

Annex 3, Summary of Belqas PRS Land acquisition process

- According to EGAS Land Acquisition Procedures, and due to the unavailability of a state-owned land, EGAS' land purchase committee has conducted two site visits to Belqas area. The first visit was on 10th of August 2015 while the second one was on 17th of November 2015. The purpose of the site visits is selecting a piece of land to construct a new PRS according to the technical, social and economic criteria adopted by both EGAS and LDCs. Egypt Gas Company the LDC which is responsible to construct the PRS at Belquas) has surveyed all the available lands which lie near GASCO high pressure pipeline. Three alternatives were available after the land owners accepted to sell them. All lands are cultivated by their owners) with seasonal crops such as maize, onion, tomatoes and clover. There were no tenants, encroachers, residential laborers or other with customary claims or other 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 procedures were discussed during consultation with project stakeholders.
- Consultation with Land owners were held during land selection process. The consultation aimed for providing all information about the project including its components. During the meeting with the land owners, it was made clear that EGAS will pay the full replacement cost of the purchased land according to the market cost in addition to any other cost (registration fees and transfer of ownership). It was made clear also that a full cost will be paid immediately upon agreement between both parties (Seller and Buyer) and before any construction work. It was also mutually agreed that the land owners will be granted time to collect their crops before LDC (Egypt Gas) starts any construction works. Also land owners were notified of the GRM and communication channels.
- Land owners showed their willingness to sell the required land to construct the PRS according to the prevailing market price. LDC's surveys determined the prevailing market price that ranged from 20 to 25 Thousand EGP/qirate according to the location of the land. Land owners for the different land alternatives asked for a price ranging from 40 to 50 thousand EGP/qirate. Negotiation between EGAS and the land owners took place and they finally purchased the land with the minimum price.

- The following is a brief of the selection process according to the available alternative lands:
 - ✓ First land alternative
Two pieces of parallel lands (two owners), one with a width of 12.5m while the second with a width of 25m and both of them have a length of 134m). The total area of the two pieces is (37.5x135) 5062.5 m². The high pressure pipeline (owned by GASCO Company) is passing through the lands.
 - ✓ Second land alternative
Two pieces of parallel lands (two owners) have width of 25m for both of them, while the length is 135m. The total area of the two pieces is (50x135) 6750 m². The high pressure pipeline (owned by GASCO Company) is passing at the edges of the lands. A special road is required to the PRS location (4x200m).
 - ✓ Third land alternative
A land has a dimension of 50m x 135m with a total area of 6750 m². A special road is required to the PRS location (4x200m).

- It is worth mentioning that all alternatives lands are technically acceptable and negotiation has taken place to obtain the best possible price.

- The negotiation has ended up buying a total land area of 25m x134m (alternative one second owner). An agreement has signed between both parties (seller and buyer) in May 2017, and the land was purchased at a total cost of 638666 EGP (33.333 thousand EGP/ qirate). A cheque was received by the land owners.



Alternatives Lands



Signing Land's Contract