

Annex 3: Summary of El Badresheen PRS Land acquisition process

- According to EGAS Land Acquisition Procedures, EGAS' land purchase committee has conducted 7 site visits to El Badresheen district. The first site visit was on 4th of January 2015 while the last one was in January 2018. During the first visit a state- owned land was surveyed. The total area of the land is 10 thousand m² and is used by the Giza Governorate as a waste handling area. The land was technically refused by the land purchase committee.
- Due to the unavailability of a state-owned land. Town Gas Company the LDC which responsible to construct the PRS at El Badresheen) has surveyed all the available lands which lie near GASCO high pressure pipeline. More than three alternatives lands were available after the land owners offered to sell them. All lands are cultivated by the owners or tenants) with seasonal crops such as maize, onion, tomatoes and clover. There were no encroachers, residential laborers or other with customary claims or other of land use. Many site visits were conducted to select a piece of land to construct a new PRS according to the technical, social and economic criteria are adopted by both EGAS and LDCs.
- 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 (Town 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 area of their lands to construct the PRS according to the prevailing market price. LDC's surveys determined the prevailing market price that ranged from 70 to 80 Thousand EGP/qirate according to the location of the land. Land owners freely proposed to sell their lands at a cost ranging from 95 to 250 thousand EGP/qirate.



- **The following is a brief of the selection process according to the available alternative lands during each site visit:**

1. Site visit on 1/3/2015

- Three alternative lands were inspected and accepted technically and socially, but all lands have no relevant documents that verifies the ownership of the lands. All lands are legally unaccepted.

2. Site visit on 31/5/2015

- A piece of land with a total area of 4340 m² was inspected. The land is very close (about 80 meter) to the high pressure pipeline (owned by GASCO Company) and very close the shore of the Nile River. The land owners proposed to sell his land at a cost of 200 thousand EGP / qirate). The land was technically and socially accepted. The land purchasing committee asked Town Gas (LDC) to obtain the required permission from the Ministry of Irrigation and Water Resources (due to land location to Nile River) in addition to all relevant documents that verifies the ownership of the land.

3. Site visit on 17/9/2015

- Two pieces of lands were inspected. The first one with a total area of 2072 m² the land owner asks for 100 thousand EGP / qirate to sell his land. The land was technically refused. The second land with a total area of 3500 m² and the land owner asks for 95 thousand EGP/qirate to sell his land. The distance between the high pressure pipeline (owned by GASCO Company) and the land location is about 2 km. Due the unavailability of the relevant documents that verifies the ownership of the land, this alternative has been refused.

4. Site visit on 27/3/2016

- A piece of land with a total area of ٣٨٥٠ m² was inspected. The land is very close (about 60 meter) to the high pressure pipeline (owned by GASCO Company) and very close to the shore of the Nile River. The land owners proposed to sell his land at a cost of 95 thousand EGP / qirate). The land was technically and socially accepted but needs the permission of the Ministry of Irrigation and Water Resources before any construction work as the other piece of land inspected during the site visit dated 31.5.2015.

5. Site visit on 21/12/2016

- A piece of land with a total area of 2500 m² was inspected. The distance between the high pressure pipeline (owned by GASCO Company) and the land location is about 1200 meter. The land is surrounding by a SOMED Company and a Brick factory in addition to a piece of land owned by GASCO Company. The land was technically and socially accepted. The land was refused due to the unavailability of the relevant documents that verifies its ownership.

6. Site visit on January 2018

- A piece of land with a total area of 2275 m² was inspected. The distance between the high pressure pipeline (owned by GASCO Company) and the land location is about 300 meter. The land owners proposed 250 thousand EGP/ qirate to sell their land. The land was technically and socially accepted. The negotiation with the owners has taken place to obtain the required land for PRS. The negotiation has ended up by buying the total land area and an agreement has signed by both parties (seller and buyer) in March 2017, and the land was purchased at a total cost of 2665000 EGP (205 thousand EGP/ qirate). A cheque was received by the land owners.

