



Abbreviated Resettlement Action Plan for Baolo Solar Hybrid Subproject

September 2021

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List of Abbreviations

AP	Affected Person
ARAP	Abbreviated Resettlement Action Plan
COL	Commissioner of Lands
FTE	Fixed Term Estate
LO	Land owners
LTA	Land and Titles Act
MAL	Ministry of Agriculture and Livestock
MLHS	Ministry of Lands Housing and Survey
MOFR	Ministry of Forestry and Research
OP	World Bank Operation Policy
PE	Perpetual Estate
PESRA	Preliminary Environmental and Social Risk Assessment
SIEAREEP	Solomon Islands Electricity Access and Renewal Energy Expansion Project
SIG	Solomon Islands Government
SINEP	Solomon Islands National Energy Policy
SP	Solomon Power
WB	World Bank

Definitions

- a. Registered land: land registered under the Lands and Titles Act (Cap 133).
- b. Building: house, out-house or other roofed structure whether brick, wood, mud, metal or any other material but not tent.
- c. Pole: supporting structures for overhead line conductors.
- d. Economic Displacement: Displacement that occurs when individuals or communities are restricted, partially or fully, in their access to land or resources that are important to their means of livelihood or economic well-being and, as a result, more limited in their ability to reside or work in a given location
- e. Affected Household/Family: All members of a household residing under one roof and operating as a single economic unit; who are adversely affected by the Project or any of its components. It may consist of a single nuclear family or an extended family group.
- f. Affected Person (AP): All the people affected by the Project through land obtaining, relocation, or loss of income; and include any person, household [sometimes referred to as project affected family (AF)], firms, or public or private institutions. APs, therefore, include (i) persons whose agricultural land or other productive assets such as trees or crops are affected; (ii) persons whose businesses are affected and who might experience loss of income due to the Project impact; (iii) persons who lose work/employment as a result of Project impact; and (iv) people who lose access to community resources/property as a result of the Project.
- g. Assistance: Support, rehabilitation and restoration measures extended in cash and/or kind over and above the compensation for lost assets.

- h. Compensation: Payment in cash at current market value or in kind for an asset or a resource that is obtained or affected by a project to which the affected people are entitled in order to replace the lost property or income.
- i. Cut-off date: The date, after which people will NOT be considered eligible for compensation, i.e. they are not included in the list of APs as defined by the census. Normally, the cut-off-date is the date of the detailed measurement survey.
- j. Detailed Measurement Survey: The detailed inventory of losses that is completed after detailed design and marking of project boundaries on the ground.
- k. Entitlement: The range of measures comprising cash or kind compensation, relocation cost, income restoration assistance, transfer assistance, income substitution, and relocation which are due to business restoration which are due to APs, depending on the type and degree /nature of their losses, to restore their social and economic base.
- l. Non-titled: People who have no recognizable rights or claims to the land that they are occupying and includes people using private or state land without permission, permit or grant i.e. those people without legal title to land and/or structures occupied or used by them. ADB's policy explicitly states that such people cannot be denied compensation.
- m. Project: Solomon Islands Electricity Access and Renewal Energy Expansion Project (SIEAREEP).
- n. Resettlement: All the impacts associated with loss of physical and non-physical assets, including homes, communities, productive land, income-earning assets and sources, subsistence, resources, cultural sites, social structures, networks and ties, cultural identity, and mutual help mechanisms.
- o. Vulnerable: Who might suffer disproportionately or face the risk of being marginalized from the effects of resettlement and includes: (i) female-headed households with dependents; (ii) disabled household heads; (iii) poor households that fall on or below the poverty line (within the meaning given previously); (iv) landless; (v) elderly households with no means of support; (vi) households without security of tenure; (vii) households of indigenous population or ethnic minority.

Executive Summary

Background. The Solomon Islands Electricity Access and Renewal Energy Expansion Project (SIEAREEP) is financed by loans and grants from World Bank (WB), Global Environment Facility (GEF), Strategic Climate Fund and Small Islands Development State Initiative Multi-Donor Trust Fund (SIDS DOCK). The project which is administered by WB will assist the Solomon Island Government (SIG) through Solomon Power in developing and operating grid connected solar-diesel-battery hybrid power stations in the Solomon Islands. This technical assistance will harness government's commitment under the Solomon Islands National Energy Policy Framework 2013-2023 (NEPF) and SINDS.

The SIEAREEP is divided into three (3) components:

- Component 1: Involve installation of new hybrid mini-grids in key locations within Solomon Islands.
- Component 2: involve new electricity service connections and subsidies for household wiring for low-income households accessing electricity services connecting to the mini-grids to be built under Component 1, and others across Solomon Power's grid network.
- Component 3: involve the installation of 0.22MW and 2MW of solar (PV) generation to be connected to the existing grid on Guadalcanal.

The Baolo Solar Hybrid is a subproject under component 1. Construction activities for the solar hybrid will be restricted to creating a driveway onto the site, removal of vegetation from the site, installing foundations for the solar arrays, erection of a secure building to house storage batteries, a diesel generator for generation backup and other ancillary equipment, installing the solar arrays and controllers, and installing of security fencing. Construction of the distribution grid will involve excavating holes for placement of power poles alongside existing roads and tracks, erecting the poles, stringing the power wires, and establishing the electrical connections to existing buildings. The Solomon Islands Government and WB safeguards policies were triggered for the project. The project was subject to feasibility studies including Environment Social Management Plan (ESMP) and Abbreviated Resettlement Action Plan (ARAP). The ARAP will be updated at the detail design stage to determine and confirm the affected person, present a more realistic budget, institutional arrangements, monitoring and evaluation.

Scope and Objective of ARAP. This ARAP document involuntary resettlement based on concept designs for the Baolo subproject site. It describes the project scope, impacts and entitlements, implementation, land requirements including inventory of assets likely to be removed, and census on potential affected person. It is prepared according to the Land and Titles Act of the Solomon Islands Government which governs the acquisition of land, and the WB safeguard's requirements on involuntary resettlement. With the above scope, the objectives of the ARAP are as follows:

- To avoid involuntary resettlement wherever possible;
- To minimize involuntary resettlement by exploring project designs and alternatives;
- to enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-project levels;
- to improve the standards of living of the displaced poor and other vulnerable groups;
- to call for meaningful consultation with affected people;
- to outline measures to mitigate its adverse impacts;

- provide an estimate for budgetary allocation for compensation of loss of assets and resettlement benefits;
- to prepare, implement, and monitor a time-bound resettlement plan; and
- to provide procedure for internal and external monitoring of resettlement implementation.

Project Location: Baolo is located on the western end of Isabel Province and is fifteen minutes by OBM from the nearest airport, Suavanau, Isabel Province. The proposed solar site is located on a Perpetual Estate (PE) land in Baolo registered to five trustees. SP acquired 1.446ha of the land under fixed term estate for 75 years.

Parcel Number	Area	Registered Owners	Tenure
071-004-001 (Lot 5 of LR 676)	704ha	Basil Manepuhi, Ezekiel Hilly, Michael Belama, Joses Lote and Manasseh Haridi	Perpetual Estate
07-004-8	1.446ha	Solomon Power	Fixed Term Estate

Resettlement Impacts. No physical relocation or loss of income are expected from implementation of the subproject. The subproject requires about 1.466 ha of registered land for the project facilities (the solar panel array, battery pad, backup diesel generator power house, storage area, access road and transport turn-around). There was no land acquisition from customary landowners since the land is registered as PE. SP therefore, dealt with the five land trustees regarding the FTE land acquisition. No long-term impacts are expected as the construction and operation will not restrict the people near the solar farm from accessing and using nearby resources. Impacts such as the loss of trees or crops currently being farmed on the area will be compensated based on MAL rates and replacement cost.

Project Category. The project remains a category C project following the survey and screening. The impacts on affected persons (APs) are minimal.

Consultation and Participation. Consultations were conducted to ensure wider participation among affected communities, affected person and relevant stakeholders. The objectives of the consultation were to create awareness to those likely to be affected by the project particularly on project scope, requirements of the SIG and WB as far as safeguards policies are concerned and likely impacts on the community.

Grievances Redress Mechanism. A Grievances Redress Mechanism (GRM) was developed for the project because it is possible that people may have concerns with the ARAP implementation.

Institutional Set up. The Project Implementing Agency (IA) is Solomon Power while the Executing Agency (EA) is the Ministry of Mines, Energy and Rural Electrification (MMERE). The Isabel Provincial Government will assist Solomon Power in its land acquisition activities.

Resettlement Budget. The resettlement cost is estimated at SBD450, 000. This covers consultations and negotiations, legal costs, cost of non-land and land assets. This budget will be updated at the detail design stage.

1.0 INTRODUCTION

1.1 Background

The Government of Solomon Islands (SIG), through Solomon Power (SP) as the agency responsible for generation and transmission of electricity in Solomon Islands, is embarking on solar hybrid projects to assist its current supply grid and has taken steps to expand the projects to semi-urban and rural areas. This activity falls under component 1 of the Solomon Islands Electricity Access and Renewal Energy Expansion Project (SIEAREEP).

SIEAREEP consist of three (3) components as outlined below:

- Component 1: Involve installation of new hybrid mini-grids in key locations within Solomon Islands.
- Component 2: Involve new electricity service connections and subsidies for household wiring for low-income households accessing electricity services connecting to the mini-grids to be built under Component 1, and others across Solomon Power’s grid network.
- Component 3: Involve installation of between 0.5MW and 2.5MW of solar (PV) generation to be connected to the existing grid on Guadalcanal and/or Malaita islands.

This ARAP describes procedures, entitlements, implementation arrangements on land acquisition and compensation for affected people and communities in Baolo. The ARAP is based on the World Bank (WB) Involuntary Resettlement Policy OP 4.12 and the ARAP guidance note designed for this project¹. The ARAP guidance note was developed according to WB safeguards policies and the Solomon Islands Land Titles Act procedures for land acquisition purposes and will be collectively implemented by the Ministry of Lands, Housing and Survey (MLHS) and SP. Updating the ARAP will be the responsibility of SP at the detailed design stage and resubmitted to WB for approval.

Baolo is located on the western end of Isabel Province and is fifteen minutes by OBM from the nearest airport, Suavanau, Isabel Province. The proposed solar site is located on a Perpetual Estate (PE) land in Baolo. The SP board issued approval for Baolo to become a subproject under SIEAREEP in 2016 after it has met all technical requirements.

¹ <https://documents1.worldbank.org/curated/en/294331530217033360/ESF-Guidance-Note-5-Land-Acquisition-Restrictions-on-Land-Use-and-Involuntary-Resettlement-English.pdf>

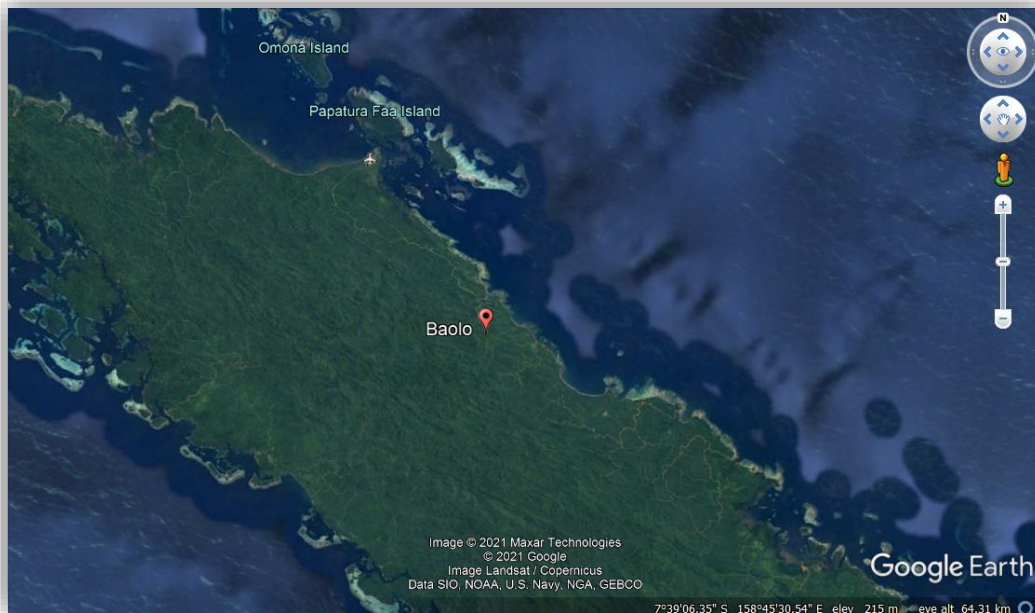


Figure 1: Baolo proposed subproject site

1.2 Project description and Components

The SIEAREEP aims to provide consistent, reliable and clean energy supply for the people in rural areas so that they could also have access to power. This is in response to promote renewable energy, global commitment to reduction of carbon emission, reduce fossil fuel and energy usage, which will likely decrease the high cost of fuel. . The Project will enable affected people, who are currently do not have electricity connections, will have the opportunity to connect to the electricity grid. The screening of the subproject site resulted in the formulation of the Environment Social Management Plan (ESMP) and this ARAP.

The Baolo Solar Hybrid system is a subproject under Component 1 of the SIEAREEP. Construction activities for the Solar Hybrid system will be restricted to creating a driveway onto the site, removal of vegetation from the site, installing foundations for the solar arrays, erection of a secure building to house storage batteries, a diesel generator for generation backup and other ancillary equipment, installing the solar arrays and controllers, and installing of security fencing. Construction of the distribution grid will involve excavating holes for placement of power poles, erecting the poles, stringing the power wires, and establishing the electrical connections to existing buildings.

According to the tentative schedule, SP is planning to go out to the market on the fourth quarter of 2021 and construction work will commence in the third quarter of 2022. The construction and commissioning of the solar hybrid are expected to be completed by the third quarter of 2025. These dates could be impacted due to the COVID 19 pandemic.

1.3 Objectives and Key principles of ARAP

Increase access to solar grid-supplied electricity and increase renewable energy generation in Solomon Islands.

The Project objective is to increase access to solar grid-supplied electricity and to promote the use of renewable energy with associated environmental benefits in the Solomon Islands.

Resettlement Objectives

The objectives of this ARAP (informed by OP/BP 4.12) are:

- Avoid where feasible or minimise involuntary resettlement.
- Help affected people to improve their standard of living.
- Encourage community participation in planning and implementing the ARAP.

Resettlement Principles

The key principles in the ARAP established is based on the WB OP 4.12;

- Explore all alternative subproject designs to avoid or minimise involuntary resettlement where feasible.
- This ARAP and subproject design should be implemented as sustainable development programs to help the affected people benefit from the subproject activities.
- Where monetary compensation is appropriate, all affected people are given compensation at the full replacement cost and gazette rates established by the law of the country.
- Affected persons regardless of the legal status of their land use are given compensation for non-land asset loss.

2.0 LEGAL AND REGULATORY FRAMEWORKS

The abbreviated resettlement action plan for this subproject was developed based on the Solomon Islands Law on land acquisition and the WB's Safeguard Policy (WB OP 4.12 – Involuntary Resettlement).

2.1 The Solomon Islands legislation

- **Constitution of Solomon Islands** – SI Constitution provides additional safeguards for the compulsory acquisition of registered land. As the project will have minor impacts on the area and requires area of registered land for acquisition, it will follow the process in the constitution (Chapter XI – Land, 111-Non-Customary Land).
- **Solomon Islands National Energy Policy, 2014** – SINEP provides bases for proper coordination, planning, promotion, development and management, and efficient use of energy resources (subsection 2.2). SINEP regulates all supply of energy resources in the Solomon Islands, thus the subproject will follow the procedures in the policy as it will provide efficient supply of electricity to the people.
- **Environment Act 1998 & Environment Regulations 2008** – In the Solomon Islands, the environment is governed by the Environmental Act & the Environment Regulations. These two encompass the process, procedures and the establishment of Ministry of Environment Conservation Disaster Management and Meteorology (MECDM) to regulate them. In any development project proposal, the Environmental Act and Environmental Regulations are necessarily required to assess the potential environmental and social impacts likely to occur. The subproject will have some influence on the natural environment as the solar hybrid site requires clearing of land. Thus, the project will also be guided by the Environmental Act.
- **Labour Act 1978** – Labor relations in the Solomon Islands are guided by the Labor Act, to secure workers' rights from being overlooked by their employers. The subproject involves clearing of vegetation on the project site and along the proposed network, this requires considering the rights of the workers in terms of wages. Thus, the subproject will comply with the Labour Act, section 19 & 22.
- **Safety at Work Act 1996** – In the Solomon Islands, employees' health and safety is safeguarded by the Safety at Work Act 1996 (part I & II). Since the subproject involve clearing of site and engineering construction, hence, the safety and work act is mandatory. Thus, the subproject will ensure the Safety at Work Act is complied.
- **Lands and Title Act 1988 (amended 1996)** – In the Solomon Islands land tenure system is based on the Lands and Title Act 1988. It covers management of land, defines customary land, and sets out procedures for land acquisition. About 85% of the total land is under customary ownership. Customary land tenure supports the village-based subsistence farming. Land acquisition for the subproject will follow the processes described under relevant acquisition procedures within the Lands and Title Act.
- **Electricity Act 1969 (edited-1996)** – The supply of electricity in the Solomon Islands is guided by the Electricity Act. It covers the power to the authority, among others to enter and dig out and consult with relevant parties and provide notice prior work will be conducted (Part VI, section 34). Construction of the solar farm will follow the process in the Electricity Act and the Lands and Title Act.

2.2 World Bank Operation Policy OP 4.12 –

The WB involuntary resettlement policy OP 4.12 has been triggered for the subproject. As a result, this ARAP was developed. OP 4.12 requires WB-supported subprojects to (i) avoid resettlement impacts wherever possible; (ii) minimize impacts by exploring subproject and design alternatives; (iii) enhance, or at least restore, the livelihoods of all affected peoples (APs) in real terms relative to pre-subproject levels; and (iv) improve the standards of living of the affected poor and other vulnerable people. It covers both physical displacement and economic displacement.

OP 4.12 states that an ARAP, rather than a more detailed Resettlement Plan, can be prepared where impacts on the entire displaced population are minor, or fewer than 200 people are displaced. OP 4.12 outlines that an ARAP is required to cover the following minimum elements:

- (a) a census survey of displaced persons and valuation of assets;
- (b) description of compensation and other resettlement assistance to be provided;
- (c) consultations with displaced people about acceptable alternatives;
- (d) institutional responsibility for implementation and procedures for grievance redress;
- (e) arrangements for monitoring and implementation; and
- (f) a timetable and budget.

2.3 Legal Gap Analysis

The gaps between OP 4.12 and Solomon Islands law requirements on land acquisition and resettlement have been identified and required gap-filling measures developed to meet the requirements of OP 4.12. The Gap Analysis is shown in Table 1 below:

Table 1: Gap Analysis

Solomon Islands Laws	World Bank Safe guide Policies	Gap-Filling Measures
Lands and Title Act 1988 – ignores informal settlers from receiving compensation if they do not have a valid license of occupation or land title. Does not provide for compensation for structures if they are illegal or encroaching.	Op 4.12 – Involuntary Resettlement – states that, compensation is provided to any party that loses access to livelihood, including informal settlers.	Compensation will be applied to both formal and informal settlers. All APs including non-titled will be entitled to compensation for existing structures or assets within the subproject site and subproject network identified before the cut-off date.
Compensation for crops/trees based on MAL rates.	The use of market rates or replacement cost.	MAL rates will be used as baseline cost to calculate the full replacement cost.
Does not provide for lost income/livelihoods resulting from acquisition of land or assets.	Livelihoods to be restored to at least pre-project conditions.	Restore livelihoods and mitigate any lost income.

<p>Does not require preparation of a plan or report setting out acquisition, compensation or other measures.</p>	<p>Requires plan prepared to elaborate APs’ entitlements, livelihood restoration measures, implementation arrangements, and budget.</p>	<p>The assessment and planning will be based on level of significance of impacts.</p>
<p>SOL Laws have no provision of preparing RP or ARAP</p>	<p>Prepare a resettlement plan or abbreviated resettlement action plan elaborating on displaced persons’ entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.</p>	<p>The Resettlement Framework (RF) for the SIEAREEP includes measures on preparation of RP for subprojects in case they involve land acquisition/resettlement impacts.</p>
<p>LTA sets out the process of notification, including that all landowners must be informed of the acquisition and entitlements.</p>	<p>Carry out meaningful consultations with APs, host communities, and concerned NGOs. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations.</p>	<p>The RF includes measures on consultations with APs, including vulnerable groups, during preparation and implementation of ARAPs.</p>
<p>LTA provides for appeal against a declaration of public purpose for compulsory acquisition and amount of compensation.</p>	<p>Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons’ concerns. Support the social and cultural institutions of displaced persons and their host population.</p>	<p>No requirements for a project-specific grievance redress mechanism. The RF and ARAP includes measures on project-specific grievance redress mechanism.</p>
<p>LTA provides for the provision of alternative land in lieu of compensation for customary land compulsory acquired.</p>	<p>Provide physically and economically displaced persons with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities,</p>	<p>SOL laws have no specific provisions on relocation, transitional support and civic infrastructure and services. The RF and ARAP includes measures on-site relocation of affected structures, transitional allowances</p>

	<p>integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.</p>	<p>and restoration of civic infrastructure.</p>
<p>There is no proper framework for monitoring and evaluation of resettlement outcomes.</p>	<p>Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.</p>	<p>The RF and ARAP includes monitoring measures, including requirements of quarterly safeguard monitoring report.</p>

3.0 SCOPE OF LAND ACQUISITION AND RESETTLEMENT

The subproject does not involve displacement of people. A screening exercise conducted for the subproject indicated that it would require the removal of trees and crops. Affected persons will be compensated based on MAL gazette rates. During ARAP updating/finalization during the detailed design phase and once the solar site is acquired, SP will undertake a replacement cost study (RCS) to determine if the official rates will meet the threshold of current market value or replacement cost for affected land and assets. If the official rates are insufficient, additional grants or payments will be clearly identified in the ARAP budget and cost estimate to be updated during the Detailed Design Phase. SP has acquired 1.446 hectares of land required for the subproject. The trustees to the PE land are Basil Manepuhi, Ezekiel Hilly, Michael Belama, Joses Lote and Manasseh Haridi. PE lands are freehold lands. A registered PE holder owns the land perpetuity. SP has decided to pursue negotiation on registered land owned by the five trustees above. In this case, other alternatives are not feasible to be considered as they will induce major expenses and exacerbate social and environmental issues. Unfortunately, it has been observed that no other realistic alternative, for the location, can be proposed that will provide the same economic, environmental, and social advantage. Summary justifying why the location was chosen:

- Registered land;
- Further away from residential buildings; and
- Access to the road.

Majority of the people who owns the plantations and gardens in the area are people from the nearby Baolo, Tobeheo and Zuoto communities, Isabel Province. In compliance with the national legislation, SP in this project will deal with the registered owner only for land matters; however SP will ensure communities are compensated for non-land assets affected by the subproject. In compliance with the national legislation, SP in this project will deal with the registered owners only for land matters in accordance with the lands and title act, however SP will ensure affected persons are properly compensated for non-land assets affected by the subproject. In Baolo, the land was 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.

Efforts will be made to minimize the impacts associated with construction and operation of the solar hybrid. Impacts will be avoided where possible, which will be achieved by leaving crops or trees in place if their removal is not essential. This is particularly the case for crops or trees along the network corridors. Consultation will take place once detailed design is confirmed and measures to minimize impacts will be further documented.

The standard process to acquire the FTE land with the commissioner of lands specific to Baolo Subproject is as outlined below:

1. Written consent from holder of PE Title;
2. Receive approval for sub-division from Isabel Provincial Planning Board;
3. Launch application for subdivision;
4. Receive consent or approval from commissioner of Lands;
5. Surveyor general to Issue Instruction to Survey (I to S);
6. Issue Request for Quotes (RFQ) for Cadastral survey and selection of License Surveyor;

7. Field Survey, Data Reduction and submit drawing by surveyor to Lands Department;
8. Valuation for stamp duty and premium by Lands Department;
9. Parcel mutation;
10. Registration of new parcel;
11. Signing of MOU and Transfer of FTE title to SP, Stamp duty payment;
12. SP acquire title.

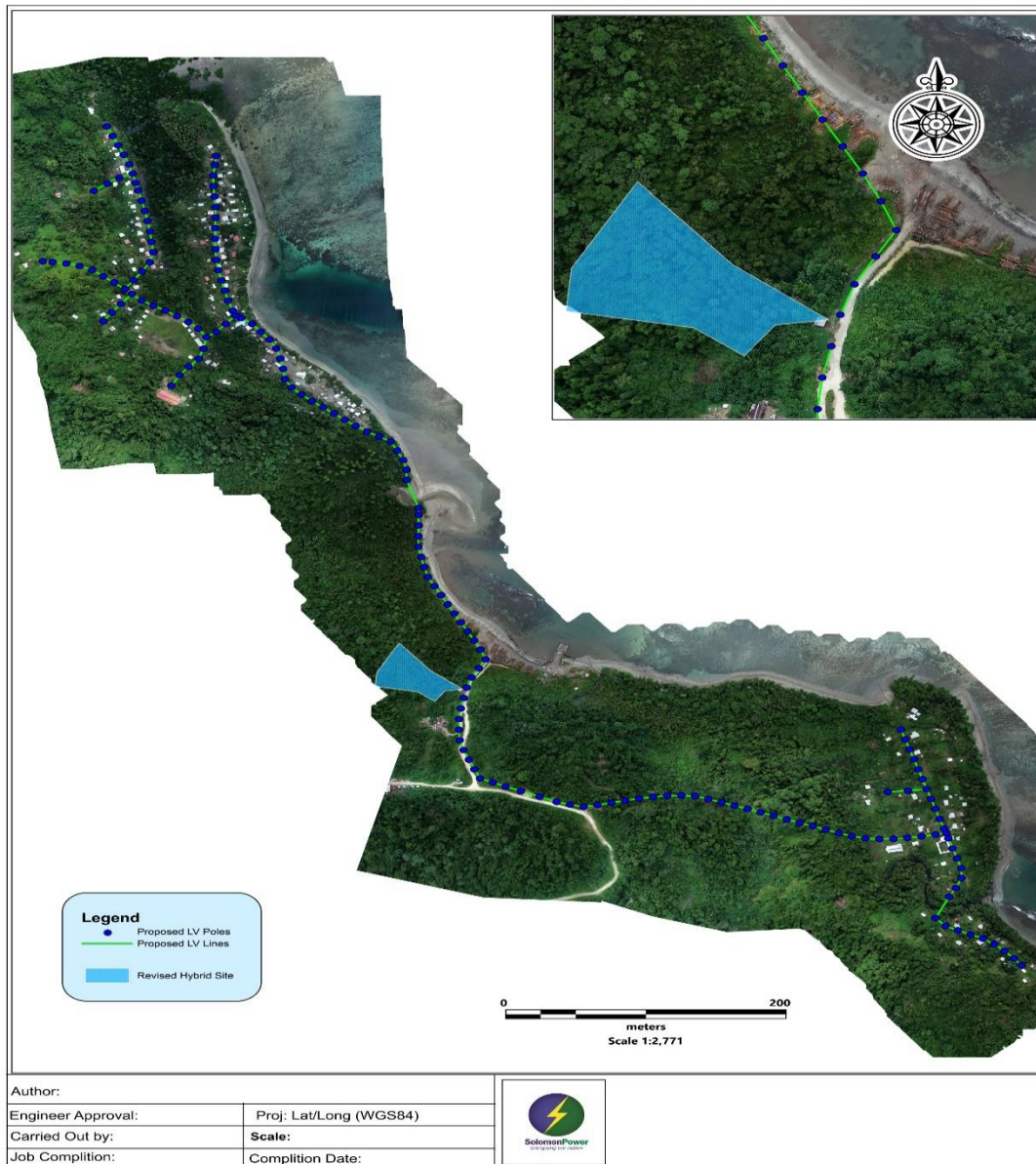


Figure 2: Subproject site

4.0 CENSUS SURVEY AND ASSET INVENTORY

4.1. Local Population

The subproject is located in Baolo (Havulei) Ward that has a population of 1,148 people². Havulei is the subproject wider area and consist of seven communities. The proposed subproject network will cover three main communities (Baolo, Zuoto and Tobeheo). Following the household survey by Solomon Power in 2020, the total number of household in these three communities was hundred and eighty four households (184), see table 2 below.



Figure 3: Havulei Ward, Isabel Province

Table 2: SP Household Survey Results Summary for Baolo, Zuoto and Tobeheo, planning report, 2019

Building Type	Total
Permanent house	138

² Solomon Island Government, Ministry of Finance & Treasury, Census bulletin report 2010.

Semi – Permanent house	9
Leaf house	27
School buildings	4
Clinic buildings	1
Shops or Canteen buildings	3
Church buildings	1
Rest Houses buildings	1
TOTAL PROPOSED CUSTOMERS	184

Out of the 184 households, SP carried out a social survey for one hundred and seven households (107). The population from the survey of the 107 households is shown in table 3 below.

Table 3: Estimated Population, subproject site from SP Social survey team, 2020.

Village/Community	Population
Baolo	399
Zuoto	70
Tobeheo	42
Total	511

4.2 Affected crop owners

During the preparation phase, nine affected people will be compensated for losses caused to their crops and trees. Refer to Table 4: Affected people and crops. According to the survey, people are going to lose vasa, rose wood, akwa, coconut, betel nut, and mango trees including gardens, comprising of bananas, pineapple, ginger and cabbage to name a few. The inventory shown in Table 4: Affected people and crops” is an initial list of owners and crops identified. It is likely that during the detail design there, maybe additional crops or trees affected and this ARAP will be updated accordingly.

There are no major impacts being anticipated on the affected people as they stand to lose few crops, some of which will be harvested even before the solar farm is constructed. No impacts are anticipated in the future.

From consultations with the owners of the crops, these losses will not affect their livelihoods including income generating activity or subsistence. Furthermore, there are no disadvantaged or vulnerable persons involved. Most of the affected people are middle age person between 20 to 50 years old, who are still active. According to the trustees, there are enough land inland and adjacent to the solar site for the community to cultivate. They have indicated that, the positive impacts would offset the negative impacts.

Table 4: Affected people and crops

Owners	Crops	Number of crops	MAL Rates (SBD)
Lawrence Lai	Betel-nut (NB)	61	7.5
	Betel-nut (B)	25	30
	Slippery cabbage (B)	10	5
Norris Phinomo	Bush Apple (B)	2	50
	Bush Apple (NB)	1	25
	Cut-nut (B)	14	50
	Cut-nut (NB)	5	50
	Mango (B)	6	50
	Coconut (B)	300	150
	Ngali-nut (NB)	4	50
	Pandanus (B)	2	20
	Pineapple (NB)	10	2.5
	Rose Wood (NB)	4(approx. 5 cubic meters)	4000
	Vasa (NB)	3 (approx. 2 cubic meters)	3000
	Akwa (NB)	6 (5 cubic meters)	2200
	CP (NB)	4(approx. 5 cubic meters)	4000
Morin Sike	Ngali-nut (B)	1	100
Hudson Hapu	Betel-nut (B)	27	30
Francis Misi	Betel-nut B)	50	30
	Betel-nut (NB)	20	7.5
	Cut-nut (B)	1	50
	Cut-nut (NB)	3	50
	Bush Apple (B)	1	50
	Fruit leaf (B)	3	30

Walter Susui	Betel-nut (B)	20	30
	Betel-nut (NB)	13	7.5
Job Hile	Sago Palm (B)	10	50
	Betel-nut (NB)	5	7.5
Brodrick Bem	Betel-nut (NB)	6	7.5
	Fruit leaf (NB)	2	7.5
	Pineapple (NB)	5	2.5
	Coconut (NB)	2	30
John Ota	Banana (NB)	2	10
	Ginger (B)	1	15
	Lemon (NB)	1	15
	Coconut (NB)	2	30

4.3 Affected land owners

The solar site is located on registered land with legal description and estate particularly shown in table 5 below. The trustees have agreed for SP to acquire the land as fixed term estate (FTE). See consent in Annex 2. Solomon Power has completed the valuation of the land and stamp duty. See Valuation Report and Form 9 in Annex 9 and 10. Line Network for the subproject is covered under a Memorandum of Understanding. See annex 8.

Table 5: Affected people and land assets

Parcel Number	Area	Registered Owners	Tenure
071-004-001 (Lot 5 of LR 676)	704ha	Basil Manepuhi, Ezekiel Hilly, Michael Belama, Joses Lote and Manasseh Haridi	Perpetual Estate
07-004-8	1.446ha	Solomon Power	Fixed Term Estate

Source: Valuation Report, Dec 2020.

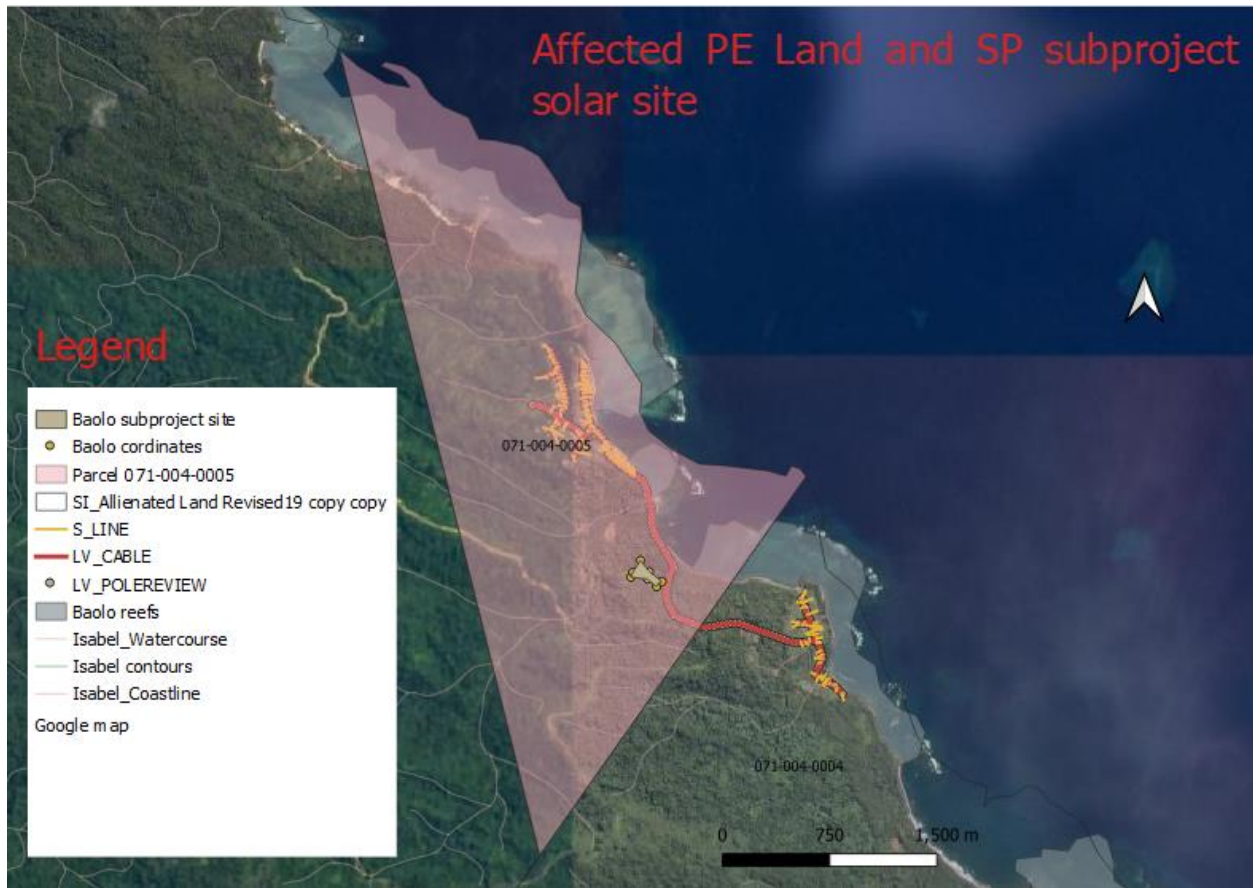


Figure 4: Map of the PE land-Parcel 071-004-0005

The amount of land acquired by Solomon Power for the subproject solar site is 1.446ha which is approximately 0.21% of the PE land. See annex 13 for SP land title.

4.4 Social Baseline

4.4.1 Background

The communities within the proposed network are exclusively Solomon Islands Melanesian and are by origin, people from Isabel. The three communities are using the registered owners' land to grow trees or crops and generate income. The social baseline section below is based on the social survey carried out by Solomon Power in the three subproject communities in 2020.

4.4.2 Population and Household

4.4.2.1 Population

The estimated population from the SP social survey is in Table 3: Estimated Population, subproject site from SP Social survey.

4.4.2.2 Demographic characteristics

Figure five (age distribution) shows that the population is heavily weighted towards children and young people – especially those that are less than 10 years and those between 20-40 years. According to the survey, the population of female is 52% and men 48%, see Figure 6: Gender Distribution.

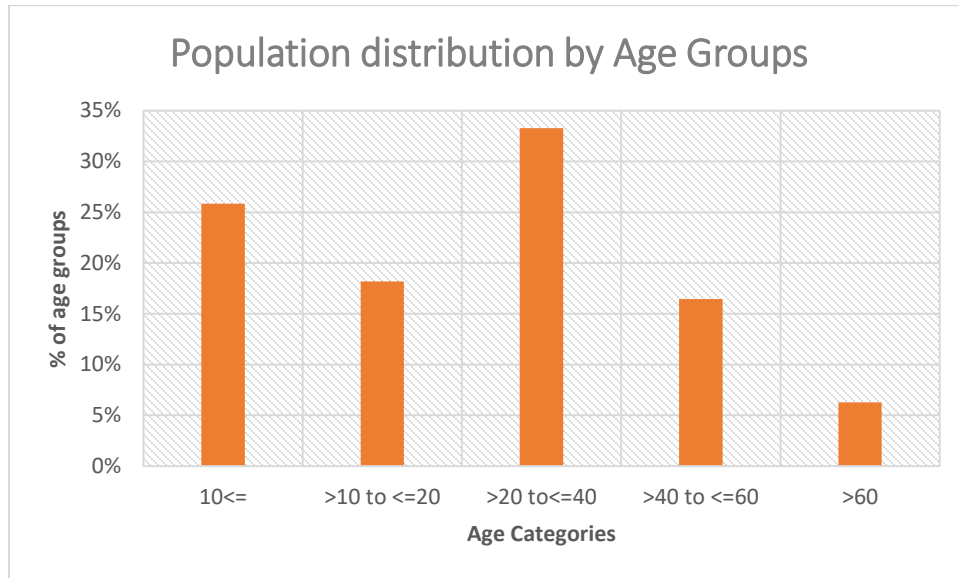


Figure 5: Age Groups, SP social survey 2020.

The current dependency ratio (Elderly (60 yrs. + and below 15 yrs.) is 76.82%.

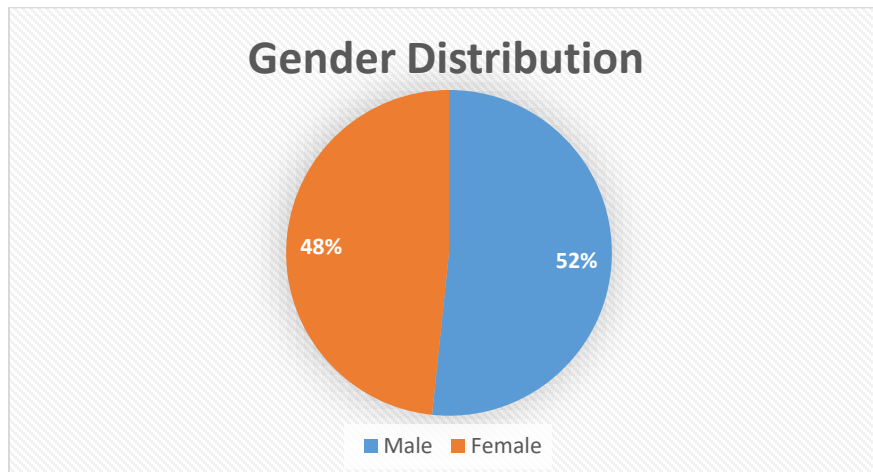


Figure 6: Gender Distribution, SP social survey 2020.

4.4.3 Livelihood and Economy

4.4.3.1 Economy

The economy at the subproject site is both cash and subsistence. Almost all households are engaged in marketing including artisanal fishing and small scale-agricultural production. The main crops include cassava, potato and vegetables to name a few.

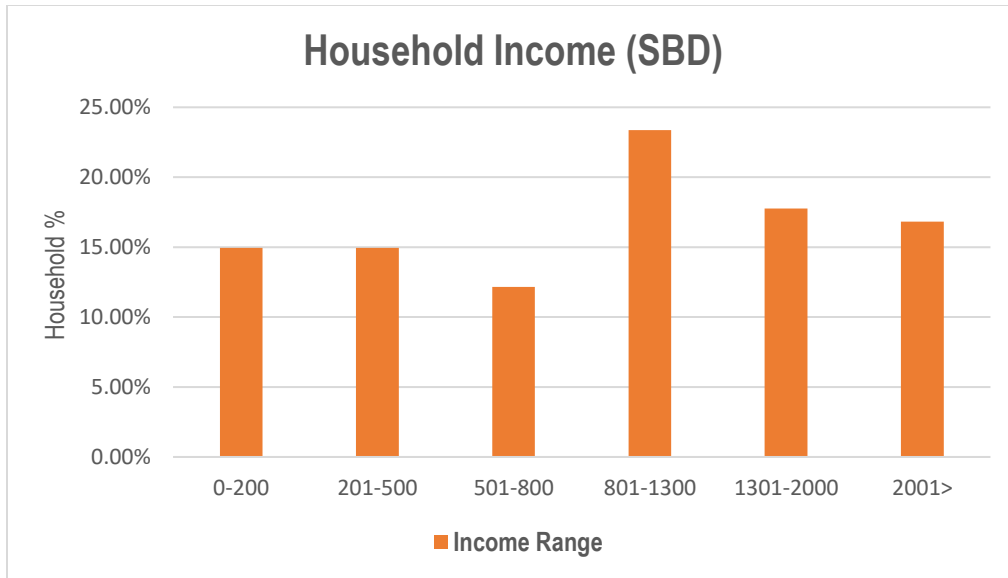


Figure 7: Household Income, SP social survey 2020.

The main source of cash income for local households is the sale of fish, marketing of vegetables, betel nut and cigarette, cake, wages and salaries, royalties, transport services, shop/canteen, and poultry/piggery.

Majority of the locals are fisherman and farmers. Public servants are mainly teachers and nurses.

Majority of the locals are farmers and fisherman. Public servants are mainly teachers and nurses. Formal employment in the public service and private sector accounts to 4% of the population.

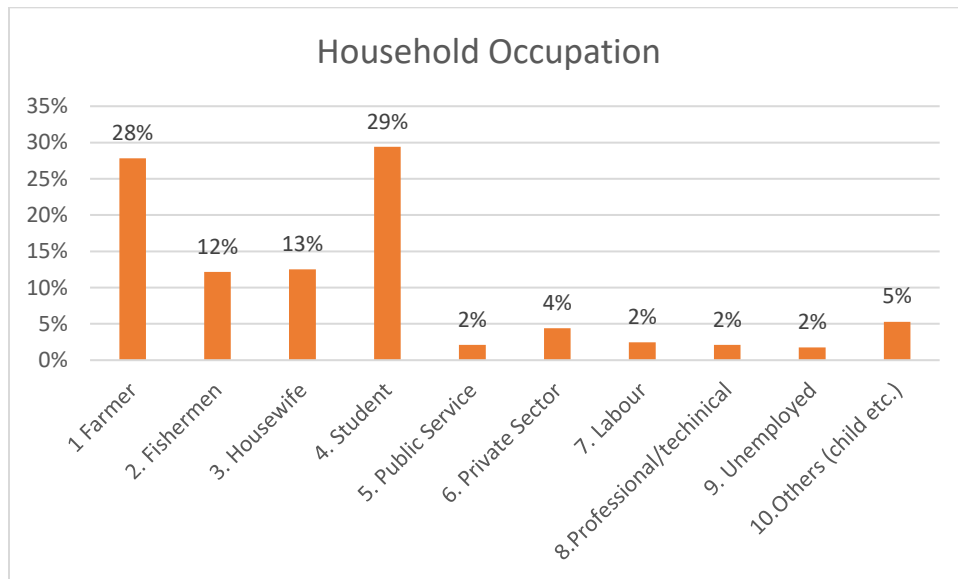


Figure 8: Occupation, SP social survey 2020.

Table 6: Sources of Income, SP social survey 2020.

Source of Income	Percentage
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Fishing (marine resources)	31%
Marketing (vegetables, betel nut & cigarette and cake	29%
Wages/Salary	15%
Royalty	10%
Services, transportation, fuel depo and bottle shop	9%
Shops/Canteen	4%
Poultry/Piggery	3%



Figure 9: Poultry Farming, Baolo village

Marine resources are very important source of income for people in the area. Generally, a family or fisherman can earn up to SBD 49,000 annually from the sale of fish and other marine resources. From the survey, it was observed that once every week most of the fisherman would fill their ice cooler box with fish and send it to Honiara by ship.



Figure 10: Log Port, Baolo

4.4.3.2 Health

There is a clinic at Baolo village servicing the nearby communities. People travel to Baolo clinic for medical attention and basic health care needs.

6.4.3.3 Education

Education is accessible in Baolo area as there are two kindergarten (one in Baolo and the other in Zuoto) and one Primary school. Higher forms attend Lilika Community High School (LCHS) a few kilometers east of the district.

6.4.3.4 Communication

The subproject communities have access to Telekom communication services. Internet and data services are limited at the site.

4.4.3.5 Access to transportation

The main mode of transport for the people in the subproject is by Out Board Motor (OBM) engines or canoe. Shipping services provide return trips weekly to and from Honiara carrying both cargo and passengers.

4.4.3.6 Access to markets

Most of the households in the subproject are engaged in markets activities. One of the market activities for the villagers is the trip to Honiara with their ice cooler box filled with fish.

4.4.4 Household and Standard of Living

4.4.4.1 Dwellings

Majority of the houses are permanent and semi-permanent buildings along with some leaf houses. Most people living within the area are customary landowners.

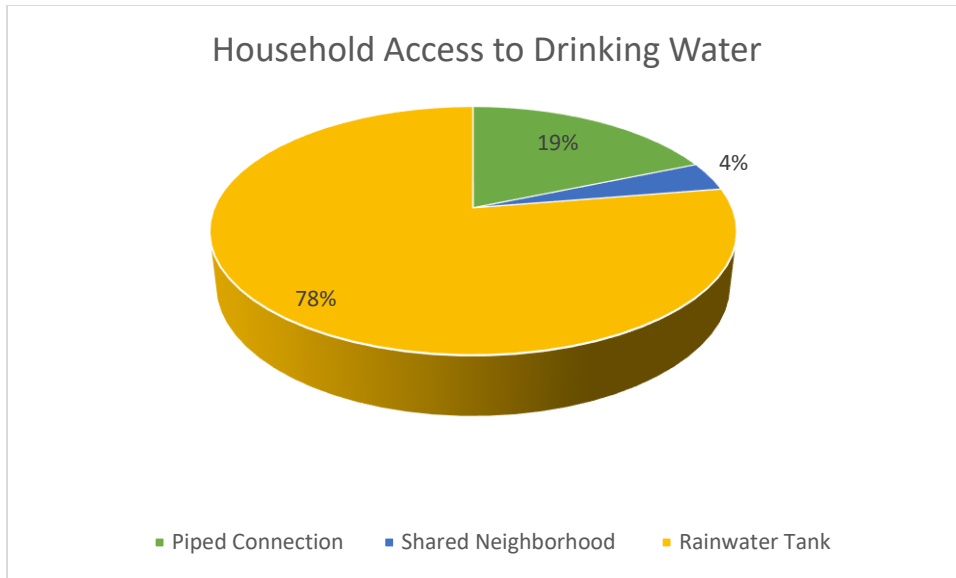


Figure 11: School Building, Baolo village

4.4.4.2 Water

For drinking water, almost every household in the subproject area relies on rainwater (78%). The rest of the community uses standpipe shared between families or individual.

Figure 12: Water usage in the communities, SP social survey 2020.



Seven percent (7%) use toilet inside the house, fourteen percent (14%) use toilet outside the house and the majority seventy-nine percent (79%) use the bush or beach.

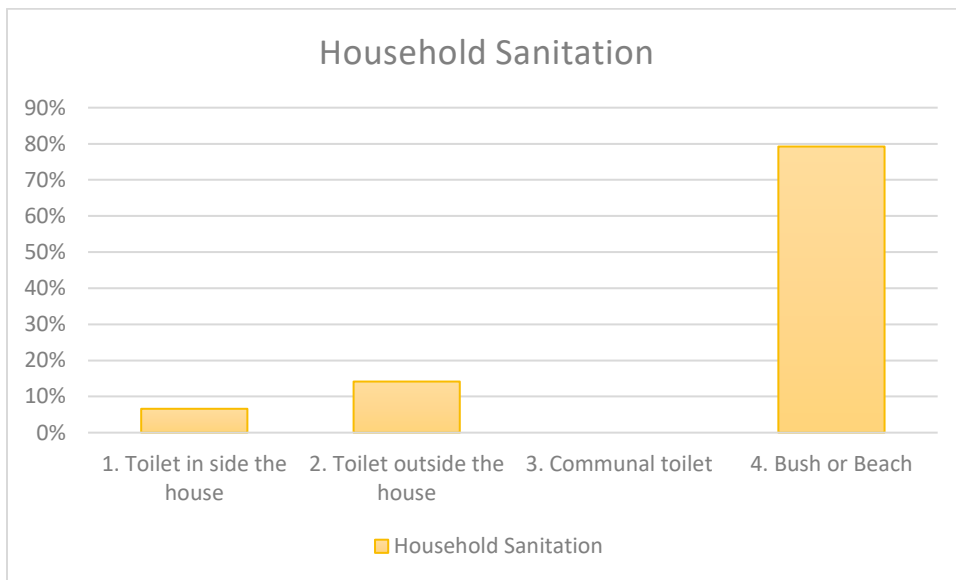


Figure 13: Sanitation, SP social survey 2020.

4.4.4.3 Energy usage

Majority of the household use solar lighting with few having diesel or petrol generators for large gatherings. Dry cell battery hand torches are common and are used for venturing beyond the house at night. The majority of households (74%) surveyed rely on solid fuel fires (wood, coconut shell, and charcoal); bottled gas (23%) for cooking and the remaining 3% use other sources of fuel kerosene stove. During the SP 2020 survey, no one reported using electricity for cooking.

4.4.5 Social Organization

4.4.5.1 Tribal Affiliation

Communities nearby are Isabel people with tribal affiliations and customary ownership. Most of the people in Baolo and Zuoto are from the Bulau Tribe.

4.4.5.2 Leadership

There is a sense of communal affiliation at the subproject site. Just like any Melanesian society, the area does have big men, chiefs and elders who were charismatic leaders or focal points able to use their personal abilities and enterprise to organize community activities and resolve grievances. All tribal units have chiefs who are responsible for tribal issues and matters regarding land. The subproject is located in Baolo (Havulei) ward under the Hograno/Kia/Havulei constituency. The governance system for hearing and resolving grievances is through the tribal chief and church elder. Grievances can be expressed verbally to the chief and church elder for discussion and deliberation.

According to the “Solomon Islands community governance and grievance management project briefing note”, the disputes that rural Solomon Islanders encountered as concerns can be grouped into three categories:

- Social order disputes – family disputes, domestic violence, and drug and alcohol-fueled,
- Transactions involving land and natural resources- land disputes
- Competition for the benefits of public spending- competition for jobs, assets, services and other benefits arising from donor aid and constituency development spending.

In Isabel, communities and tribal groups have their own pathways of handling social issues to ensure communities live in peace and harmony. This is done through the tribal chief and church elder

4.5.5.3 Religion

The subproject site are by majority Anglican. There are also other church groups within the area such as Catholics and the Seventh Day Adventists.

4.4.5.4 Women, Youth and Gender

In Baolo and Zuoto, women’s group are part of a church-based organizations. The Anglicans do have the mothers union. The women’s groups focus on religious commitment and “as a Christian membership charity, demonstrate faith in action. This happens as they work towards stopping poverty, stopping inequality and stopping injustice. Members work at grassroots level around the world. They bring hope and practical support to millions of people every year through parenting, literacy and community development programmes”³. The group provide training in cooking, sewing, making baskets and dying clothes. They also organize cooperative activities to improve food security for women and their families. Most youth groups are associated with the local churches and majority promote religious activities.

4.4.5.5 Indigenous Peoples

Most of the people in the subproject area are descendants of Isabel. Like most of Solomon Islands, most islands comprise of the indigenous people of the land, except for a few provinces like Western and Choiseul where there are informal settlers from Kiribati. Thus, there are no issues in respect of indigenous people being marginalized because of the subproject activities.

³ <https://www.mothersunion.org/what-we-do>

4.4.5.6 Gender

Isabel practice a matrilineal system, where land inheritance is passed on through the women. Women are a vital socio-economic instrument in this area because they do almost everything to support their household. The women have farms and they sell their farm produce to local markets to earn income. In places like Baolo women involve more in fishing. The income supports their household needs such as school fees, foods and clothes. Apart from gardening, women are also responsible for cooking, washing and collecting water and firewood, and to ensure that family needs are met on daily basis.

For the purpose of this ARAP, there are no significant impacts in terms of gender considerations. Possible impacts on the affected women are minimal or no impact at all. Please refer to the ESMP for potential impacts and management measures.

4.4.5.7 Climate Change

The Solomon Islands Government, through the MECDM, launched the Climate Change Policy, highlighting steps the government would take in aiding the country and its people to exist and adapt to present imminent climate change and its impact. The Policy aims to integrate climate considerations within the framework of national policies and to guide the government and its partners to ensure the people, natural environment and economy of the country are resilient and able to adapt to the predicted impacts of climate change. Refer to the Baolo ESMP for detail climate condition of the subproject site.

The subproject will not create any impacts on rainfall, unexpected groundwater depletion, or carbon emissions, which in turn could affect the risk of, or induce, climate change. Climate change measures were integrated in the concept design of the solar farm and line networks. Climate change adaptation (CCA) measures include the following:

- Regular maintenance and inspection;
- Bunding of fuel storage and generator;
- Climate proofing, good design to ensure flooding effects and erosion not locally increased;
- Design modified to accommodate extreme weather events and increased rainfall and run-off, Surface compacted; and
- Sufficient drainages at the solar farm site.

5.0 VALUATION OF ASSETS

5.1. Valuation of Non-Land Assets

According to the survey, there will be compensation of non-land assets mainly crops and fruit trees. A survey will be carried out to update the ARAP when the detailed designs of the network is available.

Table 7: Non-Land Assets

Owners	Crops/Trees	Number of crops	MAL Rates (SBD)	Total based on MAL/MOFR Rate (SBD)
Lawrence Lai	Betel-nut (N)	61	7.5	457.5
	Betel-nut (B)	25	30	750
	Slippery cabbage (B)	10	5	50
Norris Phinomo	Bush Apple (B)	2	50	100
	Bush Apple (N)	1	25	25
	Cut-nut (B)	14	50	700
	Cut-nut (N)	5	50	250
	Mango (B)	6	50	300
	Coconut (B)	300	150	45000
	Ngali-nut (N)	4	50	200
	Pandanus (B)	2	20	40
	Pineapple (N)	10	2.5	25
	Rose Wood (N)	4 (approx. 5 cubic meters)	4000	20,000
	Vasa (N)	3 (approx. 2 cubic meters)	3000	6000
	Akwa (N)	6 (5 cubic meters)	2200	11,000
Morin Sike	Ngali-nut (B)	1	100	100
Hudson Hapu	Betel-nut (B)	27	30	810
Francis Misi	Betel-nut (B)	50	30	1500
	Betel-nut (N)	20	7.5	150
	Cut-nut (B)	1	50	50
	Cut-nut (N)	3	50	150
	Bush Apple (B)	1	50	50
	Fruit leaf (B)	3	30	90
Walter Susui	Betel-nut (B)	20	30	600
	Betel-nut (N)	13	7.5	97.5
Job Hile	Sago Palm (B)	10	50	500
	Betel-nut (N)	5	7.5	37.5
Brodrick Bem	Betel-nut (N)	6	7.5	45
	Fruit leaf (N)	2	7.5	15
	Pineapple (N)	5	2.5	12.5
	Coconut (N)	2	30	60

John Ota	Banana (N)	2	10	20
	Ginger (B)	1	15	15
	Lemon (N)	1	15	15
	Coconut (N)	2	30	60

**B-Bearing Crops*

**N-Non Bearing Crops*

** Highlighted in yellow above are rates taken from ABA timber Export Company.*

The rates in Table 7 are based on Solomon Islands Government Ministry of Agriculture and Livestock (SIG MAL) and MOFR rates. It is SIG standard practice for crops and trees to be compensated according to the MAL and MOFR rates.



Figure 14: Crops at the subproject solar site

5.2 Valuation of Land Assets

Solomon Power conducted a valuation of land asset assisted by a registered valuation expert, Isabel Provincial Administration and MLHS, based on the concept drawings. Solomon Power has facilitated the identification of affected landowner, consultations and negotiations with affected people on the manner of memorandum of understanding and compensation. The values in this report are based on the site assessment. With the help of qualified experts and MLHS, SP has completed the survey of the site, valuation of the land and has ensured smooth implementation of land acquisition.

The land affected by the subproject is registered as PE. The cadastral boundaries are known as well as the boundary pegs, and the size of the land is accurately recorded and mapped. The negotiations between SP and the registered land owner was facilitated by the MLHS who is responsible for all land transfers. Valuation work was carried out to determine the premium and annual rental value for the affected PE.

Table 8: Land Particulars

Parcel	Area	Granted	Premium	Annual Rental

07-004-8	1.446ha	Solomon Power	\$72,300	\$7,230
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Source, Land title (annex 13)

6.0 COMPENSATION AND ASSISTANCE

6.1 Entitlements

SP has acquired the site based on particulars above at negotiated and agreed values with the registered landowners. The lessor is entitled to receive a premium payment of SBD72, 300 and an annual rental of SBD7, 230.

Table 9: Value of Land

Lessor	Premium (SBD)	Rental (SBD)
Basil Manepuhi, Ezekial Hilly, Michael Belama, Joses Lote and Manasseh Haridi	\$72,300	\$7,230
Total land value		\$79,530

Coconut, betel nut, mangos and banana trees identified within the site will be removed during the clearing stage. APs will be compensated for any loss to crops or income source trees prior to mobilization of contractor. Table 10 below indicate the initial crop inventory for the subproject site (see Annex 5).

Initial discussion with the communities' reveal, people from the area willingly surrender crops and trees as they see the positive impacts of the subproject to the community. AP will be compensated on what has been lost based on MAL or MOFR rates. All affected persons who are entitled to compensation will sign a Deed of Settlement. Payments to AP will be based on this ARAP and will be dispersed in a transparent manner.

Table 10: Crops and payment values

Owners	Crops/Trees	Number of crops	MAL Rates (SBD)	Total based on MAL/MOFR Rate (SBD)
Lawrence Lai	Betel-nut (N)	61	7.5	457.5
	Betel-nut (B)	25	30	750
	Slippery cabbage (B)	10	5	50
Norris Phinomo	Bush Apple (B)	2	50	100
	Bush Apple (N)	1	25	25
	Cut-nut (B)	14	50	700
	Cut-nut (N)	5	50	250
	Mango (B)	6	50	300
	Coconut (B)	300	150	45000
	Ngali-nut (N)	4	50	200
	Pandanus (B)	2	20	40
	Pineapple (N)	10	2.5	25
	Rose Wood (N)	4 (approx. 5 cubic meters)	4000	20,000
	Vasa (N)	3 (approx. 2 cubic meters)	3000	6000

	Akwa (N)	6 (5 cubic meters)	2200	11,000
Morin Sike	Ngali-nut (B)	1	100	100
Hudson Hapu	Betel-nut (B)	27	30	810
Francis Misi	Betel-nut (B)	50	30	1500
	Betel-nut (N)	20	7.5	150
	Cut-nut (B)	1	50	50
	Cut-nut (N)	3	50	150
	Bush Apple (B)	1	50	50
	Fruit leaf (B)	3	30	90
Walter Susui	Betel-nut (B)	20	30	600
	Betel-nut (N)	13	7.5	97.5
Job Hile	Sago Palm (B)	10	50	500
	Betel-nut (N)	5	7.5	37.5
Brodrick Bem	Betel-nut (N)	6	7.5	45
	Fruit leaf (N)	2	7.5	15
	Pineapple (N)	5	2.5	12.5
	Coconut (N)	2	30	60
John Ota	Banana (N)	2	10	20
	Ginger (B)	1	15	15
	Lemon (N)	1	15	15
	Coconut (N)	2	30	60
Total				\$89, 275

**N-Non Bearing Crops or trees*

**B-Bearing crops or trees*

** Highlighted in yellow above are rates taken from ABA timber Export Company.*

6.2 Systems for Making Payments

Details of the land acquisition including premium and annual rental was based on the land valuation conducted by MLHS. SP issues bank cheque for all financial transaction involving land acquisition to the relevant authorities' bank account.

Affected non land asset owners 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 was undertaken and crops, trees, or any structures within the affected parcel of land determined. Their corresponding value was finalized based on the Government schedule. The number, type and ages of crops and trees was determined while any structures affected will be measured and the type of materials determined. In Baolo, the crop inventory was carried out by Solomon Power safeguards officers and was submitted to MAL Honiara for verification. The result of the verification is yet to be supplied by MAL. Result will be concurred by concerned AP. Compensation for affected assets is to be 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. The following procedure will be carried out for affected non land asset owners:

1. Request MAL extension officer and a Forestry Officer to assess the LV/HV corridor;

2. General consultation with affected communities and affected asset owners;
3. MAL and MFR officers provide inventory reports to SP;
4. SP review MAL and MFR reports;
5. Once SP satisfied with the reports, deed of settlements are prepared. (SP will request for two declarations, one from the owner and one from a chief or pastor once the cost is above 20K for just one person);
6. Deed sent to SP lawyer for vetting;
7. Once SP Lawyer is satisfied with the deeds;
8. Project manager proceed into raising the payments (Bank cheque for those who have bank accounts and cash cheque for those who do not have bank accounts); and
9. Signing of deed, payments and receipts. Witness in the deed signings will be a commissioner of ought who is the third party.

6.3 Assistance with Compensation

Provide physically and economically displaced persons with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.

In Baolo, SP provides assistance by compensating affected people, payments to be made in time and venue conducive to affected person, engagement of third party, recommend best practices to spend their compensation money and provide information on relevant agencies the affected person can seek further assistance.

6.4 Other Support

SP will provide subsidy for connection to the SP network through the Out Based Aid (OBA) program of the World Bank. The OBA program provide assistance to low income households to connect the SP network with minimal cost. Having access to electricity only results in improvements to householders' quality of life and livelihoods when they have the means to benefit from it – i.e., they have safe electrical wiring, light bulbs, and electrical appliances and machines. At present use of the larger electrical appliances is confined to the very few who have generators and/or substantial solar panel systems. Applicable and relevant project benefit sharing schemes will be made available in the final ARAP.

7.0 CONSULTATIONS

7.1 Stakeholder

The stakeholder can be categorized as; i) primary stakeholders are the people, landowners, resource owners in the subproject area ii) government authorities including MLHS and Isabel provincial Administration ii) other interested groups. Refer to Annex 3 and 4 for the communities consulted and the number of households surveyed in each community.

7.2 Consultation

Information regarding the subproject objectives, processes and timeframes has been disclosed to communities during initial consultation meetings. The affected people were informed during initial discussions and will again at detailed design stage of their rights to be compensated for any losses to their properties at full MAL or MOFR rates. There will be ongoing consultation and meetings throughout the implementation of the subproject.

Whilst preliminary discussions have been initiated with the land users and affected persons, about the subproject, negotiation processes for land acquisition has already been finalized. Future consultations will focus on a detailed census of AP. Solomon Power and the Provincial Government have 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 nearby communities, Tribal Leaders, service providers in health and education, and some land users. See annex 6 and 7.

Table 11: Organization/people consulted

Consultations with the	Purpose	Date
Isabel Provincial Government Premier	Consent for development and FTE subdivision for the solar farm.	Tuesday 14 th March 2021
MLHS	To ensure smooth implementation of the land acquisition and registration of land for the solar farm.	Ongoing. Further updates will be provided in the ARAP updated
Community	Communities understand the project, environment and social impacts and the purpose and scope of the memorandum of understanding.	23 February 2020.
Trustees and land owners	Consent for subdivision of the FTE	June 2019
SP Planning Engineers	Concept design, GIS data, proposed network corridor and planning report.	January 2020 and ongoing

7.3 Results of Consultations

The main issues raised during the village meetings are covered under the minutes of meeting in annex 6 and 7.

7.4 Planned Consultation

Planned consultation include the following:

- Community engagement will be undertaken by the Land Officer acting as a single point of contact – cross reference to implementation section;
- Declaration of a cut-off date, including posting a sign at the site and public notices;
- Awareness about the grievance mechanism;
- Engagement of communities through the proposed gender action plan;
- Engagement with affected people during implementation to minimize impacts such as damage to crops

8.0 DISCLOSURE OF RESETTLEMENT PLAN

In compliance with WB requirements, SP will publicly disclose both draft and final ARAP. The ARAP will be made available in English, in an accessible public location at the subproject site. A copy will be given to the community chief and church elder in two of the main communities. The chief and church elder are responsible for sharing the information with their communities. A copy of the ARAP will be uploaded on SP website. The draft and final ARAP will also be disclosed on the WB website upon submission by SP.

9.0 IMPLEMENTATION

9.1 Institutional Arrangement

9.1.1 Solomon Power

SP will be responsible for the implementation of this ARAP. Consultations and negotiations regarding land acquisition and loss of crops and trees were conducted in accordance with the guidelines and procedures outlined in this ARAP. SP recently recruited a lands officer (LO) who will be responsible for the day-to-day implementation of this ARAP and land matters.

- Following detailed design and the cadastral survey, update the ARAP according to the safeguard policies of WB 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 ARAP.
- Undertake adequate consultations with and dissemination of relevant information to APs, including public disclosure of draft and final safeguard plans.
- Ensure that the design engineers take into account safeguard issues and try to avoid or minimize social impacts through appropriate design. The social safeguard team will brief technical design team in this regard.
- Address any subproject-related grievances of APs and facilitate in resolving disputes on landownership.
- Undertake public consultation to inform APs of the subproject 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 safeguards activities.
- Liaise with relevant government, donor agencies and private sector groups to provide the community access to social services and income generation activities to improve the living standards of APs.

9.1.2 Ministry of Lands, Housing and Survey

Ministry of Land, Housing and Survey (MLHS) and its relevant divisions, including the COL, will assist Solomon Power to acquire land for the subproject.

9.1.3 Isabel Province

The Province will provide

- Endorsement on crops and trees affected by the subproject.

- The Province through the agriculture extension officer will provide support to SP during the detail crop and tree inventory and consultation with affected communities/person.

9.2 Implementation Schedule

Table 12: Implementation schedule

	Activities	Schedule
1	Preparatory Activities	
1.1	Review of engineering design, layout of site, and updating of land requirements	Month 1
1.2	Request to MLHS for designation of Land Acquisition Officer (LO) responsible for facilitating subproject land acquisition and compensation.	Month 1
1.3	Cadastral and topographical surveys - with authorization from MLHS	Month 2
1.4	Valuation for land and improvements. Establish premium and annual rental	Month 2
1.5	Meeting with affected owner as prescribed in the LTA on lease agreement on land use/acquisition. Disclosure of subproject details, land requirements, timeline and GRM.	Month 4
1.6	Execution of land acquisition. Payments completed and registered land titles transferred to Solomon Power	
1.7	Census of land users and affected people and Update Inventory of Loss (IOL) for all trees, crops, and structures on the land.	Month 3-4
1.8	Establish mechanism for compensation payment to land user.	Month 4
1.9	Solomon Power updates the ARAP including agreements on compensation rates with land users, and discloses updated ARAP to APs and other stakeholders.	Month 5
1.10	SP submits the updated ARAP to WB for approval.	Month 5
1.11	A notice to harvest crops will be sent to all land users, with a deadline of one month.	Month 4
2	Resettlement Plan Implementation	
2.1	Compensation implemented prior to clearance or civil works activities.	Month 5
2.2	Solomon Power submits the land acquisition completion report and compensation completion report to WB.	Month 6
2.3	Payment of adjusted compensation, as required, for unforeseen damages and losses.	During construction
2.4	Ongoing Implementation of Grievance Redress Mechanism.	Ongoing
3	Monitoring	
3.1	Conduct regular monitoring and Solomon Power shall submit quarterly safeguard's monitoring reports to the WB.	Ongoing

9.3 Risk Assessment

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 small and will be acquired through consultation with the state land owner (Isabel Province Premier) who will issue consent to SP in accordance with the land title act.

Based on the concept design layout, sites of the proposed development were assessed. No structures will be affected; likewise only a few gardens or fruit orchards will be affected. Coconuts, cocoa, secondary growth and minor plants will have to be cut down to clear the area for the facilities. Compensation will be paid to the affected crop/tree owner in the presence of a commissioner of oath who will act as a third party in the signing of the deed of settlements. See example of a deed of settlement in Annex 10.

The Project will require land of approximately 1.446ha as shown in Table 8 above. The corridor required for the power distribution network will be the area 3m from the road carriage way or walk. Almost all declared public roads in the Solomon Islands are yet to be formally surveyed and acquired. The affected landowners and community elders have signed a Memorandum of Understanding to establish commitment with SP to ensure smooth implementation of the project and construction of the power distribution network. The signed MOU is attached in annex 8.

10.0 GRIEVANCE REDRESS MECHANISM

10.1 Government Policy for Grievance Redress

Any disputes arising over alienated land, usually in relation to compensation as ownership is clear, are referred to the Magistrates Court and follow the procedure set out in the Lands and Titles Act and Civil Code. Disputes over the award of compensation for resumed title, or where an FTE holder seeks to get compensation for “unimproved” land, are settled in the High Court.

For disputes over customary land, there is a two-step process: (i) the civil procedure through the Magistrates Court, and (ii) the customary procedure. The hearing in the Magistrates Court will determine whether the case can be dealt with through civil proceedings or whether the case is better handled through the customary process. If the case cannot be resolved after the Local Court hearing, it is presented as a case before the Customary Land Appeal Court (CLAC), which usually settles the case.

10.2 During Construction and Operations

During the construction and to a lesser extent, operation of the subproject it is possible that people may have concerns with the subproject’s social performance. Given the nature of this subproject it is likely that more concerns may arise during the construction phase of the subproject 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 SP or the Contractor on site usually through the Project Manager. The affected person are supposed to fill out a grievance form/entry and email it or submit it to the onsite contractor. The contractor’s GRM person is responsible for ensuring the forms or entries are filled out properly. 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. See Annex 12 for GRM registration form. 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 SP’s quarterly progress reports.

The grievance will be assessed by SP to confirm that it is related to the subproject. If it is urgent or can be immediately resolved, action will be taken and this will be 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 to SP. 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.

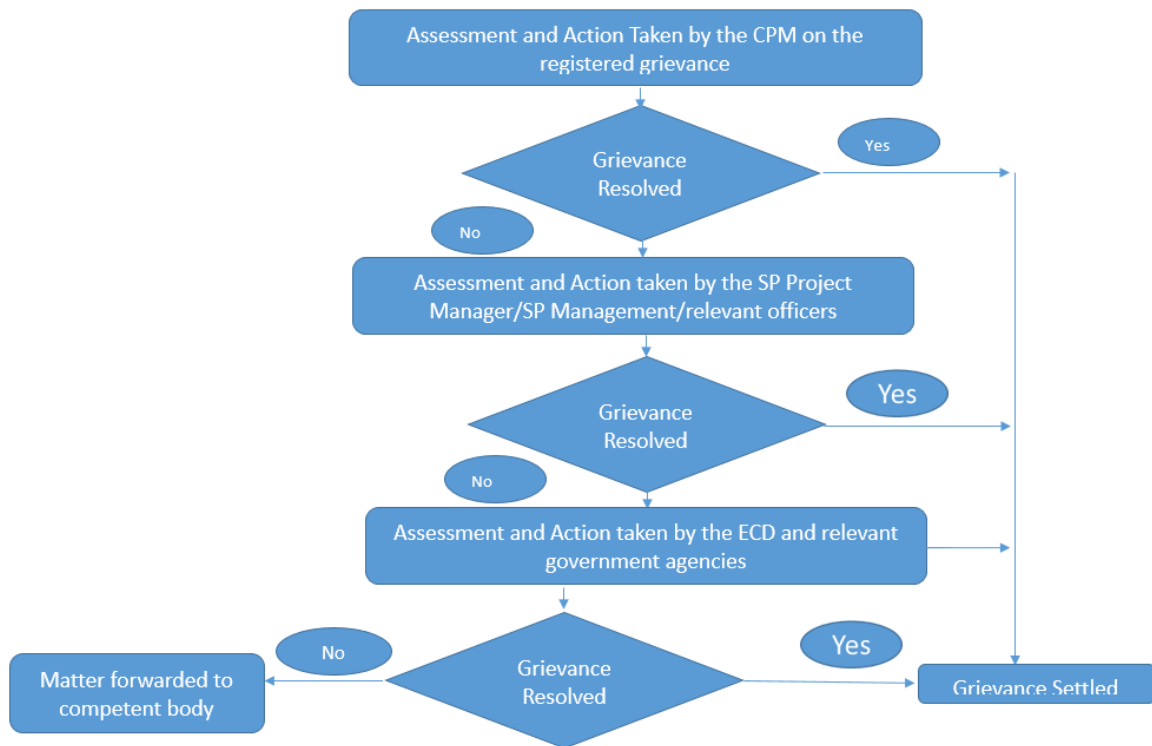


Figure 15: GRM process

Complaints received from the AP are discussed directly with the SP Project Manager/Lands officer. For straightforward complaints, the PM and Land’s Officer can make an on-the-spot determination to resolve the issue. For complicated complaints, the PM will forward the complaint to the SP Management. The Management has two days to resolve the complaint and make a decision to the AP. If the AP can discuss the grievance directly with the SP Management. If the AP complaint is dismissed, the AP will be informed of their rights to take it to the next level. A copy of the decision is to be sent to the ECD, MLHS and MED.

A brief summary of complaints will be given in regular reports and any outstanding grievances identified. The SP Lands Officer will review the GRM Register for complaints and confirm that they are resolved satisfactorily. Any outstanding complaints will be investigated. SP and the Contractor will work together proactively to ensure grievances are satisfactorily resolved. It will be the responsibility of SP’s Lands

Officer and safeguards team to ensure that the GRM is working as intended, and that the Contractor is responding to community concerns.

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.

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

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, unauthorized tree cutting or vegetation removal; or collecting fruit and nuts; anti-social or criminal behavior; and harassment or abuse.

11.0 MONITORING ARRANGEMENTS

Based on the ARAP, SP will monitor all activities and associated payment of compensation to APs. The scope of monitoring is outlined in Table 13.

Table 13: Monitoring Indicators

Aspect	Indicators and outputs	How this will be measured
ARAP implementation	<ul style="list-style-type: none"> • General and overall compliance of resettlement activities with the ARAP, including payment of compensation: i) full payment to be made to all affected persons before commencement of works; ii) adequacy of payment to replace affected assets; and • The level of satisfaction of APs with various aspects of the ARAP process. 	<ul style="list-style-type: none"> • Payments made on time. • Receipts of payments. • ARAP disclosed at SP website.
Consultation, participation, disclosure and grievance redress	<ul style="list-style-type: none"> • Public information dissemination and consultation procedures conform to the process established in the ARAP; • The participatory process and various mechanism as well as measure taken, both in terms of the quality and meaningfulness of this process, and the extent that primary stakeholders actively participate in the process; • The disclosure of the ARAPs, whether APs know their entitlements and whether they have received all of their entitlements' and • Monitor the effectiveness of the grievance mechanism, types of grievances, if and how resolved and satisfaction of APs with the process. 	<ul style="list-style-type: none"> • All grievances are handled without requiring the legal system etc. • GRM register • Community and stakeholder consultations and reports.
Gender Issues	<ul style="list-style-type: none"> • The institutional and staffing mechanisms; • Collection of and disaggregation of gender sensitive data; • Women's representation and participation in the detailed planning and implementation process; • Gender inclusivity such as technical training to both men and women; • Whether compensation has been delivered to both husband and wife, together and • The effectiveness of livelihoods programs for restoring and developing women's income and living standards. 	<ul style="list-style-type: none"> • Clear indication of Noncompliance and compliance to Gender Action Plan targets. • Trainings completed. • Records indicating disaggregation by gender. • Receipt of compensation payment include both husband and wife.

<p>Vulnerable groups issues</p>	<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • Equal opportunity in terms of employment. • Every households in the communities will have the opportunity to access SP network.
<p>Transparency</p>	<ul style="list-style-type: none"> • How information is distributed and to whom, in order to make sure that all APs have the proper information and access to knowledge; Functioning of decision-making bodies and how this information is properly recorded and made available. 	<ul style="list-style-type: none"> • AP satisfied with the information provided through the trustees and by relevant government ministries. • Disseminate MAL and MOFR reports to the AP.

12.0 BUDGET AND FINANCIAL ARRANGEMENTS

All costs related to implementation and monitoring of this ARAP including but not limited to: i) consultations and negotiations ii) legal costs iii) Land Negotiation and Acquisition, iv) Assets/crops cost. A tentative budget is shown in Table 14. These provisional costs can only be determined during actual implementation. Where there will be additional cost required, this budget will be reviewed and revised accordingly.

Table 14: Tentative Budget for implementation of ARAP

S.N	Item	Amount (SBD)
1	Consultation and Negotiation	\$50,000.00
2	Legal Cost	\$300,000.00
3	Land Negotiation and Acquisition	\$100,000.00
4	Asset/Crop	\$100,000.00
	Total	\$450,000.00

To this end, APs identified to be affected will receive compensation for damage to crops or trees based on the MAL rates. Table 7, 8, 9 and 10 shows the APs entitlements for the land acquisition and crops/trees likely to be affected. If during actual construction any additional crops or assets requires removal, this list will be revised.

13.0 REFERENCES

Solomon Island Government, Ministry of Finance & Treasury, Census bulletin report 2009.

Mothers Union, Retrieved on 9th September 2021 at URL: <https://www.mothersunion.org/what-we-do>

APPENDIX

Annex 1: Photographs



Figure 16: Subproject Area

Annex 2: Consent to Survey

To the Solar Hybrid Department

Some landowner representatives of Baolo Village had attended a brief meeting held at Suavanao on the 21-06-19, regarding the Solar Hybrid System, conducted by the staff of Solomon Power.

More members of the tribe also been informed ^{later} about the program and they too have agreed for your program be set up in our land.

This indeed shows our interest, and willingly offer our land for your program be set up in our village.

To show our appreciation on the accounts stated above, we the landowners of Baolo Village are herein signed below:

Marilyn Tete - ~~Tete~~ Land Trustee - LR 676.

Ruth Gere - ~~Bere~~

Philis Kulu - ~~So~~

Daisy Oga - ~~Oga~~ - Land Trustee - LR 676

Michael Belama - ~~Belama~~ - Land Trustee - LR 676.

Eric Nokro - ~~Nokro~~

Tony Tete - ~~Tete~~

Raymond Risu - ~~Risu~~

Lydia Bere - ~~Bere~~

Dora Gabre - ~~Gabre~~

James Kaiputi - ~~Kaiputi~~

Mark Hollau - ~~Hollau~~

Frank Bollen - ~~Bollen~~

Noel Migosta - ~~Migosta~~

John Freshton - ~~Freshton~~

Wesley Lege - ~~Lege~~

Audrey Rex - ~~Rex~~

Jennifer Potosi - ~~Potosi~~

Younglee Tugu - ~~Tugu~~

Annex 3: Consultation Photo



Figure 17: Baolo community consultation



Figure 18: Women attending the consultation



Figure 19: During consultation in Zuoto

Annex 4: Number of Households Consulted

No-	Community Name	Total household number
1	Baolo	87
2	Zuoto	12
3	Tobeheo	8
	Total	107

Annex 5: Non-land asset Inventory assessment

Owners	Crops/Trees	Bearing	Non-Bearing	Comments
Lawrence Lai	Betel-nut		61	3months old betel-nut
	Betel-nut	25		
	Slippery cabbage	10		
Norris Phinomo	Bush Apple	2		
	Bush Apple		1	
	Cut-nut	14		Some outside the boundary but can possibly cause shading
	Cut-nut		5	
	Mango	6		Inside the site
	Coconut	300		Coconut plantation
	Ngali-nut		4	Big trees
	Pandanus	2		
	Pineapple		10	
	Rose Wood		4	All the commercial trees found within the proposed site. Aaverage diameter of most of the trees is between 30-35cm.
	Vasa		3	
	Akwa		6	
	CP		3	
Morin Sike	Ngali-nut	1		
Hudson Hapu	Betel-nut	27		Inside the boundary
Francis Misi	Betel-nut	50		
	Betel-nut		20	
	Cut-nut	1		
	Cut-nut		3	
	Bush Apple	1		
	Fruit leaf	3		
Walter Susui	Betel-nut	20		
	Betel-nut		13	
Job Hile	Sago Palm	10		Possible shade
	Betel-nut		5	6months old
Brodrick Bem	Betel-nut		6	6months old
	Fruit leaf		2	4months old
	Pineapple		5	4months old
	Coconut		2	6months old
John Ota	Banana		2	
	Ginger	1		Hybrid ginger
	Lemon		1	2yrs old

	Coconut		2	1yr old
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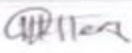



Annex 6: Minutes of Meeting (safeguards team)

Consultation and Awareness Meeting for the Baolo Solar Hybrid Project	
Date: 23 rd Feb 2019	
Time: 9am-12pm	
Presenters and Topic: 1. Kenneth Laeta (Planning Engineer)-Project overview 2. Winston (Safeguards Officer) -Environment and Social Impacts and Mitigation	
<p>Issues raised</p> <ol style="list-style-type: none"> 1. Importance of electricity usage and its safety. 2. Public safety during construction and operation. 3. Wiring and connection cost. 4. Vegetation clearing for transmission, distribution and service line in particular will require felling of important crops or trees along road corridor. Communities feel that SP and its contractor must compensate affected owners based on SIG rates. 5. Locals want network extended from where it currently terminates. 6. Baolo communities and elders feel that a review in the tariff will enhance economic activities in the rural area. A reasonable rate for rural communities is important and SP management according to elders should review it. 	<p>Measures suggested</p> <ol style="list-style-type: none"> 1. Awareness on the use of electricity including standard safety requirements will be conducted prior to commissioning of the subproject. Solomon Power will also conduct awareness in schools and surrounding communities in Baolo. 2. Contractor will submit a traffic management plan ensuring safety signs and speed limits. Sunday/Saturday will be observed as a rest day unless something important requires action. Contractor to disclose appropriate information regarding road closure and anything that may impact on small businesses/ access to households. This is likely to occur during construction of distribution lines but is considered to minimal. 3. Cost of wiring and connection will be covered under the OBA arrangements. SP will meet all wiring and connection cost to each household. Each household will pay minimal cost to SP when they submit their applications. 4. SP will compensate crops and trees affected by the project based on SIG MAL rates. 5. There is provision to expand the network. 6. Electricity tariff remains the same for urban and rural. There is provision to review tariff by the SP management.
<p>Comments</p> <p>A former member of parliament reiterate the importance of having electricity in the community. The main sources of income in Baolo is from the sale of marine resources including reef fish, shell and mud crab. Electricity is important in fish preservation and in ensuring the resources reach the market in fresh condition. The current solar system normally provided by members of parliament is not efficient and does not last long. The village chief and community elders acknowledge the</p>	

Solomon Power team for identifying Baolo as one of their subproject site. The community promised to work with Solomon Power to ensure the subproject is implemented successfully.

Attendance

Community Consultation
Baolo village
23rd February 2020.

Name	Contact	Sign
1. Jeffery Tom	7642131	
2. Frank Bollen	7384585	
3. MICHAEL Belama.	7911199	
4. CHRIS Bale	7668062 7668062	
5. NIZOL Rex		
6. Desmond		
7. George Harry		
8. Nelson Gore.		
9. Encot Fola		
10. FR. Brain Initi		
11. Desmond Rex		
12. Ianme		
13. James Ient		
14. Betu metecolo.		
15. ELVIS Malagna		
16. Salome Initi		
17. Annette Pato		
18. Prisca Ruhikan		
19. Esthel Sogaha		
20. Faith Gumis		
21. Veronica Tony		
22. Philis Tusumana		
23. Unice Lina		
24. ITHEL RIKO		
25. Alice mac		
26. RARIANA Goru	7636527	
27. Elizabeth Kaiputi		
28. HAPU Boka.	7977144	
29. Laisa oi		
30. Loreta Tom	7688316	
31. Mirelyn Iete	7987783	
32. Marion Bale	7863461	
33.		

Name	Contact	Sign
34. Daisy Oganara	7282345	Diana
35. HoFi	7390689	Honu
36. Lovelyn Tom	7860934	Honu
37. Helina AZO		
38. Hilda Dick		
39. ABrose		
40. Rowen Holland		
41. Vicky AZO		
42. Laisa Lily	7304082	Laisa
43. Nelson Rony	7243916	Rony
44. Nelson Kehe.		
45. Athennas N	7752341	Athennas
46. Elizabeth Male	7281258	Elizabeth
47. Morreen		
48. James Lent		
49. Ambros		
50. Alice-mae	7561796	Alice-mae
51. Agnes Ritrana	7636527	Agnes
52. Osan Gotu	7668214	Osan
53.		
54.		
55.		
56.		

Baolo – Suto Community Consultation

Meeting Minutes

June 22, 2019

Venue: Baolo Rest House

Attendees/Contact Numbers:

Josiah Rade, Solomon Power 7393000
Kenneth Laeta, Solomon Power _____
Nigel Tutuo, Solomon Power _____
Merylyn Tete, Land Owner _____
Felish, Land Owner _____
Ruth, Community Representative _____
Billy Tete, Community Representative _____
Eric, Bulau tribal head chief _____
Tony Tete, Community member _____

Minute Taker: Josiah Rade

The meeting was called to order at 11 am in the rest house at Suavanao airport station upon invitation from land owning groups of Bulau tribe.

Business:

Solar hybrid for Baolo/Suto in Isabel.

Planning team was invited by the tribal chief and the land owning group members to talk to Baolo community on the solar hybrid program. The talk was attended by the following people;

- o SP planning staffs
- o Baolo land trustees
- o Tribal chief
- o Including members of Baolo neighbouring villages

Introduction – Introduction followed by Sharing of Solar hybrid brochure/pamphlets to attendees.

Notes:

A community representative has expressed gratitude towards SP positive response to their invitation. He highlighted that such initiatives is vital and must not be objected from their side.

Josiah Rade (JR) - Started the presentation with a brief background of Solomon Power which are not limited to Numbers of SP Outstations, Main Power Generating Sources, and SIG together with SP – Plans for Isabel, Challenges experienced so far and mitigating measures taken.

JR continues to talk on different Hybrid and mini grid systems and explained the function of each hybrid system components. He highlighted the importance of land, where he discussed land selection criterions for the hybrid system and also numbers of households required. During which, pictures of Taro/Seghe solar system were shown as an example of such system set up. **JR** explained every necessary steps/processes initially from community request (application) up to project approval.

Rick, (Baolo head chief) has welcome such development and stated that, there are 11 hectares of land(s) which owned by Baulau tribal group and this lands were registered under the Bulau tribal group. He is willingly enough to provide proves or land documents to SP upon request.

Land Owners/Community Response was positive. - **Merilyn** has expressed her appreciation (and on behalf of Baolo people) to SP Team for sharing/discussing/consulting and making known of SP plans and processes towards achieving such development. She commented that such development is a way of improving lifestyle and encourage villages based businesses such as fisheries and tourism (A way forward).She is willing enough to allow these lands for this undertaking.

"This meeting will be reveal to Baolo community by all the land owners and other community reps who have attended this session on the above mentioned date.

Baolo Community Action(s):

1: Land owners to prepare and then submit a written consent letter to SP team upon their departure to Honiara. This is to formally indicate their profound interest toward such SP program.

2: A committee has to form to liaise directly with SP on any future matters regarding solar hybrid development.

(Questions & Answers)

They are looking forward to this upcoming development.

The meeting was successfully conducted and concluded with few remarks by SP team and exchanged of hand shaking.



MEMORANDUM OF UNDERSTANDING

SP-MOU-17: Easement for Power Line Construction

THIS MEMORANDUM OF UNDERSTANDING is made on the ^{30th} Day of the month of June, Year Two Thousand and Twenty (2020)

BETWEEN the Solomon Islands Electricity Authority (SIEA) trading as Solomon Power (hereinafter referred to as "SP") as one part;

AND: The Land Owning Groups of Baolo community, Isabel Province, (hereinafter referred to and "the Landowners") on the other part

The landowners are here representing the approval of clauses of this MOU in relation to the entire distribution line coverage and route as shown in the attached map.

WHEREAS:

- A. Solomon Power is desirous of constructing its network which includes:
- Building of High Voltage (HV) power lines and poles
 - Building of Low Voltage (LV) power lines and poles
 - Installing of Distribution Transformer and/or Ring Main Units
- B. Solomon Power has the right to construct power poles, transformer, and other related infrastructure along the public and feeder roads within the concerned area. As part of its community consultation process, it had been engaging in a series of meetings with respective community leaders to obtain the approval and support for the project.
- C. The Chiefs, Community leaders/Elders and Landowners along the access road, which the line will run, have an overwhelming support for the project to proceed.
- D. The Chiefs, Community Leaders/Elders and Landowners are desirous of having power to their communities and pledged to support the project.
- E. The parties to this MOU are desirous of making their commitments to the construction of the power lines in Baolo community under this MOU.



1.0 Solomon Power AGREED AS FOLLOWS:

- 1.1 To commence construction of the lines in and around Baolo community as soon as this MOU is signed by relevant parties.
- 1.2 To provide all the materials and technical staff for the purpose of constructing the power lines.
- 1.3 To ensure that safety of the community and the general public is maintained by placing appropriate sign boards and demarcations where constructions will be carried out throughout the duration of the project.
- 1.4 To ensure the built infrastructure is maintained such that vegetation is properly controlled and faulty lines, poles and transformer is repaired and addressed to Solomon Power Standards.
- 1.5 To carry out assessments and costing of either HV or LV extensions from the main line to connect individual homes/village/commercial undertakings on request. The cost of such extension will be subject for discussions between the interested parties and Solomon Power.
- 1.6 To compensate for any *cultural vegetation*¹ along the route of the easement required for construction purposes. The rate(s) will be according to standard agriculture rates as stipulated in “The Forest Resources and Timer Regulations”.



2.0 LANDOWNERS AGREED AS FOLLOWS:

- 2.1 To pledge their support for the project to proceed by allowing Solomon Power to construct equipment as stated in Part A) along existing and new easements.
- 2.2 To inform members of their respective communities to support the project in order for its implementation to progress smoothly without interference.
- 2.3 To meet the cost (or to seek other assistances) of the service lines to individual homes/villages/community buildings/commercial buildings etc. where necessary.

IN WITNESS WHEREOF the PARTIES hereto have agreed on the afore-stated terms and SIGN this MEMORANDUM OF UNDERSTANDING with their SEALS

affixed on this 30th day of the month of June Year
Two thousand and ~~nineteen~~ ^{twenty} (2020).

Signatory forming the agreement as per this MOU on behalf of Solomon Power:

Name: MARVIN SURE

Position: CEO (Ag)

Signature: 

Date: 30/06/20



Signatories forming the agreement as per this MOU on behalf of the Land Owners:

Name of Person(s)	Position Relevant to the project	Signature	Date
Marilyn Tete	Land Owner 7987783		24-02-20
Eric. Cnokro	7171955 Chairman		24-02-20
Philis Tugu	Landowner 7897158		24-02-20
Kingsley Tulu	CLAN member 776432		24-02-20
SELINA TALONI	CHAIRLADY 7677017		24-02-20
MARK HOLLAND	Landowner 7618767		24/02/20
James. Kriputi	LANDOWNER		✓
CHRIS BALE	ELDERS		24/2/20
NOEL-MICHAEL	Land owner		24/2/20
DAISY OGAKMA	LAND OWNER- 7282245		24/2/20



Loverlyn Legu	Land owner 7860934	Hese	24/2/20
Audrey Rex	Land owner 7853818	Rex.	24/2/20
FRANK BELLEN	7384585		25/2/20
JOSHUA MARVIN	land owner		25/2/20
Anika Richard	land owner		25/2/20
John Freston	land owner		25/02/20
Michael Belama	Land trustee	Mbelama	✓
JERICK MANEPUTHI CHIEF			/
JENEFER Piasi	Landowner		/
Ruth Gore	Landowner		26/2/20
Nelson Gore			26/2/20



Doro Agatha	Landowner	Doro	26/2/2020
Osam Grom	landowner	Osam	26-2-20
Offris Bale	Community Member	Offris	26-2-20
Happlyn Bova	Community member	Happlyn	26-2-20
Viven Marimee	Community member	Viven	26-2-20
Deluxa Sori	Community Member	Deluxa	26-2-20
Greg Sike	Community member	Greg	26-2-20
Selo Bova	Community member	Selo	26-2-20
Ellison SATO	Zuto Chief	Ellison	26-2-20
Tony Jaffer	Community member	Tony	26-2-20
KATE BALE	COMMUNITY Member	KATE	26-2-20



JEFFERY TOM	VEEDRY CHAIRMAN	<i>[Signature]</i> 7642131	26-2-20
FR. BRAIN ENITI	DISTRICT PRIEST	<i>[Signature]</i>	26-2-20
BASIL HIRU	LANDOWNER	<i>[Signature]</i>	26-2-20

VALUATION REPORT

*Vacant Land at Baolo,
Isabel Province*



VALUATION FOR PRE-LEASE PURPOSES

LOCATION

Lot 5 of LR 676, Baolo,
Isabel Province

PREPARED FOR

Manasseh Haridi et al
Baolo Village, Isabel Province.

AS OF

Wednesday 16th December 2020

PREPARED BY

Francis Saelea
Registered and Licensed Valuer
(BA RE & IS, S. Pac)
Val. License no.: VAL. 20-012
Cert. of Reg. no.: VCR 2015-002

Member of:



Valuation Association
of Solomon Islands

Valuation Report	
Property Address	Baolo, Isabel Province
Parcel no.	Part of Parcel 071-004-001
Purpose:	Market Lease Valuation

My Ref: SolPower_1/2020
Valuation Date: 16th December 2020
Inspection Date: 16th December 2020
Prepared for: Manaseh Haridi etal

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Valuation Report		My Ref:	SolPower_1/2020
Property Address	Baolo, Isabel Province	Valuation Date:	16 th December 2020
Parcel no.	Part of Parcel 071-004-001	Inspection Date:	16 th December 2020
Purpose:	Market Lease Valuation	Prepared for:	Manasseh Haridi etal

Valuation Certificate

Instructions

Instructing Party Manasseh Haridi etal
Interest Valued Perpetual Estate.

Property Description

Property Address Baolo, Isabel Province
Legal Description Lot 5 of LR 676 on Survey Plan WM7753.
Property Type Vacant land.
Land Area 1.446 hectares (14,460 square meters)
Comments
The property valued comprises a vacant land.

Value Approach

Valuation Instructions Instructions received from Manasseh Haridi etal to do valuation assessment to determine the present condition market lease of part of parcel number 071-004-5 located at Baolo, North Isabel, Isabel Province on an 'As Is' basis, for lease purposes having regard to lease of similar properties within the Isabel Province and neighboring provinces considered in varying degrees comparable.

Valuation Methodology

Primary Method I am satisfied that the Highest and Best Use of the land is as agricultural development. I therefore regard the Sales Comparison Approach as the best basis by which to assess the market lease of the subject land. Therefore I have had regard to a range of similar properties leases within Isabel and other provinces.

Check Approach Summation Approach

Valuation Summary

Date of Valuation	Wednesday 16 th December 2020
Unimproved Capital Value	\$723,000-00
Premium	\$ 72,300-00
Land Rental Per Year	\$ 7,230-00

Prepared By

Francis Saelea
(BA RE & IS, S. Pac)
Val. License no.: VAL. 19-019
Cert. of Reg. no.: VCR 2015-002
Registered Valuer

Valuation Report		My Ref:	SolPower_1/2020
Property Address	Baolo, Isabel Province	Valuation Date:	16 th December 2020
Parcel no.	Part of Parcel 071-004-001	Inspection Date:	16 th December 2020
Purpose:	Market Lease Valuation	Prepared for:	Manasseh Haridi etal

1.0 Instructions

Definition of Market Value:	"the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion."
Valuation Instructions	Acting under instructions from Manasseh Haridi etal to determine current market lease of part of the perpetual estate in parcel number 071-004-5 (see plan attached) located at Baolo Village, North Isabel, Isabel Province for Pre-Lease purposes.
Date of Valuation	My opinion of value are as at Wednesday 16 th December 2020. The importance of the date of valuation must be stressed as property values can change over a relatively short period.
Currency of Valuation	Three months from the date of issue of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.
Conflict of Interest	I am not aware of any conflict of interest, either with yourselves or with properties, preventing me from providing independent valuation advice, and therefore I am pleased to accept your instructions. I will be acting as an external valuer.
General Assumptions and Conditions	This valuation is based on the assumption that the assessment of current market lease valuation of part of parcel 071-004-5 on 'as is' basis and all my valuations have been carried out on the basis of the General Assumptions and Conditions set out in the relevant section towards the rear of this report.

2.0 Land Details

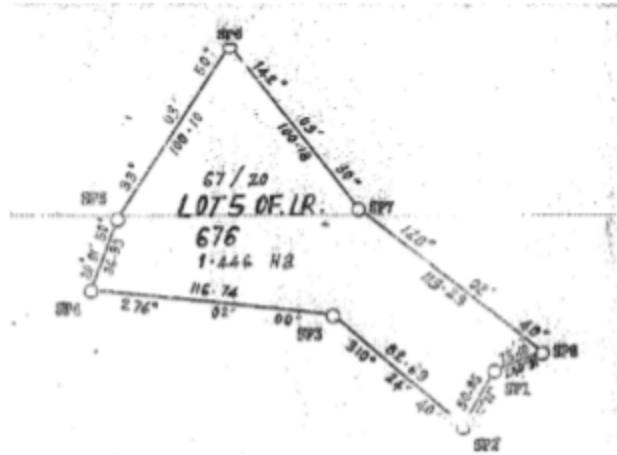
Property Owners:	Basil Manepuhi, Ezekiel Hilly, Michael Belama, Joses Lote and Manasseh Haridi as Joint Owners.
Property Location	Lot 5 of LR 676, Baolo, Isabel Province.
Title Details:	The property is described as part of Parcel Number 071-004-5. A copy of the title search is attached as Appendix 1 of this report.
Land Identification:	Part of lot 5 of LR 676 on Survey Plan WM7753. A copy of the C-Series map is attached below.
Tenure:	Perpetual Estate
Encumbrances:	Grant of Profit granted to Mas Pacific Int. Ltd in 2017.
Topography:	The subject site is generally level site with minimal undulation and irregular shape.
Utilities:	Nil
Transport Services:	The area can only be accessed by boat.

Valuation Report	
Property Address	Baolo, Isabel Province
Parcel no.	Part of Parcel 071-004-001
Purpose:	Market Lease Valuation

My Ref: SolPower_1/2020
 Valuation Date: 16th December 2020
 Inspection Date: 16th December 2020
 Prepared for: Manaseh Haridi etal

Land Area and Dimensions:

The land has a total land area of approximately 1.446 hectares (14,460 square meters). It is regular in shape as per site plan below.



3.0 Planning

	to the jurisdiction of the Isabel Province Development Planning Board.
Current Zoning:	The subject land is within a jurisdiction that does not have a Local Planning Scheme therefore it is currently not zoned.
Current Use:	The property is currently used mainly for agricultural purposes.

4.0 Improvements

Vacant land.

5.0 Risk Analysis

Strengths:	Good location.
Weaknesses:	A bit far from nearby town.
Opportunities:	Being part of this good agricultural area there is potential for long term capital growth.
Threats:	Ongoing global pandemic and economic uncertainty causing caution generally in the property market.
Key Issues/Risks:	Accessibility.
Asset Quality:	Fair
Demand:	Good
Suitability for Loan Security:	Suitable

Valuation Report		My Ref:	SolPower_1/2020
Property Address	Baolo, Isabel Province	Valuation Date:	16 th December 2020
Parcel no.	Part of Parcel 071-004-001	Inspection Date:	16 th December 2020
Purpose:	Market Lease Valuation	Prepared for:	Manaseh Haridi etal

6.1 Adopted Valuation Method

In assessing the market lease for the subject site, I consider that the most suitable method of assessing the market lease of the subject land is by means of the Sales Comparison Approach. This approach to valuation compares the property directly to recent sales of similar properties of similar nature within Isabel and other neighbouring provinces.

6.2 Analysis for Comparable Sales

Applicable rate will be derived based on comparison in relation to land use, size, type of transaction, property location, re-development potential, and availability of services and infrastructure to subject property. This approach is somewhat subjective given the fact that specific factors are difficult to directly reflect and compare when adopting a rate per square meter.

On a comparative basis, the market value equate to a range of between SBD\$10.00/m² at the lower end of the range, through to SBD\$100.00/m² on rate per square meter of land area excluding improvements.

6.3 Recommendation

With reference to analysis made above, I am of the opinion that the fair and reasonable rate (value per meter square - \$/m²) for the land is \$50/m². The rate is justified in relation to the site's size, purpose/landuse, location and availability of services and infrastructure.

6.4 Valuation Consideration

Taking into account the attributes of the subject site, having regard to our interpretation of the prevailing sales, I consider that the property due to its land area, floor area, its location, the current improvements and their condition and other factors, I assign that the fair and reasonable value consideration is as outlined;

Market Lease Assessment				
Surveyed Area	Rate	Land Value (UCV)	Premium	Land Rent Per Year
14,460	\$ 50.00	\$ 723,000.00	\$ 72,300.00	\$ 7,230.00

7.0 Certification

Subject to the comments and qualifications contained in this report I assess the current market of the subject property, as at Wednesday 16th December 2020, as follows:

Unimproved Capital Value	\$723,000-00
Premium	\$ 72,300-00
Land Rental Per Year	\$ 7,230-00

Valuation Report		My Ref:	SolPower_1/2020
Property Address	Baolo, Isabel Province	Valuation Date:	16 th December 2020
Parcel no.	Part of Parcel 071-004-001	Inspection Date:	16 th December 2020
Purpose:	Market Lease Valuation	Prepared for:	Manaseh Haridi etal

Notwithstanding my market valuation, there is a degree of volatility in the value of leases in the property market due to the particular circumstances of customers and owners.

Valuer

Francis Saelea, **Registered and Licensed Valuer**
 (BA RE & IS, S. Pac)
 Val. License no.: VAL. 20-012
 Cert. of Reg. no.: VCR 2015-002

8.0 Assumptions, Conditions and Limitations

Third Party Disclaimer	<i>This report has been prepared for the private and confidential use of my clients, Basil Manepuhi, Ezekiel Hilly, Michael Belama, Joses Lote and Manasseh Haridi for the specified purpose. It should not be reproduced in whole or part without the express written authority of Francis Saelea or relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. My warning is registered here, that any party, other than those specifically named in this paragraph should obtain their own valuation before acting in any way in respect of the subject property.</i>
Digital Copies of Reports	<i>Where a report has been provided in digital copy and has not been received directly via my firm, the report contents, especially the valuations and critical assumptions, should be verified by contacting the issuing office to ensure the contents are bona fide. In particular if the reader of this report has suspicions that the report appears to be tampered or altered then I recommend the reader contact the issuing office.</i>
Reliance on Whole Report	<i>This valuation should be read in its entirety, inclusive of any summary and annexures. The valuer does not accept any responsibility where part of this report has been relied upon without reference to the full context of the valuation report.</i>

Stamp Duty \$ 3235-43

Lands 76

Form 9
SOLOMON ISLANDS
THE LAND AND TITLES ACT
(Cap. 133)

RT. Form 9

LEASE
(Sections 143 and 146)



PARCEL NUMBER
071-004-0008

(NOTE CAREFULLY THE NOTES IN THE MARGIN AND ON THE REVERSE)

(a) Full name and occupation or other description

LESSOR(S): (a) **Manasseh Haridi, Ezekiel Hilly and Michael Belama**
of: (b) **All of Baolo Village, Isabel Province**

(b) Address

LESSEE(S): (a) **Solomon Islands Electricity Authority**
of (b) **P. O Box 6, Honiara, Solomon Islands**

(c) Delete alternatives inapplicable.

1. The Lessor is registered as the owner of (c) the perpetual estate in ~~the fixed term estate in~~ **PARCEL NUMBER (d) 071-004-0008.**

(f) Registered Parcel Number

(e) Delete this clause to premium if none

2. (e) The Lessor(s) acknowledge (s) the receipt from the Lessee(s) of the sum of (f) **seventy-two thousand and three hundred dollars.**

(j) Amount in words and figures

(\$72,300-00)

being the premium required for the grant of this LEASE.

(g) Registered Parcel Number

(i) Delete whichever of the phrases underlined is inapplicable

3. The Lessor (s) HEREBY LEASE(S) to the Lessee (s) **PARCEL NUMBER (g) 071-004-0008.**

(l) insert "yearly" "monthly" or as the case may be.

~~that part of PARCEL NUMBER (g)~~

(j) Amount in words and figures.

more particularly described in the First Schedule hereto (h) for the term of **seventy five (75) years** from the **first (1st) day of January 2021.**

(k) Insert dates for Payment.

4. The Lessee(s) shall pay to the Lessor(s) the (i) **Annual rent of (j) seven thousand two hundred thirty dollars.**

(\$7,230-00)

(l) The provisions of Sections 136, 137 141(3), 144 and 149 (1) of the ordinance may be varied or negative by the express terms of the lease.

payable (k) **on the first (1st) day of January in each year in advance without demand.**

(n) Delete if inapplicable.

5. This LEASE is granted and accepted under and subject to the provisions of the Land and Titles Act and upon and subject to the rights, undertakings, agreements, conditions, covenants and stipulations set out in the Second Schedule hereto and to those implied by the said Act (l) except as otherwise expressly provided to the contrary in this instrument.

(o) Delete this clause if Lessee is a single individual or corporation. If the clause is not deleted either "joint owners" or "Owners in common" etc. Must be deleted. If "joint owners" deleted, insert details of undivided shares.

6. (m) The rights and easements specified in the Third Schedule hereto are included in this LEASE.

7. ~~(n) The Lessee(s) declare that they hold this LEASE as joint owners/owners in common in the following shares:-~~

x m/h
. m/s
e/s
or

RULE UP ALL BLANK SPACES BEFORE SIGNING

DEED

BETWEEN: SOLOMON ISLANDS ELECTRICITY AUTHORITY (TRADING AS SOLOMON POWER) ("Solomon Power")

AND: ... ("Crop Owner")

RECITALS

- A. Solomon Power is a body corporate established under the Electricity Act and which is responsible for the generation, distribution, supply, and sale of electricity in Solomon Islands.
- B. Solomon Power is constructing High and Low Voltage line (11/415kV) from the solar farm located at ~~Dala~~ ~~Takaddo~~, over a distance of 7 km and 3m from the road carriageway, and (240V) service line to households.
- C. Construction of the poles and lines will include the removal of crops and trees on the Land and accordingly, Solomon Power agrees to pay compensation ("Compensation") to the affected users or owners of all such crops and trees ("Crop Owner") without admission of any liability arising from such utilization of the Land or the removal of the crops and trees.
- D. The Crop Owner accepts the Compensation and agrees to the right of Solomon Power to utilize the Land for construction of the HV, LV and service line and remove all crops and trees growing on the corridor on the terms and conditions of this Deed including, without limitation, all issues in respect of any Claim whatsoever and howsoever arising whether directly or indirectly from construction of the HV line including the removal of all crops and trees on the Land.

TERMS AND CONDITIONS

Definitions and interpretation

1. The following general interpretive provisions apply to this Deed:
 - a. If a court, arbitrator, tribunal or other competent authority determines that any provision of this Deed is unenforceable, illegal or void then it will be severed and the other provisions of this Deed remain operative.
2. In the construction and interpretation of this Deed, unless the context otherwise requires:
 - a. The Recitals contained in this Deed shall form part of the terms of this Deed;

- b. The singular shall include the plural and vice versa;
- c. A reference to an individual or person includes a reference to a corporation, partnership, joint venture, association, authority, trust, state or government and vice versa;
- d. A reference to any gender includes all genders;
- e. A reference to any Party of this Deed includes that Party's executors, administrators, substitutes, successors, and permitted assigns or any other person claiming by or through them;
- f. When an expression is defined anywhere in this Deed, it has the same meaning throughout;
- g. Headings are for reference only and do not affect the interpretation of this Deed;
- h. "Annexure" refers to the annexures to this Deed further describing the manner in which the amount of Compensation was calculated;
- i. "Claim" means any cause of action, claim, proceeding, suit, demand, cost, expense, liability, loss or damages made against the person concerned, however it arises and whether it is present or future, fixed or unascertained, actual or contingent;
- j. "Compensation" means the compensation in the amount of ~~SBD~~ described in Recital C and further substantiated in the Annexure, and which amount is calculated according to the crops and trees on the Land (for which the rates for compensation are in accordance to standard agricultural rates provided by the Solomon Islands Government's Ministry of Agriculture and Livestock) which Solomon Power has agreed shall be payable to Crop Owner and which Crop Owner accepts as compensation for all crops and trees on the Land;
- k. "Land" means the land described in Recital B;
- l. "Party" and its derivatives means a party to this Deed;
- m. "Solomon Power" means the Solomon Islands Electricity Authority (trading as Solomon Power) established under the Electricity Act, and includes its officers, employees, members, agents, servants, advisors or administrators;

Agreement

3. In consideration of Compensation in the amount of **SBD** paid by Solomon Power to Crop Owner, the receipt of which Crop Owner acknowledges, Crop Owner:
 - a. ~~agrees~~ to Solomon Power to utilize the Land and to remove all the crops and trees on the Land.
 - b. ~~forever~~ releases, exonerates and discharges Solomon Power from and against, without limitation, all Claims whatsoever and howsoever arising whether directly or indirectly from Solomon Power's utilization of the Land including the removal of all crops and trees on the Land.
 - c. discharges and indemnifies and shall at all times hereafter keep indemnified Solomon Power from all or any Claims whatsoever and howsoever arising whether directly or indirectly related or incidental to Solomon Power's utilization of the Land including the removal of all crops and trees on the Land.

Bar to action

4. This Deed may be pleaded in bar to any future proceedings between any of the Parties, other than proceedings for the enforcement of the terms of this Deed.

Further assurance

5. The Parties shall take all steps and perform such actions as may be reasonably necessary to give effect to the terms of this Deed.

Costs

6. Each Party shall bear their own costs of and incidental to the preparation and execution of this Deed.

Deed binds successors and assigns

7. This Deed binds each of the Parties and the successors and permitted assigns.


Execution date

8. This Deed shall come into effect on the date the Parties execute this Deed and if executed by the Parties on different dates, the Deed shall come into effect on the date on which the last of the Parties execute this Deed.

Entire agreement

9. This Deed represents the entire agreement entered into between the Parties.

Annex 13 Land Title

HONIARA LAND REGISTRY		LEASE REGISTER			PARCEL NUMBER <u>071-004-8</u>	
PART A - PROPERTY SECTION						
Edition	Lessor: <u>MANASSE SARIDI, EZEKIEL HILLY & MICHAEL BELIMA</u> <u>SOLOMON ISLANDS ELECTRICITY AUTHORITY</u>				EASEMENTS APPURTENANT ETC.	
1	Lessee: _____					
	Term: <u>75 years</u> From: <u>1/1/2021</u> Rent: <u>\$7,230.00 a year</u>					
Opened	Area (approx.): <u>1.45</u> ha. Survey/Filed Plan No: <u>WM7753</u>					
<u>215-129</u>	Date of Lease: <u>Undated</u>					
	Mutation Number: _____					
	Superseded Parcels: _____					
	Current Parcels: _____					
PART B - OWNERSHIP SECTION						
Entry No.	Name, Description and Address of Owner and Restrictions affecting Right of Disposition	Application Number and Date of Presentation.			Observations (Nature of Instrument, Consideration etc.)	Signature of Registrar
1.	RESTRICTION: No transfer, charge, sublease or subdivision is to be registered without written consent of the lessor (L.T.O. SECTION 137 (i)).	363/21	2021	5	18	
2.	<u>SOLOMON ISLANDS ELECTRICITY AUTHORITY</u> , P.O. Box 6, Honiara, Solomon Islands.					
<p style="text-align: center;">LANDS AND TITLE ACT (S.120)</p> <p style="text-align: center;"> of page <u>1</u> lease <u>071-004-8</u> <u>1500</u> <u>3rd</u> day <u>August 2021</u> Signed: <u>[Signature]</u> </p>						
<p>LANDS 69 ANY ENTRIES STRUCK THROUGH IN RED ARE NO LONGER SUBSISTING</p>						