

Summary of land acquisition Process for Qantara Gharb PRS

A number of site visits were conducted through the period April 2015 till May 2016, where the State-owned Land was found technically unacceptable so 3 privately owned land alternatives were selected after the land owners offered to sell them.

All lands were reclaimed lands two of which were not cultivated while the 3rd was cultivated with a few of seasonal crops (tomatoes and green capsicum). There were no tenants or encroachers or squatters or residential laborers or others with customary claims or other types of land use.

Citizen Engagement activities were held along the project cycle with the early dissemination of information during the initial phases of the project, Frameworks preparation and during the preparation of site specific ESIA's. Land acquisition procedure was discussed during consultation with project stakeholders as detailed in Table 8-2. Key comments and concerns were raised during the different public consultation activities, and the way they were addressed in the ESIA study.

Meetings with Land owners were held during land selection process. The meetings aimed for providing meaningful information about the project including all its components. During meetings with land owners, it was made clear that EGAS will pay purchase value at replacement cost that is equivalent to the market cost and transaction cost (registration fees and transfer of ownership). Full payment will be immediately after the agreement between both parties (Seller and Buyer) and before the start of any construction works. Also Land owners were notified of the GRM and communication channels.

Land owners showed their willingness to sell the required areas of their lands to construct the PRS according to the prevailing market price. LDCs surveys determined the prevailing market price that ranged from 40000 to 60000 EGP/qirate according to the location of the land. Lands owners freely proposed to sell their lands at a cost ranging from 150000 - 200000 EGP/qirat.

The following is a brief of the alternative land selection procedure:

- First Land alternative had the dimensions of 50mx50m of a total area 2500m². . This alternative was refused as the size of the offered land for sale was larger than what was actually required -
- Second land alternative had the dimensions of 40mx60m of total area 2400m² that was at 110m from the Valves room that required the purchase of 25m² area for the construction of the offtake from the 70 bar High Pressure Pipeline. Also the need to construct 500 m 7 bar pipeline crossing agricultural lands, although the land was technically accepted yet the owner was not able to provide his ownership documents.

- Third land alternative had the dimensions of 50mx50m dimension of total area 2500m². This land was technically accepted and an area of 25m² for the construction of the offtake was also needed. The land owner proposed 200000EGP/qirate selling price that upon negotiations agreed on selling at 150,000 EGP/qirate, it has to be noted that the prevailing market cost ranged between 40000 to 60000 EGP/Qirat. Further Negotiations were held and parties agreed on 130,000 EGP/Qirat. But according to the local authorities' regulations, it was mandated that a 50m RoW should be maintained instead of the 25 m that resulted after the widening of the main road.

Upon the land owner's complaint that the residual land will not be economically viable, it was agreed to raise the land cost to 178,333 EGP/qirate and also according to the owner's request it was also agreed to maintain a side road of 6m width around the purchased land to separate it from his remaining land that could be sufficient for other uses. It was agreed that the purchase value (which is much higher than the market price) will also cover for the loss of crops. An agreement was signed between both parties in May 2016 and the owner received the replacement cost Summary of land acquisition process of Qantara Gharb PRS Land