MUNICIPALITY.

THE CITY MAYOR TO THE KUMBA CITY COUNCIL.

Mindful of the Constitution;

Mindful of Law N^o. 2018 /011 of 11th July 2018 on the Code of Transparency and Good Governance in the Management of Public Finance in Cameroon;

Mindful of Law N^o. 2019/024 of 24th December, 2019 to institute the General Code of Regional and Local Authorities;

Mindful of Decree N^o 87/1872 of 16th December 1987, bearing on the Text of Application of Law N^o 85/9 of 4th July 1985, relative to the expropriation for causes of Public Utility and the Modalities of Compensation;

Mindful of Decree N^o. 2008/026 of 17th January 2008 creating the Kumba City Council;

Mindful of Decree N^o. 2018/191 of 2nd March, 2018 to reorganize the Government;

Mindful of Decree N^o. 2018/449 of 1st August, 2018 to organize the Ministry of Decentralization and Local Development;

Considering Order N^o 000427/O/MINDDEVEL of 11th November, 2020 to establish the election of the City Mayor and Deputy City Mayors after the session of the Council Board held on the 22nd of October, 2020 of the Kumba City Council, Meme Division South West Region voting MR. NTEMOYOK MEWANU GREGORY as City Mayor to the Kumba City Council;

Considering the necessity of service;

HEREBY DECIDES AS FOLLOWS:

Article I: That, an Ad Hoc Committee herein after referred to as "the Committee" which shall be responsible for the expropriation of properties affected by the programme for the Development of Resilient and Inclusive Cities in Cameroon (better known by its French acronym as PDVIR) project to be effected in Fiango – Kumba II Sub-Division in the Kumba Municipality is hereby created.

Article II: That, the Committee shall comprise of:

- The City Mayor or Representative Chairperson
- The Representative of the SDO Member
- The Mayor Kumba II Council Member
- The DO Kumba II Subdivision Member
- Divisional Delegate MINCAF – Meme Rapporteur
- Divisional Delegate MINEE – Meme Member
- Divisional Delegate MINDHU – Meme Member
- Divisional Delegate MINAS – Meme Member
- Divisional Delegate MINADER – Meme Member
- The Divisional Chief of Surveys Member
- The Divisional Chief of land Tenure Member
- The Divisional Chief of Housing Member
- The Divisional Chief for Water Resources Member
- The Divisional Chief of Agriculture Member
- The UTL Member
- Two Quarter Heads Members

Article III: That, members services are for 'Gratis'. However, they shall be reimbursed expenditure incurred.

Article IV: That, this Municipal Decision after approval shall be registered, and Communicated when and wherever the need arises.

Done at Kumba this, **11 JAN 2024** 2024

**THE CITY MAYOR
KUMBA CITY COUNCIL**



Gregory N. Mwanu

CC:

- H.E MINDHU / YDE
- Cordo PDVIR/ YDE
- SDO / Meme
- The concerned
- File

Annex 13: Photos of training of stakeholders in Douala for the Kumba RAP





CAMPION INCLUSIVE AND RESILIENT CITIES DEVELOPMENT PROJECT


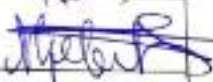












CELLULE DE COORDINATION DU PROJET
CREDIT NUMBER IDA-6132-CM

ATELIERS DE FORMATION DES ACTEURS DE MISE EN ŒUVRE DE LA PROCEDURE D'EVALUATION DES PERTES DE BIENS/MISES EN VALEUR/ACTIFS ECONOMIQUES/MOYENS D'EXISTENCE ET DE COMPENSATION DES PERSONNES AFFECTEES PAR LES TRAVAUX DES SOUS-PROJETS DE PROXIMITE DU PDVIR DANS LA VILLE DE KUMBA

FICHE DE PRESENCE DU ..04.10.19024....

N°	Noms et prénoms	Institution	Fonction	Téléphone	Signature
1	NTOU'OU NDOUB CHAIRPERSON	PREFECTURE KUMBA	PREFET	67753 4386	
2	KAMGANIB Constante Clarisse	DEPC/MINADCAF	Chef de Division	69996 6008	
3	Arrey Solomon	Kumba City	City Mayor Rep	675567505	
4	Mbachu Jacob Kay	Kumba II Council	Mayor Kba II	675544044	
5	NOUADJE KATEU Franconi	Coordonnateur POMER	Coordonnateur	634188377	
6	BALOGNYE Samuel Roland	DAJ/MINHAU	Chef de Cellule Conception	636825737	
7	CLIFORT ENOWRU AYUK	MINHCU	DD MEMRE	693748427	


	Noms et prénoms	Institution	Fonction	Téléphone	Signature
	SALLE DAHLWE MEMBONG	MINHAU-MEME	DCSTP-MEME	675337789	
9	MUTINGNI IRENE MURATI épouse MANGA	MINAS-MEME	DIVISIONNAIRE DELEGATE	677275272	
10	Filchi Emmanuel Daugha	MINEPAED MEME	Divisional Delegate	692266987	
11	Dahiro Gamba	Quater Council	Quater member	676144797	
12	AKEM SIMON NELSON	EKEMBA Kumbi	QUARTER HEAD	654752156	
13	Daniel Nchinda Abong	MINADEN MEME	Divisional Delegate	681790357	
14	Noupeyoy Seghula Lambert	MINEE	Divisional Delegate	674200219	
15	Dr. Guedjeo Christian Suh	YOP Cameroon	Project Manager	675803527	
16	GODWILL AWEH	MUNICIPAL/MEME	Chief of State local	679836070	
17	IYAKOH FELIX AGANEI	DC/SURVEY-MEME	Chief of Survey	677052519	
18	MALLE NOELLA EMELE	MINEE-MEME	Chief of Service	672501911	
19	NGA Jean Claude	ADUIA	ING/CLP	693069800	

	Noms et prénoms	Institution	Fonction	Téléphone	Signature
20	NSSIMÉYO MRABI F.	ADVIR	RAF	677 38 52 31	
21	BENJAMIN FEH	MINABER	DCS	677 78 1 24	
22	ZENFACK DONALD	ADVIR	RSE	695 42 7 35	
23	BAYE TABOKO ATABONG	MINDCAP	Dev. Nalega	677 61 25 24	
24	OBASE John IRE	Chief WIL Kumba	WIL	677 77 21 01	
25	NGOLE BANABAK NIUME	ENGINEER UTL Kumba	UTL	675 80 7 15	
26	Dr. Mbokeyamba EWS	Socio-économie - mentorist UTL	UTL	677 39 3 03	
27	Job Nwanya Efangga	Municipal Treasurer Kumba City Council	M.T	672 31 4 465	
28	ISSA Paula Hissi	ADVIR	RCS	674 18 29 77	
29	ENGOLO SAMUEL	DCSN	Comde du corps	696 7 16 789	
30	NOAH ALEXANDRE	CHAUFFEUR	SD	673 94 48 43	
31	WANDA CHRISTIAN	ADVIR	ARCES	671 09 28 81	

Annex 15: Launching of RAP Kumba PDVIR Sub-project in Kumba








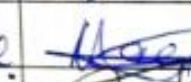

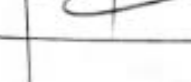
Annex 16: Attendance sheet for the launching of RAP Kumba PDVIR Sub-project in Kumba




CELLULE DE COORDINATION DU PROJET
CREDIT NUMBER IDA-6132-CM

RESETTLEMENT ACTION PLAN FOR PEOPLE AFFECTED BY THE SUB-PROJECTS OF THE PDVIR OF THE CITY OF KUMBA II STRUCTURING ROADS IN THE FIANGO QUATER.

Meeting Time Sheet Event _____ Date _____

S/N	Name	Adress/Function	Contact	Gender	Sign
1	GREGORY N. MEWANYU	CITY MAYOR KUMBA	677045566	Male	
2	MBACHU JACOB KAY	Mayor Kba II Council	6784046	Male	
3	Charles N. ADREY	879 KCC	677070530	Male	
4	Job Mwangi FANGE	MT KCC	67234465	Male	
5	Daniel Kichichu N	DDMS memo	6819905 51	male	
6	Stephen Epepe Ewane	P.S K.C.C	670951945	Male	
7	Dr. MBIAYAMBA	Socio-environ- mentalist	677393 103	Male	
8	CLIFORI ENORU A.	DD MIN HDU	67374857	male	
9					
10					

Youth Outreach Programme – Nangah Building Bamenda 



CAMEROON INCENTIVE
AND RESILIENT CITIES
PROGRAMME/PROJET



PROJET DE DEVELOPPEMENT
DES VILLES INCENTIVES
ET RESILIENTES



LA BANQUE MONDIALE

CELLULE DE COORDINATION DU PROJET
CREDIT NUMBER IDA-6132-CM

RESETTLEMENT ACTION PLAN FOR PEOPLE AFFECTED BY THE SUB-PROJECTS OF THE PDVIR OF THE CITY OF KUMBA II STRUCTURING ROADS IN THE FIANGO QUATER.

Meeting Time Sheet

Event _____

Date _____

S/N	Name	Adress/Function	Contact	Gender	Sign
1	MUJINGNI IRENE MUBDT ESE MANGA	MUNAS - Divisional Delegate	677275272 672266987	F	
2	BAHTE TABOKO A	MINDCAF - D. Delegate	677612524	M	
3	SALLE DAHUNE M.	DCSD - MINHAU	675337785	M	
4	Daniel Nchudig &	DDARD MONGA	681770 357	m	
5	TIALEFACK ZELIO H.	N.G.O - PIERERID	675992957	M	
6	NAENGFACK MARUA	Fiangou Market	672087622	F	
7	IYAKOH FELIX AGANEI	MINDCAF, Chief of Survey	677052519	M	
8	NGONE BANABAS NJUME	Engineer MIL Kumba	675807115	M	
9	Dr. Guedjeo Christian	YOP project Manager	675803527	M	
10	Noupeyou Segbina Lambot	DD MINEE	6742002 19	M	





CAMEROON INCLUSIVE
PROJET DE DEVELOPPEMENT
DES VILLAGES INCLUSIFS
ET RURAUX



PROJET DE DEVELOPPEMENT
DES VILLAGES INCLUSIFS
ET RURAUX



CELLULE DE COORDINATION DU PROJET
CREDIT NUMBER IDA-6132-CM

RESETTLEMENT ACTION PLAN FOR PEOPLE AFFECTED BY THE SUB-PROJECTS OF THE PDVIR OF THE CITY OF KUMBA II STRUCTURING ROADS IN THE FIANGO QUATER.
Meeting Time Sheet Event _____ Date 17/01/2024

S/N	Name	Address/Function	Contact	Gender	Sign
11	OBASE John IJOE	Chief UIL Kumba	677772100	M	
12	WANKO SANDRA	Assistant to City Mayor	655663733	F	
13	Akwa Bonana Jackson	Chief of Staff/Ngon's Palace Kumba	676444655	M	
14	Akwa Thierry Akwanyi	National Youth president	673775778	M	
15	MRS Carine Zi N.	Secretary UIL-Kba	670268952	F	
16	Alem Nweluhi T	IT Expert KCC	677529666	M	
17	Alem Simon N	Quarter head	654752756	M	
18	Metuge Evalyne	Journalist	675658580	F	
19	Naiq Bueli	Journalist	674691003	M	
20	Malle Noella E	Chief of Service MINEE	672501911	F	





CAMEROON INCLUSIVE
AND RESILIENT GROWTH
FOR ALL



PROJET DE DEVELOPPEMENT
DES VILLES IMPACTEES
PAR LES DEPLACEMENTS



LA BANQUE MONDIALE

CELLULE DE COORDINATION DU PROJET
CREDIT NUMBER IDA-6132-CM

RESETTLEMENT ACTION PLAN FOR PEOPLE AFFECTED BY THE SUB-PROJECTS OF THE PDVIR OF THE CITY OF KUMBA II STRUCTURING ROADS IN THE FIANGO QUATER.
Meeting Time Sheet

Event _____ Date 17/01/2024

S/N	Name	Adress/Function	Contact	Gender	Sign
11	OBASE John IJOE	chef UIL Kumba	677772100	M	
12	WANKO SANDRA	Assistant to City Mayor	655663733	F	
13	Akoua Bernard Takang	Chief of Staff / Ngor's Palace	676444655	M	
14	Akwu Thierry Akwanyi	Divisional Youth president	67372578	M	
15	Mrs. Carine Zi N.	Secretary UIL-Kba	670268952	F	
16	Alem Numbuh T	IT Expert KCC	677529668	M	
17	Alem Simon N	Quarter head	654752758	M	
18	Metage Evahne	Journalist	675658580	F	
19	Nzai Bueh	Journalist	674691063	M	
20	Malle Noella E	Chief of Service MINCE	672501911	F	





CAMEROON INCLUSIVE
AND RESILIENT CITIES
PROGRAMME QUALITY



PROJET DE DEVELOPPEMENT
DES VILLES INCLUSIVE
ET RESILIENTES



LA BANQUE MONDIALE

CELLULE DE COORDINATION DU PROJET
CREDIT NUMBER IDA-6132-CM

RESETTLEMENT ACTION PLAN FOR PEOPLE AFFECTED BY THE SUB-PROJECTS OF THE PDVIR OF THE CITY OF KUMBA II STRUCTURING ROADS IN THE FIANGO QUATER.

Meeting Time Sheet

Event _____

Date _____

S/N	Name	Adress/Function	Contact	Gender	Sign
1	Mukwelle Solomon n	Town planner Kumba City Council	672857777		
2	Noroum Elisabeth N	NShie Meryie	67718888	F	
3	ISRAEL Furoh m	N Shiri emu	6732455	M	
4	Dahirou Gerba	Head quater "	67781505	M	
5	Nkuru Dargua M.	quater head	677132913	M	
6	Becher Paul	NShie Meryie	6754444	M	
7	Tanyi Christa Tanyi	NShie Meryie	67747169	M	
8	Amos N. H. Jah	Secretary Gen	676278586	M	
9	ABONGHO JOHNS NABE	Vice Sec. gen	677985787		
10					



Annex 17: Field work with Delegates after launching of the RAP Kumba project



Annex 18: Photos of socio-economic survey



Annex 19: Consultation Meeting With PAPs



CELLULE DE COORDINATION DU PROJET
CREDIT NUMBER IDA-6132-CM

CONSULTATION MEETING WITH PAP

**RESETTLEMENT ACTION PLAN (RAP) FOR PEOPLE AFFECTED BY THE
PDVIR SUB-PROJECTS OF THE CITY OF KUMBA AREA**

The meeting started at 3:00 pm with registration of attendees. The City Mayor presented the agenda for the day as follows:

Agenda

- Opening prayer
- Singing of the National Anthem
- Word of welcome from the Lord City Mayor
- Presentation of the project to the population (Mr Obase)
- Impact and risk associated to the project (All)
- Collection of worries, grievances and expectation of the population (PAP)
- Mitigation measures (All)
- Reception of recommendations of Project Affected Persons (PAP)
- Grievance redress mechanism (YOP)
- Closing remarks

This agenda was adopted by Mr Simon Gabriel proprietor of St Francis and Mr Eric Foson-Nagdan at Ntoko street. This was followed by singing of the National Anthem and opening prayer given by the City Mayor.

In his welcome speech the City Mayor expressed his gratitude for the attendance, and pleaded that regardless of the loss of information or misunderstanding that may emanate from the project, the interest of the City should be our priority, gave glory to God for this great development project as it will go a long way to reduce cost, traffic jam, connect quarters without stress, reduce accidents due to better roads. He called on participants to be constructive and their interventions should be short and precise. And everyone should express his worry and proposals as a family for lasting solutions.

Presentation of the project

Mr Obase presented the project technicalities where he highlighted the dimensions and specificities of the two road stretches. The road shall have a total width of 15.6m with parking, foot path, gutters, trash can space, leisure space and electric poles on both sides of the road. The present gutters and bridge on Cameroon Street shall be removed.

Impact and Risk of the Project

The Divisional Delegate for Water and Energy MINEE, presented the impact of the project on water facilities. All the wells along the road stretch shall be destroyed as well the CAM Water supply pipes. The contractor shall replace the pipes to ensure water is available. All CAM Water meters along the road shall be displaced as well. Those whose well shall be destroyed shall be compensated.

The Divisional Delegate to Urban Planning and Housing MINH DU presented that a lot of houses and fences shall be affected during the construction of the road. These structures have been evaluated and list of compensations shall be published soon. He further stressed that before people construction houses, they should seek advice from the appropriate office i.e. city council and/or Urban development.

The Divisional Delegate for social affairs MINAS presented the positive and negative impact of the project. Road construction brings development, people are more relaxed and feel comfortable, more job opportunities. Some families and livelihoods will be affected so some compensation will be given and they should use these compensation judiciously. Everyone should try to consult the right delegation and learn to do the right thing when constructing. And families should manage the behavior and those of their children.

The Divisional Delegate Agriculture and Rural Development said all crops along the road shall be destroyed and compensated. Each crop has its own rate and be calculated based on that.

Worries, grievances and expectation of the population (PAP)

Some worries were raised as presented:

Mr. Nkongho Ayuk Gilbert raised some worries;

- When will the project start?
- How long will the project last as some projects take years to go to completion
- Will compensations be fair and realistic or based on friendly relationships
- What procedure will be used for evaluation of compensations?
- Will compensations be speeded up for the project to start?

Mr Eric Forsong-Nagda of Ntoko street appreciated the work done in Kumba however, he raised some issues:

- What is the criteria put in place for compensations?
- Is the project a political one as usually the case in Cameroon?

Mrs Welabi Patience of Mulango street

- When will compensations take place? Before, during or after the project.

Mr Kwalo Joanes of Paradise Street

- Raised the issue that meters have not been evaluated

Mr Lydia Ndoke asked if someone could refuse compensation in cash and ask his or her house to be constructed as it was

Responses:

- All Delegates are involved in the project and have an official barem appropriate for the damaged structure and are guided by the rules and regulations of the state.
- The project has kicked off already and construction materials is being transported and deposited at appropriate places.
- If all collaborate to facilitate the execution of this project then it may not last long to realize the project in record time.
- People should have false interpretation and misconception or illusion in terms of compensations.
- No one shall be tricked or bribed and avoid false expectations.
- BUNS is one of the best road construction companies in Cameroon and are financially stable to carry out the project without any hitches.
- No political strings are attached to the project.
- The compensations will take place before the project starts
- The City Council has already respected their own quarter of financial obligations towards compensation of those affected, meaning some money is presently available.
- The contracted shall handle all electric meters and CAM water meters

- If you want your house to be reconstructed for you it can be done but the owner should not expect above the current standard of the house.

Recommendations

- Compensations should be done as soon as possible
- Youths should be involved in the project. It was already stated that youths are already working in the area on data collection.

Grievance Redress Mechanism

The consulting firm YOP Cameroon presented the Grievance Redress Mechanism. Where he stated that each PAP has the right to complain and can channel their complaints to the chief of UTL Kumba to facilitate organization and treatment of complaints. Complaints can be written by the PAP or a representative and channeled to the right quarters. There will be re-evaluation if necessary

A list will be published at the City Council notice board by 12th of March 2023. A deadline shall be presented to receive all complaints.

In his closing remark, the Lord Mayor thanked all for coming and that those who were present should channel the information to other PAPs, and wished all a safe return to their various destinations.

Annex 20: Attendance sheet for consultation meeting with PAP



CELLULE DE COORDINATION DU PROJET
CREDIT NUMBER IDA-6132-CM

RESETTLEMENT ACTION PLAN (BY) FOR PEOPLE AFFECTED BY THE SUB-PROJECTS OF THE PDVIR OF THE CITY OF KUMBA II STRUCTURING ROADS IN THE FIANGO QUATER

ATTENDANCE SHEET

SN	Names	Function/address	Contact	Gender	Signature
1.	Kwalle Johannes	Paradise street	678574031	male	
2.	Ayaman Justine	- - -	678093169	Female	
3.	NKwelle Hannah E Song	Ntoko Street	680332260	Female	
4.	Touka Ivo Chango	NShiane Shia Street	6544981503	male	
5.	Ndefor Mathias	BUSINESS CARI ST	678420386	Male	
6.	Chiangwi voltaire Nkang	Lastech mulungo St	678053639	M	
7.	Silatieu Fabien	Retired mulungo St	677815127	M	
8.	Kaje Ernest	Parlem Ambulant	672069894		
9.	Ntala esse Koudjo Evelyne	Business Honesty street	677524503 651475990	Female	
10.	Erick rosyne	President Ntoko Ntoko	652506822	Male	
11.	Mbachii Stephen	Landlord Ntoko Street	677986033	Male	
12.	Mathias Nkongho Ayuk	farmer-mulungo Street	678502995	male	
13.	Forba Emmanuel	Ntoko Street	652533843	Male	
14.	Mbaaku Bridget	Cameroon street	076350606	Female	

TAKU Lucas — Business man - paradise street. 677874515 - Male
Teh Klong Nicholas

15.	Simon Gabriel Shu	School Fence Paradise Street	677874803	male	
16.	Muhamadu Hamissan	Ntoko - street	677878815	Male	
17.	Balemba Tanyi	Ntoko - street	650417941	male	
18.	Nforni Blessing	Ntoko - Street	671673292	Female	
19.	NSalar Jessica	Ntoko - Street	675933180	Female	
20.	MUAMBA William	Ntoko Street	677526708	Male	
21.	MUNGET EECILIA	Ntoko street	672067919	Female	
22.	Klele Uaplot Bea Ayuk	Cameroun Street	677277823	Female	
23.	Ngum Elizabeth Ngwa	Ntoko Street	677718888	Wali	
24.	Chantany J. N	Ntoko street	074680517	Male	
25.	Morice Njoh Neba	Ntoko Street	678156620	house	
26.	Seumen Carlos Chukunche	Cameroun Street	653060933	male	
27.	Metuge Evelyn	Journalist	693658558	Female	
28.	Mujingit Irene Eke Nanga	DD - MINAS	677275272	Female	
29.	Daniel Nchidia Ksan	DD - MINAS	681990357	male	
30.	Noupeyon Agbula Lamit	DD - MINAS	67420219	male	
31.	Danjuma Mohamed	Quarter head Ntoko	67732348	Male	
32.	Mkengasop Julius	Gate keep	677092292	male	
33.	CLIPRI WAWAN A.	DD MINAS	67770427	male	
34.	Obase John Ijor	chef with K'ba	67777210	male	
35.	Njinkeng Felie		651522240		
36.	GREGORY N. MEWANU	CITY MAYOR KUMBA			



CAMEROON INCLUSIVE AND RESILIENT CITIES DEVELOPMENT PROJECT



PROJET DE DEVELOPPEMENT DES VILLES INCLUSIVE ET RESILIENTES



LA BANQUE MONDIALE

CELLULE DE COORDINATION DU PROJET
CREDIT NUMBER IDA-6132-CM

RESETTLEMENT ACTION PLAN (BY) FOR PEOPLE AFFECTED BY THE SUB-PROJECTS OF THE PDVIR OF THE CITY OF KUMBA II STRUCTURING ROADS IN THE FIANGO QUATER

ATTENDANCE SHEET FOR ECONOMIC ACTIVITIES
(Business Persons)

SN	Names	Business type	Contact	Signature
1	chiangwi voltaire Nkey	Store	678053639	[Signature]
2	chiangwi voltaire Nkey			
3	Mathias Nkongho Ayuk	Poultry Farm	678502895	[Signature]
4	Ndfoe Mathias	skunk provision	678420356	[Signature]
5	Kengong Denis	Store	677753575	[Signature]
6	Samon Gabriel	skunk provision office	677574803	[Signature]
7	SICATEU FABRY	Store	677781518	[Signature]
8	Kaje Ernest	Barrier	672069894	[Signature]
9				



CAMEROON INCLUSIVE AND RESILIENT CITIES DEVELOPMENT PROJECT



PROJET DE DEVELOPPEMENT DES VILLES INCLUSIVE ET RESILIENTES



LA BANQUE MONDIALE

CELLULE DE COORDINATION DU PROJET
CREDIT NUMBER IDA-6132-CM

RESETTLEMENT ACTION PLAN (BY) FOR PEOPLE AFFECTED BY THE SUB-PROJECTS OF THE PDVIR OF THE CITY OF KUMBA II STRUCTURING ROADS IN THE FIANGO QUATER

ATTENDANCE SHEET FOR WELLS
(People with wells affected)

SN	Names	Well type (modern/traditional)	Contact	Signature
1	chiangwi voltaire Nkey	modern	678053639	[Signature]
2	Katala epse Kandjo Evelyne	Traditional	677524502 651475990	[Signature]
3	Ndong Awing Hall	Traditional	677-740414	[Signature]
4	Mbachi Stephen	Traditional	677984033	[Signature]
5	Ndfoe Mathias	skunk Traditional	678420356	[Signature]
6	Samon Gabriel	skunk Traditional	677574803	[Signature]
7	Njuy Elizabeth N	Traditional	677718888	[Signature]
8	Mbachi Stephen	Traditional	677984033	[Signature]
9	TAKU LUCAS	Modern	677874815	[Signature]
10	Kaje Ernest	Modern	672069894	[Signature]
11	Teh Along Nicholas	Well	675015569	[Signature]
12	MUNGETH CECHIA T	Well	672069919	[Signature]



CAMEROON INCLUSIVE
AND RESILIENT CITIES
DEVELOPMENT PROJECT



PROJET DE DÉVELOPPEMENT
DES VILLES INCLUSIVES
ET RÉSILIENTES



LA BANQUE MONDIALE
BRD - IDA

CELLULE DE COORDINATION DU PROJET
CREDIT NUMBER IDA-6132-CM

RESETTLEMENT ACTION PLAN (BY) FOR PEOPLE AFFECTED BY THE SUB-
PROJECTS OF THE PDVIR OF THE CITY OF KUMBA II STRUCTURING ROADS IN
THE FIANGO QUATER

ATTENDANCE SHEET FOR BARE LAND
(Persons with Bare Land Affected)

SN	Names	Titled land (Yes/No)	Contact	Signature
1.	Ehibi patrick	no	674229254	<i>[Signature]</i>
2.	Ntala Epse Kandjo Evelyne	yes	677524500 651475990	<i>[Signature]</i>
3.	Ndefor Mathias shuk	NO	678426396	
4.	mathias NKongho Ayuk	YES	678502998	<i>[Signature]</i>
5.	Emmanuel Labah	NO	6772595	<i>[Signature]</i>
6.	Kenyui Ndemu Cornelius	yes	674478103	<i>[Signature]</i>
7.	Margaret Labah M	NO	677342102	<i>[Signature]</i>
8.	Samou Gabriel Shu/Mother F.B.S	NO	677874803	<i>[Signature]</i>
9.	Silvian F...	NO	677415127	<i>[Signature]</i>
10.	Kaje Ernest	father's	672069894	<i>[Signature]</i>
11.	Jovko Lucas	yes	677894815	<i>[Signature]</i>
12.	Estantony J N	Yes	6765812	<i>[Signature]</i>
13.	Ngun Elizabeth Ngwa	Yes	677218888	<i>[Signature]</i>
14.	Njinkeng Fekia	NO	651522240	<i>[Signature]</i>
15.				
16.				
17.				
18.				
19.				



KAMBODIAN INCLUSIVE
AND RESILIENT CITIES
DEVELOPMENT PROJECT



PROJET DE DEVELOPPEMENT
DES VILLES INCLUSIVES
ET RESILIENTES



LA BANQUE MONDIALE
IBRD - IDA

CELLULE DE COORDINATION DU PROJET
CREDIT NUMBER IDA-6132-CM

RESETTLEMENT ACTION PLAN (BY) FOR PEOPLE AFFECTED BY THE SUB-
PROJECTS OF THE PDVIR OF THE CITY OF KUMBA II STRUCTURING ROADS IN
THE FIANGO QUATER

ATTENDANCE SHEET FOR CONSTRUCTIONS

(Persons with Constructions Affected)

SN	Names	Structure	Contact	Signature
1.	KWallo Johannes	HOUSE	67657402	[Signature]
2.	AMIN JUSTINE	HOUSE	676093164	[Signature]
3.	Nkwelle Hannah Esong	HOUSE	680334242	[Signature]
4.	AKANGA AYOKI			
5.				
6.	AKANGA AYOKI			
7.	Chiangwi voltaire Nkeng	HOUSE	6778053684	[Signature]
8.	AKANGA AYOKI			
9.	Silatrieu Fabien	FENCE	677815112	[Signature]
10.		HOUSE		
11.	Ntala epse Kandjo Evelyne	House	677524502 651473990	[Signature]
12.	Touko IVO CHANGO	HOUSE	654981503	[Signature]
13.	Ndize Mathias shuh	House	678420316	[Signature]
14.	Ndong Awing Hall	Hall	677-74-01-14883	[Signature]
15.	Mbachhi Stephen	House	677-98-40-35	[Signature]
16.	Mathias Nkongho Ayuk	Fence and	677502995	[Signature]
17.	Kensong Jony	a security post	67753170	[Signature]
18.	FORBE JEROME	HOUSE	677533803	[Signature]
19.	Mbaaku Bridget	Fence	676350600	[Signature]
20.	Samson Gabriel shuh/Mather. EN B.3.	Fence/office	677851803	[Signature]
21.	NSALAR ISAAC	HOUSE	675955800	[Signature]
22.	Mouhammadou Homi'ssu	House	677878815	[Signature]
23.	Munagh Cecilia Ichio	FENCE	672067919	[Signature]
24.	TAKKO LUCAS	House	677874815	[Signature]
25.	Kaje ERNEST	Fence	672069896	[Signature]
26.	Teg Nlong Nicholas	Fence	675095569	[Signature]
27.	MFOR TAMBI GRACE	House	676662120	[Signature]
28.	Aghor Esther Ojong	House	673637577	[Signature]

2. Hrotate Hrotet B. Ayuk - Fence 67727

29.	Kate Violet Bea Ayuk	Fence	67727282	with
30.	Muamba William	House	67751676	with
31.	Monica Njeu	house	678156670	with
32.	Seumen Carlos Chukunche	House	652060933	with
33.	Ngong klinifred	House	677695442	N.F.
34.				
35.				



CAMBODIAN INCLUSIVE
AND RESILIENT CITIES
DEVELOPMENT PROJECT

PDVIR

PROJET DE DEVELOPPEMENT
DES VILLES INCLUSIVES
ET RESILIENTES



LA BANQUE MONDIALE
BIRD - ICA

CELLULE DE COORDINATION DU PROJET
CREDIT NUMBER IDA-6132-CM

RESETTLEMENT ACTION PLAN (BY) FOR PEOPLE AFFECTED BY THE SUB-
PROJECTS OF THE PDVIR OF THE CITY OF KUMBA II STRUCTURING ROADS IN
THE FIANGO QUATER

ATTENDANCE SHEET FOR CROPS AFFECTED

(People with Crops Affected)

SN	Names	Business type	Contact	Signature
1.	Mbschi Stephen	crops	677-98-40-33	[Signature]
2.	Mathias Nkongho Ayuk	Coconut trees	678502985	[Signature]
3.	YAKU LUCAS	Coconut trees	677874815	[Signature]
4.	Teh Xiong Nicholas	Plantation	675015569	[Signature]
5.	DAFFREN Jinkeng Fedi	Mango	65152240	[Signature]
6.				

Annex 21: Photos from Consultation meeting with PAPs for the Kumba II RAP

