

# Resettlement Plan

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April 2016

## SOL: Solar Power Development Project

## CURRENCY EQUIVALENTS

(as of 2 May 2016)  
(as of 1 March 2014)

Currency unit	–	Solomon Islands dollar (SI\$)
SI\$1.00	=	\$0.12
\$1.00	=	SI\$8.12

## ABBREVIATIONS

ADB	Asian Development Bank
AP	Affected Person
CAASI	Civil Aviation Authority of Solomon Islands
COL	Commissioner of Lands
EA	Executing Agency
FGD	Focus Group Discussion
GAP	Gender Action Plan
GRC	Grievance Redress Committee
GRM	Grievance Redress Mechanism
HH	Household
IA	Implementing Agency
IEE	Initial Environmental Examination
IOL	Inventory of Losses
LA/C	Landowner Association/Committee
LO	Land Officer
LTA	Land and Titles Act
M & E	Monitoring and Evaluation
MID	Ministry of Infrastructure Development
MLHA	Ministry of Lands, Housing and Survey
MMERE	Ministry of Mines, Energy and Rural Electrification
MOA	Memorandum of Agreement
PBME	Project Benefit Monitoring and Evaluation
PEC	Provincial Executive Committee
PMU	Project Management Unit
PSA	Poverty and Social Assessment
RCS	Replacement Cost Study
ROW	Right of Way
SIBC	Solomon Islands Broadcasting Corporation
Solomon Power	Solomon Island Electricity Authority
SIG	Solomon Islands Government
SPS	Safeguard Policy Statement
UXO	Unexploded Ordinance

## NOTE

In this report, "\$" refers to US dollars.

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# Table of Contents

## Executive Summary

1	Project Description	6
2	Scope of Land Acquisition and Resettlement	15
3	Principles for Minimisation and Addressing Land Acquisition impacts	19
4	Socio-economic Information	20
5	Consultation, Participation, and Disclosure	27
6	Grievance Redress Mechanism	30
7	Legal and Policy Framework	31
8	Entitlements, Assistance, and Benefits	35
9	Income Restoration and Rehabilitation	36
10	Budget	36
11	Institutional Framework	39
12	Implementation Schedule	41
13	Monitoring and Reporting	43

## List of Tables

Table E1: Entitlement Matrix .....	5
Table 2: Proposed solar PV capacity per site .....	9
Table 3: Land Requirements and Tenure Status .....	16
Table 4: Summary of consultations undertaken during the PPTA.....	28
Table 5: Comparison of Solomon Islands Law and ADB Policy .....	35
Table 6: Entitlement matrix.....	37
Table 7: Budget Estimate for the RP .....	38
Table 8: Cost per site in USD .....	40
Table 9: Indicative implementation schedule .....	43
Table 10: Indicators for Monitoring .....	44

## List of Figures

Figure 1: Location of the seven solar power sites assessed by the PPTA .....	8
Figure 2: Munda showing solar power site .....	10
Figure 3: Munda in March 1943, showing extent of bombing.....	11
Figure 4: Malu'u showing solar power site.....	11
Figure 5: Tulagi showing solar power site .....	13
Figure 6: Kirakira solar power site .....	13
Figure 7: Lata solar power site .....	15
Figure 8: Cadastral boundaries of proposed Tulagi site (shown in blue).....	17
Figure 9: Photos of Munda solar site .....	22
Figure 10: Malu'u site showing neighbouring buildings.....	23
Figure 11: Photos of Malu'u solar site .....	23
Figure 12: Tulagi site showing neighbouring buildings .....	24
Figure 13: Photos of Tulagi site.....	25
Figure 14: Photos of Kirakira solar site.....	26
Figure 15: Photos of Lata solar site .....	27

## Annexes

- Annex A:** Draft MOA with government agencies
- Annex B:** List of stakeholders consulted during PPTA
- Annex C:** Solomon Island laws on land acquisition

## Executive Summary

1. This land acquisition/resettlement plan (RP) describes the project scope, impacts and entitlements and implementation responsibilities for land acquisition required for the development of the Solomon Islands Solar Power Development Project. The project will decrease the cost of power supply in the provincial centres by replacing diesel power generation with solar power. Increased solar generation will benefit the economy through reduced importation of fossil fuels, reduced tariff volatility and downward pressure on the national tariffs due to partial conversion of the national grid to renewable energy. Financing of the project comprises: (i) a loan from Asian Development Bank's (ADB) Special Funds resources of \$1.0 million; (ii) \$2.0 million ADB grant; (iii) counterpart funding of \$6.2 million equivalent, including local taxes and duties and land acquisition costs, and (iv) a grant from Scaling-Up Renewable Energy in Low Income Countries Program (Strategic Climate Fund) for approximately \$6.0 million to be administer by ADB. The RP covers all financing sources. The Project Implementing Agency (IA) is Solomon Power while the Executing Agency (EA) is the Ministry of Mines, Energy and Rural Electrification (MMERE). The provincial governments of Western Province, Central Province, Malaita Province, Makira-Ulawa Province and Lata Province will assist Solomon Power in its land acquisition activities.
2. The RP has been developed to comply with the laws of the Solomon Islands (SI) on land acquisition and compensation and ADB's Safeguard Policy Statement (SPS) specifically on requirements with regard to negotiated agreements on land acquisition and compensation.
3. The project will harness the solar resource from five sites: Munda, Malu'u, Tulagi, Kirakira and Lata and will provide reliable source of electricity for the provincial outstations and nearby settlements.
4. No physical relocation or loss of income is expected from the implementation of the project. The impacts are not significant as defined under the SPS. There will be no physical displacement and no one will lose 10% or more of productive assets. The project requires about 5.68ha of government owned land. The land required for the project facilities (the solar panel array, battery pad, backup diesel generator power house, storage area, access road and transport turn-around) are currently part of state owned lands. There will be no land acquisition from customary landowners. No long-term impacts are expected as the construction and operation will not restrict the community members near the solar system from accessing and using nearby resources. Adverse impacts such as the loss of trees or crops currently being farmed on the state land, or exposure to potential health hazards due to entry of non-community workers, are likely to be minor. The impacts on affected persons (APs) are deemed not significant and the project is classified as category B on resettlement. Design considerations to minimize impacts include (i) keeping the land size to a minimum, (ii) designing the project as a hybrid system, with most power being generated from renewable resource (iii) minimizing the times that backup diesel generators are used, and ensuring noise levels meet environmentally safe levels, and (iv) ensuring contractors and their staff are trained in the risks of communicable diseases, and that community members are aware of the risks of STIs.
5. Land acquisition and compensation will be pursued as a negotiated agreement between the project (under the auspices of Solomon Power) and state landowners, for land which is either the Commissioner of Lands, or owned by two state-owned enterprises: the Civil Aviation Authority of Solomon Islands (CAASI) for Munda, and the Solomon Islands Broadcasting Corporation (SIBC) for Lata. Land acquisition will be through negotiated settlement. Compensation for land will take account of the project life requirement for solar resource. The process to be followed by the project will be guided by that described under the *SI Land and Titles Act* (LTA) and ADB Safeguard Policy Statement: *Safeguard Requirements 2 - Involuntary Resettlement* for negotiated agreements. The Table E1 presents the entitlement matrix.

**Table E1: Entitlement Matrix**

Type of Impact	Entitled Person(s)	Entitlements
Permanent acquisition of land – through negotiation	State land owners / COL	State Landowners (COL / Provincial Government/ SOE) will be paid the premium value of land and annual rent as negotiated with Solomon Power  APs will be provided compensation for their damaged crops and trees on project-affected land.
Temporary Use of Land	Customary land owners (as recognized by clan leaders)	Landowners will be paid rent as negotiated with Solomon Power should any customary land need to be acquired temporarily for construction activities. Cash compensation at replacement cost will be paid for any damaged crops, fences, or other structures located on project-affected land. The land remains in the ownership of the customary landowners, Where necessary, an easement for access will be provided for. Land will be restored to its original states at the end of temporary occupation.
Loss of crops, trees and structures by users and occupants of state owned land	Land users without legal rights. Includes all APs using acquired land, irrespective of legal status	Users/occupants will be provided cash compensation at replacement cost for affected non-land assets (e.g. structures, trees, damaged crops, or fences)
Loss of livelihoods	APs and households identified by social assessments	APs will be given notice to harvest crops and trees before clearance or removal from required land. If APs are not able to harvest, they will be paid cash compensation at replacement cost. In the case of perennial crops and trees, the compensation will also include loss of income for the period until new crops or trees produce an equivalent income.
Risks related to health and employment	All APs	APs will be given priority for employment in civil works should local labour be required. Bid documents will include HIV/AIDS awareness and prevention programs for construction workers, Solomon Power staff, and surrounding communities.
Unforeseen or unintended impacts	Concerned affected people	These will be determined as per the principles of this resettlement plan and ADB's safeguard policy.

6. The land acquisition process will include key elements of notification, meetings, surveys and negotiation of agreements. Solomon Power and provincial executives will follow government procedures for acquisition and compensation of land and assets (crops, trees and structures) but will also ensure compliance with ADB policy for compensation at 'replacement cost' with additional measures to any vulnerable users of the land. The SIG methodology and procedures are based on compensation formula of the Ministry of Agriculture for crops and fruit bearing trees, of the Ministry of Forestry for timber products and of the Ministry of Lands, Housing and Survey (MLHS) for customary land. Following the requirements of the SI Lands and Titles Act, and because the project requires only state land which has already been alienated, the MLHS and COL, will facilitate the negotiations and transfer of land between the parties. The price paid will be negotiated based on prevailing rates, adjusted on an agreed basis. Once land has been purchased, and before any construction takes place, a census of users and inventory of loss will be undertaken to determine any compensation due. Additionally, land users will be made aware of their entitlement to access impartial legal advice in negotiations at the project's expense.

7. Solomon Power and the provinces will finalize and finance a detailed budget incorporating all costs related to: (i) cadastral and topographical survey of land; (ii) survey and clearance of any WWII unexploded ordinance; (iii) consultations and negotiations; (iv) legal advice for land users; (v) valuation to determine premium and annual rent for land and ROW requirements and negotiations between the current owners and Solomon Power/provinces,

and (vi) purchase or leasing of land. An initial estimate for all items related to RP implementation is included in the draft RP. The cost of land rental and/or outright purchase of land currently estimated by PPTA was based on available rates from relevant government agencies, with 15% contingency added to base cost to take into account the replacement price.

8. Solomon Power will endorse and publicly disclose the RP and disseminate relevant information to APs and stakeholders in Solomon Islands Pijin. A public information brochure (PIB) providing details on the project and its impacts as well as the various mitigating measures will be developed and disseminated for the purpose. During the PPTA, a wide range of stakeholders was consulted during fieldtrips to seven provincial sites, and at national level. These consultations included meetings, interviews, and focus group discussions with relevant national ministries, provincial government officials, provincial assembly members, staff of education and health facilities, local landowners and community members, and NGOs with programmes in the provinces. APs have participated in this exercise, and will be further consulted during implementation according to the project's consultation and communications plan. The grievance redress mechanism (GRM) will be established to address any issues or grievances in respect of the project.

9. Solomon Power will finalize and implement the RP after the detailed design and cadastral survey and ensure that APs receive any compensation for trees, crops or other assets, before the start of civil works affecting land or property. Solomon Power will (i) appoint a focal person for land issues; (ii) recruit a social/resettlement specialist to support the project management unit (PMU); and (iii) throughout the process, coordinate with the MLHS, provincial government and other relevant agencies. Implementation and impact of the RP will be monitored by Solomon Power/PMU and evaluated by a monitoring and evaluation specialist. The monitoring reports will be submitted on a semi-annual basis to MMERE and the ADB.

# 1 Project Description

## 1.1 Purpose of the Resettlement Plan

1. The proposed Solar Power Development Project (the project) will assist the government of Solomon Islands to reduce the country's heavy reliance on imported fossil fuels for power generation, by providing a secure, sustainable and environmentally sound source of electricity for private and commercial customers. The project will be implemented in five provincial towns. The impact of the project will be to decrease the cost of power supply in the provincial centres by replacing diesel power generation with solar power. Increased solar generation will benefit the economy through reduced importation of fossil fuels, reduced costs of transporting fuel, reduced tariff volatility and downward pressure on the national tariffs due to partial conversion of the national grid to renewable energy. Financing of the project comes from loans and grants from the ADB, (\$3 million), counterpart funding of \$6.2 million, and a grant from the Scaling-Up Renewable Energy in Low Income Countries Program (Strategic Climate Fund) for approximately \$6.0 million to be administered by ADB.

2. This land acquisition/resettlement plan (RP) describes the project scope, impacts, entitlements, procedures and implementation responsibilities for land acquisition required for the Solomon Islands Solar Power Development Project as part of the ADB Country Strategy and Strategic Climate Fund programme.

3. The RP has been developed in consideration of the Solomon Islands *Land and Titles Act*, which governs rights and processes for land access. The RP was formulated to be consistent with Asian Development Bank's (ADB) Safeguard Policy Statement (SPS), *Safeguard Requirement 2 - Involuntary Resettlement*. Land acquisition will be achieved through negotiated agreement and will be voluntary. The design accommodates the social and environmental considerations at various sites. The RP describes the process to avoid or minimize impacts on land and to acquire land access through negotiated settlement.

4. This RP has been developed to identify the owners of the land, identify their interest in releasing the land through negotiated settlement, on a preliminary basis identifying the costs and budget required, and establishing the process for Solomon Power to finalize the RP. It will be updated based on final requirements of the technical components and the final agreements between Solomon Power/province/state agencies and the state land owners and the APs (who are using the state land to grow crops). Draft Memoranda of Agreement with the state land owners are attached in Annex A.

## 1.2 Project Description

5. The proposed project aims to contribute to poverty reduction and equitable economic development and improve the general wellbeing of the local population through provision of a cheap, reliable and renewable source of electricity.

6. The five sites for the solar power project were identified during the PPTA, from a possible list of seven outstation sites. Two sites at Gizo and Noro, were eliminated because of insufficient clearly identified suitable land. Apart from these five sites, solar power is also being planned for other outstations, developed by Solomon Power itself. All the five selected sites for the project are situated in or very near small town outstations, close to road access. They will serve populations between approximately 1000 and 5000, where demand for power is predicted to grow. Populations at these sites are: Munda 2,620, Malu'u 4,333, Tulagi 1,251, Kirakira 4,562, and Lata 3,599<sup>1</sup>). The locations of the seven assessed sites are shown in Figure 1 below:

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<sup>1</sup> 2009 ward census figures, Solomon Islands Population and Housing Census, National Statistical Office

Figure 1: Location of the seven solar power sites assessed by the PPTA



7. The project will entail the construction of an array of solar PV panels on steel frames (spaced to allow cleaning and grass cutting) situated to optimise the available sun light; cabling to connect solar panels; inverters to convert DC power from the solar panels to AC; a pad and building to house a bank of storage batteries; a diesel power house with generator; staff amenities and office; a sealed impervious storage area for unloading, storing and pumping diesel drums; a hard surface access area with a turnaround for transport; space for parking of vehicles and movement of heavy plant; transformer foundations and oil containment facilities; security fencing, and a water supply. The power distribution line will run from the power house to the existing distribution grid.

8. Grid connections requiring a short section of power line at some sites are detailed below:

- In Kirakira, Solomon Power will be required to construct approximately 1.5 km of power line on poles to connect the solar site to the existing 415 V town grid, along the main public road, to a transformer outside the hospital in central Kirakira.
- Lata and Tulagi will have connections to the existing grid immediately adjacent to the site.
- Malu'u will connect to the existing grid about 50 m south of the SW corner of the site, via a short section of pole mounted line, running on the west side of the telecommunications tower yard on state land which is next door to the site.
- Munda will connect to the grid on the other side of the airport runway approximately 600 m to the north. An underground line will pass around the western end of the runway.

9. At most sites, (Kirakira, Lata, Munda and Tulagi) diesel generators will be transferred from existing sites to the new solar sites, although some will be upgraded. The hybrid generation system will be sized to match the load requirements: that is, both the generator kVA rating and the battery inverter kW ratings are determined by the estimated load requirements.



**Table 2: Proposed solar PV capacity per site**

<b>Site</b>	<b>Diesel Generation Capacity (kW)</b>	<b>Average Demand (kW)</b>	<b>Estimated Solar Capacity (kW)</b>	<b>Battery Capacity (kWh)</b>
Munda	256	190	1,000	6,300
Lata	132	42	290	1,800
Kirakira	90	51	320	1,950
Tulagi	168	49	250	1,950
Malu'u	96	21	140	900
<b>TOTAL</b>			<b>2,000</b>	<b>12,900</b>

10. Currently diesel is delivered to the existing power stations at the five sites in 200 L drums by sea, and then transferred to the power station where the drums are pumped into storage tanks. In the case of Munda, fuel is delivered in bulk and pumped into a holding tank. All the sites have wharves for receiving fuel deliveries except for Kirakira, where there is no functioning wharf. At Kirakira the 200 L drums are floated ashore guided by people swimming which is both difficult in stormy weather and risks damaging the drum and spilling diesel into the sea.

11. All the solar sites are situated in coastal towns. In Munda, Tulagi, and Kirakira the sites are very near the coast, with some risks of flooding in case of a tsunami or storm surges. These risks and mitigation strategies are outlined in the initial environmental examination (IEE). Both Malu'u and Lata sites are situated further away from the coast on slightly elevated inland sites, where there are no risks of flooding.

12. Construction approaches will typically involve land clearing and manual trenching for drainage, as well as construction of a power house structure and electricity posts by a team of local and Solomon Power workers supervised by international expert. Construction of any road access to the power house and site levelling may involve use of light equipment for excavation, but will generally optimize use of manual labour for digging and land clearing activities. Following initial construction disturbances on sites of facilities, the project will restrict the current use of the lands, and all sites will be fenced for safety and security.

13. During WWII some areas in Solomon Islands were subject to intense battles, and while 60 years has passed, it is still possible that unexploded ordinance (UXO) may occur. Tulagi, in particular, was an area of major conflict, and the Japanese airfield at Munda and its surrounds were also heavily bombed. (During the recent upgrading of the Munda airport, more than 5,000 items of UXO were found when the area was cleared and it is estimated that 20% of all items dropped did not explode). Therefore, the proposed project areas will be swept for UXO, (if required), by the Royal Solomon Islands Police Force Explosive Ordinance Disposal Unit (RSIPF-EOD Unit). The Ministry of Infrastructure (MID) is in the process of developing UXO procedures, which may be a useful guide for the contractors, but a draft procedure by Solomon Power is also available to ensure sites are cleared before they are handed over to the contractors or Solomon Power personnel for vegetation clearance and construction. Estimated costs of the clearance of UXO are included in the budget.

### 1.3 Site descriptions

14. Details of sites and their locations are described below:

(a) **Munda**

**Figure 2: Munda showing solar power site**



15. During WWII the Japanese built Munda airstrip (300km west of Honiara) to serve as a staging point to Guadalcanal. Japanese troops were deployed to Munda Point on 24 November 1942 and began construction under camouflage comprising of rows of coconut palms suspended by cable so that the works were hidden from the air. The airstrip was discovered by American planes on 3 December 1942, and B-17 Flying Fortress bombers began airstrikes on 9 December 1942. The Japanese were able to use the Munda airstrip temporarily despite regular bombardment from both air and sea. In July 1942, the Americans engaged in the 'New Georgia Campaign', which focused on taking the area and on 6 August 1943, it was seized. The Munda airstrip remains today and serves as infrastructure in the domestic air network. Currently there are domestic flights to the airport daily from Honiara and Gizo, and intermittent flights from other domestic strips. The airport and surrounds, are owned by the Solomon Islands Government (SIG), and the COL has authority over the property, which is managed by CAASI.

16. The proposed solar site is on flat land approximately 10m above sea level, to the southwest of the airport runway and is covered with secondary forest regrowth, with a cleared area near the south western end of the site, close to the Helena Goldie Hospital staff houses (Parcel 121-001-0001/Lot 002 LR142). There is coastal vegetation on the seaward side. CAASI contractors undertook an unexploded WWII ordinance (UXO) clearance in 2012-13 associated with the NZ government aid project to upgrade the airport. The airport land was cleared to 0.7 m from the original surface. The proposed site for the solar project was not however, included in the clearance. Therefore the SI Police Force Explosive Ordinance Disposal Unit (or an organisation with similar expertise), will need to be contracted to survey and clear UXO.

**Figure 3: Munda in March 1943, showing extent of bombing**



**(b) Malu'u**

**Figure 4: Malu'u showing solar power site**





17. Malu'u is in the north of the island of Malaita, and is reached by a 3-4 hour drive on a poor unsealed road from the capital, Auki. The small town is served by: schools, a health clinic, churches, a market, shops, a small wharf, mobile phone communications, and a sports field. The proposed solar site is located in the middle of the low density urban area next to the local government offices (to the west), at an elevation of 30m, about 260 m from the coast. The police station is on the adjacent section (to the south-east), and there is a telecommunications tower on the south-east boundary. There are just a few houses some distance from the site, and further up the road, a sports field and school.

**(c) Tulagi**

18. During WWII Tulagi, the former colonial capital of SI, was also subject to intense battles and while this occurred over 60 years ago, it is possible that there could be a chance discovery of UXO. It will be necessary to sweep the area and remove any UXO before sites are handed over to the contractor or Solomon Power personnel for construction, following Solomon Power and Ministry of Infrastructure guidelines and procedures. As with Munda, this may be the Royal SI Police Force Explosive Ordinance Disposal team or another organization with the requisite expertise.

19. Tulagi is a small hilly island, protected on its northern and western sides by the large island of Nggela Sule, which it faces some 2 km to the north. The proposed site is located on the north side of the island close to the main wharf area, and very near the coast. The flat coastal plot has the main unsealed road and power line on the eastern boundary. The site is mainly cleared except for forested swampy ground at the western end. There is a ridge line with tall trees to the north of the site. Four lots were considered for the solar site, one of which is already leased by Solomon Power from the COL, but proved unsuitable for development. This piece of land is flat, low-lying, poorly drained and heavily vegetated; to the east is a higher, vegetated area with secondary bush rising steeply to a clay ridge. It contains remnants of concrete slabs, walls and metal work, which are the remains of the former diesel power station since relocated. However, an environmental and technical assessment concluded that this land is not useable for solar power development, being too swampy and partly shaded by the ridge running along the north and east of the plot. Three other plots owned by COL were assessed and deemed suitable for solar power development.

Figure 5: Tulagi showing solar power site



(d) **Kirakira:**

20. Kirakira is the capital of Mikira-Ulawa province, on the large mountainous island of Makira. The proposed solar site is outside the town boundary, around the bay from the town, on the way to the airport, and consists of seven lots, which have been acquired by Solomon Power. The site was previously leased by Jack Campbell, (it had already been alienated for a copra plantation), but when the lease expired the Provincial government took it over and planned to build a hospital. This plan was abandoned and the national government (COL) owns the land outright, from which seven leasehold plots have now been acquired by Solomon Power. The survey pegs have rotted, so there are plans to resurvey the site. It is located on flat coastal land bounded by the Huro River to the east, the sea to the north (where the river enters), and by a steep forested ridge to the west. On the southern side, the site converges as a narrow forested strip between the river and the ridge. According to local informants neither the site, nor the nearby road bridge, is subject to flooding. The soil is quite fertile alluvial sand derived from the river, and currently used mainly for vegetable gardens and fruit trees by surrounding households, who live at some distance from the site.

Figure 6: Kirakira solar power site



**(e) Lata:**

21. Lata is the capital of Temotu Province, situated on Nendö island (also known as Santa Cruz), one of the remote and small, scattered islands to the east of the main Solomon Islands chain. The proposed solar site is within the town boundaries but on the edge of the urban area in an open area of the town. It is an elevated position (20-30 m above sea level), about 450 m away from the coast, and was not affected by the tsunami that devastated Lata in February 2013. However, the island does remain at risk from fairly frequent earthquakes. The site, which is mainly flat with a gentle slope, was cleared of vegetation more than a decade ago, when broadcasting towers were erected by the SIBC for Radio Temotu. The SIBC closed its broadcasting station in Lata during the civil conflict, and the site is no longer used by them. Now much of the land has reverted to secondary scrub, overgrown with vines, creepers, and small shrubs. There are still one tall and three smaller steel communication towers on the site.

22. Solomon Power have received consent from SIBC to acquire the site, and it will be surveyed to determine exact boundaries. The plan is to leave an easement ROW so that SIBC can still access the tower, should they need to do so. (The smaller towers are not needed and are to be removed.) The Solomon Power diesel generator will be located on the southern boundary away from the residential area to the north, facing a forested area outside the town boundary.



Figure 7: Lata solar power site



## 2 Scope of Land Acquisition and Resettlement

### 2.1 Permanent Impacts

#### (i) Land Requirements

23. The proposed sites for the development of solar facilities lie within state owned lands. The power distribution line will not require any further acquisition of new land for ROW as all sites will join the existing grid, along public roads owned by the provincial government, apart from Munda (where there may be a need for a new underground line across the end of the

airport, on state land belonging to COL / CAASI), and at Malu'u where a short 50m line will run along the edge of state land belonging to the Telecommunication Department. These power lines require agreements with government bodies, but no transfer of land or titles, as sites lie adjacent to public roads, using existing easement, and having no significant impact.

24. At this stage the number of affected people is not known, but is likely to be less than 500 (or approximately 90 households.)<sup>2</sup> These persons may be effected during construction and operation due to activities on the site (e.g. noise, dust). Further assessment and a census will be undertaken to determine the exact number. However, it is clear that the project will not result in, or require, relocation or cause loss of livelihood, income or access. There are no known vulnerable groups i.e. female-headed households, marginalized IPs or infirm who would be at risk of further vulnerability due to the project. Furthermore the area of land to be acquired by the project is very small at 5.68 ha and will be acquired through negotiated settlement from three state land owners.

25. Based on the PPTA design layout, sites of the proposed sites were assessed. No structures will be affected (except at Tulagi – see below); likewise only a few gardens or fruit orchards will be affected. Some forest trees, secondary growth and minor plants will have to be cut down to clear the area for the facilities. These are detailed in the RP.

26. The Project will require land of approximately 5.68 ha as shown in Table 3 below.

**Table 3: Land Requirements and Tenure Status**

Project site with land acquisition requirement	Estimated Area Required	Land Ownership/Tenure Status
Munda (New Georgia Is. Western Province)	25,000 m <sup>2</sup>	SIG - Civil Aviation Authority (CAASI) PN: 121-001-0001 Lot 002 LR142
Malu'u (Northern Malaita, Malaita Province)	2692 m <sup>2</sup>	Commissioner of Lands Lot 83 of LR 462 Parcel: 134-002-0075 Lot 70 of LR 409 Parcel 134-002-0069
Tulagi (Central Province)	6727 m <sup>2</sup>	Commissioner of land plots: Lot No: 181-003-0021 (0.4670 ha) Lot No: 181-003-0240 (0.1002 ha) Lot No: 181-003-0239 (0.1425 ha)
Kirakira (Makira-Ulawa Province)	14,490m <sup>2</sup>	Located w/in land acquired by Solomon Power: Lot No 8: 252-001-N Lot No 9: 252-001-N Lot No 11: 252-001-N Lot No 12: 252-001-N Lot No 13: 252-001-N Lot No 14: 252-002-N Lot No 15: 252-002-N
Lata (Santa Cruz island, Temotu Province)	7890 m <sup>2</sup>	SIG - Solomon Islands Broadcasting Corporation (SIBC) Lot No: 268-002-0012-008
ROW for Power Distribution Lines	None	The roads are already owned by the province
<b>Total</b>	<b>Approx. 5.68 ha</b>	

Note: No ROW will be required for the power distribution lines along provincial roads in the outstations. The corridor required will be 3mx3mx135 (for electric poles). Only at Munda, where the cable may have to go underground on CAASI land will an agreement be required to construct a new line. At Kirakira, the lines will go 1.5 km along a public road; however, the adjacent land is owned by one family with whom Solomon Power has negotiated assurances that they support the project and have no objection to the construction of the lines.

<sup>2</sup> This is a rough estimate based on the number of houses in the vicinity of the site, but needs to be confirmed with an accurate census



27. Solomon Power is in the process of arranging the transfer of land from the various state agencies owning the five sites. Agreements have been reached with CAASI and SIBA, and Memoranda of Agreements (MOA) drafted to formalize the negotiations, but these have not yet been formally signed. Solomon Power property staff are working with the Ministry of Lands, Housing, and Survey (MLHS) to arrange the transfer of titles. Proceedings have been initiated for sites not yet owned by Solomon Power, and are expected to be completed within the next two months. An example of the draft MOA with government authorities, CAASI and SIBA can be found in Annex A.

(ii) Loss of trees and assets

28. While the state owners of land are not concerned about vegetation loss on the land they transfer to Solomon Power, some sites are being cultivated by local land users, who will lose some trees and crops. The resource users of the land will be identified and value estimated based on the principle of replacement cost. Preliminary assessments and estimates are included in the RP.

29. Although all sites are on government land, and are either clear of vegetation or covered with secondary growth lowland forest and patches of grasses, creepers, vines, and shrubs, some have been vacant for many years and parts are being used informally by people for gardens and fruit trees (mainly coconut, betel nut, sugar cane, sweet potato and banana). Accordingly, a preliminary estimate (type and number) of the trees and economically important plants and vegetation within the affected area has been undertaken to determine the scope of loss and to estimate the corresponding compensation required. This will be checked with a more detailed inventory of loss (IOL) before construction begins, and farmers who use the forest products, fruit trees, and food crops will be compensated.

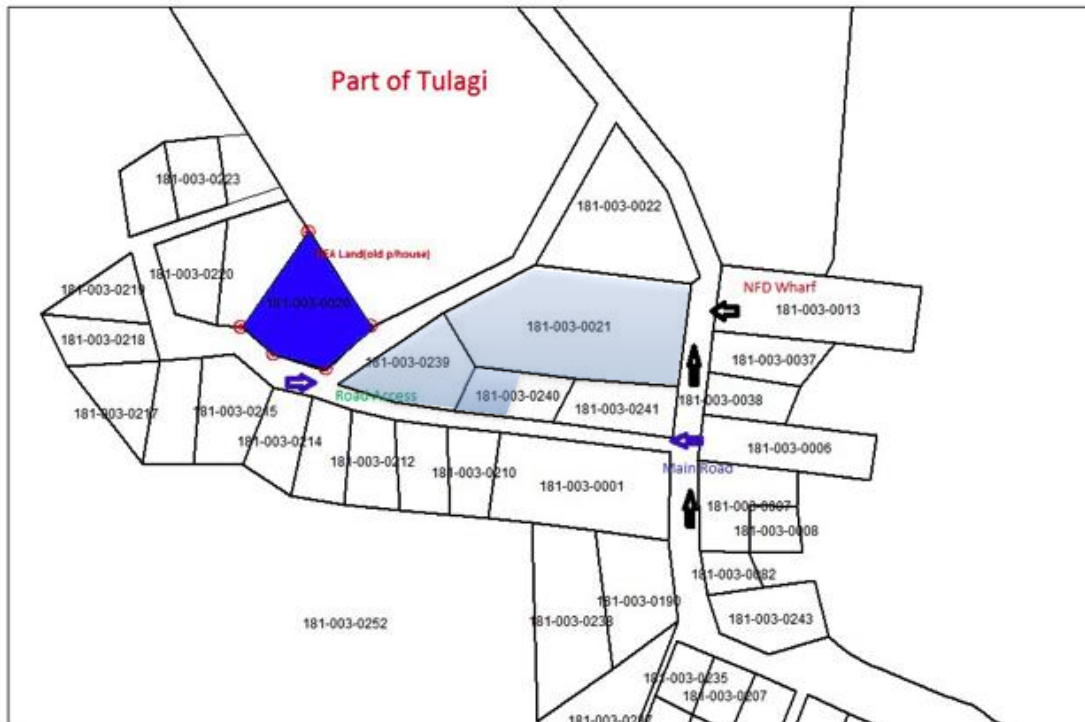
30. The site Munda near the airport is largely covered in shade and timber trees, some quite large. There are no gardens on the site, other than a few coconut palms. Apart from occasional gathering of firewood, there seems to be little economic activity on the Munda site.

31. At Malu'u the site has been cleared of all vegetation, by the Provincial Government, apart from a patchy covering of grasses, and a few shade trees around the boundary, which are not economically significant. There are no affected resource users at this site.

32. At Tulagi, Lot No. 181-003-0021 was previously occupied by a Solomon Power staff house, which has been demolished, and the site is now used by an illegal squatter. The plot has a road frontage of about 48 m and runs back approximately 110 m. There are a number of structures and gardens on the site: one small permanent building, (wooden walls, with corrugated iron roof) close to the road which has previously been used as a shop/kiosk (but recently closed by order of the Provincial Government which owns the land); a piggery consisting of pens with a local sago leaf roof; an old toilet building in poor condition; a *haus win* thatched shelter; a leaf shed for storing timber; as well as small vegetable gardens and a number of fruit and other trees on the northern side. The western part of the site is forested and poorly drained, while the cleared eastern part has been drained and built up.

33. The adjacent lot, (Lot No.181-003-0240), is currently occupied by the same squatter, Harry Bonogo. He has a half-built traditional-material house, and gardens and fruit trees on the site. Solomon Power is seeking to acquire the back half of Lot 181-003-0240, dividing it off from the half finished structure, in order to maintain good will of the neighbour (in support of better site security).

**Figure 8: Cadastral boundaries of proposed Tulagi site (shown in blue)**



34. The of trees and crops that will be lost by Harry and Sarah Bonogo over the two plots to be acquired are:

- 1 large tutupi tree (small red fruit, 15 years old)
- 3 casurinas (nauru)
- 2 bush apples (kabarai)
- 6 coconuts (4 small, 2 large)
- 12 large trees (leaves used for wrapping food)
- 2 large mango trees
- 1 cutnut tree (12m)
- 1 galip nut tree (15m)
- 38 bananas palms (27 small, 11 large)
- 1 pawpaw
- 11 talesea trees
- 4 pandanus tree
- 3 cherry trees
- 1 lemon tree
- 6 pumpkin plants
- taro patch with approximately 8 plants
- 5 pineapple plants
- kumera patch 6mx12m
- 50 cassava plant
- 9 sugar cane plants

35. An inventory of economically valuable trees and crops has been made at the Kirakira site. The site is a rural area 1.5 km from town, but there are two main settlements nearby: one is the new police housing compound containing 21 houses, situated 300 m to the north-west on the airport road, whose families use the Solomon Power land for gardening; and the other, located to the south of the site, is a Santa Cruz settlement (approximately 20 houses) where migrants from Temotu province have lived for over 20 years, and who have also planted gardens and trees on some of the site. Households using the Solomon Power site for farming have not yet been identified, and this will be done during the finalization of the RP, in order to determine appropriate compensation of any crops that cannot be harvested before the site is cleared. Along the eastern coastal side there is an old coconut plantation along the

road to town, with largely unproductive palm trees. Some parts of this site are riverbank and beachfront, which are unusable, and will be a buffer area to be protected. (Details are outlined in the IEE for the project).

96. The list of plants and crops growing on the flat useable land is provided below - excluding the vegetation on the steeping sloping bank down to the river and along the seaside, (Lots 8,9, and 10) and the strip of trees along the steep forested ridge on the western side (Lots 11-15):

- 3 coconut palms
- 500 banana palms
- 35 papaya
- 1 cutnut tree
- 15 unidentified shade trees
- several gardens of cassava and root crops (not yet counted)

36. At Lata a few local families from the surrounding government houses, have cleared and planted small areas of the vacant land with sugar cane, bananas, cassava and sweet potato gardens. All users will be identified and paid compensation at replacement cost for any perennial trees or crops that cannot be harvested before construction.

### (iii) Noise impacts

37. Noise will occur during construction due to the use of vehicles, plant and equipment, movement of materials and various construction activities. The noise levels are expected to be moderate and will be mitigated by a range of measures outlined in the IEE. Noise will also occur during operation due to vehicles, materials loading and unloading and workers on site. Impacts will be minor and intermittent.

38. More significant noise will be emitted by the operation of backup diesel generators. However, in comparison to the existing diesel power station operations, the noise impacts will be significantly reduced. The generators will only operate intermittently to charge the associated batteries in periods of overcast or wet weather, and as backup if required. The noise impact will depend on the selection of generators, where they are situated on site, their operation and maintenance regime, and the use of mitigation measures (such as acoustic enclosures, mufflers on engine exhausts and baffles on generators, screens or acoustic barriers, sound insulated buildings, and plantings). The IEE provides detailed descriptions of the noise level guidelines, and mitigation measures to restrict noise impacts.

## **2.2 Temporary Impacts**

39. During construction, extra land area adjacent to the solar facilities under construction may be required and occupied by the civil works contractor for work camp site, storage area of equipment and other ancillary uses for a maximum period of 24 months (duration of construction), in the event that suitable accommodation cannot be found in the local area. The scope of temporary land requirements and potential impacts will be determined before start of construction activities. The need to access and use land during construction will be through negotiation, this process will be facilitated by the PMU and provincial governments and will generally follow the guidelines as prescribed in this RP. However, responsibility for negotiation and rent/lease payments or other compensation as agreed will be under the direct responsibility of the contractor, assisted by the provincial executives and the designated land officer.

## 2.3 Affected People

40. **Landowners.** Since all proposed sites (except Kirakira) are within the boundaries of 'outstations' and are located within provincial town areas on alienated land, there are no customary landowners. The Kirakira site is 1.5km outside the town boundary, on road to the airport, but title to seven lots has been already acquired by Solomon Power. In SI, the roadsides of public roads (gazetted) belong to the government, and the road reserve is 7m from the centre of the road, along which public utilities can be installed. So legally, there should be no problem in erecting the power transmission lines from the solar site into the centre of town.

41. However, in Solomon Islands, as in many parts of Melanesia, government ownership of roadsides is not always clear, or has not always been respected, especially if the road has not been paid for and gazetted as a public road. As a precaution, and in line with ADB's SPS, the owners of the land alongside the roadsides have been consulted about the project. All the land on both sides of the road belongs to the Campbell family (children and grandchildren of the late District Officer and plantation owner, Frederick Campbell). The members of the family are enthusiastic about the solar project as they are keen to see the area developed, and have opportunities for future connections to settlements west of the airport. They have assured Solomon Power of their support, and suggested that an MOA be signed with the family to confirm their cooperation. Solomon Power have agreed to sign an MOA with the Campbells in order to retain the family's good will and support, and will include the Provincial Government in this agreement (see draft MOA in Annex A).

42. **Vulnerability of APs.** The APs will not be vulnerable to loss of income, unemployment or food insecurity resulting from the project. Those APs losing trees or crops will be given notice to harvest and be compensated. Further, they are expected to benefit from the project through access to electricity as well as potential benefits from income-generating and employment opportunities during project construction.

43. **Income source of affected households.** Results of consultations with land users and community residents as well as the socioeconomic assessment show that the APs are not heavily dependent on the land that will be affected by project activities. The users of the state land at sites described above, do practice subsistence activities, mainly for vegetable and fruit gardening, but this is opportunistic and none of the APs are solely dependent on this land, and all have other sources of subsistence.

## 3 Principles for Minimization and Addressing of Land Acquisition Impacts

44. The SIG through Solomon Power and the provincial government is committed to minimising the impact of the project on people and their assets. To this end project land acquisition is and will be guided by the following principles:

- Project design and location has and will continue to be explored to minimize land requirements and consequential impacts on people.
- APs will be consulted during project cycle. Effective mechanisms will be established for hearing and resolving grievances.
- Land access will be directly from public roads, and will not legally require negotiated agreements with customary landowners. Agreements with SIBC and CAASI will outline any need for future access to broadcasting towers at Lata, or airport facilities at Munda.
- Offers of compensation for resources and assets will be fair and adequate. The Entitlement Matrix is in line with ADB and SIG policies and requirements will ensure

compensation at replacement cost and that the standard of living of APs are not diminished but improved.

- Absence of formal title will not be a bar to compensation and assistance and particular attention will be paid to any vulnerable groups.
- Negotiated settlements and their payment will be made in advance of land entry and periodic payment of lease arrangements, if applicable, will be done as per schedule.
- The RP will be conceived as part of the overall project and related costs will be included in and financed out of the project budget.
- Relevant impacts including unforeseen losses and damages that may occur during civil works will be monitored and remedial steps taken as required.

45. Non-land acquisition social impacts associated with the project at the five outstations have been identified and the importance assessed in the IEE; suitable mitigation measures will be included in the EMPs. The duration of the impact has been estimated and is based on the scope of work, as well as the risk to people and their environment. Mitigation measures for each potential social impact have been designed to avoid and / or minimise the risks. If the impact or risk cannot be avoided or minimised, mitigation measures to compensate the affected parties have been recommended. The level of impact has been measured as none, minor, moderate or major.

## **4 Socioeconomic Information**

### **4.1 Profile of Affected Population**

46. Based on the result of the consultations and focus group discussions undertaken in the project sites between October 2015 and March 2016, it has been determined that the APs who currently use the solar sites will experience minimal impacts from the project. They generally have their own food gardens on land nearer to their place of residence. APs interviewed stated that, in their view, the site was 'idle' bush land that they occasionally made use of, but were not dependent on. Those interviewed all supported the proposed project sites being used for the solar plant, since other lands are available for food production and income activities. All recognise that these are state lands, to which they have no landowner rights. No APs were identified within the power distribution grid line as the electric posts will be located for the most part within the ROW of the government-owned road. During the short fieldwork visits, it proved impossible to find all the APs using the government land. As part of refining the social assessment, before construction begins, householders near the sites will be interviewed to determine who is planting and using the resources for compensation purposes, and so that any crops can be harvested before construction begins.

#### **4.1.1 Munda**

47. Most of the site is covered in secondary forest. Staff living in hospital houses near the site, who are salaried employees paid by the government (though the hospital is run by the church), and households along the shoreline, sometimes collect firewood on the site, but there are no economically important trees or crops. The staff of Helena Goldie Hospital have reliable government incomes and live in permanent houses with water supplies, making them some of the better off households in Munda. The photos show the forested site, next to another cleared lot owned by COL/CAASI, which is to be developed as a site for airport navigation aids, with a large communication mast planned in the hard surfaced areas.

48. Although hospital staff were interviewed as part of the assessment, no census of affected people in the region of the site has yet been conducted.

**Figure 9: Photos of Munda solar site**



Munda site showing hard pan area on adjacent site with regenerating trees on the solar site



Secondary forest on the proposed solar site

49. Currently there are 405 Solomon Power customers in Munda, 331 of whom are domestic and 72 commercial<sup>3</sup>. 21 have been disconnected for various reasons (usually non-payment of bills), and during the last inspection there were 13 illegal connections. Demand projections here include improvements planned to the new upgraded airport terminal and runway lighting, as well as grid extensions to houses in Dunde village.

#### **4.1.2 Malu'u**

50. The site being acquired in Malu'u is situated next to the northern Malaita administrative offices. The government officers have kept the site cleared, and there is only grass and a few small bushes on it, apart from a concrete slab from a previous structure. There is no one using the land. (See below for map and photos of the cleared site, showing the telecommunication tower on the boundary, adjacent police station, school, and roadside power pole). There are four residential houses across the road opposite to the site, which house government employees, and to the south, a further five residential houses beyond the police station. These are approximately 70 - 90 metres away from the site boundary.

51. All land inside the town boundaries of Malu'u is government owned (COL), as this was a colonial outstation. The town officially has a population of 4,828, but very few of these will be affected directly by the project. The Administrative Office has a staff of 34, and the nearby Malu'u school has 45 teachers and 600 students, who may incur minor impacts from the noise of construction and operation of backup diesel generators. Currently, Solomon Power data records Malu'u as having 161 customers, of which 122 are domestic and 39 commercial. Five customers have been disconnected and seven have illegal connections. Both the school

<sup>3</sup> 'Commercial' customers are defined as government offices, shops, churches, schools, and hospitals.



and the Administrative Office have power connections, though the government offices have had no power for more than a year, because the Provincial Government in Auki has failed to pay the power bill. The affected people at this site generally have good access to services and the majority of households are reasonably well off, with permanent iron roofed buildings and water supplies.

**Figure 10: Malu'u site showing neighbouring buildings**



**Figure 11: Photos of Malu'u solar site**



Malu'u site looking from road to tower



View towards to government admin offices



Road beside the site with existing power line

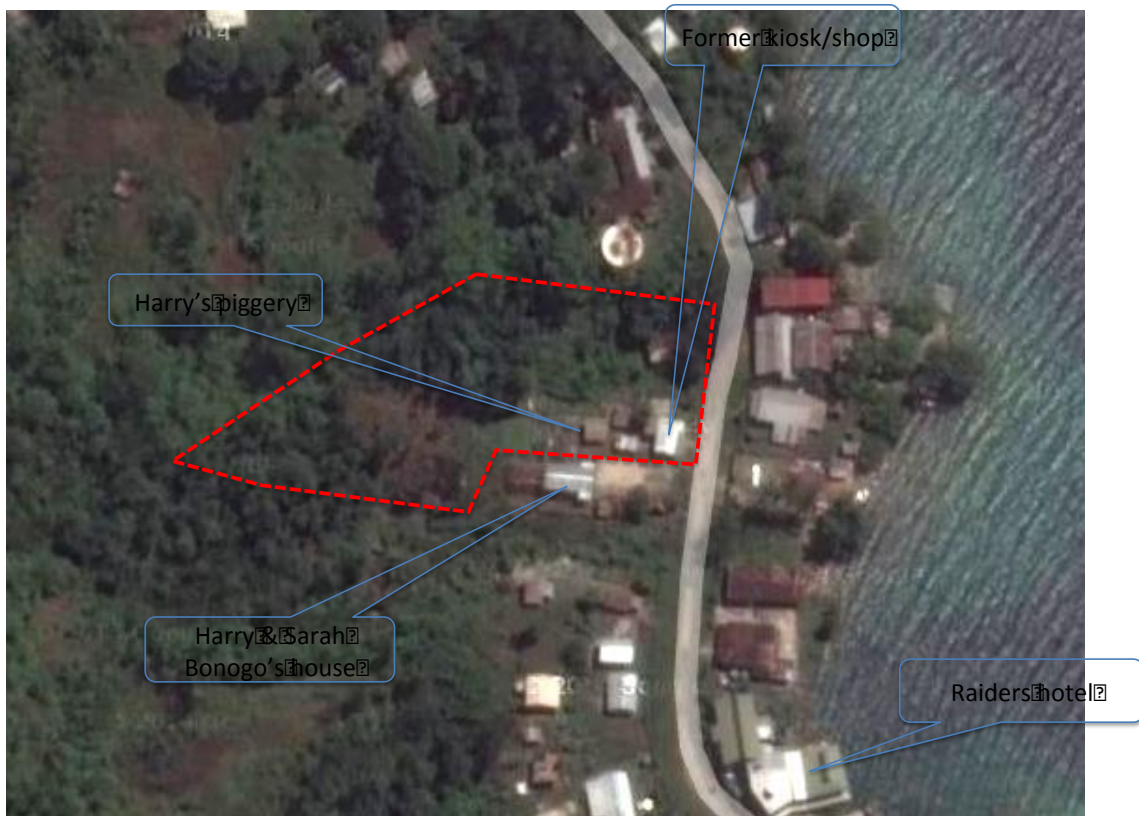


View of site from government offices (western end)

### 4.1.3 Tulagi

52. Part of the land being acquired at Tulagi, is occupied by a squatter, with no legal rights of ownership. Harry Bonogo, his wife Sarah and two children come from nearby Hagalu village on Nggele Sule Island where his clan owns large areas of forested land with over 800 large commercial trees (vasa, akwa, kwila, and rosewood). Harry is an entrepreneur who raises pigs for sale, sells recycled cans, cuts logs for timber from his Nggela Sule land, and who lives on a section of land (Lot 181-003-0241) next to the proposed Solomon Power solar site. By local standards he is a prosperous member of the community with a permanent materials house and several businesses. He had wanted to develop the section behind his house, into a guesthouse, but has not yet found the money to finish the traditional structure he is building and nor does he have title to any of the land, which is owned by COL. The Central Province Government has banned all land applications for leases or titles, (apart for commercial land), in an attempt to prevent squatters from other islands coming and building anywhere without permits.

Figure 12: Tulagi site showing neighbouring buildings





52. The plot on which the family's house is built, is not being acquired and will not be affected by the acquisition of the adjacent land. There will be no need for relocation. In accordance with ADB safeguards policy, the user who experiences the loss of trees and other plants will be compensated according to Schedule B of the Government Crop Compensation Calculation. Crops that cannot be harvested before the site is cleared will also be compensated for. The outbuildings on the proposed solar site, while of a temporary, impermanent nature, will be valued on the principle of replacement cost. (See Section 2.1 paragraphs 32-34 for description of crops, trees and assets on this site.)

53. In Tulagi, Solomon Power has 249 customers, (42 commercial and 207 domestic), and has documented 5 illegal connections. Harry Bonogo's household is connected to the grid.

**Figure 13: Photos of Tulagi site**



Gardens and piggery at Tulagi site



Timber storehouse



Unused forested land at the back of the Tulagi site



Building near road formerly used as a shop/kiosk



Harry and Sara Bonogo on the site of their house, showing proposed solar site to the right, with outbuildings and gardens

#### 4.1.4 Kirakira

54. The Kirakira site is the only site outside town boundaries. It is on fertile land beside the river, and has been used by several families for growing subsistence crops. There are two groups of people using the land: (i) families of the police who live in the newly built police compound about 300 m away from the site. These families do not primarily rely on the income from the crops they grow, as all have a salaried family member in the police. (ii) house holders living in a small rural settlement at the back of the site, in the bush to the south, who originally came as migrants from Santa Cruz. They have substantial gardens near their village.

55. Only 4% of the province's households are connected to an electricity grid, with Solomon Power recording only 245 customers in Kirakira (183 domestic and 60 commercial), while eight have been disconnected and inspections have found six illegal connections. Neither the police compound nor the Santa Cruz village has connections to the electricity grid.

**Figure 14: Photos of Kirakira solar site**



View from bridge (NE corner of Lot 9) looking west to high ridge at western side





View of Lot 8 from the bridge

#### 4.1.5 Lata

56. The SIBC land at Lata has been vacant for more than a decade, and some of the government employees living in nearby houses within the town boundary, are using a small portion of the land to grow crops. Since the land was acquired after the PPTA field visit, the users have not yet been identified, but the number of plantings is small. A more detailed inventory and record of losses to specific families will be prepared before construction. Below are photos showing the vegetation at the site, including sweet potato, cassava and sugar cane:

Figure 15: Photos of Lata solar site



57. In summary, interviews and discussions have revealed that only a small proportion of the outstation's population is connected to the existing electricity grid. Households mostly rely on solar power and kerosene for lighting and coconut shell and wood for cooking. The majority of respondents expressed a desire to be connected to the grid, if the project goes ahead and power is more reliable. Apart from lighting, respondents indicated that they want to use electricity to operate appliances and household utilities, and most importantly to explore business opportunities. There were no objections to land being acquired, and none of the sites are within culturally significant or protected areas. Only a small number (to be determined) of people's subsistence activities would be affected by the land acquisition for solar power, and APs spoken to do not anticipate negative impacts by the project on their livelihoods, and indeed expect that in time, the project will improve their general well being, through the provision of income generating opportunities, as well as the short-term benefits which may be gained from employment and provision of goods and services to the workers.

## 5 Consultation, Participation, Disclosure and Negotiation

### 5.1 Activities to Date

58. Consultations with stakeholders including government and SOE landowners, provincial government officials, and potentially affected land users have commenced, under the auspices of Solomon Power.

59. Solomon Power engineers and staff have visited the project areas a number of times. Additionally, during project social impact assessment between October 2015 and February 2016, PPTA consultants visited seven of the outstation sites and met with provincial authorities, provincial assembly members, local organisations, community members and some land users to better understand their situation and relationship to the land. Focus group discussions (FGD) were used to elicit information and explore perceptions of the project. The consultations sought to inform local people about the project as well as ascertaining their attitudes to the proposals.

60. These consultations and investigations included informal resource users of concerned sites, where possible. Shown below in Table 20 is the summary of consultation and participation activities undertaken during the conduct of the PPTA. A more detailed list of those consulted can be found in Annex B:

**Table 4: Summary of consultations undertaken during the PPTA**

Activity and Methodology	Date	Venue/Location Participants	No. of Part.	Major Topics/ Outcomes
1. Solomon Power Briefings and project discussions  Internal meetings with PPTA	13/10/1 6/11/15 27/11/15	Solomon Power Board Room <ul style="list-style-type: none"> <li>• Solomon Power Manager</li> <li>• Solomon Power Engineers</li> <li>• Solomon Power Property Manager</li> <li>• PPTA team</li> </ul>	12	<ul style="list-style-type: none"> <li>• explained the project aims. Discussed with Solomon Power staff of the major tasks to be carried out</li> <li>• arrangements for field visit to sites</li> <li>• current Solomon Power procedures for consultation and community participation</li> <li>• identification of barriers to reaching potential communities and consumers</li> <li>• land acquisition issues</li> <li>• outstation planning and growth</li> </ul>
2. Focus Group Discussions (FGD)	Oct 2015 to Feb 2016	<ul style="list-style-type: none"> <li>• Gizo &amp; Munda: provincial officials</li> <li>• Malu'u; government &amp; community leaders</li> <li>• Lata: youth &amp; landowners</li> <li>• Lata: health workers</li> <li>• Tulagi: women's reps</li> </ul>	4 -15	<ul style="list-style-type: none"> <li>• informed participants of aims of the project</li> <li>• land issues</li> <li>• cost and local demand for power</li> <li>• compensation</li> <li>• benefits of project</li> <li>• environmental &amp; social impacts</li> </ul>

Activity and Methodology	Date	Venue/Location Participants	No. of Part.	Major Topics/ Outcomes
				<ul style="list-style-type: none"> <li>• support for the project</li> </ul>
3. Landowners and users  Consultations/FGD	24/10/15 4/11/15 2/11/15	Community/family houses <ul style="list-style-type: none"> <li>• Lata landowners, Graciosa Bay</li> <li>• Kirakira – Campbell family/clan landowners</li> <li>• Tulagi – land users</li> </ul>	25	<ul style="list-style-type: none"> <li>• informed the participants of the project aims</li> <li>• land acquisition issues and impacts</li> <li>• compensation provisions in accordance with LTA &amp; SPS</li> <li>• discussed local problems concern for high tariff for electricity, demand for power in the area, grid extensions</li> <li>• benefits - both long and short term</li> <li>• environmental and social impacts</li> <li>• all expressed support for project</li> </ul>
4. National Government t & SOE Officials  Meetings	20/10/15  5/11/15 3/2/16 1/2/16	<ul style="list-style-type: none"> <li>• Ministry of MERE - Director</li> <li>• CAASI - Honiara airport Permanent Secretary &amp; Airport Manager</li> <li>• SIBC office</li> <li>• SIBC CEO</li> </ul>	4	<ul style="list-style-type: none"> <li>• objectives of the project</li> <li>• preferred site options for solar outstation project</li> <li>• formal requests for land</li> </ul>
5. Provincial officials and service providers  Consultations & key informant interviews	Oct – Dec 2015	Provincial offices: <ul style="list-style-type: none"> <li>• Western Province assembly members, health officials</li> <li>• Malaita: Provincial Assembly members and division heads;</li> <li>• Tulagi: Provincial govt officers and assembly members</li> <li>• Kirakira Provincial Govt officers and MPs</li> <li>• Lata Provincial Govt</li> </ul>	6 -15	<ul style="list-style-type: none"> <li>• orientation on project objectives</li> <li>• proposed sites and land issues</li> <li>• local development issues</li> <li>• current energy use and need for grid extensions</li> <li>• benefits and impacts</li> <li>• provincial support for project</li> </ul>
6.. Community leaders  Key informant interviews	Oct –Dec 2015	<ul style="list-style-type: none"> <li>• Munda clan leader</li> <li>• Tulagi community leader</li> <li>• Malu'u community leaders</li> <li>• Kirakira clan leader</li> <li>• Lata – clan leader</li> </ul>	6	<ul style="list-style-type: none"> <li>• objectives of project and proposed sites</li> <li>• land issues</li> <li>• compensation provisions</li> <li>• demand for electricity; willingness to connect and pay for electricity</li> <li>• noise issues with diesel generators</li> <li>• local problems and issues</li> <li>• benefits and impacts of project</li> </ul>
7. NGOs  Key informant interviews	Oct-Dec 2015	NGO provincial offices <ul style="list-style-type: none"> <li>• SCF Prov Coordinator, and Project Officers</li> <li>• Oxfam Prog Coordinator</li> <li>• World Vision Lata Area Manager</li> <li>• World Vision Progamme Manager Kirakira</li> </ul>	7	<ul style="list-style-type: none"> <li>• project aims and scope</li> <li>• potential impacts</li> <li>• NGO's range of activities</li> <li>• training expertise and subjects</li> <li>• areas and sectors covered by NGO</li> <li>• data collection for social assessment</li> </ul>
8. International development organisations  Meetings	28/10/15  25/10/15	NZ High Commission, Honiara <ul style="list-style-type: none"> <li>• First Secretary – Development</li> </ul> Rural Development Project Office <ul style="list-style-type: none"> <li>• Team Leader</li> <li>• M &amp; E Officer</li> </ul>	3	<ul style="list-style-type: none"> <li>• scope of activities</li> <li>• Munda airport upgrade &amp; Plans for Phase 2</li> <li>• issues around UXO at Munda</li> <li>• institutional reform of Ministry of Communications and Aviation</li> <li>• demand for energy from Munda airport</li> <li>• grants to communities for infrastructure</li> <li>• capacity bldg. of Ministry of Agriculture &amp; Livestock</li> <li>• assistance to rural businesses</li> <li>• potential impacts for solar Project</li> </ul>

Source: Poverty and Social Assessment (Stakeholders Meetings, Community Consultations, FGD), Oct 2015- March 2016

61. Consent for surveying of sites has already been received and is underway. A major output of these consultations will be the finalization and signing of memoranda of agreements (MoA) between the Solomon Power, and provincial governments and/or state agencies through their representatives and the provincial executives of Western, Central, Malaita, Makira-Ulawa and Temotu provinces.

## **5.2 Further Consultation**

62. Whilst preliminary discussions have been initiated with the land users and affected persons, about the project, negotiation processes for land acquisition have yet to be finalized. Future consultations will focus on a detailed census, notification and negotiation. The notification process will be guided by the procedures for acquisition of land as outlined in the Lands and Titles Act (LTA). In advance of notification, Solomon Power and the provincial governments will formally verify land users and their ownership of trees, crops, and other assets, as a basis for claiming compensation. It should be noted that initial consultations have been largely with male informants, except for service providers in health and education, and some land users. All women land users supported the project and said that there was sufficient gardening land elsewhere, if the solar sites had to be constructed on some gardens.

63. From initial research, it was found that women's responses to the proposed project were invariably positive. The Western Province Provincial Council of Women Coordinator noted that most women still use kerosene stoves and lamps, even in town, and firewood for cooking, as kerosene is too expensive. The Project Officer for Protektim Pikinini Project run by SCF, also noted the high incidence of burns from children falling into fires or from kerosene, and expressed the wish that more women had access to safer energy. Women in Munda who commute daily to Noro to work in the tuna cannery, remarked that if their houses had electricity, life would be much easier, as they have little time to cut firewood for cooking. At the stakeholder meeting in Malu'u, few women attended, but in conversations with women market vendors, they said there was a big demand for power in the community, and a great need for reliable power at the health centre. Women agreed that it was difficult for most people to afford power based and diesel generation, and shared their hopes that increased use of solar power would eventually lower prices. At community meetings in Lata, women expressed concern at the number of children still out of school, and thought that if there were more household connections, it would encourage children to read and stay on at school. They also pointed out that the main water supply in Lata is dependent on diesel generation for the pumps, and since this is expensive and the town cannot always afford the fuel, the pipes are frequently dry and they must rely on rainwater tanks. They welcomed the news that the town electricity supply would be transitioning to solar energy. In Kirakira, women in the market complained about the noise of the diesel engines situated in the centre of town next to the market. They were pleased to hear that the generators would be relocated and that the town's energy would in future be largely supplied by solar power. The nurses at Tulagi hospital talked about the problems of getting power to the maternity wards, and the fact that there were no fans to keep patients cool, mainly because of the costs involved.

64. Women's concerns have been noted, and every effort will be made to ensure that all women using the solar sites or owning assets are included in further consultations and in the process of making an inventory of loss.

65. To guide and support Solomon Power in consulting with communities, APs, and broader stakeholders at different times in the project, the PMU will prepare and support Solomon Power to implement a consultation and communications plan, based on the stakeholder engagement strategy included in the PAM.

## **5.3 Notification**

66. Official notifications will be provided to land users outlining the nature of the project and the land access requirements relevant to land parcels. The notification will indicate the nature of the agreement sought, the timeline for the project and the agreement, that the

notification represents the date for cut-off of eligibility for any compensation, and the proposed process for negotiation. The notification will also advise users of their entitlement to, and suggestions for accessing impartial legal advice, explain the process for negotiation, and seek commencement of the negotiation process. At Notification, relevant information from this RP will be provided to land users, adjacent communities and relevant local government officials.

67. The notification will be issued to all members of the group, and also made known to local members of the community. The notification will include advertisement of a public meeting and set this as the date for raising any claims relevant to the site. A public meeting will be held, and all issues raised will be recorded. The validity of any claims to the land or its resources will be established. If no petitions are raised, then the negotiation process will commence.

## **5.4 Process for negotiation**

68. The timing and nature of negotiations will be based on final arrangement and agreement however they will be conducted adhering to “free prior Informed consent” (FPIC) principles:

- Adequate time and information will be provided to land users to prepare for negotiations;
- Negotiations will be entered into in good faith;
- Due consideration will be given to all land user requests; and
- No party to the negotiation will be forced to arrive at an outcome.

69. Solomon Power and the provincial governments will be responsible to ensure the fairness of the negotiation including entitlement of land users to get relevant information and seek impartial legal advice at the expense of the project. This is to counter the otherwise asymmetrical relationship between the two negotiating parties, where Solomon Power is likely to otherwise have greater access to information, services, advice and experience. The approach provides the opportunity for land users to get adequate information and avail legal advice to counter the imbalance. The specific procedure and processes for conduct of negotiation is outlined in more detail in Chapter 7.1.

70. Records of all negotiations activities will be prepared by Solomon Power and provincial governments and validated by a third party, i.e., the local magistrate.

## **5.5 Disclosure of the RP**

71. The RP will be endorsed by the EA/IA, disclosed to APs and stakeholders before the project’s appraisal, and posted on ADB website. An information brochure (IB) will be developed and made available in English and Pijin in accessible public locations by the time the census and IOL are undertaken, and in public meetings with users. Disclosure will conform to the *Public Communications Policy of the ADB: Disclosure and Exchange of Information* (March 2005), which requires that reports on ADB projects be accessible to interested parties and the general public.

## **5.6 Results of consultation**

72. All communities, provincial officials, NGO leaders, and affected people were strongly supportive of the Project because they are interested in seeing improved reliable power supplies, and liked the idea of ‘clean, green’ energy which was not dependent on imported fossil fuels. Those living near existing diesel power station also appreciated the fact that with solar power generation, the generators would be running much less of the time, and noise levels would be restricted. The main concerns of communities were around the high tariffs for



electricity, and the barriers to access, such as having to own title to land before being connected. In some places people also said that they had been told they could not access electricity if they lived in a house built of traditional materials (woven walls and thatched roof). Solomon Power informed people that these policies are under review, and that as long as a house could be safely connected, then the type of materials used to build it were not relevant. Land users, while concerned about losing valuable crops or trees, were reassured by the processes explained to them, for compensation and restoration of income.

## **6 Grievance Redress Mechanism**

73. In order to receive and facilitate the resolution of affected peoples' concerns, complaints, and grievances about the project's social and land acquisition performance, a grievance redress mechanism (GRM), based on the steps and process identified here and in the project's IEE, will be established by the PMU of Solomon Power. The PMU, the Contractor, and the provincial government will have the responsibility to facilitate resolution of grievances related to land acquisition, compensation, and social issues. The same mechanism will be used to deal with complaints around any environmental issues. The process will be disclosed to all landowners, land users and affected people, and be readily understood and accessed by all. The PMU will inform and consult each community about the GRM and how it will work, via a community meeting held before construction commences. A sign at the site and notices on community notice boards will give the contact details for lodging complaints. Grievances will be responded immediately and their status updated regularly until these are resolved. Grievance redress will be gender responsive, readily accessible and free of charge to the affected person.

74. The key functions of the GRM are to (i) record, categorize and prioritize the grievances; (ii) settle the grievances in consultation with complainant(s) and stakeholders; (iii) inform the aggrieved parties about the solutions; and (iv) forward the unresolved cases to higher authorities. The register should be kept at the site office, and is a public document. APs will be advised to discuss their complaint initially with their community leader. If the leader supports the issue, both the AP and community leader will take their complaint to the Contractor.

### **6.1 During Construction and Operations**

75. During the construction and to a lesser extent, operation of the project it is possible that people may have concerns with the project's social performance. Given the nature of this project it is likely that more concerns may arise during the construction phase of the project than in later operations. In order to capture and address these concerns the grievance management procedure will allow affected persons to register their complaints and concerns by lodging them with the PMU or the Contractor on site usually through the Project Manager. A GRM Register in which complaints are recorded, will be kept on site. Details of the complaint will be recorded by date, name, contact address and reason for the complaint. A duplicate copy of the entry will be given to the affected person for their record at the time of registering the complaint and a summary is to be attached to PMU's quarterly progress reports.

76. The grievance will be assessed by the PMU to confirm that it is related to the project. If it is urgent or can be immediately resolved, action will be taken and this recorded in the GRM Register, and the complainant informed of the outcome. The aim will be for complaints to be acted on within one week. Where this cannot occur, the complainant will be advised within one week of making the complaint, what action is to be taken. If a complainant approaches the Contractor directly, the Contractor will receive the information and must forward it onto the PMU. The Contractor will take any immediate action necessary to resolve the issue if practical and appropriate. Where there is urgency in terms of safety, damage to property or environment, then the complaint will be acted on urgently.



77. In regular meetings between the Contractor and PMU, the complaints register will be reviewed as part of regular meetings and reporting. A brief summary of complaints will be given in regular reports and any outstanding grievances identified. The PMU Safeguards Officer will review the GRM Register for complaints and confirm that they are resolved satisfactorily. Any outstanding complaints will be investigated. The PMU and Contractor will work together proactively to ensure grievances are satisfactorily resolved. It will be the responsibility of the PMU Safeguards Officer to ensure that the GRM is working as intended, and that the Contractor is responding to community concerns.

78. Where complaints cannot be resolved by the GRM process, or, where a person is not satisfied with the outcome, the complainant will be able to take their complaint through the normal SI legal processes.

79. The GRM will be publicised, with awareness provided by PMU and Contractor staff. No fees or charges will be made in relation to lodging complaints or otherwise accessing the GRM.

80. Typical grievances that may occur in projects of this nature include (but are not limited to) damage to, or use of, public or private property, and communal resources; safety risks or incidents; noise, dust, fumes, or water pollution; litter, rubbish dumping, or unauthorised land use; unauthorised tree cutting or vegetation removal; hunting, fishing, or collecting fruit and nuts on customary territory; anti-social or criminal behaviour; and harassment or abuse.

## **7 Legal and Policy Framework**

### **7.1 Solomon Islands Legal Framework**

81. The Constitution of Solomon Islands recognizes customary rights to ancestral land of the indigenous population. About 87% of land in the country is under customary tenure, with the remainder considered “alienated” and is subject to registration under the Land and Titles Act (LTA). Within Honiara City Council, and in provincial capital boundaries, and most outstations, land is owned by the state and held in perpetual estate title on behalf of the government by the Commissioner of Lands (COL). The COL enters into 50 year fixed term estate (FTE) agreements with individuals or shorter term temporary occupancy licenses (TOL). A TOL is valid for a period of one to two years, and permanent structures or improvements are not permitted on this land. Land is governed by the LTA (1988), which also addresses requirements for acquisition of land for public purposes, and the procedures and basis for compensation for land and any improvements thereto. The Act also provides for purchase or lease of land by the Government through agreement. Specific provisions of the law protect the rights and interests of concerned groups and communities. Annex C provides the details of the main SI laws relating to land acquisition. Land acquisition and compensation for the project will be guided by the processes described within the LTA and the ADB SPS.

#### **Land and Titles Act (Revised 1996)**

81. The LTA governs the government’s temporary or permanent acquisition of both alienated and customary land through compulsory acquisition or negotiated agreement. Sections 71 through 85 of the Act deal with compulsory acquisition of land for public purposes. However, this project will not entail compulsory land acquisition, but will be by negotiated agreement. Also since all land being acquired for the solar development project belongs to the state, this means the transfer of the land is straightforward, and efforts will be concentrated on ensuring that any households currently occupying or using this government land for farming, are fairly compensated and do not suffer a loss of income as a result.

82. Temporary occupation of land for public purposes, (for a maximum of three years), may also be acquired by the COL (under section 82). During the project construction, temporary use of customary land may be required for a maximum period of 2 years (the

duration of construction). It will be the responsibility of the Civil Work Contractor (to be stipulated in the Civil Work Contract) to address the concern of temporary land occupation and corresponding compensation. However, it should be noted that this follows a similar process to permanent acquisition of land, with a declaration and notice being given. Agreement as to the rental follows a similar process to the claim, offer, acceptance, and assessment as compensation for land to be acquired (under section 79). Under sub-section 3, at the end of the temporary use, the land is to revert to the owner or person or group with an interest in the land. If land has been damaged or the value diminished, compensation is to be awarded or the land restored to its previous form.

83. Sections 60 to 70 of the LTA deal with purchase or lease of land by the COL or any Provincial Government. The process starts with the appointment of a Land Acquisition Officer (LO) for purpose of land purchase or lease. The LO demarcates the boundary and agrees with landowners, for the purchase or lease of the land required. The LO then publishes a notice, holds a public hearing, and prepares necessary reports. An agreement is reached with respective landowners, and it is implemented by the COL, including: payment of the compensation, taking possession of the land, and registration of the land in the name of the acquiring entity. For purchase or lease to be completed properly, at least four meetings should be held with the public (i.e. the intended landowners).

84. When land is already owned by SIG and registered with the COL, the cadastral boundaries will have already been surveyed, although in some cases, the land may need resurveying to confirm boundary pegs, and ensure that the size of the land is accurately recorded and mapped. The negotiations between state entities will be facilitated and finalised by the LO responsible for land transfers in MLHS. Valuation work will be carried out to determine the premium and annual rental value to the landowners.

85. Amendments and improvements to the LTA and other safeguard provisions for infrastructural development are currently being planned. Since 2012, ADB has been providing support to the SI government to strengthen the country safeguard system (CSS). Working with Ministry of Infrastructure Development (MID), Ministry of Lands, Housing and Survey (MLHS) and Ministry of Environment, Climate Change, Disaster Management and Meteorology (MECDM), the technical assistance (TA) first undertook a detailed diagnostic survey of the legal framework for CSS and an institutional capacity assessment of three main agencies (MID, MLHS, and MECDM) implementing various elements of the CSS. The second TA focused on preparing draft amendments to the Lands and Titles Act and Environment Act to address the gaps and weaknesses identified and piloting the proposed modified procedures for development consent and land acquisition.<sup>4</sup>

## **7.2 ADB's Resettlement Safeguard Policy**

86. The ADB *Safeguard Policy Statement* (2009) requires ADB-assisted projects to (i) avoid resettlement impacts wherever possible; (ii) minimize impacts by exploring project and design alternatives; (iii) enhance, or at least restore, the livelihoods of all affected peoples (APs) in real terms relative to pre-project levels; and (iv) improve the standards of living of the affected poor and other vulnerable. It covers both physical displacement and economic displacement.

87. The key principles of the ADB safeguard policy on resettlement are as follows:

- Screen early the project's resettlement impacts and risks.
- Carry out meaningful consultations with and participation of APs, inform all APs of their entitlements and resettlement options. Pay particular attention to the needs of vulnerable groups. Establish a grievance redress mechanism.

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<sup>4</sup> ADB. *Technical Assistance to the Solomon Islands for Strengthening Country Safeguard Systems in the Transport Sector*. Manila (TA 8217-SOL, \$600,000, approved on 16 November 2012, financed by the Japan Fund for Poverty Reduction), and *Technical Assistance for Supporting Good Governance through Safeguards*. (TA 8737-SOL, \$300,000, approved on 08 October 2014, financed by the TASF-IV).

- Improve, or at least restore, the livelihoods of all APs through (i) land-based resettlement or cash compensation at replacement value, as relevant, (ii) prompt replacement of assets, (iii) prompt compensation at full replacement cost, and (iv) additional revenues and services through benefit sharing schemes where possible.
- Provide APs with needed assistance, including: (i) if there is relocation, secured tenure to relocation and, better housing; (ii) transitional support and development assistance; and (iii) civic infrastructure and community services, as required.
- Improve the standards of living of the displaced poor and other vulnerable groups to at least national minimum standards.
- Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement.
- Ensure that APs without titles are eligible for resettlement assistance and compensation for loss of non-land assets.
- Prepare a RP elaborating on APs' entitlements, income and livelihood restoration strategy and so on.
- Disclose a RP in an accessible place and a form and language(s) understandable to APs and other stakeholders.
- Conceive and execute resettlement as part of a development program.
- Provide compensation and other entitlements before physical or economic displacement.
- Monitor and assess resettlement outcomes, their impacts on the standards of living of APs.

### 7.3 Identification of Gaps between ADB Safeguard Policy and SI Laws

88. The Solomon Islands' law and ADB policy diverge on some key points on acquisition of land. The LTA does not require adequate consultation with affected parties; it simply requires that declaration and notice be given about temporary use of land or acquisition or resumption of land (lease) and the purposes for which it is required. Nor does it require preparation of a "plan" documenting the process, consultations undertaken with APs, procedure of the acquisition and compensation. Also the Act does not cover APs without title or ownership records, such as informal settlers/squatters (non-titled APs) or people with structures or gardens (encroachments) within ROW. While the Act provides compensation at prescribed rates and includes a provision for interest on compensation amounts to be paid to a claimant, the amount of the award is not free of taxes or other deductions, and the compensation may not be at replacement cost as required under the ADB policy. Furthermore, the legislation does not take into account of social and economic consequence of land acquisition in terms of restoration of lost income. Finally, the Act does not differentiate between major and minor impacts on APs whereas ADB policy clearly identifies significant impacts as requiring specific and additional measures of mitigation, including measures to address the needs of vulnerable groups or APs.

Table 7 below summarizes the differences between the Act and the ADB safeguard policy, and identifies remedial measures to fill the gaps.

**Table 5: Comparison of Solomon Islands Law and ADB Policy and Gap-filling Measures**

SOL Law Provisions	ADB Safeguard Policy Requirements	Gap-filling Measures
Does not require adequate consultation with affected parties. Only requires declaration to be made and notice to be given.	Disclosure of project information (incl. acquisition process and compensation); Broad based and meaningful consultation with community and APs required (including non-titled APs)	The RP to be disclosed on ADB's website, made available for public perusal at MMERE, Solomon Power and Provincial Gov. offices; Summary of RP to be made available in English and/or Pijin to APs in an information brochure; Adequate consultations to be conducted and documented.

Compensation does not cover taxes or other deductions	All transaction costs associated with acquisition to be included in compensation award, i.e. there should be no cost to APs	Compensation to include amounts due for taxes and any other costs associated with the transfer or acquisition. No cost to APs on land acquisition. No depreciation will be assumed for structures and land owners will retain right for salvage.
Does not provide for compensation for structures if they are illegal or encroaching	Compensation and other forms of assistance to be provided for non-titled APs also	All APs including non-titled will be entitled to compensation for existing structures or assets within the site identified before the cut-off date, but structures or assets erected on the site after the cut-off date will be ineligible for compensation.
Compensation is based on prescribed rates of the SIG and does not follow market rates	Compensation for land and other assets lost such as trees, crops and structure shall be paid based on government schedules adjusted where necessary for market rates and replacement cost. Will comply with replacement cost criteria.	While government schedules will be used as a basis for estimating the value of lost assets and properties, where necessary, the amounts will be adjusted according to market rates. APs shall be paid based on the value estimated using the assessment findings. All compensation will be paid prior to dispossession.
Does not provide for lost income/livelihoods resulting from acquisition of land or assets	Livelihoods to be restored to at least pre-project conditions	Additional measures required to ensure that APs' livelihood is restored and any impacts from lost income are mitigated. Land will be restored to its original status prior to the handing back to the owner.
Does not require preparation of a plan or report setting out acquisition, compensation, grievance redress mechanism or other measures	Requires plan prepared to elaborate APs' entitlements, livelihood restoration measures, GRM, implementation arrangements, and budget	RP will be prepared. The assessment and planning will be based on level of significance of impacts.

89. This RP has been developed in consideration of ADB SPS and the Solomon Islands' law. Accordingly, the project's objectives are to (i) avoid resettlement impacts wherever possible; (ii) minimize impacts by exploring project and design alternatives; (iii) enhance, or at least restore, the livelihoods of all affected peoples (APs) in real terms relative to pre-project levels; and (iv) improve the standards of living of the affected poor and other vulnerable.

90. Having adopted this approach, the project has avoided physical and economic displacement and minimized acquisition of land. The project will continue this approach in determining the final locations of project components. No customary land will be affected by this project, but users of the government land being acquired will be compensated following an inventory of losses.

## 8 Entitlements, Assistance and Benefits

91. No relocation and minimal or no potential loss of income are expected from this project. The project involves some land requirements, but most of the land requirement is within COL land currently used by other state entities.

### 8.1 Entitlements

92. Land acquisition and compensation will be pursued as a negotiated agreement between the project (under the auspices of Solomon Power and the provincial governments) and land owners. This will take account of the need for land requirement over project life (construction and operation) and any ongoing maintenance or care taking services that may be required.

93. The LTA provides guidance, outlining the criteria that should be considered in arriving at a fair and reasonable compensation. These involve:

- Market value
- Value of improvements
- Compensation for trees and crops (other than those planted for speculation of compensation)
- Damage from severance and disturbance
- Other relevant circumstances

94. The project will follow eligibility and harmonized SIG and ADB policy based entitlement matrix for all types of losses resulting from land.

**Table 6: Entitlement matrix**

Type of Impact	Entitled Person(s)	Entitlements
Permanent acquisition of land – through negotiation	State land owners / COL	State Landowners (COL / Provincial Govt / SOE) will be paid the premium value of the land and annual rent as negotiated with Solomon Power.  APs will be provided compensation for their damaged crops and trees on project-affected land.
Temporary Use of Land	Customary land owners (as recognized by clan leaders)	Landowners will be paid rent as negotiated with Solomon Power should any customary land need to be acquired temporarily for construction activities. Cash compensation at replacement cost will be paid for any damaged crops, fences, or other structures located on project-affected land. The land remains in the ownership of the customary landowners. Where necessary, and easement for access will be provided for.
Loss of crops, trees, and structures by users and occupants of state owned land	Informal settlers/land users without legal rights. Includes all APs using acquired land, irrespective of legal status	Users/occupants will be provided cash compensation at replacement cost for affected land assets (e.g. structures, trees, damaged crops or fences.)
Loss of livelihoods	APs and households identified by social assessments	APs will be given notice to harvest crops and trees before clearance or removal from required land. If APs are not able to harvest, they will be paid cash compensation at replacement cost. In the case of perennial crops and trees, the compensation will also include loss of income for the period until new crops or trees produce an equivalent income.
Risks related to health and employment	All APs	APs will be given priority for jobs in civil works should local labour be required. Bid documents will include HIV/AIDS awareness and prevention programs for construction workers, Solomon Power staff, and surrounding communities.
Unforeseen or unintended impacts	Concerned affected people	These will be determined as per the principles of this resettlement plan and ADB's safeguard policy.

95. The project will not entail impact on privately owned land. No household will be displaced and relocated. As for removal of crops and trees, compensation will be guided by the Project Entitlement Matrix. The rates for root crops are based on value of product per square meters and tree crops are valued according to age, size and productivity of individual trees. The SI crop rate schedule has recently been updated and published in the official gazette. The established compensation rates for certain types of trees and crops on other similar projects by these agencies will be used as a starting point for negotiations. During the RP updating and finalization, rates of compensation will be determined.

96. Along an agreed framework for land acquisition, affected resource users will be compensated based on losses of crops/trees and similar assets. An inventory of losses based on the guidelines of the Ministry of Agriculture and Ministry of Forestry where census of owners will be undertaken and crops, trees, or any structures within the affected parcel of land will be determined. Their corresponding value will be finalized based on the Government schedule. The number, type and ages of crops and trees will be determined while any structures affected will be measured and the type of materials determined. Results of inventory will be undertaken by designated staff of relevant ministries, in the presence of the APs. Result will be concurred by concerned AP. Compensation for affected assets is paid directly to concerned owners of the crops, trees or any structures, and care will be taken to ensure that women's rights are respected and they receive their benefits directly.

## 8.2 Cut off Dates for Eligibility

97. The result of census and inventory of losses (IOL) will serve as basis for identifying who are eligible for what type of compensation. The Census and IOL results will be formally concurred by the land users, the provincial executives and the designated Land Officer and Solomon Power, and kept as official document and reference as basis for compensation payment.

## 8.3 Compensation Procedure

98. Agreement on the manner of land acquisition and compensation is currently being negotiated and discussed with the landowners and land users. All land will be acquired with long-term leasehold agreements with an annual lease payment condition. On compensation sharing among affected land users, a trustee is designated by the clan/household and the manner of sharing and payment to be agreed by them, taking account of women's rights in the process. Details of the compensation framework will be explored further and the final agreement documented in the final Resettlement Plan.

# 9 Income Restoration and Rehabilitation

99. The project impact does not involve loss of access to livelihood and source of income of the APs. As part of additional benefit that will be extended to affected land users, able bodied members of their households will be given priority in the employment opportunities that maybe available from the project. A clause in the civil work contract will stipulate this condition.

# 10 Budget

100. A detailed budget to address all aspects of land acquisition (including compensation amounts) will be finalized and financed by the government, once the actual amounts are agreed following detailed survey and negotiation. The budget will also contain allocations for all associated activities (such as an AP census, inventory of losses, consultations, etc.), required to adequately implement land acquisition in accordance with this RP. In practice in the SI, land lease agreements consist of an upfront premium and annual rental payments, the amount of which is negotiated between the user and the owners. While actual costs can be ascertained only during implementation and thus may vary, a tentative estimate based on PPTA assessment is provided as follows:

**Table 7: Budget Estimate for the RP**

	Item	Unit	No.	Unit cost USD	Cost USD
1	<b>Consultation and negotiation costs @ 1 x consultation/month for 10 months</b>				
1.1	PMU Safeguard Specialist (SS) salary	Person month	6	1,500	9,000

1.1	Local travel / flights for SS visit each site once per month	month	10	1,000	10,000
1.2	Accommodation @ 5 nights/month	month	10	500	5,000
1.3	Training for Safeguards Specialist				2,000
1.4	Consultant support	Month	1	20,000	20,000
	<b>Subtotal</b>				<b>46,000</b>
2	<b>Legal costs</b> and advice for land users (if required)		1		
2.1	Provincial lawyer @ SBD3,000/month retainer fee x 3 months			1,110	1,110
	<b>Subtotal</b>				<b>1,110</b>
3	<b>Land related costs</b> (inventory of losses/census of APs)				
3.1	Munda			4,000	
3.2	Malu'u			1,000	
3.3	Tulagi			3,000	
3.4	Kirakira			5,000	
3.5	Lata			5,000	
	<b>Subtotal</b>				<b>18,000</b>
4	<b>Cost of land acquisition</b> (leasehold agreement)				
4.1	Munda PN: 121-001-0001 Lot 002 LR142 (Land yet to be valued and cost negotiated – 2.5 ha) <sup>5</sup>			42,500	
4.2	Malu'u <sup>6</sup> : Lot 83 of LR 462 Parcel 134-002-0075 (FTE) Premium Value Lot 70 of LR 409 Parcel 134-002-0069 (FTE) Premium Value;			6,444	
4.3	Tulagi <sup>7</sup> Lot No 107, Parcel 181-003-020 (Solomon Power already own).			0	
	Lot No: 181-003-0021				
	Lot No: 181-003-0240			11,436	
	Lot No: 181-003-0239				
4.4	Kirakira <sup>8</sup> Lot 8 of LR 409 Lot 9 of LR 409 Lot 11 of LR 409 Lot 12 of LR 409 Lot 13 of LR 409 Lot 14 of LR 409 Lot 15 of LR 40			20,131	
4.5	Lata Lot No: 268-002-0012-008 (Land yet to be valued and cost negotiated – 0.6 ha)			13,413	
	<b>Subtotal</b>				<b>93,924</b>
5	<b>Compensation for lost trees/crops<sup>9</sup></b>				
5.1	Munda - trees			4,187	
5.2	Malu'u - Land is cleared. No costs			0	
5.3	Tulagi: crops, trees & structures			1,857	
5.4	Kirakira – trees and crops			1,970	

<sup>5</sup> SIG prescribed price is SBD200,000-240,000/ha for customary land and SBD500,000/ha for registered land. 25% is the average % difference of prescribed and market price based on international standard to bring it to replacement cost. The premium cost charged by SOEs to Solomon Power is 15-30% of the value of the land. The lease rate is usually 10% of the premium.

<sup>6</sup> Land transfer costs for Malu'u have been paid to the COL by Solomon Power. Land title with Solomon Power

<sup>7</sup> Payments for the transfer of title for Tulagi sites have not yet been paid to the COL by Solomon Power

<sup>8</sup> SIEA has made payments to the COL for transfer of title for the Kirakira plots

<sup>9</sup> Compensation for lost trees (estimated on basis of average value of mixed trees of different species and sizes per ha). Ministry of Forestry uses the following rates: (i) SBD800/m<sup>3</sup> x 3 m<sup>3</sup> x 20 trees per ha = SBD48,000; (ii) SBD200/sapling x 100 saplings per ha = SBD20,000. Per ha compensation = SBD68,000

Food crop compensation is based on Government Crop Compensation Calculation Schedule B, Ministry of Agriculture and Livestock

5.5	Lata – trees and crops			1847	
	<b>Subtotal</b>				<b>9,861</b>
6	<b>UXO clearance</b>				
6.1	Munda			45,000	
6.2	Tulagi			30,000	
	<b>Subtotal</b>				<b>75,000</b>
7	HIV/AIDS Awareness (5 sites @ USD7000 each)				<b>35,000</b>
8	Contingencies (addition of 15%)			<b>43,184</b>	<b>287,895</b>
	<b>TOTAL</b>				<b>322,079</b>

Note: Based on the result of the site visits undertaken by the PPTA team, the average (in terms of category, sizes and number) of the range of crops and trees was estimated and value calculated. Actual inventory of losses will be conducted during the Detailed Design Phase to update the RP.

**Table 8: Cost per site in USD**

Item	Munda	Malu'u	Tulagi	Kirakira	Lata
Consultation & negotiation (excl. consultant costs)	3,000	2,000	2,000	2,000	4,000
Cost of land (USD)	42,500	6,444	11,436	20,131	13,413
Land sizes	(25,000 m <sup>2</sup> )	(2,692 m <sup>2</sup> )	(6,727m <sup>2</sup> )	(14,490 m <sup>2</sup> )	(7,890 m <sup>2</sup> )
Inventory of Losses and census of APs	4000	1000	3000	5000	5000
Compensation for lost trees/crops etc	4,187	0	1,857	1,970	1,847
UXO clearance (1/3 cost of NZ estimate for Munda, pro-rated for Tulagi)	45,000	0	30,000	0	0
HIV/AIDS training & awareness	7,000	7,000	7,000	7,000	7,000
<b>Subtotals:</b>	<b>105,687*</b>	<b>16,444</b>	<b>55,293*</b>	<b>36,101</b>	<b>31,260*</b>
<b>TOTAL: USD 244,785</b>					

\* Note: Where exact amounts for cost of land are not yet known, a pro-rated figure of USD1.7 per/m<sup>2</sup> has been used

101. The fund for RP implementation will be provided by SIG as part of the counterpart budget allocation (special) to Solomon Power programmed for the project. Solomon Power will be responsible for ensuring the budget is provided to bodies responsible for implementation of various components of the RP.

## 11 Institutional Framework

### (i) Executing and Implementing Agencies

102. The MMERE will be the executing agency, responsible for overall administration of the project, whilst Solomon Power will be the implementing agency. All responsibilities for land acquisition will be held by Solomon Power under the guidance of the MLHS. Solomon Power assisted by MLHS-designated personnel (Land Acquisition Officer) will be responsible for all consultations and negotiations in determining land acquisition agreements and in executing them in accordance with the guidelines and procedures set out in this RP. Whilst construction will be contracted out, and construction contractors will have greatest exposure



to land owners/users during construction, they will be bound by the relevant conditions defined in the land acquisition agreements.

103. Currently, Solomon Power has limited institutional capacity to undertake land acquisition. It has two staff members working on property issues, but only a small part of their work is to do with land acquisition, and they have little experience in dealing with communities, customary land owners and land users. Responsibility for negotiations with other government agencies and state owned enterprises, currently lies with the Chief Engineer. At the provincial level, the Provincial Government has some staff and land officers dealing with related land issues, but not necessarily in all areas (for example, government surveyors do not exist in all provinces). The Provincial Government is willing to take on some tasks of dealing with land acquisition and compensation issues. A formal arrangement between Solomon Power and the province will be worked out to clearly define this specific role and responsibility and to identify supports and requirements. Solomon Power will still have overall responsibility for RP implementation. It will provide overall leadership and coordinate the activities.

104. During the Detailed Design/Construction Supervision Phase, an Solomon Power staff member will be designated and assigned to work closely with the international safeguard specialist on social and land acquisition issues. The MLHS will provide the necessary guidance and support including (i) acquiring the land in ensuring compliance with the general procedure prescribed by the LTA, (ii) the implementation of the agreed compensation scheme, and (iii) formally documenting the process for future reference.

105. The MMERE/Solomon Power will implement the project through the establishment of a Project Management Unit (PMU). The PMU will be responsible to implement the overall project. The Solomon Power will assign a project manager assisted by safeguard specialists at PMU to manage the project, including social safeguard activities. The project manager will ensure that all relevant safeguard plans are implemented so as to meet their intended requirements. The project manager, assisted by safeguard staff and consultants, will undertake the following activities to fulfil the PMU/Solomon Power's role:

- Following detailed design and the cadastral survey, update the RP according to the safeguard policies of ADB and the government.
- In coordination with MLHS, provincial executives and other stakeholders, undertake land survey, valuation, negotiation and other activities not yet completed, to update and implement the RP.
- Undertake adequate consultations with and dissemination of relevant information to APs, including public disclosure of draft and final safeguard plans.
- Ensure that the PMU's design engineers take into account safeguard issues and try to avoid or minimize social impacts through appropriate design. The social safeguard team will brief PMU technical design team in this regard.
- Address any project-related grievances of APs and facilitate in resolving disputes on landownership.
- Undertake public consultation to inform APs of the project scope and schedule of the project activities, including land acquisition and compensation activities.
- Following the award of the civil works contract, the safeguard team will arrange a briefing to the contractors to raise their awareness on safeguard requirements.
- Coordinate with relevant authorities including the MLHS/COL to ensure that land acquisition and compensation activities are completed prior to start of the construction activities.

- Undertake regular monitoring and reporting on implementation progress on safeguard activities.
- Liaise with relevant government, donor agencies and private sector group to provide the community access to social services and income generation activities to improve the living standards of APs.

(ii) Roles and Responsibilities of Different Agencies

(a) Ministry of Mines, Energy and Rural Electrification

106. The MMERE is the executing agency. The MMERE has the oversight responsibility for ensuring the successful implementation of the project. It will pursue its implementation in close coordination with the Solomon Power and other cooperating agencies especially the concerned provincial governments. The MMERE will also closely coordinate with MLHS for the pursuance of the land acquisition and compensation of the project.

(b) Solomon Islands Electricity Authority (Solomon Power)

107. Solomon Power is the implementing agency. Solomon Power in close coordination with the Provincial Government has overall responsibility to manage the land acquisition/resettlement program. Solomon Power will ensure that entitlements and measures in the RP are consistent and suitable budgetary provisions are made for timely implementation. It will be responsible for ensuring the updating of the RP.

108. Solomon Power has no staff that can manage all safeguard requirements, so the project will support capacity development within the Solomon Power and concerned province on safeguard aspects. The assigned Solomon Power safeguard coordinator will work closely with the Project Design and Supervision Consultant under the PMU. Specifically during the land acquisition and resettlement process, the Solomon Power/PMU will ensure that entitlements and mitigation measures are consistent with this RP; and suitable budgetary provisions are made for timely RP implementation. The Solomon Power/PMU will also ensure that funds for compensation and entitlements under the RP are fully provided to APs prior to the commencement of works/activities.

109. The Solomon Power/PMU will be also supported by a safeguard specialist who will carry out safeguard activities during Detailed Design and Construction Supervision Phase, including updating the Resettlement Plan.

(c) Provincial Government and field representatives of concerned national agencies

110. The Provincial Governments of Western, Central, Malaita, Makira-Ulawan and Temotu will:

- Coordinate all consultation activities through the scheduling, information of land users, facilitation of conduct of consultations and negotiation, documentation and keeping records of proceedings;
- Coordinate and facilitate conduct of information dissemination and disclosure of all project related activities particularly with regard to land acquisition
- Will assist the Project in implementing the grievance redress procedures and ensuring measures to address complaints especially related to land acquisition.

111. The Provinces, assisted by Solomon Power and MLHS designated officer will have oversight responsibility for detailed survey and valuation of affected assets in close coordination with provincial offices of national agencies responsible for lands and surveys, agricultural and forest products assessments. It will facilitate the identification of affected land users and consultations and negotiations with them on the manner of land access agreement

and compensation. With the help of qualified experts and relevant authorities particularly MLHS, it will supervise the surveys, facilitate the conduct of valuation of affected assets and ensure the smooth implementation of land acquisition and compensation.

(d) Ministry of Land, Housing and Survey

112. Ministry of Land, Housing and Survey (MLHS) and its relevant divisions, including the COL, will provide necessary support to Solomon Power in carrying out land acquisition activities. As the project requires acquisition of land, the MLHS/COL will appoint a Land Acquisition Officer (LO) to undertake land acquisition activities. Solomon Power assisted by safeguard staff and LO will identify land, landowners or lease-holders, participate in consultations, prepare declarations and notices as required, and undertake a land survey if required by Solomon Power.

113. The LO and assisted by Solomon Power through its designated field officer will undertake a census and IOL survey on which basis the draft RP will be updated. Moreover, the MLHS will assist in the capacity building of Solomon Power and concerned provincial staff to build knowledge, expertise and experience in land acquisition processes.

## 12 Implementation Schedule

114. Solomon Power and provincial government have started a number of activities related to land access and land acquisition processes for the project. In particular they:

- Have conducted a number of consultations, and meetings with the landowners and provincial authorities.
- Facilitated the PPTA consultants entry into the area and provided logistical support in carrying out assessment and on the ground investigations and
- Drafted MoAs in order to entered into a formal agreements to allow project to access the area for investigation and project development, and for longer term acquisition.

115. Following is an indicative implementation schedule of the RP, which will be updated based on detailed design outcomes

**Table 9: Indicative implementation schedule**

S.N.	Activities	Schedule
1	<b>Preparatory Activities</b>	
1.1	Review of engineering design, layout of site, road easements for distribution lines, and updating of land requirements	Month 1
1.2	Request to MLHS for designation of Land Acquisition Officer (LO) responsible for facilitating project land acquisition and compensation	Month 1
1.3	Cadastral and topographical surveys - with authorization from MLHS	Month 1
1.4	Valuation of land and improvements. Establish premium and annual rental	Month 2
1.5	Negotiations for lease of land and signing of Memoranda of Agreements (MOA) with CAASI, SIBC and COL	Month 2
1.6	Formalisation of provincial role in land acquisition through an MOA with Solomon Power	Month 2
1.7	Execution of land acquisition. Payments completed and registered land titles transferred to Solomon Power	Month 3
1.8	UXO clearance at Munda and Tulagi	Months 2-4
1.9	Geotechnical investigation of five sites	Months 2-3
1.10	Meeting with affected communities as prescribed in the LTA on agreement on land use/acquisition. Disclosure of project details, land requirements, timeline, and GRM.	Month 3
1.11	Census of land users and affected people	Month 3-4
1.12	Undertake Inventory of Loss (IOL) for all trees, crops, and structures on the land	Month 3-4

S.N.	Activities	Schedule
1.13	Agreement on compensation rates with land users.	Month 4
1.14	PMU/Solomon Power updates the RP including agreements on compensation rates with land users, and discloses updated RP to APs and other stakeholders	Month 4
1.15	IA submits the updated RP to ADB for approval and posting on ADB website	Month 4
1.16	Approval of RP; ADB no objection to RP	Month 4
1.17	A notice to harvest crops to be sent to all land users, with a deadline of one month	Month 4
<b>2</b>	<b>Resettlement Plan Implementation</b>	
2.1	Establish mechanism for compensation payment to land user	Month 4
2.2	The Province executes payment of compensation to concerned individual land users or groups for affected trees, crops, and other assets	Month 4
2.3	Solomon Power submits the land acquisition completion report and compensation completion report to ADB	Month 5
2.4	Start of civil works (only after compensation and allowances payment)	Month 5
2.5	Payment of adjusted compensation, as required, for unforeseen damages and losses	During construction
2.6	Ongoing Implementation of Grievance Redress Mechanism	ongoing
<b>3</b>	<b>Monitoring</b>	
3.1	Conduct of regular monitoring and Solomon Power submits quarterly safeguards monitoring report to ADB	Ongoing
3.2	Specialist establishes project impact on APs socio-economic condition	Month 10-12

## 13 Monitoring and Reporting

116. Solomon Power/PMU will monitor all activities associated with land acquisition and payment to APs. The scope of monitoring includes: (i) compliance with the agreed policies and procedures for land acquisition; (ii) prompt approval, allocation and disbursements of funds and payment to APs; and, (iii) remedial actions, as required.

117. As indicated previously, recording of the process of negotiation of land acquisition will be undertaken. Once established, Solomon Power/PMU will report the process and completion of the land acquisition for the project to the MMERE and ADB for approval, in advance of construction and land entry.

118. Solomon Power/PMU will inform ADB on the project's social safeguard aspects through its progress/monitoring reports. Semi-annual safeguard monitoring reports will be submitted by Solomon Power/PMU to ADB.

**Table 10: Indicators for Monitoring**

Aspect	Indicators
RP implementation	<ul style="list-style-type: none"> <li>Compliance of resettlement activities with the RP, including payment of compensation: (i) full payment to be made to all affected peoples before commencement of works; (ii) adequacy of payment to replace affected assets; and (iii) the level of satisfaction of APs with various aspects of the RP process.</li> </ul>
Consultation, participation, disclosure and grievance redress	<ul style="list-style-type: none"> <li>Public information dissemination and consultation procedures conform to the process established in the PAM</li> <li>The participatory process and various mechanisms as well as measures taken, both in terms of the quality and meaningfulness of this process, and the extent that primary stakeholders actively participate in the process;</li> <li>The disclosure of the RPs, whether APs know their entitlements and whether they have received all of their entitlements; and</li> <li>Monitor the effectiveness of the grievance mechanism, types of grievances, if and how resolved, and satisfaction of APs with the process.</li> </ul>
Gender issues	<ul style="list-style-type: none"> <li>The institutional and staffing mechanisms;</li> <li>Collection and disaggregation of gender sensitive data;</li> </ul>

	<ul style="list-style-type: none"> <li>• Women's representation and participation in the planning and implementation process;</li> <li>• Gender inclusiveness such as training to both men and women, and employment opportunities for women as well as men</li> <li>• Whether compensation has been delivered to both husband and wife, together; and</li> <li>• The effectiveness of livelihoods programs for restoring and developing women's income and living standards (if required and undertaken).</li> </ul>
Vulnerable groups issues	<ul style="list-style-type: none"> <li>• Assessment of the appropriateness and effectiveness of various entitlements, programs and activities and methods of delivery for various vulnerable households and groups, and the need for adjustment or additional measures.</li> </ul>
Transparency	<ul style="list-style-type: none"> <li>• How information is distributed and to whom, in order to make sure that all APs have access to information from decision-makers, and that information is properly recorded</li> </ul>

## Annex A: Example of the MoA for land

### MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (“Agreement”) is made on

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by and between:

(i) the Solomon Islands Electricity Authority (Solomon Power)

-- AND --

(ii) The Provincial Government of Central Province through its head office in Tulagi

**Whereas** the State through Solomon Power, is implementing the Solar Power Development Project (the “Project”) in order to support achieving the goals of the *National Development Strategy* and *National Infrastructure Investment Plan* “to ensure reliable and affordable power supply in all urban centres by promoting use of renewable energy”, with the financial assistance from the Asian Development Bank (ADB) and other development partners

**Whereas** the Central Provincial Government and its constituents, especially in areas not reached by the rural electrification programme, recognize the need for development of alternative sources of energy;

**Whereas**, within or near the Tulagi provincial capital, there is the potential for development of a solar power scheme

**Whereas**, there is recognition of the need for, and a demand for electricity in areas not served by the existing power distribution system in Tulagi

The Parties agree and express their willingness to participate in the proposed Solar Development Power project, under the ADB financed PPTA 8756. They affirm that Solomon Power has acquired, or may acquire state land of approximately 4400 m<sup>2</sup> described below (subject to finalization of surveyed area)<sup>10</sup>:

#### **Location and Lot Numbers:**

Lot Number: 181-003-0021

Lot Number: 181-003-0240

Lot Number: 181-003-0239

**Ward:** Tulagi

**Province:** Central

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<sup>10</sup> See map p.4

**And in so doing will:**

- i. Allow the project teams including consultants, study and design teams, and surveyors access to the area to further explore the feasibility of developing the solar site;
- ii. Meet and discuss with representatives of Solomon Power, for the appropriate steps and procedures for acquisition of land required for the location of structures and facilities of the solar power project;
- iii. Reach understanding on land acquisition, compensation and any payment arrangements prior to construction or upgrading of solar power structures and facilities, including access roads and transmission lines;
- iv. Regularly meet with all Project principals for continuing dialogue, discussion and consultations to ensure that the proposed Project will proceed smoothly;
- v. Provide the necessary assistance to the Project and all its representatives to ensure success of the endeavour;

**Responsibilities and Commitments of the State through Solomon Power:**

- i. All notices and communications to stakeholders and parties herein, will be provided to all concerned, by the national government and Project representatives;
- ii. Solomon Power will minimize as far as possible, the land requirements for the solar power construction, and will conduct the necessary surveys to determine the land area;
- iii. Solomon Power confirms that landowners and affected persons will not experience any major adverse impacts, and will institute a grievance redress mechanism, based on accepted practices of mediation, to address any complaint or issue regarding the land use;
- iv. Solomon Power will avoid damages to assets on the land or surrounding areas, and will provide compensation at replacement cost, should any assets be damaged.

This Agreement shall be deemed binding between the parties unless mutually agreed upon by them in writing. This Agreement is effective immediately as of the above date.

In recognition of this Agreement all Parties and their representatives hereby affix their signatures.

***For Solomon Islands Electricity Authority (Solomon Power)***

Name	Position	Signature	Date

***For Government of Central Province***

Name	Position	Signature	Date

## Annex B: Record of consultations undertaken during the PPTA

Activity and Methodology	Date	Venue/Location Participants	No. of Part.	Major Topics/ Outcomes
1. Solomon Power (SP) Social assessment briefing  (Internal meeting with PPTA)	13/10/15	SP Board Room • SP Manager • SP Engineers • SP Property Manager • PPTA team	10	<ul style="list-style-type: none"> <li>explained the project aims in terms of social assessment. Discussed with SP staff of the major tasks to be carried</li> <li>communication paths</li> <li>arrangements for field visit to sites</li> </ul>
2. SP Consultation process & procedures (internal meeting with PPTA )	6/11/15	SP Office • Chief Engineer • Planning Team • Property Manager • SS specialist	7	<ul style="list-style-type: none"> <li>discussed current SP procedures for consultation and community participation</li> <li>identification of barriers to reaching potential communities and consumers</li> <li>Project approaches to consultation and participation based on ADB's SPS</li> </ul>
3. SP meeting  (internal meeting with PPTA)	27/11/15	SP Board Room • SP engineers • SP planning team • PPTA consultant	6	<ul style="list-style-type: none"> <li>review of SP strategy for solar sites</li> <li>land acquisition issues</li> <li>outstation planning and growth</li> <li>project technical issues</li> </ul>
4. Western Province:  (FGD) villagers' meeting	16/10/15	Local meeting house • Community members from Titiana village: (Tengasi Thomas, Kairena Eria, Kawea Siroia, Keni Beneteti, Parasi Wale, Elizabeth Kaino)	9	<ul style="list-style-type: none"> <li>aims of the project</li> <li>effects of tsunami on area</li> <li>land dispute over placement of power lines</li> <li>principles and procedures of SP consultation process and improvements needed</li> <li>laws governing public roads and ROW for government facilities</li> </ul>
5. Malu'u:  Government officials, community leaders and landowners/users  (FGD)	22/10/15	Malu'u Provincial meeting house • Senior Admin Officer: David Rara • David Dauta: Provincial Energy Officer • Landowner/ Chairman of school board: Warren Raomalefo • Community leaders: James Kalimani & Salisi Kuma • Health centre director: Richard Maegerea • Director of Nursing Centre: John Muaki • Com. School Principal: Anderson Nunuiolo • SP local staff: Patterson Matai, Phillip, Joshua • District Police: Alfred	16	<ul style="list-style-type: none"> <li>informed the participants of the project aims</li> <li>discussed local problems – lack of good wharf so only small boats possible, problems with h/h solar units, need for training on O&amp;M on solar units, concern for high tariff for electricity, demand for power in the area</li> <li>land issues, problems with hydro project established 1982, and reason for its demise</li> <li>costs of installation and operations for SP</li> <li>need for grid expansion to nearby villages (population of 5000 within 4 km)</li> <li>benefits - both long and short term</li> <li>environmental and social impacts</li> <li>all supportive and agree to participate in project</li> </ul>
5. Lata:  Customary landowners at Pala, Nep, Balo, villages  Clan leader of Nou Bebla (Matione)	24/10/15	Local house • Land owners from villages along Graciosa Bay <sup>11</sup> • Representative of women's group • Frank Menoia	19	<ul style="list-style-type: none"> <li>objectives of the project</li> <li>sources of energy currently used and costs; problems with O&amp;M of h/h solar units</li> <li>local sources of income</li> <li>local problems and constraints</li> <li>benefits of electricity and potential social</li> </ul>

<sup>11</sup> John Metavli, Andrew Nana, Chruchill Pingalir, John Menaoti, George Loli, Clement Metae, Titus Godfrey, Walter Noli, Martin Mepenina, Dudley Dopue, Bart Meva, Henry Rambo, William Boda, John Mebia, Longsdale Meapali, James Mewo, Margaret Godfrey



Activity and Methodology	Date	Venue/Location Participants	No. of Part.	Major Topics/ Outcomes
land) (FGD)				<ul style="list-style-type: none"> <li>impacts; local demand and need for power</li> <li>consensus on support for project</li> </ul>
6. Lata: Youth (FGD)	24/10/15	Market <ul style="list-style-type: none"> <li>school children</li> <li>teachers</li> </ul>	15	<ul style="list-style-type: none"> <li>discussed project objectives</li> <li>education issues and school examination pass rates; aspirations of children</li> <li>current energy use and lack of grid power in schools</li> <li>need for electricity for learning &amp; leisure</li> </ul>
6. Lata: Health workers (FGD)	27/10/15	Hospital <ul style="list-style-type: none"> <li>Director of Nursing</li> <li>Secretary of Hospital</li> <li>Child Health Officer</li> <li>Outreach Team</li> </ul>	6	<ul style="list-style-type: none"> <li>services at the hospital include outreach to rural clinics</li> <li>number of beds and outpatients</li> <li>staff composition</li> <li>type of health problems</li> <li>cost of power and impact of power outages on hospital</li> <li>Solomon Power responsibilities, potential solutions to power failures (e.g. backup solar fridges for cold chain vaccines)</li> <li>potential benefits of project</li> </ul>
7. Tulagi: Women's Group: (Group meeting)	1/11/15	Tulagi house <ul style="list-style-type: none"> <li>Representative of Prov Council of Women, Jacinta Sale and members</li> </ul>	4	<ul style="list-style-type: none"> <li>discussion of gender issues facing women</li> <li>women express their enthusiasm for the project</li> <li>electricity as a means to income generation</li> <li>need for training for financial literacy and budgeting</li> <li>data collection for gender analysis</li> </ul>
8. Western Province: Provincial Council of Women (Key informant interview)	15/10/15	Provincial Council of Women Offices, Gizo <ul style="list-style-type: none"> <li>Delwyn Dokese, Coordinator</li> </ul>	2	<ul style="list-style-type: none"> <li>activities of PCW; local issues &amp; challenges for women</li> <li>objectives of project</li> <li>women's energy use</li> <li>potential social and economic impacts of improved access to energy</li> <li>data collection for gender analysis</li> </ul>
9. Kirakira: Landowners / users (Clan/family meeting)	4/11/15	Kirakira – village house <ul style="list-style-type: none"> <li>Campbell family descendants owning land beside road - ROW for planned power lines</li> <li>Jack Martin</li> <li>Richard Martin</li> <li>Josephine Martin</li> <li>Alan Campbell</li> <li>Frieda Campbell</li> <li>Edna Campbell</li> </ul>	8	<ul style="list-style-type: none"> <li>project objectives and plans, land acquisition impacts, willingness to connect and pay for electricity</li> <li>ROW along public roads and agreement to allow access to land beside airport road</li> <li>compensation procedures in accordance with ADB's SPs and SIG land law</li> <li>fully support project and did not want compensation since land beside the road was government owned. However, asked for MoA to formalize their agreement, and to cover informal users of the land.</li> </ul>
Tulagi: Land user and AP (Family interview)	2/11/15	Family home, Tulagi <ul style="list-style-type: none"> <li>Harry Bonogo</li> <li>Sarah Bonogo</li> </ul>		<ul style="list-style-type: none"> <li>discussion about aims &amp; scope of project</li> <li>land needs of project</li> <li>status of site and lack of titles</li> <li>history of development of Harry's home on Tulagi</li> <li>sources of income and family assets</li> <li>provincial government regulations regarding land registration</li> <li>assessment of land, structures, crops and livestock</li> </ul>
NGOs (key informant)		NGO provincial offices <ul style="list-style-type: none"> <li>Prov Coordinator, Joe Haga; Project Officers:</li> </ul>	4	<ul style="list-style-type: none"> <li>Project aims and scope</li> <li>Potential impacts</li> </ul>

Activity and Methodology	Date	Venue/Location Participants	No. of Part.	Major Topics/ Outcomes
interviews) <ul style="list-style-type: none"> <li>• SCF Gizo /Munda</li> <li>• Oxfam, Lata</li> <li>• World Vision, Lata</li> <li>• World Vision, Kirakira</li> </ul>	16/10/15 26/10/15 27/10/15 2/11/15	John Sato, Margaret Rauoka, and Eve Mali Ofota'a <ul style="list-style-type: none"> <li>• Prog Coord: Godfrey Kolia</li> <li>• Hilda Peina: Area Manager</li> <li>• Prog Manager: Iris Parisuri</li> </ul>	1 1 1	<ul style="list-style-type: none"> <li>• NGO's range of activities</li> <li>• Training expertise and subjects</li> <li>• Areas and sectors covered by NGO</li> <li>• Data collection for social assessment</li> </ul>
National Government & SOE Officials  (Official meeting)	5/11/15	CAASI headquarters at Honiara airport  <ul style="list-style-type: none"> <li>• Permanent Secretary, CAASI: Moses Virivolomo</li> </ul>	3	<ul style="list-style-type: none"> <li>• Discussed objectives of project, and possibility of acquiring CAASI land at Munda and Lata</li> <li>• Solomon Power to submit formal written proposal</li> <li>• Consent was given for survey and transfer of land on 4/3/16</li> </ul>
SOE Officials CAASI  (Landowner meeting)	3/2/16	Honiara airport <ul style="list-style-type: none"> <li>• Airport Manager: Rex Alafa</li> </ul>	2	<ul style="list-style-type: none"> <li>• discussed 3 site options for aviation land at Munda – title with COL.</li> <li>• decision made on preferred option (NW of runway) outside perimeter fence. Planned site visit, and discussed payment options.</li> <li>• consent given to survey and rent land from CAASI on 4 March 2016</li> </ul>
Solomon Islands Broadcasting Corporation  (Landowner meeting)	1/2/16	SIBC offices  <ul style="list-style-type: none"> <li>• SIBC CEO: Ashley Wickham</li> </ul>	2	<ul style="list-style-type: none"> <li>• submission by Solomon Power for use of SIBC land at Lata.</li> <li>• a paper was then presented to Board of Directors 19 Feb 2016 and was endorsed</li> </ul>
National Government & SOE Officials:  Ministry of Mines, Energy, & Rural Electrification  (Key informant interview)	20/10/15	Ministry of MERE <ul style="list-style-type: none"> <li>• Director of MERE: John Korinihono</li> </ul>	3	<ul style="list-style-type: none"> <li>• renewable energy projects in SI</li> <li>• Climate Fund financing</li> <li>• scope of solar project and Solomon Power planned grid extensions</li> </ul>
Western Province & Munda  Provincial Officials and service providers  (Key informant interviews)	16/10/15	<ul style="list-style-type: none"> <li>• Commerce &amp; Investment Division: Rachel Holland and Margaret Movo</li> <li>• Helena Goldie Hospital Dir of Nursing: Andrew Telokana,</li> <li>• Kokeqola Community High School teacher: Mildred Teu</li> <li>• Dundee community leader and Dundee school principal: Mark Bisili</li> </ul>	1 each meeting	<ul style="list-style-type: none"> <li>• discussed objectives of project</li> <li>• data gathering for social assessment</li> <li>• clans previously owning airport land, and history of transfer to government ownership</li> <li>• willingness to pay for electricity grid connections</li> <li>• health and education issues</li> <li>• need for energy</li> <li>• potential impacts of the project</li> <li>• enthusiastic support from Dundee community for the project</li> </ul>
Munda / Gizo  Provincial Govt Officials, Provincial Assembly Members, and service providers  (FGD)	16/10/16	Western Provincial Conference room <ul style="list-style-type: none"> <li>• Gizo Provincial Secretary: Adrian Tony</li> <li>• CEO Provincial Education Authority: Hopeful Tiosasa</li> <li>• Principal Gizo Secondary School: Robert Tuen</li> <li>• Secretary Hospital: Soraya Pina</li> </ul>	11	<ul style="list-style-type: none"> <li>• orientation on project objectives</li> <li>• proposed sites of the solar project and availability of land</li> <li>• Provincial Government expressed gratitude for the recognition in having Gizo and/or Munda assessed as possible solar project sites</li> <li>• costs of power for Gizo hospital</li> <li>• energy situation in Western Province</li> <li>• potential impact of solar power project</li> <li>• outcome: Provincial Government to</li> </ul>

Activity and Methodology	Date	Venue/Location Participants	No. of Part.	Major Topics/ Outcomes
		<ul style="list-style-type: none"> <li>Prov. Assembly (Min. Mines, Energy, Natural Resources &amp; Environment): Hon Malloney Lopoto</li> <li>Premier, (Min. Lands, Housing &amp; Physical Planning): Hon Billy Veo</li> </ul>		assist with search for suitable land, since current site at Gizo is not useable
Malaita Provincial Govt and Provincial Assembly Officials (Provincial meeting)	21/10/15	<ul style="list-style-type: none"> <li>Premier: Hon Peter Channen</li> <li>Prov Planner: Ramo Hia,</li> <li>Prov. Lands Officer: George Hoatamauri</li> <li>Energy Officer: David Dauta</li> <li>Prov. Projects Officer: Jackson Gege</li> <li>- Prov Agriculture &amp; Livestock: John Laisy</li> </ul>	5	<ul style="list-style-type: none"> <li>objectives of the project; energy situation</li> <li>energy situation in Malaita and progress on other renewable energy projects</li> <li>land acquisition for CoL town site and ROW along boundary</li> <li>failure of previous hydro electricity project in Malu'u due to land disputes</li> <li>recommendation from government officials for Solomon Power awareness programme to stimulate more h/h connections</li> <li>security for the solar site</li> </ul>
Malu'u Provincial Officials (Key informant interviews)	22/10/15	<ul style="list-style-type: none"> <li>Senior Admin. Officer: David Rara</li> <li>John Muaki: Director of Nurse Aid Training Centre</li> <li>Principal Malu'u Community School: Anderson Nunulolo</li> <li>Director, Malu'u Health Centre: Richard Maegerea</li> </ul>	1 each meeting	<ul style="list-style-type: none"> <li>situation of the school, exam pass rates, staffing situation, power and water issues</li> <li>need for mains energy at school and health centre; willingness to pay</li> <li>potential impact of solar project on school and health centre</li> <li>administrative difficulties in outstation (eg control of budgets from Auki)</li> <li>planned developments in the area and demand for energy</li> </ul>
Tulagi Provincial Govt officials, Provincial Assembly Members and community leader (Provincial meeting)	2-3/11/15	Provincial HQ Offices <ul style="list-style-type: none"> <li>Premier: Selwyn Mapuli</li> <li>Dep Premier: Frank Vohe</li> <li>Dep. Treasurer: Marvin Pareina</li> <li>Planner: Danny Wanearoa</li> <li>Lands Officer: Ashad Teika</li> <li>Speaker: John Bosamata</li> <li>Min of Works, Transport &amp; Communications: Humphrey</li> <li>Community leader: Willi Piru</li> <li>OIC Solomon Power Tulagi: Cleyvis Dagi</li> </ul>	9	<ul style="list-style-type: none"> <li>scope and objectives of the project</li> <li>infrastructure – new market built by AusAid, 5 jetties in Tulagi</li> <li>3 year plans to stimulate declining local economy</li> <li>potential energy demand</li> <li>constraints and problems (social problems from logging camp, and tribal disputes over benefits; expensive transport; no proper waste disposal)</li> <li>availability of land for solar site. 90% of island is COL owned, but little free space. Some problems with squatters from surrounding islands migrating to capital. Council has banned new applications for residential land.</li> </ul>
Tulagi Provincial service providers: (Key informant interview)	1/11/15	<ul style="list-style-type: none"> <li>Principal Macmahon Comm High School, John Gomi</li> <li>- Nurses, Tulagi Hospital, Barbara Leinga, Edna Tokasi</li> </ul>	3	<ul style="list-style-type: none"> <li>Objectives of project</li> <li>Education issues around energy, internet, etc</li> <li>Hospital services</li> <li>Health issues</li> <li>Electricity problems at the hospital</li> </ul>
Kirakira Provincial Officials and Provincial Assembly Members (Provincial meeting)	2/11/15	<ul style="list-style-type: none"> <li>Makira-Ulawa Prov Govt Office</li> <li>Prov Secretary: Silas Sitai</li> <li>Senior Planning Officer: Cecilia Waokahi</li> <li>Project Officer, Planning: Eddie Quiroqui</li> </ul>	11	Discussed objectives & scope of project N - Prov. Govt expressed support of the project plans <ul style="list-style-type: none"> <li>noted improvements in power supply recently</li> <li>local economic situation and developments planned in Kirakira</li> <li>lack of data on which to plan</li> </ul>

Activity and Methodology	Date	Venue/Location Participants	No. of Part.	Major Topics/ Outcomes
		<ul style="list-style-type: none"> <li>Personnel Officer: Desmond Kala</li> <li>Prov. Min of Agric &amp; Forestry: Henry Taro</li> <li>Min of Works: Fred Wasui</li> <li>Prov Lands Officer: John Ouou</li> <li>Premier: Thomas Weape</li> <li>Dep Premier: Clement Roherua</li> <li>MP Ward 3, Min. Lands &amp; Survey: Saul Sautahi</li> <li>MP: Martin Karani</li> </ul>		<ul style="list-style-type: none"> <li>demand for energy</li> <li>land acquisition issues and need to get airport road legally gazetted as public road</li> <li>Appointment of provincial surveyor In Jan 2016 who can re-survey solar site</li> </ul>
Kirakira Service providers  (Key informant interviews)		<ul style="list-style-type: none"> <li>Forestry, Range Officer: Harold Parisuri</li> <li>Agriculture Division: Selwyn Meplu, Alphonse Punia, Sam Carlos</li> <li>Principal, FM Campbell School, Edward Poruaki</li> <li>Kirakira Hospita, Administrator: Roland Alahanima</li> </ul>	2 4 2	<ul style="list-style-type: none"> <li>Forestry has four staff which is insufficient to monitor foreign logging companies</li> <li>90% of Makia has been, or is being logged, but few companies meeting contractual obligations eg. Reafforesting logged areas.</li> <li>Main cash crops are cocoa, copra and a few coconut oil businesses, but transport is a problem</li> <li>Main food crops are banana, kumera, yam, taro and cassava.</li> <li>African snail pests have come to SI through logging ships and affecting agric.</li> <li>Discussed school enrolments, exam results, gender balance and problem of drop outs</li> <li>Hospital has 63 beds and approx. 51 staff.</li> <li>Supervises 5 area health centres</li> </ul>
Lata  Provincial Officials and service providers:  (Provincial meeting)	24/11/15	<ul style="list-style-type: none"> <li>Dep. Premier: Stanley Tehiahua</li> <li>Min for Infrastructure &amp; Housing: Simon Barclay</li> <li>Chief Planning Officer: Bruno Forau</li> <li>Asst Lands Officer: Lonsdale Nodei</li> <li>Physical Planner: Albert Wilson Toata</li> <li>Senior Admin Officer: Alan</li> </ul>	6	<ul style="list-style-type: none"> <li>Power demand and need for peri-urban villages to be connected to grid; town growth</li> <li>Hydro power project planned but did not eventuate</li> <li>Airport built on CoL land; want to upgrade as an emergency strip</li> <li>Complaints from houses near diesel generator of noise at night</li> <li>Role of Town &amp; Country Planning Board</li> <li>Difficulties of accessing customary land for forestry or other development</li> <li>Provincial planning</li> <li>Transport</li> <li>Lack of human resource capacity</li> </ul>
Lata service providers:  (Key informant interviews)	25/11/15	<ul style="list-style-type: none"> <li>Principal Fisheries Officer: Luke Paul Taula</li> <li>Principal, Kati School: Isaac Mebia</li> <li>Dir of Nursing Lata Hospital: Augustine Bilve</li> </ul>	2 each meeting	<ul style="list-style-type: none"> <li>Fisheries operations and system of buying from local fisherfolk to sell on; fishing associations</li> <li>NZ AID grant for fish freezers &amp; equipment; need for reliable power</li> <li>Use of FADS and plans for marine conservation areas,</li> <li>Enrolment rates in schools</li> <li>Exam passes, transition rates and drop out rates</li> <li>Costs of education for parents</li> <li>Problems in education; need for power and water</li> <li>Hospital has 65 beds and outreach</li> </ul>

Activity and Methodology	Date	Venue/Location Participants	No. of Part.	Major Topics/ Outcomes
				<p>programme for immunisations</p> <ul style="list-style-type: none"> <li>• Costs (\$30,000-40,000) and unreliability of power supplies; need for solar fridges</li> <li>• Main health problems</li> <li>• Shortage of staff housing</li> <li>• Water problems – collecting from spring source with 3 tonne truck. Need solar power for town water pump</li> </ul>
<p>Rural Development Project (World Bank)</p> <p>(Key informant interview)</p>	25/10/15	<p>RDP Office</p> <ul style="list-style-type: none"> <li>• Team Leader: Solomon Seimoana</li> <li>• M &amp; E Officer: Trisha Sese</li> </ul>	3	<ul style="list-style-type: none"> <li>• scope and funding for RDP</li> <li>• grants to communities for infrastructure</li> <li>• capacity bldg. of Ministry of Agriculture &amp; Livestock</li> <li>• assistance to rural businesses</li> <li>• potential impacts for solar Project</li> </ul>
<p>NZ Ministry of Foreign Affairs Trade</p> <p>(Interview for information gathering)</p>	28/10/15	<p>NZ High Commission, Honiara</p> <ul style="list-style-type: none"> <li>• First Secretary – Development: Luke Kiddle</li> </ul>	2	<ul style="list-style-type: none"> <li>• Munda airport upgrade</li> <li>• UXO clearance – time and costs</li> <li>• institutional reform of Ministry</li> <li>• communication &amp; aviation</li> <li>• plans for Phase 2 of airport upgrade and need to coordinate solar project regarding nav aids and runway lighting</li> <li>• future demand for energy from Munda airport</li> <li>• agreement to cooperate and share future plans</li> </ul>

## Annex C: Solomon Islands Laws on Land Acquisition

1. In Solomon Islands 87% of land is under customary tenure.<sup>12</sup> Inheritance of customary land ownership or user rights differs with custom from island to island. Some islands (including those in Guadalcanal, Central and Western provinces) typically practice matrilineal inheritance, and the all the rest of the provinces practice patrilineal inheritance.<sup>13</sup> The remaining land is considered “alienated” and is subject to registration under the Land and Titles Act (LTA). Within Honiara and the provincial capitals and outstations, land is owned by the state and is held in the perpetual estate title on behalf of the government by the Commissioner of Lands. The COL enters into 50 year fixed term estate (FTE) agreements with individuals or shorter term temporary occupancy licenses (TOL). A TOL is valid for a period of one to two years, and permanent structures or improvements are not permitted on this land.

2. The LTA governs the government’s compulsory acquisition of land as well as purchase of lease of land through agreement.

### Compulsory Land Acquisition

3. Section 71 to 85 of the LTA deal with compulsory acquisition of land for public purposes. Under section 71, the Minister makes a declaration that land is required for a public purpose. The declaration (including a plan or description of boundaries) is published and notice is required to be given to the landowner in case of registered land (section 72) and to all people or groups with an interest in the land for unregistered or customary land (section 73). Within three months of the date of the declaration (provided the declaration is not appealed), the person(s) /group with an interest in the land must make a claim for compensation to the COL. Under section 79 (2) the COL can either offer to pay the claim, or reject it. If the offer is accepted by the claimant, the COL has three months from the date of acceptance of the offer, to pay the claim. If the claim for compensation is rejected, or the claimant is dissatisfied with the offer by the COL, the claimant has three months with which to lodge and appeal with the High Court.

4. Section 83 of the Act sets out the criteria for assessing compensation for land acquired compulsorily, and includes such things as (i) condition of land concerned, and (ii) any other matters and circumstances considered relevant, including assessment of any diminution of value to owner/occupier of continuous. Section 84 of the Act deals with compensation for customary land, and provides for transfer or grant of other land or estate (along with terms and conditions) to person(s) or groups, in lieu of payment of compensation. Sub-section 4 says that such compensation is for the benefit of all people in the group, in the tradition of customary usage.

5. In case of improved alienated land, the Act provides for (i) compensation for permanently acquired land; or (ii) rent for temporary use or occupation of land. Compensation can be provided in two ways: (i) if requested by a lease-holder, and FTE can be granted for an alternative parcel of land; or (ii) cash compensation based on valuation of and plus improvements. The valuation is based on the current value of parcels of land for similar uses in the area, and the current rent for similar FTE arrangements. For unimproved alienated land, compensation negotiation is based on the original lease price plus reimbursement of all rent payments made up to the time of the resumption. This is considered to constitute replacement cost as envisaged in the ADB safeguard policy.

6. Temporary occupation of land for public purposes – for a period of a maximum of three years – may also be acquired by the COL (under section 82). This follows a similar process to acquisition of land with a declaration and notice being given. Agreement as to the rental follows a similar process to the claims, offer, acceptance, and assessment of compensation for land to be acquired (under section 79). Under sub-section 3, at the end of the temporary use, the land is to revert to the owner or person or group

<sup>12</sup> Exemptions being the lands of the national capital area (Honiara), various provincial headquarters, and Tulagi Island (which was the national capital until the 1960s and is alienated land).

<sup>13</sup> A small area on Guadalcanal – Marau – practices patrilineal inheritance due to influence of customs of Malaita through Malaitans who have relocated to Guadalcanal



with an interest in the land. If land has been damaged or the value diminished, compensation is to be awarded.

### **Purchase or Lease (acquisition through agreement)**

7. Sections 60 through 70 of the Act deal with **purchase or lease of customary land (through agreement)** by the COL or any Provincial Assembly. The process starts with an appointment of a Land Acquisition Officer (LO) for the purpose of land purchase or lease. The LO demarcates the boundary and agrees with landowners for the purchase or lease of the land required. The LO publishes a notice, holds a public hearing and prepares necessary reports. The agreement is reached with respective landowners and it is implemented by the COL, including payment of the compensation, taking possession of the land, and registration of the land in the name of acquiring entity.

8. For the acquisition proceeding to be completed properly, it is important that at least four (4) meetings should be held with the public i.e. the intended landowners. The four (4) meetings will be held in the following orders:

(i) First Meeting:

9. A public notice of appointment of officer as an appointed acquisition officer to acquire the subject customary land will be put up. Awareness meeting for the next few days about what is expected to be done in the second meeting will also be disseminated

(ii) Second Meeting:

10. The second meeting is a crucial one. It is during this meeting that the acquisition officer will try to find out who the true landowners are and who the selected trustees to sign forms – customary land form 2 (CL2). If there is any disagreement then the acquisition officer needs to hear the concerns of the disputing parties. This could take days or weeks.

11. Walking the boundaries of affected land parcel will also be undertaken by all concerned parties. It is also during this meeting that the acquisition officer needs the services of a surveyor to produce a sketch of land intended for acquisition and this sketch will be signed by all concerned land owners. At the end of the meeting the land acquisition officer will come up with the trustees to sign form CL2 and the sketch map.

12. The timing of this meeting is based on the outcome of discussions with all affected clans (tribes) and sub-tribes as well as the outcome of the inspection of the affected land parcels. Thus the process could take days or weeks depending on the proximity and access to the area.

13. Once the CL2 form is signed, Notices of trustees will be put on the public notice board for public viewing.

(iii) Third Meeting:

14. The LO will hold this meeting with one aim and that is to see if there is agreement among affected landowners on the trustees chosen in the previous meetings. If there is any disagreement then the meeting will proceed to hear issues of disagreement. This can take days or weeks depending on the nature of the dispute. At the end of the hearing, the acquisition officer will ensure that the nominated trustee during the second meeting is concurred or not by all parties concerned.

(ii) Fourth Meeting:

15. Thereafter, the LO will put up a notice inviting the public that they have three months to lodge their concern to the chief magistrate of that particular province. Issues that may be raised during this time may

focus on the choice of trustees or the manner by which the LO conducted the hearings or related concerns regarding land acquisition process.

16. *Certificate of No Appeal*: At the end of the three (3) month notice, the LO will write to the chief magistrate requesting him to confirm whether an appeal or not against the proceedings of the acquisition process has been lodged. If an appeal had been lodged the magistrate will set a date to hear the case. If there was no appeal then the Magistrate will release a certificate of No Appeal. At this point of the process land acquisition procedure is only half way through.

17. *Document Compilation*: During this period the LO will spend most of his time in Honiara working with the Surveyors who will then go back to site and carry out the legal survey work and demarcate the initial boundary identified by the landowners (clan/ tribes). After the survey demarcation the cartographer or draftsman will do the plotting of the cadastral plan and checking is done by the Surveyor General to ensure accuracy is maintained.

18. After this an application for first registration is done by the Commissioner of Lands Office and the drawing up of Vesting Order for the Commissioner of Lands to sign which signifies that all the relevant processes as required by the Lands and Title Act sub sections 61,62,63 and 64 has been fully complied with.

19. Statutory Declaration could also be prepared for landowners (trustees) to sign if there is a need for it. This process can take weeks or months.

20. *Registration of the Perpetual Estates*: The perpetual estates of the concerned land will now be registered in the landowners. The valuation work is also carried out to determine the **outright purchase** price if the perpetual estate is to be vested in the commissioner of Lands. If the land is to be **leased** the valuation should determine the premium and annual rental value to the land owners.

21. When the registration of the perpetual estate is done and the titles are released then the acquisition process would have been completed.