

SAINT LUCIA
DISASTER VULNERABILITY REDUCTION PROJECT (DVRP)
ABBREVIATED RESETTLEMENT ACTION PLAN
Works: Construction of Dennery Infant School Access Road
Project Affected Persons: ***** and ***** *****



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1. INTRODUCTION

Hurricane Tomas impacted Saint Lucia on the night between October 30 and 31, 2010, with maximum sustained wind speeds of 90-95 mph with higher gusts. The Hurricane caused torrential rain for 24 hours, resulting in total rainfall of 533 mm. Saint Lucia also experienced an unseasonal tropical trough system resulting in heavy rains and high winds between 9p.m. and 12 a.m. on December 24 and 25, 2013. The system produced extreme rainfall of 224 mm over 3 hours, which represents a 1 in 100 year event in the Saint Lucia context. As a result, many of the nation's schools were damaged, among which is the Dennery Infant School.

As a result, the Government of Saint Lucia secured financing through the World Bank, from the International Development Association and the Climate Investment Fund, towards the implementation of the Disaster Vulnerability Reduction Project (DVRP), which became effective in December 2014. Funding for the Construction of the Dennery Infant School Access Road forms part of Sub Component 1.6 - Reconstruction or Rehabilitation of Schools and Health Centres under the DVRP.

2. RATIONALE

The Disaster Vulnerability Reduction Project (DVRP) was assessed and approved by the World Bank as a Category B project. This indicates that works proposed under the project primarily involve rehabilitation works and any anticipated potential impacts are considered short term, not significant and readily preventable with standard measures. Although the Project was classified as a Category B Project, it was assessed as having triggered social safeguards, specifically Bank's Operational Policy 4.12, Involuntary Resettlement, as planned works could lead to public acquisition of private property and subsequently impact beneficiary assets or access to assets.

In light of this, a Resettlement Policy Framework (RPF) was developed and published to serve as a guide for the project. The purpose of an RPF is to clarify resettlement principles, organizational arrangements, and design criteria to be applied to subprojects to be prepared during project implementation. The RPF was developed in light of the fact that the zone of impact of sub-projects could not be determined at appraisal.

The proposed works/construction is to provide an access road which will service the Dennery Infant School complex as well as provide pedestrian access to the many villagers who traverse the area daily. The design, includes the construction of a road approximately 240m long and 7.4m wide inclusive of a 1.0m wide sidewalk. A circular island is located 115m from the entrance to allow for the maneuvering of vehicles. Approximately 210m of kerb and slipper drain will be constructed along the sides of the road.

The area identified for the new access road is located north of the ongoing construction – Dennery Infant School and is on a portion of Crown property, Block and Parcel No. 1837C 269. However, a small shop (canteen) own by a squatter, ***** **, occupies part of the space identified for the construction. The concerned property does not qualify as a household. The

canteen was being utilized for commercial purposes (small shop) prior to 2013, when the owner of the structure closed the canteen business.

3. OBJECTIVE

This Abbreviated Resettlement Action (ARAP) Plan provides details on the likely impacts resulting from the relocation for the construction of the proposed works and the mitigatory measures that will be implemented to address any potential adverse impacts.

Specifically the objective of this ARAP is to provide:

- Details of events leading to activation of OP 4.12 and results of census survey of project affected people (PAP);
- Inventory of adverse impacts on PAP's assets;
- Description of compensation packages offered to PAP and option selected by PAP;
- Consultations with PAP about acceptable compensation alternatives;
- Institutional responsibilities for implementation of ARAP and timetable for implementing ARAP;
- Arrangements and timetable for monitoring and implementation of ARAP;
- Procedures for grievance redress;
- Source of funding and estimated cost for implementation of ARAP.

4. BACKGROUND: EVENTS LEADING TO ACTIVATION OF OP 4.12

The Department of Physical Planning through the Commissioner of Crown Lands on November 9, 2015 issued a letter to Mr. ***** which required him to remove the structure on the Crown Lands and to vacate the property no later than November 13, 2015 to facilitate construction of an Access Road to the Dennery Infant School. Mr. ***** subsequently removed the structure on November 15, 2016 and by doing this he incurred a cost of approximately XCD700.00 for Labor and transportation. Given that a site for relocation was not given Mr. ***** kept the material from the dismantled structure beneath his house situated in Dennery.

Ministry of Infrastructure Port Services and Transport (MIPST) originally intended to finance the construction of the Access Road with financing to be provided by the GoSL. Therefore, the Government of Saint Lucia Policy on Resettlement would be the guide used for addressing grievance and resettlement of squatter. However, given the urgency of the new access road and the limited funds available, the Ministry of Infrastructure, Port services, and Transport (MIPST) in a letter dated January 18, 2016 proposed that the planned works be included as part of the DVRP now as subcomponent 1.6.3.1 "Construction of the Dennery Infant School Access Road" in the Procurement Plan.

Given that the Access Road is now an activity under the DVRP, on June 30 2016 the Social Safeguards Officer and the Engineer from the PCU conducted a social and environmental screening of the site. During the screening, the incident concerning Mr. ***** was brought to the attention of the Social Safeguards Officer. Further investigations confirmed that there was a breach as the GOSL had not undertaken the following as stipulated by the World Bank policy on Involuntary Resettlement (OP 4.12):

- Preparation of the Abbreviated Resettlement Action Plan (ARAP);
- Compensation to the affected person, including provision of assistance in removing and possibly relocating the structure.

Given this, the World Bank Task Team for the DVRP emphasized the need for the GOSL to urgently prepare and submit an Abbreviated Resettlement Action Plan (ARAP) in order to meet the requirements of OP4.12 and to facilitate the construction process. This would require arriving at an agreement with the project affected person (PAP) on appropriate compensation, and delivering compensation to the PAP expeditiously and prior to the commencement of the works at the subproject site.

To address this situation, such that the Project is in compliance with the OP4.12, the PCU has developed this Abbreviated Resettlement Action Plan (ARAP) to serve as documentation of the nature of adverse impacts on PAP's assets, the consultation process undertaken with the PAP to agree upon an acceptable compensation package, and to monitor the implementation of the agreements on compensation and assistance made with the PAP. Among others, the ARAP will detail the value of the canteen and revenue loss (if any) and the steps to be taken to compensate the affected person consistent with the Resettlement Policy Framework for the Project. Once finalized and agreed upon with the PAP, this document will be publicly disclosed on the GOSL and World Bank Websites.

5. CENSUS OF AFFECTED PEOPLE AND INVENTORY OF AFFECTED ASSETS

Mr. ***** indicated that the structure was originally constructed by his mother in 1986. The structure was subsequently handed over to his brother and was later purchased by Mr. ***** in 2001 at the cost of \$15,000.00 (no documents were provided to support this purchase). Following the purchase of the structure Mr. ***** made an application to the Commissioner of Crown Lands on July 30, 2002 for permission to continue operations on the said parcel of land. On August 20, 2002 he received a letter from the Commissioner of Crown Lands indicating that the office of the Crown Lands has “no objection to the continuing operation of the canteen”. The letter further indicated “that no addition or extension to the existing structure should to be undertaken without specific approval from the Crown Lands Office and a rental fee of Two Hundred and fifty dollars per annum will be charged for use of the property” (See Appendix I). It should be noted that PAP indicated that 12 years ago he took a loan in the amount of \$24,000.00 for the rehabilitation of the canteen (no documents were provided to support this loan).

Following the lease, the structure was utilized by *****'s wife (*****') as a canteen for the sale of fast food and snacks. As a result of Mrs. *****'s illness in 2013 the PAPs were forced to shut down the canteen. Mr. ***** received correspondence dated November 9th,

2015 from the Crown Lands Department requesting that the structure be removed, since then the structure had remained non-operational. The structure, to the point of removal, can be described as a plywood frame, with concrete blocks for the toilet area and galvanized sheeting for the roof. The structure also included running water, sanitary appliances (including a septic tank), and electricity services with lighting fixtures, and fittings & furniture. (See Appendix II).

Mr. ***** did note that his intentions were to reconstruct the structure using both new and existing material. Once this was done, he would rent the structure at the rate of \$600.00 per month. Based on a valuation done by Mr. Andy Alfred from Saint Lucia’s Institute of Surveyors the reconstruction of this structure is valued at \$31,968.00. (See Appendix III)

Essentially Mr. ***** remains the sole breadwinner of his household. During the time of removal Mr. ***** was employed as a teacher receiving a monthly income of \$3800.00. He provided support to his wife, who is currently unemployed and two sons who are currently students.

Table 1: Census survey of affected household small shops as described below.

Table 1: Persons Affected

Name of Affected Person	Sex	Age	Relation to HH head	Primary Occupation	Notes/Secondary Occupation	Highest level of education	HH Income/remittances	Illness/symptoms in past two weeks
***** *****	F	47	Wife to HH head	Unemployed	none	Secondary	\$0	Arthritis
***** *****	M	46	HH head	Teacher	none	Tertiary	\$3,800.00	None
***** *****	M	19	Son to HH head	Student	none	Tertiary	\$0	None
***** *****	M	16	Son to HH head	Student	none	Secondary	\$0	None

Table 2: Inventory of Affected Assets

Item/type of property affected (e.g. residence, commercial structure, fence, shed, etc.)	Quantity (i.e. size of item)	Description of materials/Construction type	Replacement cost		Total Cost (materials + labor)	Use of the property (commercial, residential, etc.)	Type of acquisition / nature of impact (temporary or permanent)
			Materials	Labor			
Canteen	22.5' * 29.9"	T1-11 Exterior Plywood for frame, Concrete Blocks for Toilet and galvanized sheeting for roof		XCD 700.00 paid by PAP for removal of canteen	31,968.00 + XCD700 = 32,668	Commercial – used to prepare and sell food	Permanent

6. DESCRIPTION OF COMPENSATION PACKAGES OFFERED AND OPTIONSELECTED BY PAP

The two options for compensation offered to the PAPs are replacement cost of canteen or repair and relocation of the canteen as detailed below.

Option 1: Replacement cost of canteen

The GoSI will pay the market cost of the materials and labor to build a replacement structure with quality similar to or better than that of the affected structure. Compensation to include any improvements the PAPs may have made to the structure, for example, extensions or installation of utilities, as well as the value of any perishable or other goods that were lost due to demolition of the structure, and the costs of XCD700.00 the PAP incurred in the demolition and removal of the canteen. The value for these improvements and demolition have been included in the independent valuation undertaken in preparation for negotiations with the PAP. In determining the replacement cost, depreciation of the asset and the value of salvage materials has not be taken into account, nor has the value of benefits to be derived from the project been deducted from the valuation of the affected asset. Additionally, “Professional Fees” have been included in the valuation to cover the cost of any legal or technical fees the PAPs may encounter during construction of a new canteen, and “Contingency” fees cover any unforeseen risks associated with the construction of the new canteen. The cost of renting the land to operate the canteen are not included in the compensation package given that the PAP has not paid rent to Crown Lands for several years. (See Appendix III for detailed valuation report).

Option 2: Repair and relocation of the canteen

The GoSL will pay the costs of XCD700.00 the PAP incurred in the demolition of the canteen plus the cost of repairing and restoring the structure to its condition prior to dismantling (i.e. repairing any damages sustained during removal and restoring access to any utilities the structure had at the time of relocation, such as water/electricity etc.), including replacing any perishable or other goods

that were lost due to demolition of the canteen. For this option the GoSL will find a suitable site for relocation of the canteen that is easily reachable for and acceptable to the *****, with equal or superior commercial/income generating potential (i.e. same or better access to customers as previous site). The site identified should also be a site where the PAPs would legally be able to pursue a lease from Crown Lands and/or obtain legal permission to operate a business. The ***** would be responsible to obtain the lease/permission from the GoSL. The GoSL would also be required to ensure that the land proposed for relocation is eligible for legal commercial use, and is not, for example, land that may require subsequent relocation due to another project, etc.)

Summary of Compensation Package Selected by Affected Persons

PAP	Resettlement Solution	Comments
**** Household	Replacement cost of canteen	Mr. ***** indicated that after discussion with his wife (*****), They are happy and willing to accept this option as it would place them in a better position than they were prior to displacement. (see Appendix V for acceptance letter)
**** Household	Repair and relocation of canteen	

7. CONSULTATIONS WITH PAP ABOUT ACCEPTABLE ALTERNATIVES

This section provides an overview of the meetings that occurred with the PAP, and is presented in the following Table:

Schedule of Meetings

Meeting Venue	Date	Participants	Outcomes, Agreements, Next Steps
Project Coordination Unit (PCU)	July 4, 2016	Affected persons - Mr. ***** ***** Social Safeguards Project Coordinator	<ul style="list-style-type: none"> Safeguards Officer did fact finding and briefly discussed the World Bank's policy on resettlement. Mr. ***** to provide receipts from Crown Lands evidencing payment of the Lease. Project Coordinator discussed the process of Land Acquisition and Resettlement MOPD to verify Valuation of Canteen to be negotiated and paid for by the Department of Economic Development.
Home of PAPs Dennerly	October 6, 2016	Affected persons - Mr. ***** ***** Social Safeguards Officer	<ul style="list-style-type: none"> PAPs indicated that 12 years ago he took a loan of \$24,000.00 for the rehabilitation of the canteen (no documents were provided to support this loan). Safeguards Officer explained the need to ensure that affected persons are restored to their pre displacement level or better.
Home of PAPs Dennerly	October 20, 2016	Assistant Economist Social Transformation Officer Social Safeguards Officer Quantity Surveyor Clerk of Works ***** - PAPs.	<ul style="list-style-type: none"> PAPs gave information on the interior of the canteen and its operations prior to removal. Safeguards Officer informed the Team of the process outlined in the OP4.12 as it relates to the PAPs rights, and also of the process for handling grievances Clerk of Works gave information to support proof of ownership and the dimensions of the Septic tank belonging to the PAPs.
Teleconference	October 24, 2016	Social Safeguards Officer ***** - PAPs.	<ul style="list-style-type: none"> PAPs gave information for census survey.

(See Appendix IV for minutes of July 4 consultation)

8. INSTITUTIONAL RESPONSIBILITIES FOR IMPLEMENTING THE ARAP AND TIMETABLE FOR IMPLEMENTATION

The PCU is responsible for implementation of the ARAP and the Social Safeguards Officer coordinated with relevant institutions and oversee the implementation of this ARAP.

The PCU ensured that implementation of the ARAP was done in accordance with the requirements of the RPF. The RPF indicates that the cost of land acquisition and associated administrative and logistical costs will be provided for by the Ministry of Physical Development in its Budget. However, the payment of compensation to the PAPs in this case was paid by Department of Economic Development, Transport and Civil Aviation. The Project Coordination Unit, Social Safeguards Officer work with the MOPD and MoF to ensure the ARAP is efficiently implemented and act as liaison for all relevant institutions and agencies responsible for the execution of the ARAP. The PCU also informed the World Bank on implementation progress of the ARAP and upon completion of implementation of the ARAP and payment of compensation to the ****s.

The agencies involved with implementation of the ARAP include the following:

Table 2. Relevant Institutions

Ministry/Agency	Department/Section	Responsibility
Department of Physical Development	Survey and Mapping Units	Verification of Surveys
Department of Physical Development	Registrar of Lands	Verification of Title (ownership) and the quantum of property
The Institute of Surveyors St Lucia Inc.	Quantity Surveyor	Independent valuation of assets
Department of Economic Development, transport and Civil Aviation	Accounts Section	Payment of compensation
Project Coordination Unit (PCU)	Social Safeguards Officer	To develop and implement the ARAP; oversee, coordinate, manage, and monitor grievances
Department of Infrastructure Ports and Energy	Technical Unit	Determination of affected property

The agencies and departments of Government responsible for the various aspects of executing these activities are as follows:

- The MOPD is responsible for the resettlement of the affected person. Within the MOPD, the following Departments will be in charge of the various aspects of executing the activities detailed in the ARAP, as follows:
 - The Architectural Section - for the cost of relocation.
 - The Crown Lands Section – to inform squatters of GoSL intentions to acquire.
 - Land Registrar - Verification of Title (ownership) and the quantum of property

- Department of Equity, Social Justice, Empowerment and Human Services through the Dennery Village Council is responsible for coordination at the local level and information dissemination.
- Department of Economic Development, Transport and Civil Aviation is responsible for payment of compensation due to relocation.
- The Project Coordination Unit will develop the ARAP and work with the MOPD to ensure the ARAP is adequately implemented and will act as liaison for all agencies and Departments responsible for the execution of the ARAP. The PCU will also be responsible for informing the World Bank on implementation progress of the Plan.

The following Table shows the steps taken for monitoring the implementation of the ARAP - in particular the necessary activities undertaken and dates by which they were accomplished - the allotted budget and entity responsible for implementation.

Table 3. Timetable for implementation of mitigation measures

Activity	Date	Budget	Responsible Institution/Human Resources Assigned
Outlined Process in the OP4.12 to PAPs	October 6, 2016	0	Safeguards Officer
Valuation of assets	November 4, 2016	XCD850.00	Surveyors of the Institute of Surveyors St Lucia Inc.
Present Compensation Options to PAPs	February 10, 2017	0	Department of Economic Development
Negotiations with PAPs	March 20, 2017	0	Department of Economic Development
Payment of compensation	March 29, 2017	XCD32,668.00	Department of Economic Development

9. ARRANGEMENTS AND TIMETABLE FOR MONITORING IMPLEMENTATION OF ARAP

The PCU, Social Safeguards Officer, is responsible for following up and ensuring that all activities are completed as outlined above and according to agreed upon timelines. The PCU has ensured that the affected persons were compensated satisfactorily, and in accordance with this ARAP. Minutes of all meetings and consultations are maintained by the PCU, shared with all parties and added as an appendix to this ARAP. The Bank and all other agencies were informed immediately following each meeting.

Date	Activity
November 4, 2016	Valuation of assets
February 10, 2017	Present Compensation Options to PAPs
March 20, 2017	Negotiations with PAPs
March 29, 2017	Payment of compensation
April, 2017	Commencement of construction at project site

10. PROCEDURES FOR GRIEVANCE REDRESS

A grievance redress mechanism is necessary for addressing eligible concerns of affected individuals and groups who may consider themselves deprived of appropriate treatment under the project. The mechanism includes: (i) a recording and reporting system, including grievances filed both verbally and in writing, (ii) designated staff with responsibility for addressing grievances at various levels of Government, and (iii) a timeframe to address the filed grievances. The functioning of the grievance redress mechanism for the Resettlement Action Plan for Dennery Infant School Access Road will be monitored and evaluated by the Social Safeguards Officer of the PCU during its implementation.

The steps undertaken should a grievance arise are as follows:

Table 5: Grievance Redress Procedures

Grievances from affected parties	<ul style="list-style-type: none"> Grievances made verbally to the Social Safeguards Officer
Access Point	<ul style="list-style-type: none"> The PCU serves as the access point for grievances
Grievance Log	<ul style="list-style-type: none"> Grievances received verbally are documented, verified and signed by both parties. Grievances will be copied to the relevant authority as defined in the Land Acquisition Act.
Assessment	<ul style="list-style-type: none"> Grievances categorized by type. Determination of eligibility of grievance. The first assessment of the grievance conducted by a Grievance Committee comprising persons drawn from the PCU and technical officers from the MOPD, MIPST, and MOE. Letters acknowledging grievance relating to resettlement issued by the PCU to the aggrieved persons. The Community Development Officer (CDO) (Social Transformation Officer) for Dennery to provide assistance with dealing with conflict resolution and grievance. The CDO will communicate all disputes and grievances to the PCU immediately when received. Should a dispute arise, the applicable Laws of Saint Lucia will prevail.
Resolution and Follow-up	<ul style="list-style-type: none"> Development of Implementation Plan for resolution of grievances.

11. SOURCES OF FUNDING AND ESTIMATED COST

- The cost of acquisition and associated administrative and logistical costs were provided for by the Department of Economic Development, Transport and Civil Aviation in its Budget submissions, as Land Acquisitions and Resettlement cost under the DVRP forms part of the Budget for the Ministry.

12. APPENDICES

APPENDIX I
LETTER FROM THE COMMISSIONER OF CROWN LANDS



GOVERNMENT OF SAINT LUCIA

MINISTRY OF PHYSICAL DEVELOPMENT, ENVIRONMENT AND HOUSING

*Graham Louisy
Administrative Building
PO Box 709
Waterfront
Castries, Saint Lucia
West Indies*

August 20, 2002


Dennery
St. Lucia

Dear Madam,

**Re : Application for the Continuing Occupation of Part of Parcel 1837B 237 -
Dennery**

Your application dated 30th July 2002 for the use of Crown Lands at Dennery refers:

This serves to inform that this office has no objection to the continuing operation of the canteen as per your application.

Be advised however that no addition or extension to the existing structure are to be undertaken without specific approval of this office, and until further notice a rental fee of Two Hundred and Fifty dollars (\$250.00) per annum will be charged for the use of the property.

Please be guided accordingly.

PL/

Administration

Tel (758) 468-4410
(758) 468-2000
Fax (758) 452-2506

Physical

Tel (758) 468-4419
(758) 468-4423
468-5002
Ext 4407, 4408, 4406

Land Administration

Tel (758) 468-4478
(758) 468-4464
468-4497
Email: comdenpl@courtlw.lc

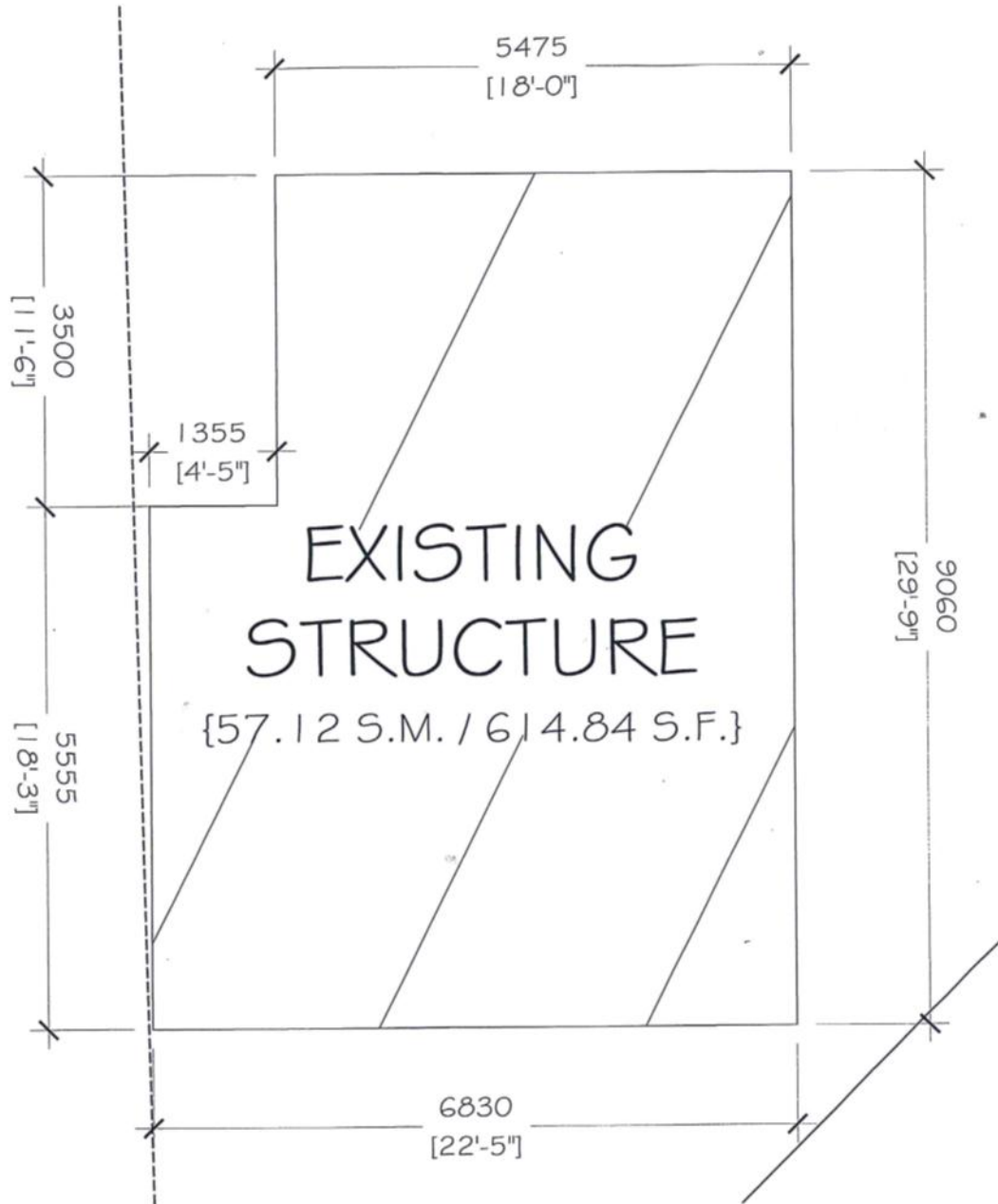
**Sustainable Development
& Housing**

Tel (758) 468-4459/R
(758) 468-2000
Ext 4460, 4461, 4462
Email: sdh@planning.gov.lc

Housing

Tel (758) 468-4420
468-2000
Fax 458-2330

APPENDIX II
PICTURES OF AFFECTED PROPERTY



* Blueprints provided by the design and supervision firm for Dennery Infant School. This blueprint is the dimension of the structure at the time of removal.





**APPENDIX III
DETAILED VALUATION REPORT**



REPLACEMENT COST OF DEMOLISHED CANTEEN

BELONGING TO [REDACTED]

FOR

**THE MINISTRY OF ECONOMIC DEVELOPMENT, HOUSING, URBAN RENEWAL,
TRANSPORT AND CIVIL AVIATION**

PROJECT CO-ORDINATION UNIT

OCTOBER, 2016

A+ QUANTITY SURVEYORS

P.O. Box GR 5135
Tel: 719-4441, 487-4620
Email: aplusqs@gmail.com

A+ QUANTITY SURVEYORS
Castries
P.O. Box GR 5135

Tel: (758) 7194441, 4874620
Email: aplusqs@gmail.com

October 27, 2016

Project Coordinator,
Project Coordination Unit,
Ministry of Economic Development, Housing, Urban Renewal, Transport and Civil Aviation,
3rd Floor, Greaham Louisy Administrative Building,
Waterfront, Castries,
St. Lucia.

Dear Sir/Madam:

REPLACEMENT COST VALUATION OF DEMOLISHED CANTEEN BELONGING TO

As per your request for a valuation of the subject property, we have inspected the property and prepared the enclosed report of a complete appraisal.

The purpose of this valuation is to estimate the Replacement Cost of the subject property as in its new state, notwithstanding the date of inspection of October 20, 2016.

Using the Cost Approach, in our professional opinion, the Replacement Cost of the property subject to assumptions stated within the report is: **\$ 31,968.00**

Replacement Cost is defined as:

"...The cost approach provides an indication of value using the economic principle that a buyer will pay no more for an asset than the cost to obtain an asset of equal utility, whether by purchase or by construction..."

We certify that we have no interest, present or proposed, in the subject property; that the valuation herein has been reached after a careful study, investigation, analysis and interpretation of pertinent data.

Yours faithfully,


ANDY

A+ QUANTITY SURVEYORS

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REPLACEMENT COST OF DEMOLISHED CANTEEN BELONGING TO [REDACTED]



1.0 INTRODUCTION

1.1 This valuation report is prepared for The Project Coordination Unit of The Ministry of Economic Development, Housing, Urban Renewal, Transport and Civil Aviation.

1.2 Mr. Carlos Moncherry of The Project Coordination Unit confirmed verbal instructions for this appraisal as of October 18, 2016.

1.3 The property was inspected on October 20, 2016.

1.4 The purpose of this report is to ascertain the Replacement Cost of the subject property as in its new state.

No deductions for physical deterioration and other forms of obsolescence was considered for this valuation report.

1.5 In our opinion, the Replacement Cost of the subject property as in its new state, subject to assumption stated within the report is in the region of **EC \$31,968.00** (Thirty-One Thousand, Nine Hundred and Sixty-Eight Dollars).

Yours faithfully,



A* QUANTITY SURVEYORS
October 27, 2016

2.0 DECLARATION

2.1 Liability:

The inspection of the property was for the purpose of preparing this valuation and not for carrying out a structural report therefore I accept no liability for failing to report any structural defects, rot, pests or deleterious material found either now or subsequently to be affecting the property at the time of my report.

2.2 Third Party:

This valuation has been prepared for the sole use of the Client to whom it is addressed and for the purpose stated above. A+ Quantity Surveyors cannot accept responsibility for the sufficiency of this valuation in respect of any third party for whatever purpose.

2.3 Confidentiality:

This report is confidential to the client to whom it is addressed and to their professional advisers. Neither the whole nor any part of this valuation report or any reference thereto may be included in any published document, circular or statement nor published in any way without our written approval of the form and context in which it may appear.

3.0 ASSUMPTIONS

3.1 No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

3.2 It is assumed that all applicable land use regulations and restrictions, if any, have been complied with, defined, and considered in the valuation report.

3.3 It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for studies that may be required to discover them.

3.4 This valuation is based on the assumption that market value is in cash or cash equivalent terms.

4.0 VALUATION METHODOLOGY

- 4.1 The value was arrived at by also using the Cost Approach.
- 4.2 The International Valuation Standards (2012) defines Cost Approach as: The cost approach provides an indication of value using the economic principle that a buyer will pay no more for an asset than the cost to obtain an asset of equal utility, whether by purchase or by construction.
- 4.3 This approach is based on the principle that the price that a buyer in the market would pay for the asset being valued would, unless undue time, inconvenience, risk or other factors are involved, be not more than the cost to purchase or construct an equivalent asset. Often the asset being valued will be less attractive than the alternative that could be purchased or constructed because of age or obsolescence. Where this is the case, adjustments may need to be made to the cost of the alternative asset depending on the required basis of value.
- 4.4 This approach is generally applied to the valuation of real property interests through the depreciated replacement cost method. It is normally used when there is either no evidence of transaction prices for similar property or no identifiable actual or notional income stream that would accrue to the owner of the relevant interest. It is principally used for the valuation of specialised property, which is property that is rarely if ever sold in the market, except by way of sale of the business or entity of which it is part.

5.0 PROPERTY INFORMATION

5.1 Structure Description (Canteen)

- 5.1.1 **General Description:** A 380 square feet mixed timber and masonry food service establishment. The timber and masonry sections measures 320 and 60 square feet respectively.
- 5.1.2 **Substructure:** A suspended timber floor with 2x3 timber joists and runners on blockwork, and a strip foundation with a concrete floor on grade for the bathroom/storeroom section.
- 5.1.3 **Frame:** Typical timber frame with 2x3 members.
- 5.1.4 **Roof:** A typical gable structure covered with corrugated galvanise sheets on 1x3 timber battens, fixed to 2x3 timber rafters.
- 5.1.5 **External Walls:** Timber framework with T1-11 plywood sheeting and block walls to the bathroom/storeroom.
- 5.1.6 **Internal Walls:** A single plywood partition.
- 5.1.7 **Windows:** Aluminum framed casement windows with wrought iron security grilles.
- 5.1.8 **External doors:** An aluminum panel door.
- 5.1.9 **Internal Doors:** Timber panel doors.
- 5.1.10 **Wall Finishes:** Timber walls and partitions are all painted, and the block walls are rendered and painted.
- 5.1.11 **Floor Finishes:** Linoleum throughout.
- 5.1.12 **Fittings and Furniture:** A timber counter, wall mounted shelving, and a low level cupboard with a double sink.
- 5.1.13 **Sanitary Appliances:** One (1) water closet, and one (1) lavatory basin.
- 5.1.14 **Sewerage Disposal:** Sewerage disposal is via a septic tank to soak away.
- 5.1.15 **Lighting Fixtures:** Wall and ceiling mounted light fixtures.

REPLACEMENT COST OF DEMOLISHED CANTEEN BELONGING TO [REDACTED]



6.0 VALUATIONS

Replacement Cost

- 6.1 The purpose of this valuation is to estimate the Replacement Cost of the subject property as in its new state, not considering any deductions for physical deterioration and other forms of obsolescence.
- 6.2 In our opinion, the Replacement Cost of the structure is **EC \$31,968.00** (Thirty-One Thousand, Nine Hundred and Sixty-Eight Dollars).

<u>Structure</u>		
(cost new)	380 sq. ft.	\$26,600.00
Septic Tank		<u>\$ 3,000.00</u>
Sub Total		\$29,600.00
Professional Fees (3%)		\$ 888.00
Contingency (5%)		<u>\$ 1,480.00</u>
Replacement Cost		<u>\$31,968.00</u>

- 6.3 This opinion is subject to the assumptions stated within the report.
- 6.4 We certify that we have no interest, present or proposed, in the subject property; that the valuation herein has been reached after a careful study, investigation, analysis and interpretation of pertinent data.

Yours faithfully,



A+ QUANTITY SURVEYORS
October 27, 2016

**REPLACEMENT COST OF DEMOLISHED CANTEEN BELONGING
TO [REDACTED]**



7.0 APPENDICES

7.1 COST BREAKDOWN

COST BREAKDOWN OF MIXED TIMBER/CONCRETE

DEMOLISHED CANTEEN BELONGING TO [REDACTED]



ITEM	DESCRIPTION	TOTAL
1	SUBSTRUCTURE	4,500.00
2	SUPERSTRUCTURE	13,600.00
2.1	Frame	2,200.00
2.2	External & Internal Walls	4,250.00
2.3	Windows	1,450.00
2.4	Doors	2,700.00
2.5	Finishes: Wall, Floor & Ceiling	3,000.00
3	ROOF	3,000.00
4	BUILT-IN FURNITURE	1,500.00
5	PLUMBING INSTALLATION	2,000.00
6	ELECTRICAL INSTALLATION	2,000.00
7	SEPTIC TANK	3,000.00
	TOTAL COST ESTIMATE	\$29,600.00



A+ Quantity Surveyors
October 27, 2016

**APPENDIX IV
MINUTES OF JULY 4 CONSULTATION**

**DISASTER VULNERABILITY REDUCTION PROJECT (DVRP)
PAPs for Construction of Dennery Infant School Access Road
Minutes of Meeting held on Thursday, July 4, 2016 at 10:30 am
at the Project Coordination Unit (PCU).**

Acronyms

PCU – Project Coordination Unit
DVRP - Disaster Vulnerability Reduction Project
MOPD - Department of Physical Planning
PAPs - Project Affected Persons
HH - Household Head

The meeting commenced at 10:30 a.m.

Present were:

Representing the PCU ---- ---- Safeguards Officer
 ---- ---- Project Coordinator

Representing the PAPs ***** HH PAPs

Introduction

The Safeguards Officer greeted the PAPs and introduce himself as the Safeguards Officer and the role and responsibility associated therein in relation to the Construction of Dennery Infant School Access Road. He advised of the purpose for the meeting which was to determine the following;

- Confirm ownership of the canteen
- Outline why and how they are affected by the project
- If any and what communication was received from the Government
- Brief PAPs on World Bank Policy for Safeguards
- Any other business

To confirm ownership of the canteen

Mr. ***** indicated that the canteen belonged to him. He stated that he had receipts from Crown Lands evidencing payment for a Lease Agreement between him and the Commissioner of Crown Lands.

To outline why and how they are affected by the project

Mr. ***** indicated that he received a letter dated November 9 2015 from the Commissioner of Crown Lands requesting that he remove the structure no later than November 13, 2015. He stated that whilst the canteen was not utilized at the time of removal, it used to be a source of income for his wife.

If any and what communication was received from the Government

Mr. ***** indicated that his wife received a call from the Crown Lands Office on November 6, 2015 which was followed by written correspondence on November 9, 2015. Both forms of communication requested the removal of the mobile canteen by November 13, 2015.

Brief PAPs on World Bank Policy for Safeguards

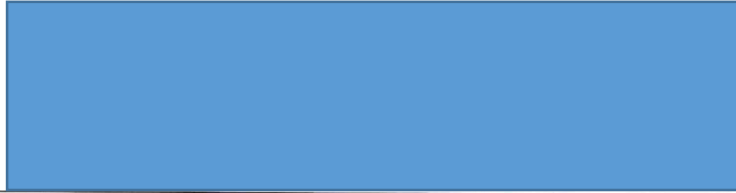
The Safeguards Officer informed the PAPs that the Construction of Dennergy Infant School Access Road is financed by the World Bank and therefore the World Bank's policy on Resettlement takes precedence in the event of private land acquisition, physical or economic displacement resulting from Bank financed construction or activities. The Project Coordinator discussed the process of Land Acquisition and Resettlement with the PAPs

Other business

The parties exchanged numbers and the Safeguards Officer indicated that he will investigate the matter and follow up with the PAPs.

The meeting concluded at 11:45 pm.

APPENDIX V
ACCEPTANCE LETTER AND COMPENSATION CHEQUE



March 20, 2017



Permanent Secretary
Department of Economic Development, Transport and Civil Aviation
1st Floor, Finance Administrative Centre
Pointe Seraphine, Castries

Dear Ms. Polius

This correspondence serves to inform you that we have accepted the Government of Saint Lucia's offer of Eastern Caribbean Thirty two thousand six hundred and sixty eight dollars (XCD32,668.00) as compensation representing the market cost of materials and labor for replacement of a structure of similar quality or better than the affected structure. We also agree that this compensation includes all improvements made to the structure, such as extensions and installation of utilities and also the cost incurred during removal of the canteen.

We thank the Ministry for its exceptional support in addressing our grievance.

Yours sincerely,





GOVERNMENT OF ST. LUCIA
ACCOUNTANT GENERAL

Treasury Department, Laborie Street,
 Castries, St. Lucia, West Indies
 Tel: (758) 468-3943 • Fax: (758) 451-8737

CHEQUE # **1167914**

DATE 2 9 0 3 2 0 1 7
 D D M M Y Y Y Y

>>>>Thirty Two Thousand Six Hundred Sixty Eight And 00/100 EC Dollars <<<<

\$ 32,668.00

EC DOLLARS

PAY TO THE
 ORDER OF

NEW FIELD
 DENNERY
 SAINT LUCIA
 WI



BANK OF ST. LUCIA LTD.
 #1 Bridge Street, Castries, St. Lucia

CONTROL **448798**

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448798

GOVERNMENT OF ST. LUCIA - ACCOUNTANT GENERAL, Treasury Department, Laborie Street, Castries, St. Lucia, West Indies • Tel: (758) 468-3943 • Fax: (758) 451-8737

NEW FIELD DENNERY SAINT LUCIA WI		REMITTANCE ADVICE	VENDOR ID / LOCATION [REDACTED]	REFERENCE NUMBER 1167914		
DATE 3/29/2017		THIS IS THE ONLY OFFICIAL REMITTANCE ADVICE. PLEASE RETAIN FOR YOUR RECORDS.				
MINISTRY/DEPT.	PURCHASE ORDER NO.	INVOICE NUMBER	INVOICE DATE	GROSS AMOUNT	WITHHOLDING AMOUNT	NET AMOUNT ECS
CON	ZERO	COMPENSATION	03/20/2017	32,668.00	ZERO	32,668.00
TOTALS				32,668.00	ZERO	32,668.00

Project Coordination Unit (PCU)

Department of Economic Development, Transport and Civil Aviation

2nd Floor, Finance Administrative Centre,

Pointe Seraphine, Castries, Saint Lucia

Tel: 1 758 468 5817 Fax: 1 758 453 0417

Email: slupcu@gosl.gov.lc