



**KENYA**

ABBREVIATED  
RESETTLEMENT ACTION PLAN  
Lake Turkana Wind Power



Relocation of Sirima Encampment

Marsabit District

November 2012

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## *List of Acronyms*

<b>AIDS</b>	Acquired Immune Deficiency Syndrome
<b>AfDB</b>	African Development Bank
<b>A-RAP</b>	Abbreviated Resettlement Action Plan
<b>CEP</b>	Community Engagement Plan
<b>CLO</b>	Community Liaison Officer
<b>EHS&amp;S</b>	Environmental, Health, Safety and Sustainability
<b>ESIA</b>	Environmental Social Impact Assessment
<b>EURO</b>	Monetary Unit of selected European Countries
<b>HGV</b>	Heavy Goods Vehicles
<b>HIV</b>	Human Immunodeficiency Virus
<b>HV</b>	High Voltage
<b>IPPF</b>	Indigenous Peoples Policy Framework
<b>km</b>	Kilometre
<b>KETRACO</b>	Kenya Electricity Transmission Company
<b>KES</b>	Kenya Shillings
<b>kV</b>	Kilovolt
<b>LCPDP</b>	Least Cost Power Development Plan
<b>LTWP</b>	Lake Turkana Wind Power
<b>MW</b>	Megawatt
<b>NEMA</b>	National Environment Management Authority

<b>NGO</b>	Non-Governmental Organisations
<b>PAPs</b>	Project Affected Persons
<b>RAP</b>	Resettlement Action Plan
<b>RPF</b>	Resettlement Policy Framework
<b>SPV</b>	Special Purpose Vehicles
<b>WB</b>	World Bank

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## *Preamble*

The Lake Turkana Wind Power (LTWP) project, an electrical infrastructure project, located in northern Kenya adjacent to the southeast shores of Lake Turkana in the Marsabit district herein referred to as “the Project” comprises of two components: construction of a 300MW wind farm and rehabilitation of 200km of existing minor urban roads, to improve access to the wind-farm site, herein referred to as the ‘Sub-Project’.

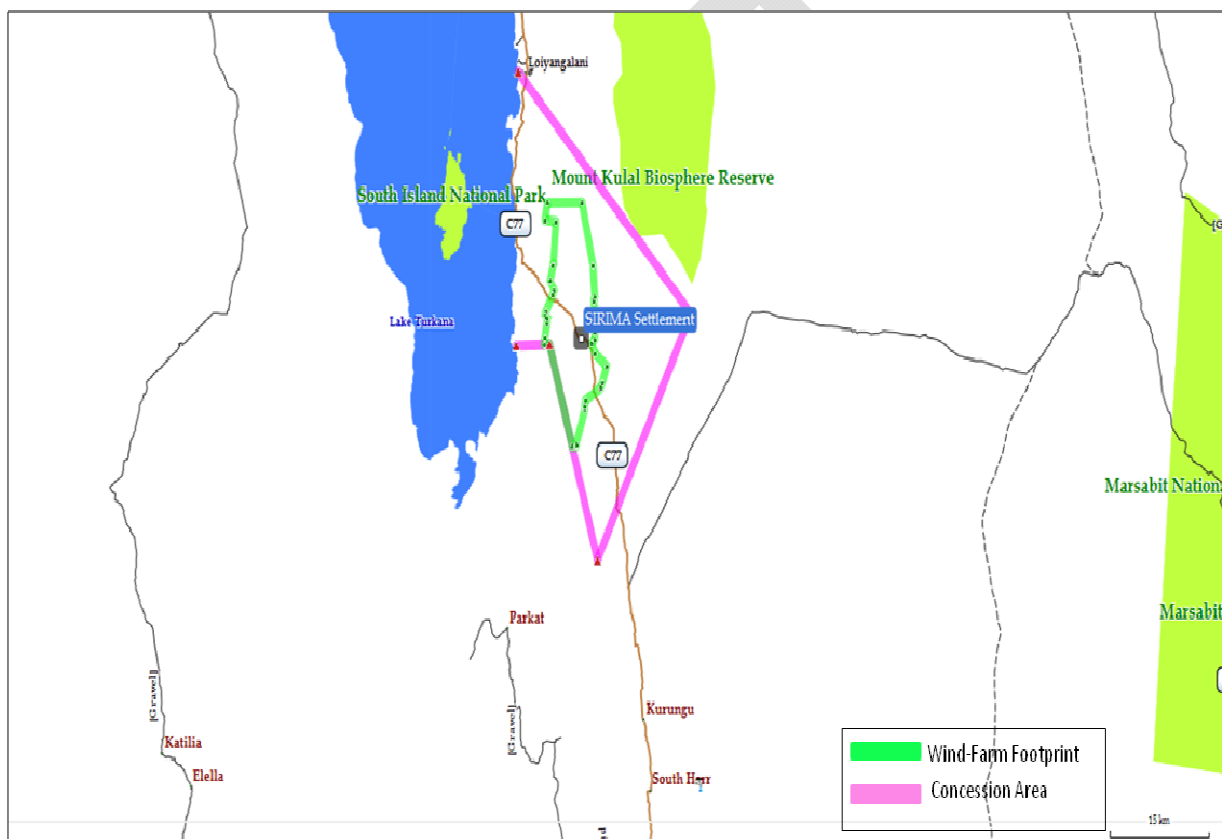
## *Project Background*

The Project location is particularly favourable for generating electricity from wind turbines as it situated within the “Turkana Wind Corridor” where subtropical wind jet streams pass between Mount Kulal to the north and Mount Nyiru to the south of the wind-farm site. These subtropical wind jet streams, originating in the Indian Ocean, aided by the high and low temperature climatic conditions between the mountains and the Lake produce a natural venturi effect, accelerating the winds across the wind-farm site at low (~50m) atmosphere levels, creating strong, predictable and ideal wind conditions for electrical power generation from wind turbines.

The Project, forms part of Kenyan’s energy sector, Least Cost Power Development Plan (LCPDP), and diversification towards clean technologies; comprising of 365 wind turbines, associated overhead medium 33,000 voltage (33kV) collection system and a high voltage (HV) substation as well as a network of access roads in and around the site for construction, operations and maintenance. Export of the electrical power will be via a high voltage 400kV transmission line, an ‘associate’ facility, to be constructed and operated by KETRACO, a Kenyan parastatal with the remit for developing all HV transmission lines and substations of 132kV and above.

## *Site Location*

The wind-farm site is located in the Eastern Province of Kenya in Marsabit District as illustrated in Figure 1 below. Marsabit District borders Ethiopia and Moyale district to the north, Lake Turkana and Turkana district to the west, Samburu district to the south and Wajir and Isiolo district to the east. Marsabit district is the second largest in the country next to Turkana district and covers an area of 66,000 km<sup>2</sup> which includes 4,956 km<sup>2</sup> covered by Lake Turkana. Approximately 75% of the district is classified as rangeland and the main mode of land use is pastoral grazing.

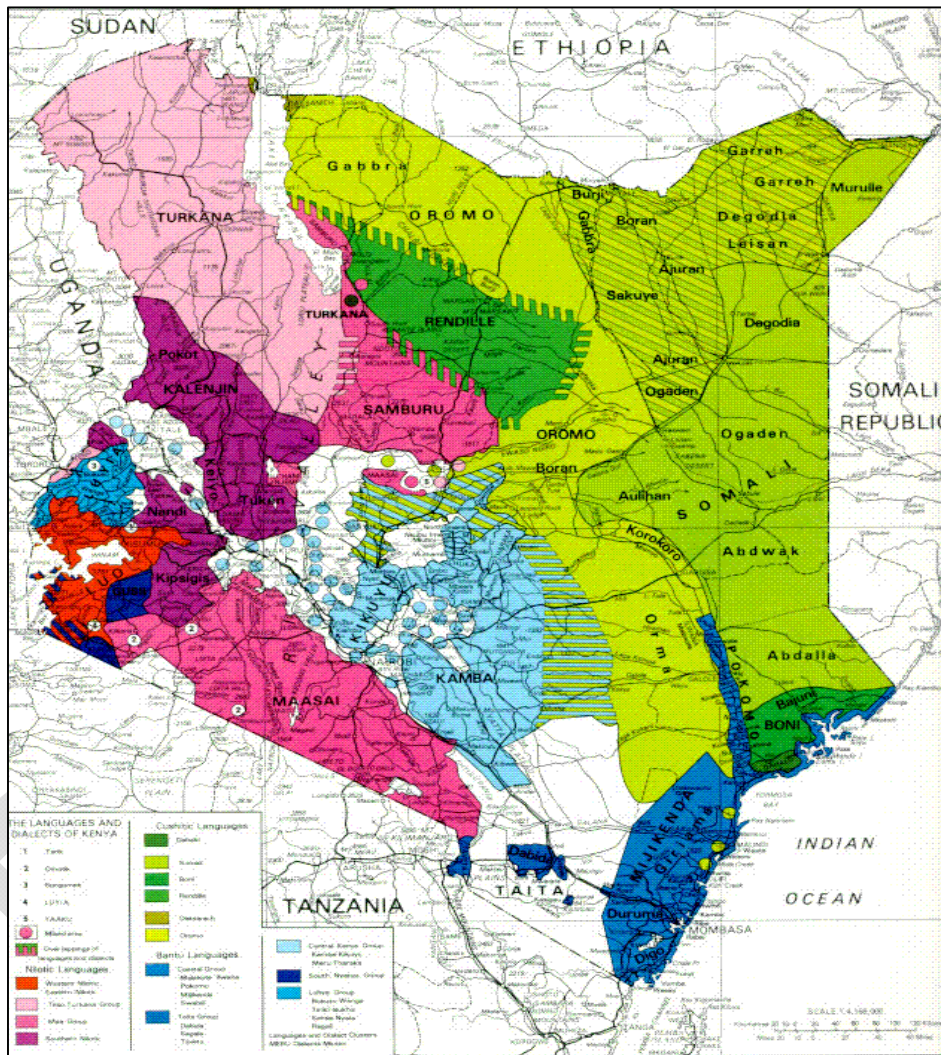


**Figure 1: Location of Sirima settlement as it relates to the wind-farm footprint**

Given the extent of the district there are a number of pastoral groups that live and traverse the arid and semiarid areas of the district. The Turkana are one of the largest ethnic groups in Kenya and are the main group that inhabit the project footprint. Samburu, Rendille, Gabbra and El Molo nomadic groups can also be found roaming the border areas of the wind-farm concessional area. Historically there has been friction



between some of these groups, in and around the border areas, over land and cattle rustling. The below figure depicts the general location where the biggest percentage of the aforementioned tribes are located.



**Figure 2: Tribes of Kenya and where they can be found**

LTWP in line with its Community Engagement Plan (CEP), following a mission to site and project screening by potential lenders, taking cognisance of the remote location of the area and the possible presence of marginalised groups in and around the borders of

Marsabit district developed an Indigenous Peoples Policy Framework (IPPF) as a precautionary measure to address such a possibility.

The project is being developed in accordance with Equator Principles and international environmental and social safeguard guiding principles. An IPPF was therefore deemed an appropriate instrument to guide LTWP in dealing with a social issue of this nature.

The objectives of the IPPF are as follows:

1. Ensure that the development process fully respects the dignity, human rights, economies, and cultures of vulnerable, marginalised or indigenous people;
2. Avoid potentially adverse effects on the vulnerable, marginalised or indigenous people;
3. When avoidance is not feasible, minimise, mitigate or compensate such effects; and
4. Ensure that vulnerable, marginalised or indigenous people receive social and economic benefits that are culturally appropriate and gender inclusive.

Based on the findings of the IPPF, it is clear that while most of the tribes in Kenya are considered marginalised groups at international and regional level, the Turkana tribe which inhabits the project footprint is one of the largest tribes in Kenya and therefore in accordance with the indigenous people definition they are not 'per se' a marginalised group nor are they considered marginalised at national level. Under LTWP's grievance mechanisms such as, CEP, Resettlement Policy Framework (RPF), this A-RAP and IPPF guiding principles the Turkana have the same right and protection to voice their concerns if their rights, interest, needs, livelihood, culture or desires are affected as will any of those groups that border the project concessional area.

### ***Statement of Concern***

During the construction period, LTWP's main concern is for the welfare and safety of the Sirima community, a nomadic settlement that is situated within the wind farm site

concessional area. The settlement is located alongside the C77, a third class road, which serves Loiyangalani town some 40km to the North West and South Horr some 50km to the South East of the settlement. To minimise accidents and as mitigation against any unnecessary misfortunes to the Sirima community, it is essential that the settlement be relocated, temporarily, to a location away from the C77 road to an area not part of the construction activities. The relocation of the Sirima settlement is the subject of this Abbreviated Resettlement Action Plan (A-RAP).

### ***A-RAP Statement of Objective***

The objectives of this A-RAP is to maintain, if not improve upon, the standards of living of the Sirima community as well as their cultural identity and nomadic lifestyle. The A-RAP identifies all affected households within the settlement at the cut-off date, provides an overview of their socio-economic profile, value of their assets and other sources of livelihood.

The A-RAP also clearly establishes the resettlement/ relocation provisions for the project affected people (PAPs) including the PAPs preferred relocation site, describes the compensation options to be offered and other resettlement assistance to be provided, highlights the consultations measures undertaken, explains the potential impacts of the project upon PAPs and establishes mechanisms for grievance redress. The responsible institution, budget, implementation schedule and the monitoring process is also described.

### ***Statement of Responsibility***

The A-RAP has been prepared in accordance with the guiding principles outlined in proponents RPF produced in 2011 when certain aspects of the Project design were still to be confirmed. The RPF has since been submitted along with the Environmental Social Impact Assessments (ESIAs) for wind-farm and road rehabilitation sub-project to both

the African Development Bank (AfDB) and World Bank (WB) public disclosure of information platforms.

The RPF and ESIA's were prepared by international and local consultants. This A-RAP has been prepared in compliance with the policies and principles for involuntary resettlement of AfDB, WB and National Environment Management Authority (NEMA) social health and safety guidelines, land tenure laws and regulations in Kenya. In accordance with the above policies and guidelines, an A-RAP has been deemed appropriate for the relocation of the Sirima settlement as opposed to a full RAP given; the impact is of a minor nature, loss of assets or restriction of access to assets is small and fewer than 200 households will be relocated<sup>1</sup>.

This A-RAP has been prepared by the developer LTWP and Log Associates, a Kenyan consultancy firm. LTWP has been consulting with and engaging with the various communities within the Project footprint since the inception of the project (2007), has a dedicated RAP team responsible for ensuring that compensation in the measures outlined in this report are delivered in a fair and equitable manner in accordance with the guiding principle outlined in LTWP's RPF and in compliance with internationally recognised involuntary resettlement policies.

Log Associates have been engaged by LTWP to provide; cultural insight into the ethnic issues in Kenya and for this A-RAP in respect to the general Turkana region; to undertake the valuation of affected assets at the Sirima settlement; and provide oversight to applicable Kenya Laws in relation to valuation and compensation.

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<sup>1</sup> As defined by World Bank Group and African Development Bank involuntary resettlement policies.

## *Executive Summary*

As with most development projects, both positive and negative impact will be produced. LTWP in collaboration with the Sirima nomadic settlement and community elders following detailed discussions and full understanding of the issues agreed an equitable relocation and compensation plan to mitigate the potential safety hazards associated with the current location of their nomadic settlement.

A suitable relocation area has been identified nearby, away from the C77 road that traverses the concession area; compensation packages developed in accordance with involuntary resettlement best practices, along with mitigation and benefits proposed as outlined below and throughout this report.

The relocation schedule will take eight (8) weeks and the budget for the relocation of the settlement is estimated at KES 11,511,206.

The relocation initiative will include the following:

- A new settlement area will be developed, layout and construction of structures agreed as per traditional practices;
- Manyatta's and other structures, such as sitting room, will be of standard sizes for all affected structures (circumferences increased to the maximum size assessed i.e. 13m);
- Provision of potable water by means of a dedicated borehole for the community;
- Support by LTWP's mobile first aid ambulance to attend to emergencies;
- Construction of pit latrines at the relocation site;
- Construction of a classroom;
- A suitable boundary fence to provide security;
- Construction of a community store;

- Provision of first stock for the community store;
- Training of the community members on sustainable entrepreneurial skills;
- Consider the community members for employment opportunities, where possible;
- LTWP commits to procure similar construction materials, transport the materials to site, use labour from Sirima community and provide food and water during construction of the new settlement;
- LTWP has agreed with the community that should they wish to relocate back to the previous settlement area they can do so in accordance with their traditional practices; and
- The concessional land will continue to be utilised for grazing purposes during the operation of the wind-farm other than areas such as the HV substation and the operation village which will be fenced for safety and security reasons.

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# ***1. INTRODUCTION***

## *1.1. Background*

The LTWP Project has been in development for more than five years and during this time extensive consultations and stakeholder meetings were and continue to be undertaken with the local communities, Non-Governmental Organisations (NGO's) and government agencies during the initial screening of the Project right through to disclosure of documents on the AfDB, WB Infoshop platforms, NEMA, project proponent's website and in the various community administration offices.

## *1.2. Description of Sirima Settlement*

The Sirima settlement is located within the LTWP project site in Marsabit County. The settlement is inhabited by one of the larger Kenyan ethnic group, Turkana, a nomadic pastoralist's community.

In general terms, pastoralism can best be described as nomadic, those that have no fixed abode and continually move according to seasons from place to place in search of food, water and grazing land or transhumance, those pastoralist that settle in a particular location and form a settlement/ camp whilst the herdsmen move usually in a fixed migratory pattern around the epicentre of the settlement. As conditions change, pastoralists usually adjust to the circumstances. This can result in a traditionally nomadic group or some families within the group becoming more or less transhumance in their migratory patterns. Likewise, a family or group that prefers a transhumance way of life may be forced by circumstances to change to a nomadic pattern for some or all of its livestock. The Sirima community can best be described as transhumance pastoralist. The Sirima community has adopted a sedentary way of life as opposed to the traditional nomadic lifestyle.

The settlement has a total of 114 households who live in Manyattas, woven by women in the traditional method using the sparse materials available. Materials are collected by

the younger females and the construction expertise is passed down from mother to daughter. The traditional construction material for a Manyatta includes sticks (locally known as Ekali in Turkana or Siteti in Samburu), hides, and animal dung. The weaving ropes are obtained from Acacia tree. Given the vast range of contemporary materials available/ discarded by visitors to the area, the arrays of building materials has been extended to include other fabrics such as rags, plastics, nylon, cartons and blankets.

According to Kenyan legislation and valuation practices, Manyattas are deemed temporary structures, for compensation purposes, as they can easily be dismantled and erected. The structural integrity and design of these Manyattas provide the necessary shelter and protection from animals, strong winds, harsh sun and rain. Depending upon the culture of the tribe/ group the Manyatta's can remain in situ at the various settlement camps (transhumance pastoralism) for years whilst the majority of nomadic groups dismantle their structures and the materials are carried on donkeys whilst they travel the vast area looking for better pastures for their livestock. Due to daily distances travelled, in order to search for pastures, there are a number of small scattered encampments where the herdsmen reside while tending to their livestock.

The Sirima settlement has existed in its current location for around seven years, the encampment is traditionally fenced, delineating the site boundary as well as affording some protection from unwanted guests, animals and people. The encampment has a total of 176 Manyattas, residential dwellings. Other nomadic groups are welcome to reside outside the settlement boundary whilst traversing the area but are not deemed part of Sirima community.

In 2009, we were informed during the survey and consultation undertaken that the Catholic Mission of Loiyangalani, against the advice of other missionaries, partially erected a classroom not far from the settlement which caused some conflict between the Turkana and Samburu and remained unfinished until 2012. The conflict was partly political as the ownership of the land where the classroom was constructed had been



under dispute between the two tribes for some time and culturally neither group wanted their children to be educated alongside the other group. The Turkana and Samburu have since settled their differences and as such the Catholic Mission have now completed the classroom. The Mission pays the salaries for the teachers and also provides books, water and meals.

The two figures below depict a panoramic and aerial\ LIDAR view of the Sirima settlement.



Figure 3: View of Sirima settlement



Figure 4: LIDAR View of Sirima settlement

### *1.3. Justification for Relocation of the Settlement*

LTWP, whilst reviewing the preliminary construction and transport management plans identified that the Sirima settlement was located in a high construction impact area. To mitigate this impact, LTWP investigated alternative design layouts in order to protect and secure the safety, health and welfare of the Sirima community. LTWP having considered all the various mitigation and layouts options available in this area concluded that the only acceptable option for all concerned and as a necessary precautionary measure, from an environmental, health and safety perspective was to relocate the settlement.

The relocation of the settlement away from this high impact area will undoubtedly prevent accidents, minimise construction impacts, transportation hazards and unnecessary misfortunes, to the Sirima community and their livestock that could not otherwise be avoided if the settlement remained in its current location.

LTWP entered into consultations with the Sirima community to seek their consent and views as to how the above mitigation could be achieved in an equitable manner. Consultation meetings were arranged and following full and informed discussions the community agreed that it was in their best interest to relocate the settlement.

The relocation site identified jointly with the community is 1.5km south of the settlements current location, in a low impact construction area and 2.5km away from nearest cluster of wind turbines. LTWP have drilled eleven boreholes for construction water and the borehole nearby the relocation site will be solely dedicated to the Sirima community.

This A-RAP sets out the agreed terms, compensation, mitigation and benefits that will be provided to the Sirima community/ PAPs.

## **2. POLICY AND LEGAL FRAMEWORK**

This A-RAP was prepared according to the laws and regulations of the Government of Kenya and AfDB and WB safeguard policies on involuntary resettlement, and other international best practices. The legal framework governing resettlement issues are discussed as follows:

### *2.1. The Constitution of the Republic of Kenya*

The constitution of the Republic of Kenya is the main legal instrument that governs resettlement issues in the country. Section 40 of the Constitution recognises the rights of individuals to own or acquire property. The constitution provides for the protection of property from unlawful deprivation of ownership or limitation of enjoyment, unless deprivation is for among other reasons, public purpose or in the public interest and is carried out in accordance with the Constitution and any Act of Parliament that (i) requires prompt payment in full, of just compensation to the person; and (ii) allows any person who has an interest in, or right over, that property a right of access to a court of law.

### *2.2. Environmental Management and Coordination Act, 1999*

This Act governs all issues related to environmental management in Kenya. It provides for the establishment of an appropriate legal and institutional framework of the management of the environment in the country, including the establishment of a NEMA, which became operational in July 2002. The Act makes environmental impact assessment mandatory for activities specified in its Second Schedule. The Environmental (Impact Assessment and Audit) Regulations, 2003, provide the basis for procedures for carrying out environmental impact assessments and environmental audits.

### *2.3. Land Act, 2012*

Land in Kenya is classified as public, community or private land as defined in Article 63 of the Constitution of the Republic of Kenya. Private land consists of land held under

freehold tenure system, leasehold tenure system or any land declared private under the Act of Parliament. The parcel of land where Sirima settlement sits belongs to LTWP under the leasehold tenure system and is therefore classified as private land. The Land Act 2012 provides for the management of all types of land including the guidelines related to leases, licenses and agreements on land.

#### *2.4. Public Roads and Roads of Access, Cap 399 Laws of Kenya*

This Act provides for the dedication, conservation or alignment of public travel lines including construction of access roads adjacent to lands from the nearest part of a public road. It further provides for notices to be served to the adjacent property owners seeking permission to construct the respective roads.

#### *2.5. Occupational Safety and Health Act 2007, Cap 15 Laws of Kenya*

This Act applies to all workplaces where any person is at work, whether temporarily or permanently. The purpose of the act is to secure the safety, health and welfare of persons at work; and protect persons other than persons at work against risks to safety and health arising out of or in connection with, the activities of persons at work.

#### *2.6. Valuers Act, Cap 532 Laws of Kenya*

This acts provides that valuation of assets to be possessed by any development project, shall be carried out by a registered valuer.

#### *2.7. Involuntary Resettlement Guidelines*

AfDB and WB policies on involuntary resettlement establish guidelines for compensation of people affected by a project. Key principles and policy objectives of these policies are to:

- i. Minimise or avoid involuntary resettlement where feasible and to explore all viable alternative project designs in terms of reducing the number of affected persons

- ii. Conceive and implement resettlement activities as sustainable development programmes where affected people are provided with sufficient investment resources and opportunities to share in the project benefits
- iii. Assist affected people, where resettlement is necessary, in their efforts to improve their livelihood and living standard income earning capacity and production levels, or at least to restore in a manner that maintains suitability of resettlement programmes

### ***3. CONSULTATIONS AND COMMUNITY ENGAGEMENT***

Early in the project development LTWP recognised that engagement with the local communities was critical to the successful implementation of the Project. Back in 2009, LTWP engaged Carbon Africa to undertake stakeholder consultation with regard to clean development mechanisms and in pursuit of carbon credits. This stakeholder engagement provided a matrix of key indicators as to the wishes and concerns of the local communities various NGO's, local policy makers and representatives of the local authorities. Meeting were held in Nairobi and at the project site, Loiyangalani. A register of the consultation undertaken and feedback from participants forms part of LTWP consultation records. The views and feedback received were taken into consideration in the development and design of the Project.

In addition to the formal procedures outlined above, LTWP adopted a culturally appropriate two-way systematic approach to community engagement; continuous and candid.

Initially, the community engagement focused on increasing public awareness and allaying the fear of change by provision of project information memorandum on the various development activities and phases from screening to completion as well as involving the community in the planning, project design aspects and that of their future.

The second phase focused on dissemination of information and integration within the affected communities. A local liaison officer was appointed dedicated to listening to the community concerns/ wishes, providing feedback to the proponents' development team enabling the views of the PAPs to be promptly addressed, in a non-technical manner, in their local dialect and to the extent possible built into the Project design. Accessibility to information and receipt of prompt feedback has produced positive engagement results whereby community involvement in the Project development has been maximised, effective participation is gained and mutual trust obtained.

Through the Community Liaison Officer (CLO), LTWP provided Project and roads Sub-project non-technical summaries, in simple pamphlet format, distributed at formal stakeholder and community engagement meetings, drafted in the various local dialects, namely English, Kiswahili, Samburu and Turkana. This continuous, candid and transparent process of information dissemination and feedback has resulted in cooperation and participation from the various indirectly affected communities as well as those PAPs directly affected by the Project. The project through the consultation process described above has benefited from the vocal support provided by the local communities to the various missions to site by third parties.



*Figures 4, 5 & 6 Portraying the Census Survey and Enumeration of PAPs*

#### ***4. POTIVE AND NEGATIVE IMPACTS***

As with most development projects, both positive and negative impact will be produced.

Positive impacts will include improvement of access with associated increased safety and tourism, reduction in travel times, employment generation for local communities during construction and reduction in vehicle maintenance costs due to the rehabilitation of 200km of road, a dedicated water source by means of a borehole and establishment of a community shop/ kiosk for sale and storage of essential food and miscellaneous settlement provisions.

The project will have minimal adverse impact, which cannot be avoided. The construction of the project will result in temporary disruption of their nomadic/transhumance way of life by the relocation of their settlement, as well as typical construction impacts such as, fugitive dust, noise, increase in vehicular traffic with associated safety risks and influx of migratory workers. The general construction impacts outlined above will be mitigated through the mitigation provision as detailed in the ESIA and contractor project/ work specific construction management plans.

Public consultation identified the potential loss of grazing land as a key concern. To mitigate this concern, the only areas that will be fenced are the HV switchyard, individual transformers and LTWP's operations village. This equipment and the areas surrounding them are potential hazards to people and livestock and therefore on grounds of public safety and security of the operations personnel fencing will be constructed with appropriate warning signs and awareness programmes provided to the Sirima community and other pastoralist passing through LTWP's concessional area. Grazing will be permitted in and around and between the clusters of turbines once the facility is operational. The minor loss of land due to the fenced areas and the footprint of the turbines for grazing are considered an insignificant impact on availability of grazing land for the livestock of the local community. The figure below is a picture from



the wind farm site showing clusters of wind-turbines superimposed on a typical site location to illustrate how the area will look when the wind farm is operational.



*Figure 7: Illustration of Wind-Turbine Clusters at Wind-Farm Site.*

## **5. SOCIO-ECONOMIC SURVEY**

### *5.1. Relocation Consultations*

Prior to commencement of the socio-economic survey consultations were undertaken with the community, elders, and provincial administration. The consultation covered a broad spectrum of matters including:

- Briefing as to the status of the Project;
- Briefing on potential impacts, both positive and negative;
- An inventory of assets that could potentially be affected by the project;
- Proposed compensation process and measures to be provided;
- Implication of the asset inventory cut-off date;
- Grievance procedure to be put in place; and
- Outline of a rehabilitation schedule.

### *5.2. Socio-Economic Survey*

Following the above consultations, a socio-economic survey of the Sirima settlement was carried out in March 2012. At the time of the survey only 83 household heads were available to be interviewed and as such the social/ welfare findings reported below relate to those respondents that were interviewed.

Enumeration and valuation of affected assets was undertaken June 7, 2012. The data from this survey includes all 114 households that reside within the settlement. Both exercises were conducted in collaboration with the local administration and with the consent and assistance from the Sirima Chief, elders and community. The objective of the exercises were to make an assessment of social and economic circumstances as well as the general welfare status of the inhabitants of the settlement and to value affected assets for compensation purposes.

The methodology used for the socio-economic survey was a combination of questionnaires and interviews. The questionnaires were read out to household heads in the local dialect by translators as were the interviews with the community elders, provincial administrators and key informants in the community.

### *5.3. Socio-Economic Findings*

The Sirima settlement is situated nearby the C77 road approximately halfway between Loiyangalani and South Horr towns. The Turkana area is designated for relief food having been victims of drought and famine for the last two decades. The community, mainly the children, solicits for these basic commodities from travellers on their way to or from Loiyangalani and South Horr the nearest trading centres. Unfortunately, very few vehicles/ tourist pass this way due to the poor state of the road network however on market days, held monthly, vehicles mainly overland trucks carrying merchandise to the market pass along the C77 road but seldom do the stop mainly fearful for their own safety and that of their consignment.

#### *5.3.1. Water Resources*

The settlement exists in this location mainly due to a natural catchment which traps seasonal water. Government intervention turned the natural water catchment into two manmade dams. Unfortunately, poor workmanship, porous materials and high evaporation rate of this semiarid area significantly reduces the water retention time of the dams. Water is such an essential commodity that even its limited availability makes this location an attractive “base” for the Sirima community. In addition to the settlement’s surface dams, there is also a significant “shared” natural water catchment located on the boundary between Marsabit and Samburu. The location is known as the “secret reservoir” located south of Sirima and about a day’s walking distance. The catchment is extensive both in size and volume, the ground impervious and is the main watering hole for pastoralist and their livestock. The Turkana and Samburu have reached an understanding that this water resource is a shared facility and as such

herdsmen from both tribes can use it albeit not at the same time. Samburu herdsmen will bring their livestock in the morning hours and the Turkana in the afternoon. Both groups given the historical conflict that existed are still to some extent afraid of tribal mixing and potential loss of livestock.

### *5.3.2. Food Resources*

Food is scarce and the settlement is listed on the governments 'Relief Food Register' and receives bimonthly provisions supplied by government, USAID and other relief food agencies such as the Red Cross. The relief provisions are only for those households listed on the register. The register has never been updated and therefore the provisions are insufficient to meet the settlement needs. Typically the provisions consist of maize, ugali/ posho, beans, tea and sugar.

Being pastoralists' milk from the goats and camels form a large percentage of their daily liquid intake. The Turkana are a very hardy group and will eat most animals but as to having eaten fish all respondents indicated that they have never eaten fish.

A very small percentage of the livestock is utilised as a food source however at desperation times livestock is traded for other essential commodities. Livestock is only eaten by the community at special events such as weddings, funerals and at cultural occasions.

### *5.3.3. Health Facilities*

The nearest health facilities/ dispensaries are at Gatab, South Horr or Loyangalani all of which are a full day's travel by foot or donkey. The census findings noted that, in general, the health of the community was surprisingly good for both adults and children with headaches being the main complaint from respondents. Dehydration and the lack of available potable water in the area were acknowledged to be the cause.

Two elderly members of the community and a widower are blind and the community looks after their daily requirements and needs.

None of the respondents interviewed were aware of HIV.

#### *5.3.4. Economic status*

Livestock is their sole means of materialistic/ worldly wealth and are mainly used for the purpose of dowry payment. Money is of little use in this semiarid area and most purchases are conducted under a bartering system for livestock. The price of a livestock depends upon size and condition of the animal. Goats can fetch credit between KES 3,500 and KES 6,000, camels between KES 15,000 and KES 20,000 and donkeys in the order of KES 12,000 depending on the need/ skills of the trader and herdsman. The livestock of the Sirima community, of those that were encountered during the valuation survey, would appear to be in good condition and would fetch values towards the higher amounts.

#### *5.3.5. Security*

Insecurity is mainly brought about by cattle rustling which is prevalent throughout the district border area. The area is so vast with little road infrastructure such that policing is virtually impossible. The Kenya Police Authority endeavouring to mitigate cattle rustling and improve security select and recruited reservists to help suppress cattle rustling and provide local back up to the Authority should the need arise. Within Sirima community three male household heads were selected to be Kenyan Police Reservists and receive training on an annual basis. These reservists are also employed as security guards for LTWP watching over the five wind masts currently located at South Horr, Arge, Gatab, Loiyangalani and Lonjorin and other LTWP equipment and assets at site. LTWP has established security sectors around the concessional area and uses reservists from the various tribes to provide a watching brief and guard LTWP's assets in their locations. LTWP currently employs 23 security guards with affiliation to Turkana, Samburu, Rendille, Gabbra and El Molo tribes. The census confirmed that by employing people from the various tribes and bringing them together for training, meetings, as well as mixing the various teams that security has improved throughout the concessional area.

5.3.6. *Origins of the Community*

The origins of the Sirima household heads interviewed are illustrated in the figure below. From Moite to Isiolo is a distance of approximately 380km as the crow flies. The respondents when asked as to their religious affiliation responded a hundred percent that they were Traditionalist however it is clear from the modern clothes some of the community wear that some tainting to tradition has and is taking place, albeit slowly.

Forty five percent of respondents indicated that they were born within Sirima, Loiyangalani and Lonjoorin area. Eighteen percent was due to marriage and four percent due to insecurity in Parkat.

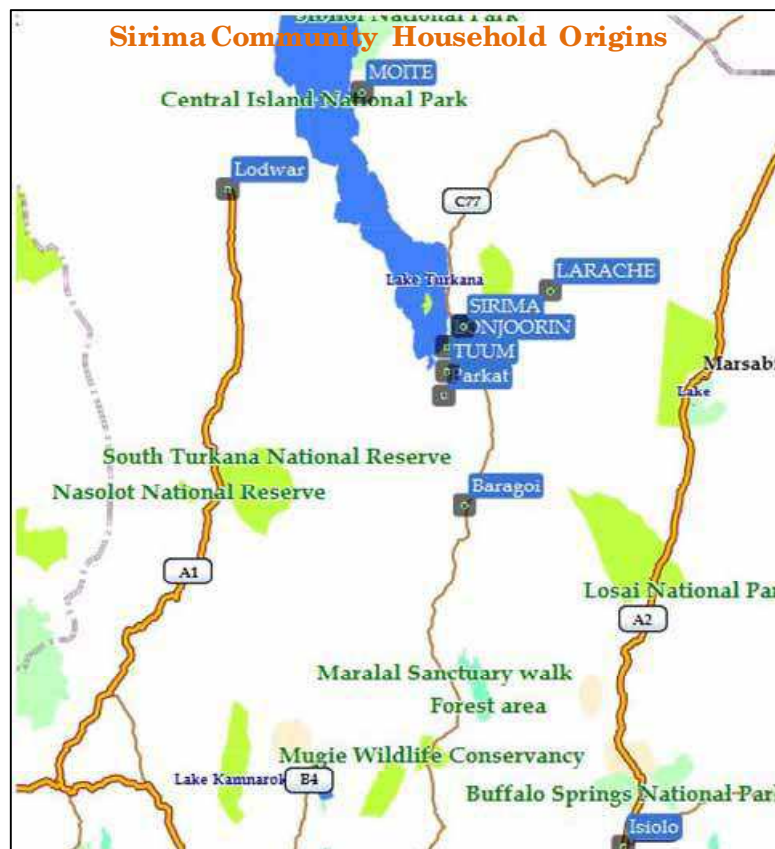


Figure 11: Various towns where the household heads originated

The figure below details and depicts the percentage of the Sirima household heads and the township/ areas where they came from before settling to a transhumance pastoralism lifestyle at Sirima. The majority of the community 45% were born and have

lived within the Project footprint. The remainder either moved to Sirima due to insecurity or through marriage.

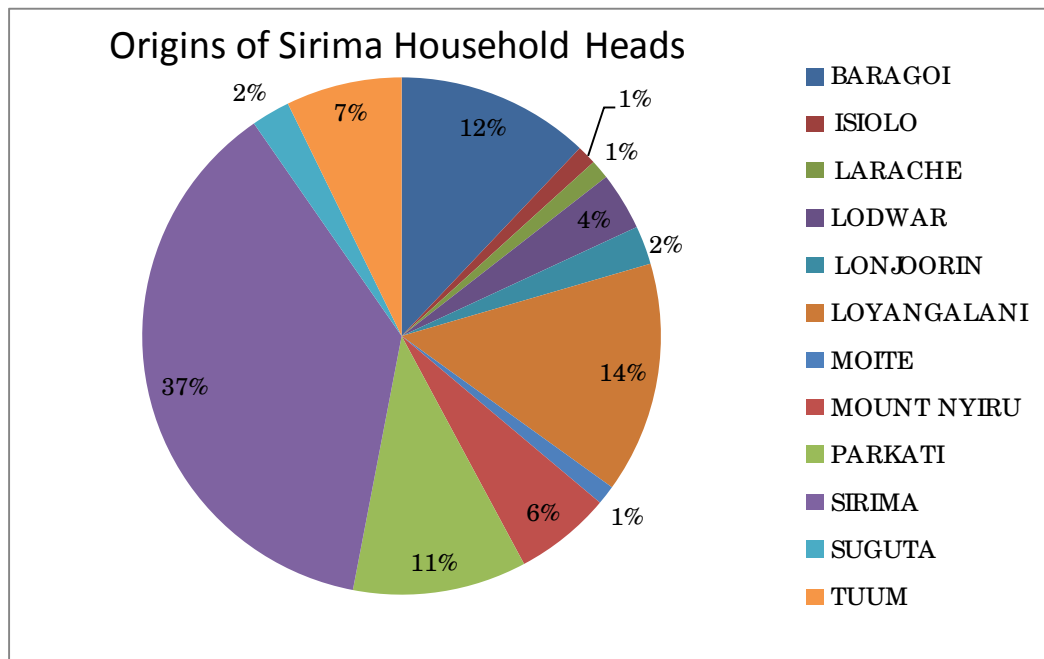


Figure 12: Breakdown of the towns and by percentage of where the household heads originated.

#### 5.4. Census Survey Findings

Results of the census survey concluded that a total of 114 households, occupying 176 residential structures with 130 extensions to the main dwelling or additional structures form the household living accommodation for the settlement area. In total, 306 structures will need to be compensated.

Demography of the community and survey findings is summarised in the tables below.

HOUSEHOLD ANALYSIS	No.	Female	Male
Number of HouseHolds	114	33	81
Number of Dependants in All Households	553	279	287
Number of Adult HouseHold Family Members	156	60	96
Number of Children or Minors within All Households	397	198	212

Table 1: Household Demographic Analysis.

<b>Main Dwellings</b>	<b>No.</b>
Number of HouseHolds	166
Dwellings Under Construction	9
Children's Dwellings	12
Kitchens	13
Sitting Rooms	104
Shops	2
<b>TOTAL</b>	<b>306</b>

Table 2: Community Structure Analysis.

5.5. Conclusions

It is clear that pastoral areas present particular challenges and opportunities for both the developer and the community. The people of Sirima settlement from a western perspective live in extreme poverty with limited access to water, schools and health facilities. However, from a nomadic perspective they do have access to facilities such as dispensaries and towns albeit a day’s journey away, and nearby they have access to water and a classroom which is more than most other nomadic groups have and they would not regard themselves as being in poverty per se. Being transhumance pastoralists and having settled nearby the main C77 road, over time, they have been and are continually exposed to change and modernisation via tourist and traders bringing their merchandise to markets. The construction of the wind-farm will undoubtedly be a major change to their area and to a lesser extent to the culture and lifestyle of the community. However this will be of a temporary nature. When the plant is operational the area should revert, to a similar inactive location as should their culture and lifestyle over a period of time. The community will benefit from the project but will also be able to continue with their pastoral lifestyle during operations.



- Health

The sedentary lifestyle and poor dietary routine did not reveal any underlying ailments. The community as a whole, from the children playing in the encampment to the elderly, seemed happy and content with their quality of life and the coming of the project.

- Education

Of the 410 children in the settlement only 26% have attended school. The academic level of the community could not be assessed but we understand from the survey that the school has run classes for nursery and standard one giving the children of the community basic introduction to education however the findings also identified that 79% of the children have never attended school. Discussions with the Missionary indicated that the nursery classroom was secondary to providing relief food for the children

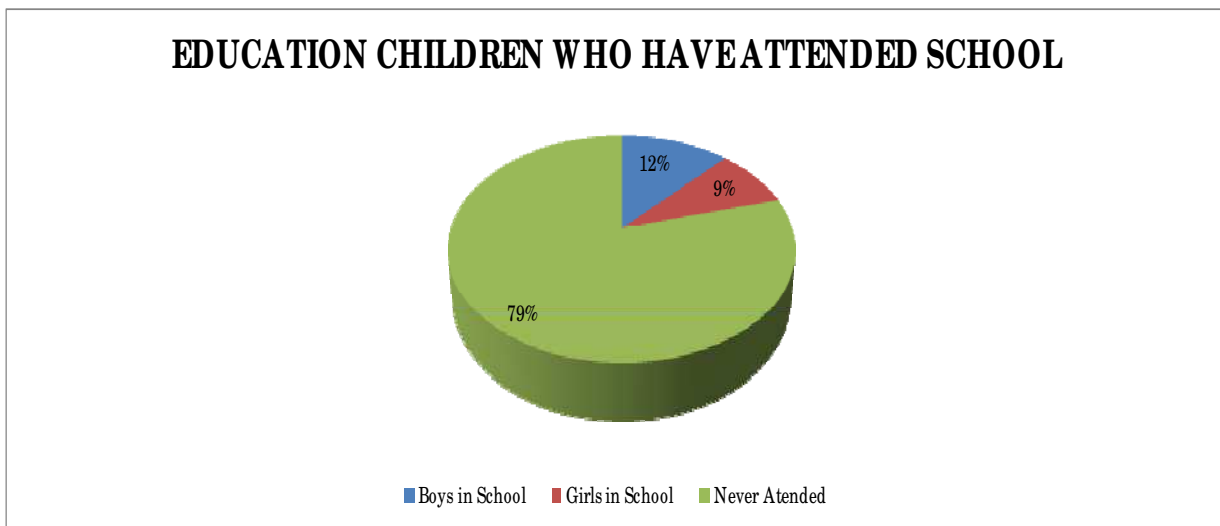


Figure 13: Breakdown of the towns and by percentage of where the household heads originated.

- Occupation/ Income

There are five head of households who declared regular cash income, the Sirima Chief and four others who are employed by LTWP as security guards. Employment and having a regular income has brought modernisation to the community. There are two shops, one using a solar panel for charging mobile phone and batteries and the other selling/ trading in food.

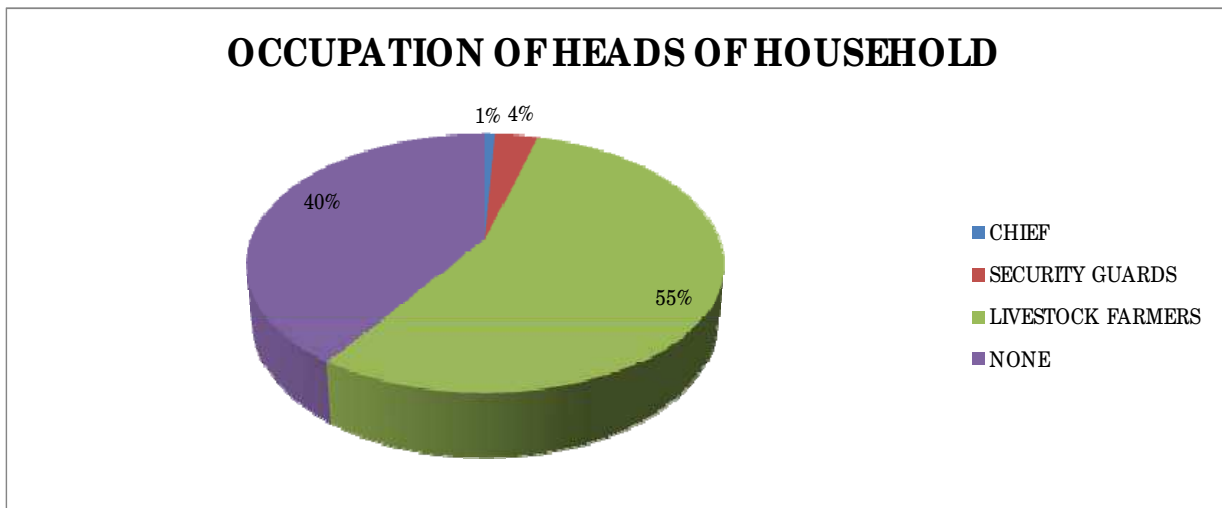


Figure 14: Occupations of Household Heads.

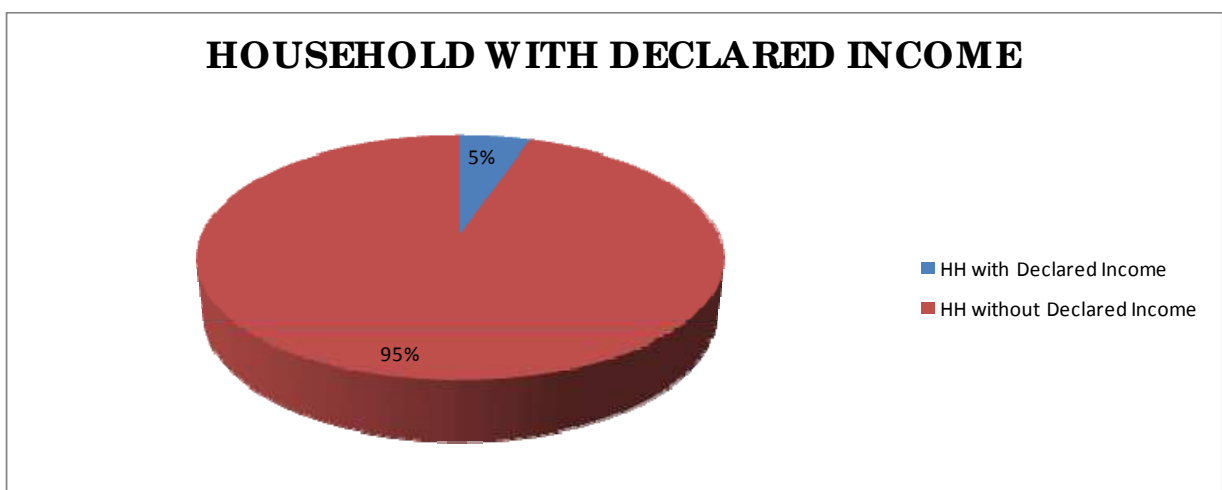


Figure 15: Household with Declared Income.

- Wealth

From a community perspective its wealth can only be measured/ derived by the number and monetary value that can be obtained from its livestock. From the enumeration and valuation survey the community livestock is portrayed in the charts below amounting to 1,078 goats, 23 camels and 18 donkeys a total of 1,119 animals. Assuming that the animals are all of high quality and sold obtaining top market rate the wealth of the community could be valued at approximately KES 7,144,000Ksh and an average household value equating to 49,391Ksh.

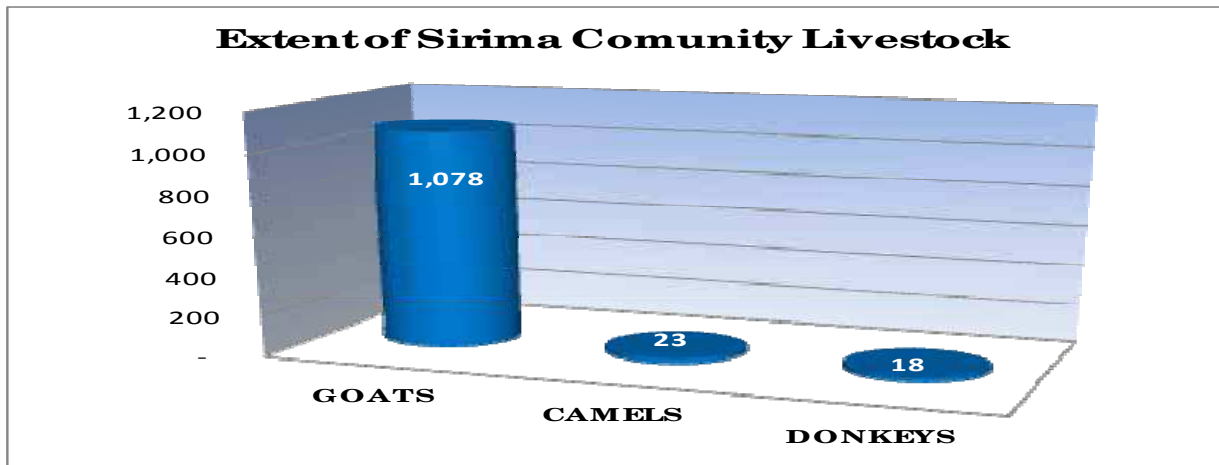


Figure 16: Total of Livestock for Sirima Community.

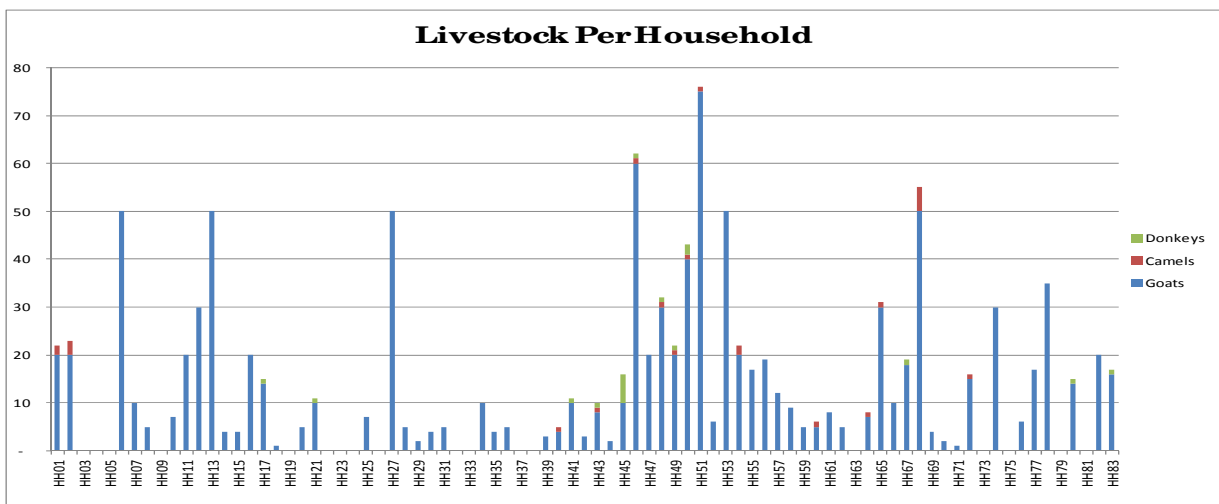


Figure 17: Livestock Distribution per Household.

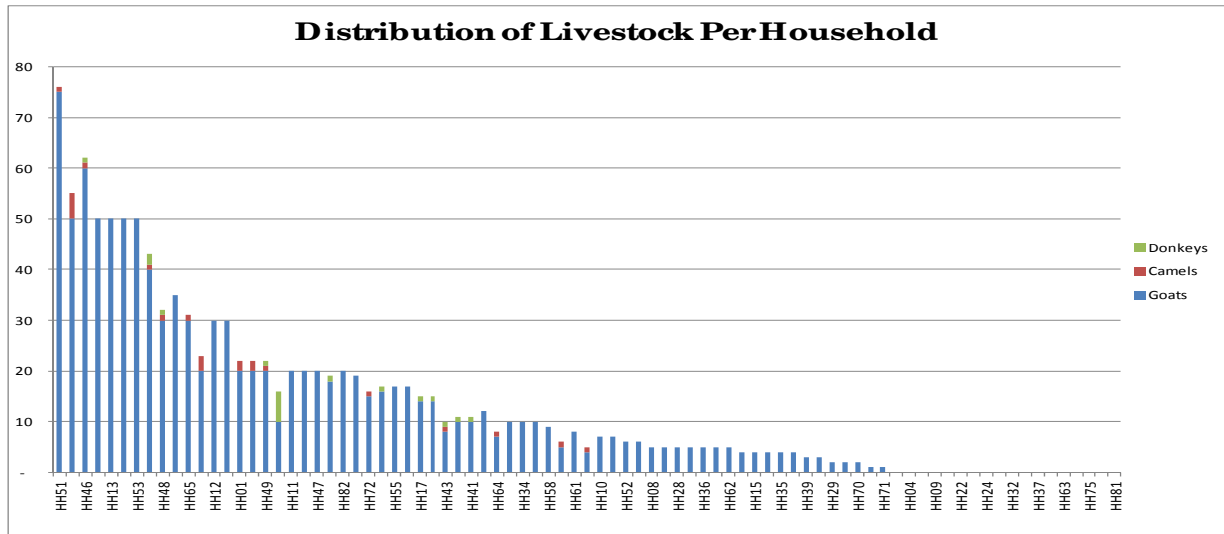


Figure 18: Livestock Distribution per Household.

The findings of the survey revealed that from a household livestock perspective, 65 have goats, 15 have camels and 18 have donkeys and only 5 households have all three types of livestock. The above figure shows that wealth is not uniformly distributed.

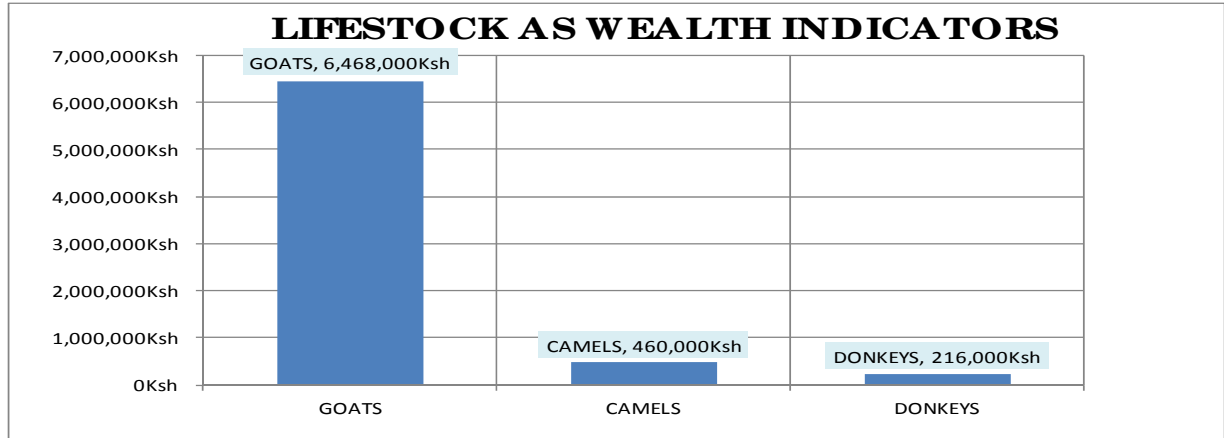


Figure 17: Sirima Community Wealth Estimate.

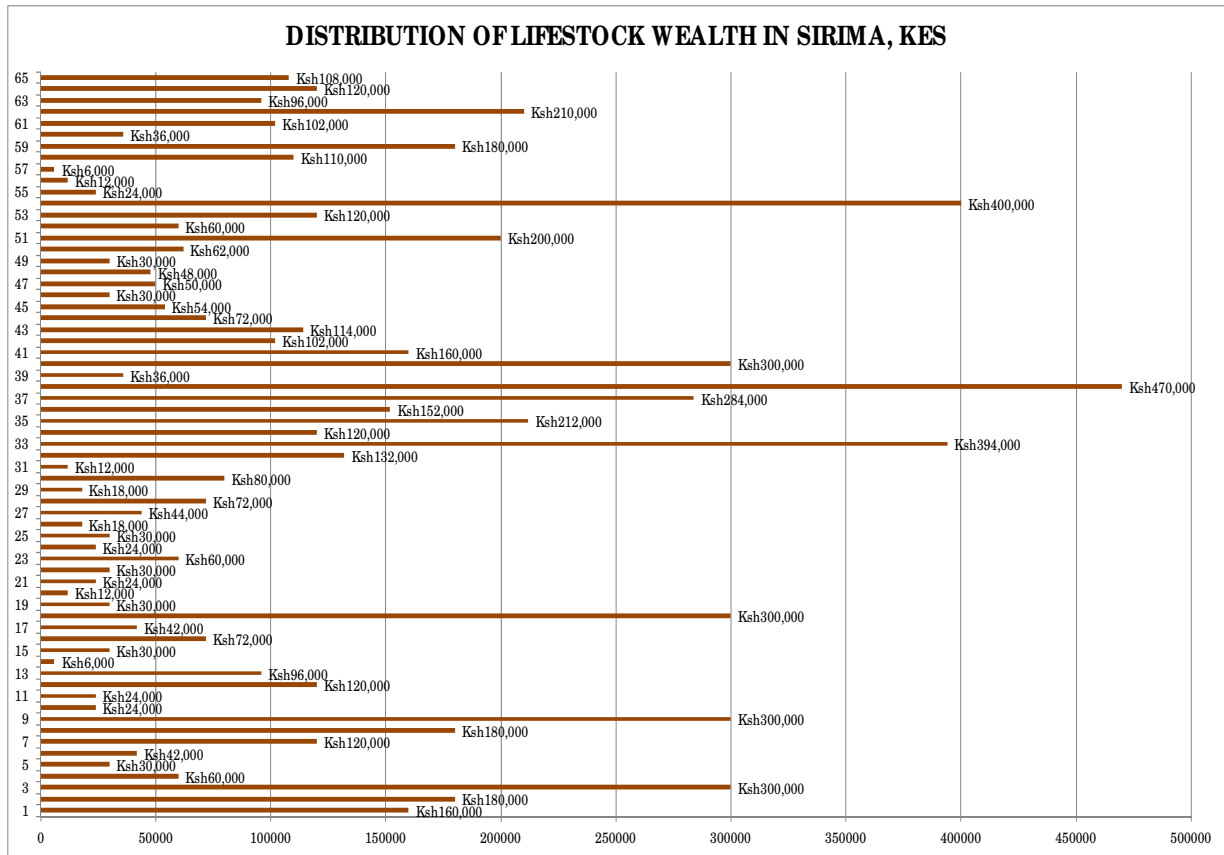


Figure 19: Distribution of Livestock Wealth per Household.

It is clear that the project will bring benefits to the community as LTWP has committed to the provision of potable water by means of a dedicated borehole for the community; support from LTWP’s mobile first aid ambulance to attend to emergencies; construction of pit latrines for use by the community members; construction of a decent school classroom and training of the community members on entrepreneurial skills through setting up of a community store. The settlement has already benefitted from the project development activities; members of the community have been employed preparing the many access tracks for locating and relocation of wind masts, as security guards for the masts and as guides for the various consultants undertaking the necessary due diligence studies.

### 5.6. Recommendations

- Relocation will be within the same vicinity (c.1.5km) to ensure that PAPs are not made worse off by the Project. LTWP in collaboration with the community elders have already identified a suitable relocation area nearby.
- The community will relocate only when the construction work at the new site is completed. According to Kenya compensation legislation where structures are involved the owner should be given adequate notice (90-days) to vacate the land in order to ensure smooth transition. Given the community have agreed to relocate to a new location and LTWP in conjunction with the community will provide all materials and the community will undertake the labour associated with construction of the new settlement this should not be an issue.
- The project, through implementation of this A-RAP will ensure that rights of PAPs are adhered to and protected.
- There will be continuous consultations and involvement of Chiefs, PAPs and settlement elders during the overall A-RAP implementation and in issues of rehabilitation assistance. Continued consultations will ensure that community needs are met and that dissemination of information is undertaken in a timely and equitable manner.
- Future consultations will include, informing stakeholders on issues such as clearance of road reserve to make way for the commencement of road works, rehabilitation assistance packages and disbursements thereof.
- Consider the community members for employment opportunities where possible. Most of the affected community members may not have the requisite education or skills to do complex assignments however LTWP will employ a

discriminatory policy in favour of the Sirima community and training will be provided for those selected.

- Special attention will be paid to the disabled and those with special needs.

## **6. VALUATION AND COMPENSATION PROCEDURES**

As already discussed, the Sirima settlement sits within the concessional area previously designated as ‘Trust Land’ managed under the district administration; consequently the Sirima community members have customary rights to reside and use the land for their pastoral requirements, as such, they have no recognisable legal right or claim to the land other than use and are therefore not eligible for land compensation.

The subsequent valuation estimates are provided in attached Appendices for setting-up a similar or much improved settlement for the temporary relocation of the community members. LTWP commits to provide similar construction materials, transport, labour, water and food for the workers during reconstruction of the settlement. After the construction of the wind farm site the previous settlement location will be accessible to the community should they wish to revert back to this location.

### *6.1. Scope of Entitlement*

- Persons with formal legal rights to land or assets, including customary and traditional rights recognised under the laws of Kenya.
- Compensated for assets affected, loss of income and entitled to other assistance as provided for in the project’s RPF.
- Persons with no formal legal rights to land, but with a claim to such land or assets, provided that such claims are recognised under the laws of the country or become recognised through a process identified in the RPF.
- Compensated for the land and assets they lose, and entitled to other assistance as provided for in the project’s RPF.
- Persons with no recognisable legal right or claim to the land they are occupying.



- Rehabilitation assistance as well as other assistance as provided for in the project's RPF, if they have occupied the area prior to an agreed cut-off date for entitlements.

### *6.2. Valuation Methodology*

Manyattas are deemed temporary structures according to Kenyan Valuation Act and as such there are no formal guidelines as to how these structures should be valued. LTWP in conjunction with Log Associates accredited valuer and in line with LTWP's RPF guiding principles agreed that Manyattas must be compensated at full replacement cost. The methodology adopted was to measure the circumference of all dwellings. The mean circumference for the main dwellings was computed to be 10.1m. Of the 176 main dwelling, 90% of the Manyattas assessed fell within  $\pm 1$  standard deviation from the mean. The largest Manyatta is three standard deviations from the mean, which implies a maximum circumference is 13m. LTWP will procure materials for the construction of all Manyattas and extensions in order to preserve existing materials at site.

### *6.3. Compensation Procedures:*

- i. Negotiations and consultations with the Chief, elders and PAPs on rehabilitation assistance packages, explaining how the packages have been determined and what the package covers in terms of transition costs and inconvenience.
- ii. Preparation of rehabilitation measures plan.
- iii. Distribution of agreement forms for signing by PAPs. Signing of the forms denotes acceptance of rehabilitation assistance packages offered.
- iv. Construction of the relocation settlement
- v. Relocation to the new site.

### *6.4. Mitigation Measures*

During construction, mitigation measures will be implemented throughout the project; in accordance with the Contractors ESH&S plan these will include; a health & safety

construction traffic awareness programme and HIV/ AIDS awareness programmes, speed retardation methods, dust sheets or other approved mitigation provisions as deemed necessary to mitigate and protect the community. It is anticipated that the HIV/ Aids awareness programme will be implemented by local NGOs and managed by LTWP.

#### *6.5. Grievance Redress Mechanism*

Existing national legislation does not require resettlement plans be disclosed to and consulted with local affected people. LTWP has already obtained consensus from the Sirima community regarding compensation, benefits and assistance which generally reduces grievances that may arise as a result of the involuntary relocation. However, the use of existing community structures and affinities will provide the first and best forum for the redress of grievances. If such mechanism fails to function, the affected persons have a right to resort to arbitration at the level of local government authorities, who can, in certain cases take administrative decisions. If all avenues for redress are exhausted, then the affected persons have the right to a legal process for redress of their grievances. The legal process however may be long and not easily accessible to the village members.

On the ground, at the village level, grievance redress is often handled through the local administration officers (e.g. community elders, sub-chiefs, chiefs and District Officials) who act as mediators between the project sponsors and the PAPs. Where this local setting for dealing with grievances is acceptable to PAPs and is efficient in dealing with grievances, LTWP will seek to encourage this approach. Where necessary, a formal grievance redress mechanism committee will be formed. LTWP grievance redress mechanism will be put in place to deal with any concerns in real time.

As defined within LTWP's RPF and CEP, PAPs will be informed of and participate in the establishment of compensation and rehabilitation measures, and provided with measures to redress and grievance that may arise.

In order to facilitate the handling of individual or community grievances that cannot be resolved by the established community practices, LTWP has defined a clear formal process and procedure for grievances to be channelled through. A resettlement task force or Resettlement Working Group (RWG) will be set up.

Disputes will be referred to the RWG and the RWG asked to provide a recommendation as to how it is to be addressed within an allotted time period. If deemed necessary by the RWG the case will be re-investigated and referred to the overseeing LTWP management for resolution. If still un-resolved the disputes would ultimately be sent to the courts of law. Grievances will be dealt with as per the figure below. For the purposes of settling grievances the RWG may wish to appoint a sub-committee.

PAPs will have right of access to the formally established grievance process and will be entitled to make their concerns and/ or complaints known. They will also be entitled to attend RWG meetings to ensure that their concerns are being addressed.

The LTWP nominated designate will keep a written record of all disputes/ grievances raised and dealt with during the relocation and compensation process. These records will be monitored regularly by the RWG and by any externally appointed independent Monitoring Team for the A-RAP process. This will be undertaken as part of the on-going monitoring and evaluation process.

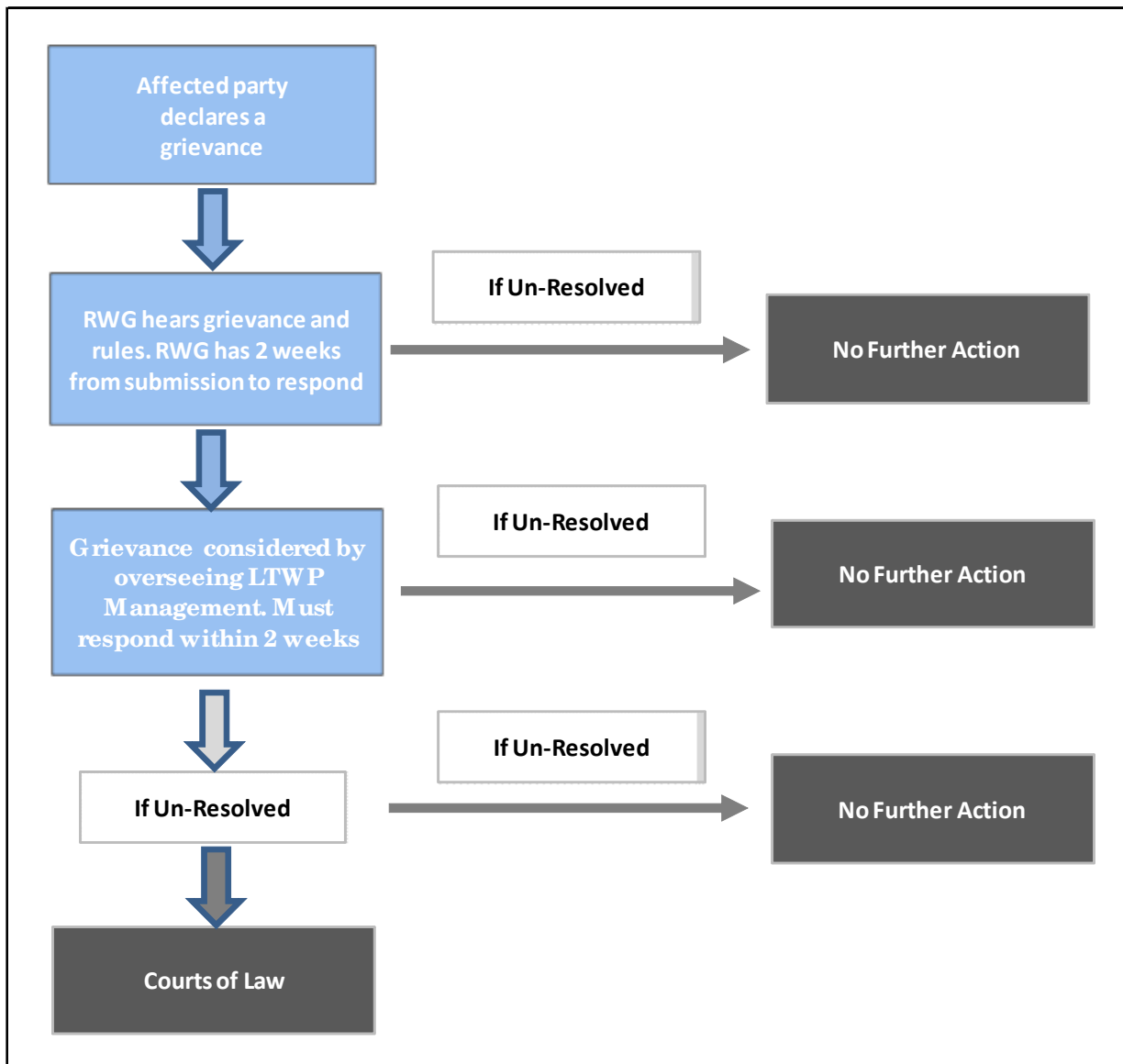


Figure 19: LTWP's Formal Grievance Redress Procedure.

### 6.6. Monitoring

The LTWP RAP team will oversee the RAP implementation and internal monitoring will be through the LTWP Environmental Manager or designate. External monitoring will take place in the form of the Lender's Engineer on a frequency designated as per Finance Agreements usually on a quarterly basis.

## 7. Budget

The budget for the full replacement cost for relocation of the settlement including materials, transportation and labour is estimated at KES 15,927,990.

### 7.1. Budget for Relocation

<b>STRUCTURES REPLACEMENT COSTS</b>	<b>Quantity</b>	<b>Rate (KES)</b>	<b>Amount (KES)</b>
Cost of Materials	13	1200	15,600
Cost of Transport	40	50	2,000
Labour	50	300	15,000
Coverings	4	1000	4,000
Food and Water	5	750	3,750
<b>Sub-total</b>			<b>40,350</b>
Cost for all Manyattas	176	40,350	7,101,600
Costs of Extensions	130	9,088	1,181,375
Disturbance Allowance	15%		1,242,446
Contingency	20%		1,905,084
<b>TOTAL</b>			<b>11,511,206</b>

### 7.2. Budget for Benefits

<b>Benefits to Community</b>	<b>Units</b>	<b>Rate (KES)</b>	<b>Amount KES</b>
Classroom	40	20,000	800,000
Pit Latrines	25	40,000	1,000,000
Training	5	234,000	1,170,000
Boundary fence	25	50,000	1,250,000
Community Store	20	20,000	400,000
First Fill of Stock for Community Store	1	100,000	100,000
Contingency	20%		2,970,000
<b>Total</b>			<b>7,690,000</b>
<b>Budget Total Costs</b>			<b>19,201,206</b>

## 8. Schedule for Relocation and Benefits

### 8.1. Relocation Schedule

	Activity	Duration (Weeks)							
		1	2	3	4	5	6	7	8
1.	Negotiations and Consultations with PAPs								
2.	Preparation of Rehabilitation Plan								
3.	Distribution and Signing of Agreement forms								
4.	Construction of the Relocation Settlement								
5.	Relocation to new site								

## ***9. Disclosure of A-RAP***

Project information dissemination and disclosure for local people will be through the Chief's office through copies of this A-RAP and use of information booklets, pamphlets and public gatherings. Material will include aspects relating to PAPs, rehabilitation assistance measures and any other project related information. Information will be available in both English and local dialects. Information will also be availed to local chiefs for community members to access such information within their communities.

Disclosure will be through AfDB Infoshop platform and the LTWP website. Copies will be available on the LTWP website ([www.ltwp.co.ke](http://www.ltwp.co.ke)) and hard copies will be placed at LTWP and NEMA Offices in Nairobi and at appropriate local administration offices in Turkana area.

## ***10. APPENDICES***

Socio-economic Template

Valuation Report for Sirima Settlement

Enumeration of Affected Assets



**ABBREVIATED RESETTLEMENT ACTION PLAN (RAP) SOCIO-ECONOMIC SURVEY QUESTIONNAIRE**

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**SECTION A: INTRODUCTION**

**A1:** Enumerator name (ref) \_\_\_\_\_

**A2:** Name of respondent \_\_\_\_\_

**A3** ID of respondent \_\_\_\_\_

**A2:** Enumeration date \_\_\_\_\_

**SECTION B: LOCATION**

**B1:** Name of [settlement] area \_\_\_\_\_

**SECTION C: FAMILY INFORMATION**

<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>C4</b>
<p><b>Are you the Head of the Household?</b></p> <p>1. Yes tick and go to C2 [ ]</p> <p>2. No tick and go to C3 [ ]</p>	<p><b>What is your family name?</b></p> <p><b>Have you any other Names?</b></p> <p><i>[Go to C7]</i></p>	<p><b>If not HH, what is the family name of the respondent?</b></p> <p><b>Have you any other Names?</b></p>	<p>What is your relationship to the HH head?</p> <ol style="list-style-type: none"> <li>1. Spouse</li> <li>2. Son</li> <li>3. Daughter</li> <li>4. Brother</li> <li>5. Sister</li> <li>6. Parent</li> <li>7. Other (Specify)</li> </ol>

<b>C5</b>		<b>C6</b>	<b>C7</b>	
Contact details of respondent?		Reason head of HH not interviewed?	Contact details HH head	
<i>Item</i>	<i>Details</i>		<i>Item</i>	<i>Details</i>
Name (ID)			Name (ID)	

C8	C9	C10	C11
<p>Are the parents of the HH still alive?</p> <ol style="list-style-type: none"> <li>1. Yes</li> <li>2. No [go to C12]</li> </ol>	<p>If yes, which?</p> <ol style="list-style-type: none"> <li>1. Both parents</li> <li>2. Mother</li> <li>3. Father</li> </ol>	<p>If alive, where do the parent(s) live now?</p> <ol style="list-style-type: none"> <li>1. Sirima area?</li> <li>2. Elsewhere, enter name of location</li> </ol>	<p>If Sirima, when did they move/ migrate to this area?</p> <ol style="list-style-type: none"> <li>1. Date, or</li> <li>2. Number of years?</li> </ol>

C12	C13	C14	C15
<p>If parents are dead,</p> <ol style="list-style-type: none"> <li>1. When did they die?</li> <li>2. Where are they buried?</li> </ol>	<p>Where was the Head of the Household born?</p> <ol style="list-style-type: none"> <li>1. Sirima area?</li> <li>2. Elsewhere,[ enter the name of the location]</li> </ol>	<p>If Sirima, for how long have HH and family resided here?</p>	<p>If elsewhere, why did HH and family migrate into a different area from where HH was born/ lived?</p> <p>Does the HH and family ever return to former birth place?</p>

C16	C17	C18	C19
<p>Do all the household family members live permanently in the Sirima Settlement?</p> <ol style="list-style-type: none"> <li>1. Yes</li> <li>2. No</li> </ol>	<p>Do any members of the HH family, i.e. parents, women and or children remain at the Sirima settlement while other members travel tending the livestock?</p> <ol style="list-style-type: none"> <li>1. Yes</li> <li>2. No</li> </ol>	<p>If not, please explain the typical migration pattern of the household?</p>	

C20	C21	C22	C23	C24
<p>Sex of Head of Household</p> <ol style="list-style-type: none"> <li>1. Male</li> <li>2. Female</li> </ol>	<p>Marital Status</p> <ol style="list-style-type: none"> <li>1. Single</li> <li>2. Married (No. of Spouses)</li> <li>3. Separated (formal)</li> <li>4. Separated (Informal)</li> <li>5. Widowed</li> </ol>	<p>Date of Birth (day/month/year)</p> <p><i>(Write/estimate age for those who cannot recall actual DOB)</i></p>	<p>Religion of Head of Household</p> <ol style="list-style-type: none"> <li>1. Catholic</li> <li>2. Protestant</li> <li>3. Muslim</li> <li>4. Other (Specify)</li> </ol>	<p>Languages spoken by Head of Household</p> <ol style="list-style-type: none"> <li>1. Mother tongue</li> <li>2. Both English and Kiswahili</li> <li>3. English Only</li> <li>4. Kiswahili Only</li> <li>5. Other (Specify)</li> </ol>

<b>C25</b>	<b>Main Occupation</b>	<b>Secondary Occupation</b>
Occupation of Head of Household?		

<b>C26</b>	<b>C27</b>	
How many Manyatta's does the family own? Who resides in this Manyatta(s) (hut)? (Parents, Boys, Girls)	Do you have other family members that reside in Sirima?	
	<i>S/no.</i>	<i>Family Name &amp; relationship (Parents, Brother, Sister, Uncle, Aunts, In-laws)</i>
	1.	
	2.	
	3.	
	4.	
	5	
	6	

<b>C28</b>	<b>C29</b>
Q1; - How long have you stayed in this Manyatta (hut)?	Q1: - Do you have other Manyatta's elsewhere? Q2; - If so, where are they located?

**SECTION D: COMMUNITY AFFILIATION**

<i>D1</i>	<i>D2</i>	<i>D3</i>			
Are you (HH) Turkana tribesman/woman? 1. Yes 2. No	Are any of your family members related to any other tribes or clans? And if so what is the relationship	Who makes decisions for the household/Family/Community?			
		<i>Item</i>	<i>Household</i>	<i>Family Households</i>	<i>Community</i>
		HH			
		Family HH			
		Leader			
		Chief			

<i>D4</i>	<i>D5</i>	<i>D6</i>	<i>D7</i>	<i>D8</i>
Do you migrate away from Sirima Village?  1. Yes 2. No	Why do you migrate? Purpose for migration?	Is there seasonal migration?  1. Yes 2. No	How often do you migrate to other areas?	Do women migrate?  1. Yes 2. No

<i>D10</i>	<i>D11</i>	<i>D12</i>										
Is there any cultural property in your area?  1. Yes 2. No	If yes, which and where? 1. Burial grounds 2. Monuments 3. Shrines 4. Trees 5. Place of worship 6. Religious sites 7. Artefacts 8. Other (specify)	Have you buried any member of your HH within the project affected part on this land?  1. Yes 2. No										
	<table border="1"> <thead> <tr> <th><i>Item</i></th> <th><i>Where</i></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	<i>Item</i>	<i>Where</i>									
<i>Item</i>	<i>Where</i>											

**SECTION E: HOUSEHOLD DEMOGRAPHY**

*This section should be completed for all members of the household (whether related or not). Fill the full name of all individuals who normally live and eat meals together in the HH (Include children in boarding school and family members working elsewhere as migrants). List individuals in the order that keeps sub-HHs together e.g. man-wife-children -2nd wife -her children, etc.*

E0	E1	E2	E3	E4	E5	E6	E7	E8
Serial	Full name of HH member	Sex 1. Male 2. Female	Relationship to head of HH 1. Head 2. Spouse 3. Son 4. Daughter 5. Brother 6. Sister 7. Parent 8. Other (Specify)	Age	Residing on affected land  1. Yes 2. No	Graze livestock on affected land  1. Yes 2. No	Literacy level  1. Cannot read and write 2. Can read and write	Highest level of education completed?  1. Nursery 2. Primary 3. Secondary 4. College 5. University 6. Never attended
1.			Head					
2.								
3.								
4.								
5.								
6.								
7.								
8.								
9.								
10.								
11.								
12.								



<i>E9</i>	<i>E10</i>	<i>E11</i>	
Who is HH next of kin? Provide Name and Details.	What is your relationship with the next of kin? 1. Head 2. Spouse 3. Son 4. Daughter 5. Brother 6. Sister 7. Parent 8. Other (Specify)	Provide contact details of next of kin?	
		<i>Item</i>	<i>Details</i>
		<i>Name</i>	

**SECTION G: HOUSEHOLD INCOME**

<b>G1</b>	<b>G2</b>	
<i>What is the main source of household Income?</i>	Average Monthly Income (KES)	
<b>G3</b>		
<i>What are your other sources of income</i>		
Agriculture Income (selling livestock)		
Non-Agricultural Income (i.e. businesses, trading)		
Relief registry, remittances and assistance received from others		
Others (inheritance, alimony, scholarships, NGO)		
Formal employment (employee) income		
Temporary status of employment (casual employment)		
Others		
<b>Total</b>		

**SECTION H: HOUSEHOLD EXPENDITURE**

<b>H1</b>	<b>H2</b>
<i>What is the main HH Expenditure?</i>	Average Monthly Expenditure (KES)
<b>H3</b>	
<i>What are your other HH Expenditures?</i>	
Water	
Clothes	
Medical	
School Fees	
Fuel wood	
Livestock	
Buying Maze	
Transport	
Food	
Others	
<b>Total</b>	

<b>H4</b>	<b>H5</b>
How and where do the household get their provisions for the household?	Who in the HH undertakes this activity?

<b>H6</b>	<b>H7</b>
Does the Sirima settlement collect provisions as a community? Or Does each HH fend for itself?	What is the mode of transport to collect provisions?

**SECTION J: HEALTH AND VULNERABILITY**

<i>J1</i>	<i>J2</i>			<i>J3</i>	<i>J4</i>		
<p>Are there physically challenged people in the HH?</p> <p>1. Yes 2. No</p>	<p>What is the nature of the challenge</p> <p>1. Lame leg 2. Blind 3. Deaf 4. Dump 5. Crippled 6. Crossed eyes 7. Other (Specify)</p>			<p>Are there chronically/long term ill people in the HH?</p> <p>1. Yes 2. No</p>	<p>What is the nature of illness?</p> <p>1. Ulcers 2. Sickle Cells 3. Cancer 4. Leukaemia 5. Diabetes 6. Asthma 7. High Blood Pressure 8. Hydrocephalous 9. Tuberculosis 10. HIV/AIDS 11. Other (specify)</p>		
	<i>Name</i>	<i>Disability</i>	<i>Type of Care</i>		<i>Name</i>	<i>Illness</i>	<i>Type of Care</i>

J5		J6	J7	J8
What are common diseases in the household?  1. Malaria 2. Flu/Cough 3. Stomach disorders 4. Headache 5. Sleeping sickness 6. Hernia 7. Other (specify)		Where is the nearest health centre?	Is it used by the HH?  1. Yes 2. No	If No, Why?  1. Use traditional herbalist 2. Cannot afford 3. Very far 4. Cultural/religious beliefs 5. Other (specify)
<i>Disease</i>	<i>Type of care</i>			

**SECTION K: HIV/AIDS**

<b>K1</b>	<b>K2</b>	<b>K3</b>
<p>Are you aware of HIV/AIDS?</p> <ol style="list-style-type: none"> <li>1. Yes</li> <li>2. No</li> </ol>	<p>If yes, how is HIV/AIDS contracted?</p> <ol style="list-style-type: none"> <li>1. Unprotected sex with an infected person</li> <li>2. Sharing sharp instruments</li> <li>3. Infected blood transfusion</li> <li>4. Mother to child transmission at birth</li> <li>5. Other (specify)</li> </ol>	<p>How can HIV/AIDS be avoided?</p> <ol style="list-style-type: none"> <li>1. Using condoms</li> <li>2. Abstinence</li> <li>3. Avoiding sharing sharp instruments</li> <li>4. Faithfulness</li> <li>5. Safe child birth</li> <li>6. Other (specify)</li> </ol>

**SECTION L: WELFARE INDICATORS**

L1	Does everyone in the household have at least one set of clothes? [Y/N)	
L2	What does the family use for lighting?	
L3	Does anyone in the household own a radio? [Y/N)	
L4	Does anyone in the household own a mobile telephone? [Y/N)	

L5	If yes, how many phones?	
L6	What fuel does the HH use for cooking?	
L7	Where do you get water for domestic use?	
L8	How often do you eat meat?	
L9	If yes, where from?	
L10	How often do you eat fish?	
L11	Do you fish in the Lake? [Y/N]	
L12	If yes, where?	
L13	How often do you fish?	
L14	What sort of weapons do you own in the HH?	
L15	If any, what kind?	



**Section M - Household Assets**

	Name	Number
M1		
M2		
M3		
M4		
M5		
M6		
M7		
M8		
M9		
M10		
M11		
M12		
M13		
M14		
M15		
M16		
M17		
M18		

**SECTION N: Historical Background**

<b>N1</b>	<b>N2</b>	<b>N3</b>
What is the significance of the current location of Sirima village?	Why do the Sirima residents inhabit this particular area?	Does the location of the settlement have any relevance to Sirima Lagga?

<b>N4</b>	<b>N5</b>	<b>N6</b>
What is the attachment of Sirima settlement to this location?	What is the significance of the Catholic school?	Do any of the HH children attend this school?

N7	N8	N9
Is there a full time teacher?	How many days per week, month is there lessons at the school?	What sort of Lessons do the children receive?

N10	N11	N12
Can you provide information regarding the construction of surface dams?  Who built it and when?	How often do the dams contain water?	What does the settlement use the water for?

**Ethnicity, Religion, Language and Cultural Change**

N13	N14	N15
<p>What is the historical context to the area?</p> <ol style="list-style-type: none"> <li>1. What was the reason for the settlement locating here?                             <ol style="list-style-type: none"> <li>a. Natural resources available?</li> <li>b. Political?</li> <li>c. Other?</li> </ol> </li> </ol>	<p>What is the historical relationship between and within the communities in the area?</p> <ol style="list-style-type: none"> <li>a) Do they get on?</li> <li>b) Are there any past events or conflicts?</li> <li>c) How do people talk about these events now?</li> <li>d) How do they differ ethnically?</li> <li>e) Language</li> <li>f) Religion</li> </ol>	<p>How is the settlement\ Manyattas laid out?</p> <ol style="list-style-type: none"> <li>1. Is there a formal or cultural procedure? or</li> <li>2. Is it haphazard?</li> </ol>

N16	N17	N18
Is it a homogeneous population?	Are there specific groups?	Are there any minorities? 1. Please describe them and name tribes

N19	N20	N21
Any key issues associated with ethnicity/religion/language?	Is there any inter-ethnic conflict?	Is there any tribal ritual or ceremonies practiced in the area that the project needs to be aware

**01**

Are you happy with relocation site being provided? and  
Do you intend to return to current Sirima after construction?  
If so, why do you want to return?



**SECTION Q: VERIFICATION**

1. I have read the above information and agree that the information on this form is true, full and complete

Date of Interview

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Signature of person interviewed

Signature of witness

Name (print block capitals)

Title

Title

Signature of interviewer

Signature of supervisor

Name (print block capitals)

Name (print block capitals)

Start time

End Time

**SECTION P: REMEMBER TAKE PHOTOS OF**

1. Photos of ID
2. Photos of PAP(s)
3. Photos of structures



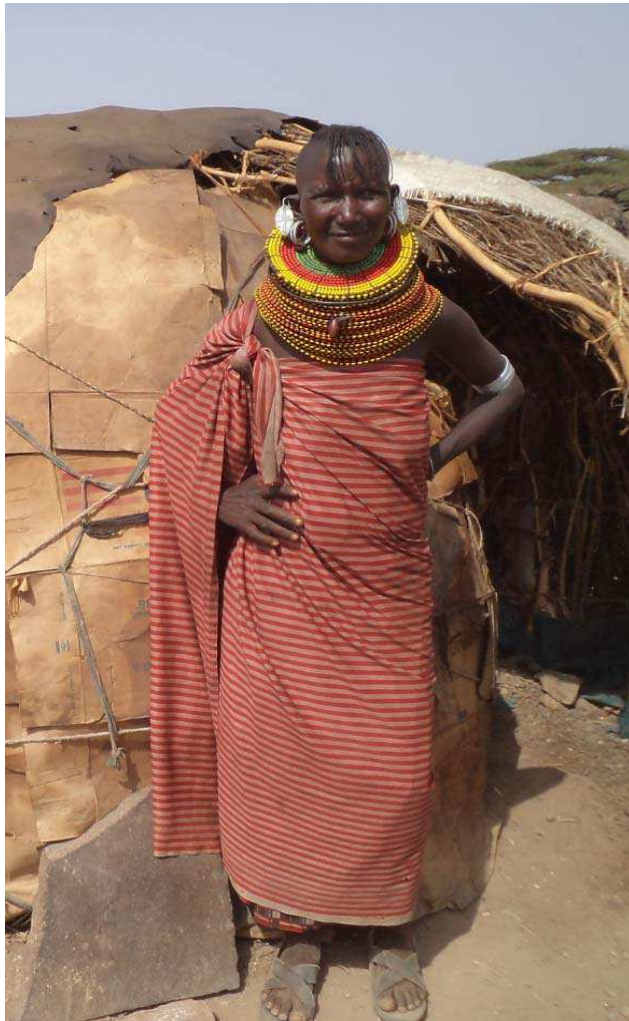
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**\*\*\*THANK YOU FOR YOUR COOPERATION\*\*\***



## THE LAKE TURKANA WIND POWER

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### *Valuation Report for Sirima Village*

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### *Final Report*

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*June, 2012*



Associates

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# EXECUTIVE SUMMARY

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## Preface

This report contains the valuation of structures at Sirima village. The report was prepared for the Lake Turkana Wind Power (LTWP) by Log Associates. It provides information on the nature and values of assets in the Sirima Village, the site of the LTWP project.

## Approach and Methodology

The consultant examined and assessed all the affected structures at Sirima village through mixed methodologies to obtain accurate and reliable evidence to express a true and fair opinion on the affected structures. During the assessment, the consultant captured all cost that would be incurred to create an alternative or similar asset providing equivalent utility to the affected asset. The valuation was conducted in line with legal requirements in Kenya and the World Bank Operational Policy on Involuntary Resettlement.

## Opinion on Compensation Value

Based our assessment, we are of the opinion that a total of Kenya Shillings nine million, five hundred twenty five thousand, four hundred twenty one (KES 11,511,206) is required as fair compensation for the affected assets, which includes replacement value of the affected structures and 15% Disturbance Allowance required by the Kenyan Law.

*Table : Breakdown of compensation costs for Sirima Village*

<i>No. Residential Structures</i>	<i>176</i>
<i>Replacement Value (circumference 13m)</i>	<i>40,350.00 KES</i>
<b><i>Total for Residential Structures</i></b>	<b><i>7,101,600.00 KES</i></b>
<i>No. of Extension Structures</i>	<i>130</i>
<i>Replacement Value (circumference 10m)</i>	<i>9,087.50 KES</i>
<b><i>Total for Extensions Structures</i></b>	<b><i>1,181,375.00 KES</i></b>
<b>Sub-total for all structures</b>	<b>8,282,975.00 KES</b>
<i>15% Disturbance Allowance</i>	<b><i>1,242,446.25 KES</i></b>
<i>20% Contingency</i>	<b><i>1,905,084.25 KES</i></b>
<b>GRAND TOTAL</b>	<b>11,511,205.50 KES</b>

## Recommendations

Based on the concerns raised by the PAPs, we recommend as follows:

- i. **Notice:** Three months' notice to be given before commencement of demolitions
- ii. **Employment Opportunities:** Consider the community members for employment opportunities where possible. Most of the affected community members may not have the requisite education to do complex assignments.

# 1.0 INTRODUCTION

---

## 1.1 Background Information

This report contains the valuation of structures at Sirima village. The report was prepared for the Lake Turkana Wind Power (LTWP) by Log Associates. It provides information on the nature and values of assets of the Sirima Village, the construction site of the LTWP project. Consequently, the owners of the structures would need to be compensated in line with the Laws of Kenya and International best practices.

## 1.2 Study Objective and Scope of Work

### 1.2.1 Main Objective

The objective of this study was to carry out valuation of the affected structures in Sirima village in the county of Marsabit.

### 1.2.2 Specific Objectives

The specific study objectives were to:

- i. Provide LTWP with detailed costing for materials (like-for-like) at full replacement costs for each of the structures identified in the enumeration surveys
- ii. Provide detail breakdown of the labour costs associated with relocation and reconstruction of a similar size structure using new or similar materials in the host locations

## 2.0 VALUATION METHODOLOGY

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### 2.1 Introduction

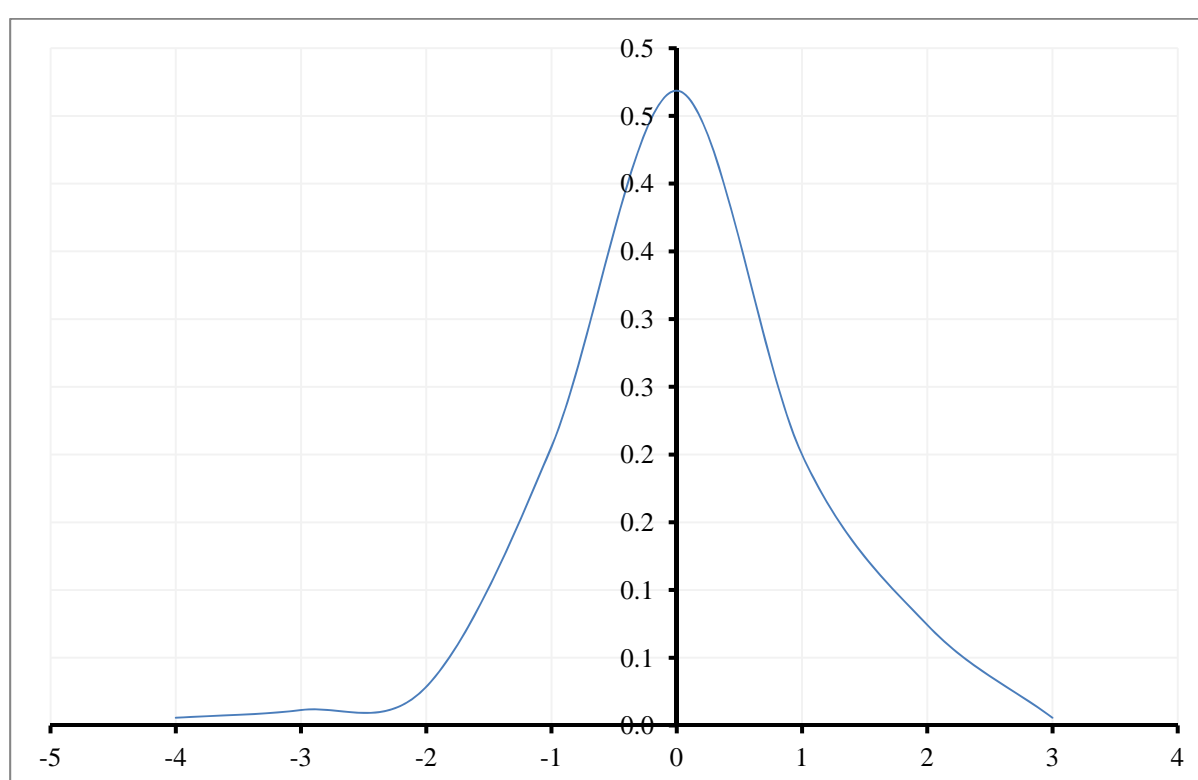
The consultant examined and assessed all the affected structures at Sirima Village through mixed methodologies to obtain accurate and reliable evidence to express an opinion on the affected structures. During the assessment, the consultant considered cost of materials, transportation and labour costs. For business premises, the consultant also considered contribution margin, stock levels and re-stocking cycle to arrive at a true and fair compensation cost for loss of income.

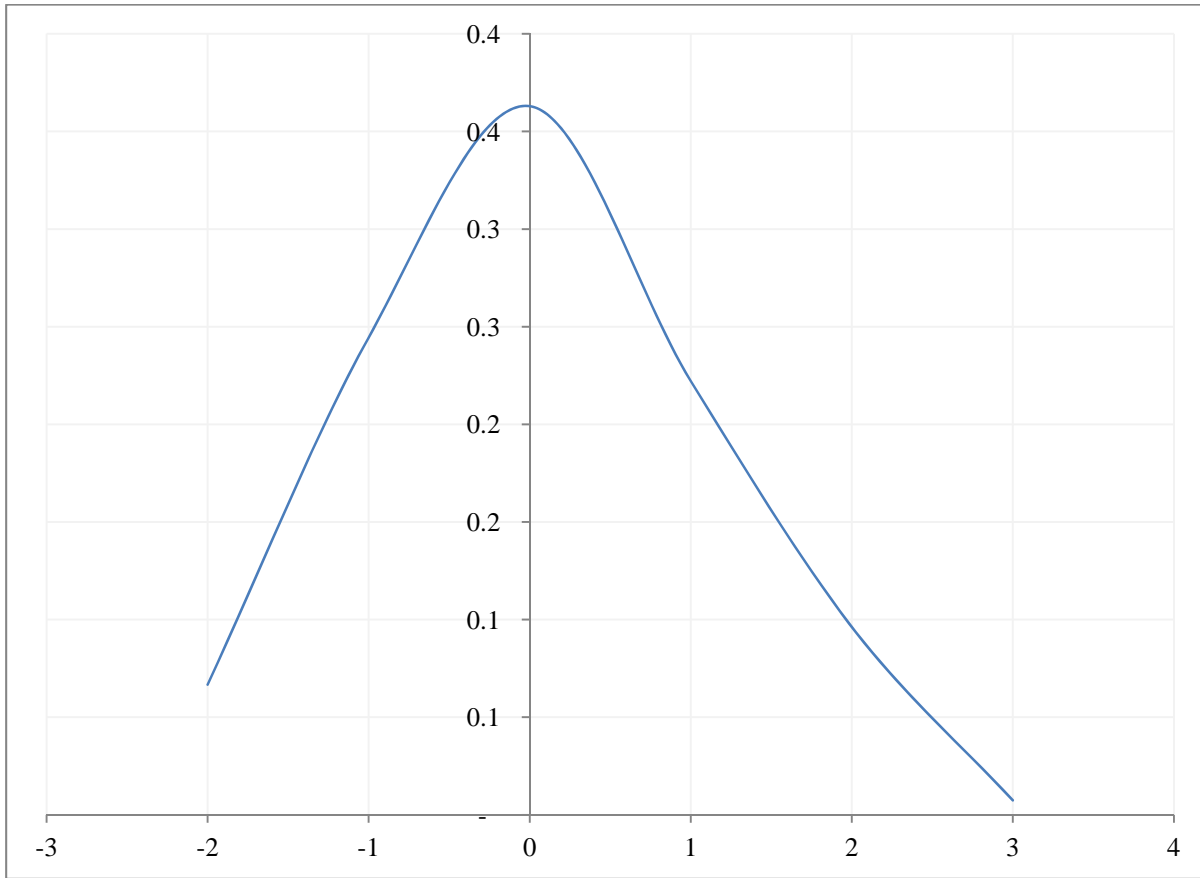
### 2.2 Legal Procedure

The procedure followed in this report are based on legal procedure outlined in the Valuers Act Cap 532, which requires that a duly authorised valuer be engaged in making cost valuation of assets to be possessed by any development project, and the World Bank Operation Policy (OP) 12 on Involuntary resettlement.

### 2.3 Full Replacement Cost Approach

The full replacement cost (ARC) is the most preferred and recommended valuation method for the affected structures (PAS). In forming our opinion, we estimated the total effort invested in terms of building materials for the floor, walls, roof, finish and labour input and thereafter computed the full replacement cost based on the current market price taking cognisance of the irregular sizes of the Manyattas and using the standard deviation curves derived a mean value of 10.1m. Of all Manyattas assessed 90% fell within  $\pm 1$  standard deviation from the mean. The largest Manyatta is three standard deviations from the mean, which implies a maximum circumference is 13m. Please see standard deviation curves used to derive the standard circumference for replacement Manyattas





## 2.4 Disturbance Allowance

The law requires that a 15 percent disturbance allowance be paid in addition to compensation value on the affected assets/properties. In Sirima village it was estimated that the total of 1,242,446.25 KES should be paid as 15% Disturbance Allowance for 306 affected structures.

## 3.0 FINDINGS AND DISCUSSIONS

### 3.1 Introduction

LWTP is to replace 176 residential structures (Manyattas) of the affected Sirima Village and 130 extension rooms, which will total to 306 structures for replacement and compensation. According to the methodology chosen each Manyatta has KES 40,350 replacement value and the extension room will be replaced at KES 9,087.50. Additionally, 15% Disturbance Allowance will be calculated on the top of considered full replacement value. Additionally cost of materials, cost of transport, labour and coverings to replace the affected Structures was considered. Please see below the calculations:

*Table : Breakdown of additional cost for replacement of Manyattas at Sirima Village*

<i>Manyatta Replacement Calculations</i>	<i>KES</i>
<i>Cost of Materials</i>	<i>15,600</i>
<i>Cost of Transport</i>	<i>2,000</i>
<i>Labour Costs</i>	<i>15,000</i>
<i>Coverings</i>	<i>4,000</i>
<i>Food &amp; water</i>	<i>3,750</i>
<b><i>Total Replacement Value , KES</i></b>	<b><i>40,350</i></b>

Therefore the total budget for replacing 176 Manyattas and 130 extensions would include the replacement value, 15% Disturbance Allowance, cost of materials, transport, labour, coverings, food and water. 20% Contingency was added to cover any unexpected costs.

<i>Manyatta Replacement Calculations</i>	<i>KES</i>
<i>176 Manyattas</i>	<b><i>7,101,600</i></b>
<i>130 Extensions</i>	<b><i>1,181,375</i></b>
<i>Disturbance Allowance</i>	<b><i>1,242,446</i></b>
<i>Contingency</i>	<b><i>41,905,084</i></b>
<b><i>Total Replacement Value , KES</i></b>	<b><i>11,511,206</i></b>

### 3.2 Sirima Village

The occupants in this village are the Turkana community. The village has a total of 114 households with an average family size of 5 members making about 566 affected community members. The community moved in this area in 2005 to have access to health, water and relief services from the Catholic Diocese of Loiyangalani and the Government of Kenya. The community has adopted a sedentary way of life as opposed to their traditional nomadic lifestyle. The community that lives here will be relocated on the basis of Environmental concerns. A total of 306 structures will be affected as a result of the relocation.

The Turkana community live in Manyattas woven by trained women. The traditional construction material for a Manyatta included sticks (locally known as *Ekali* in Turkana or *Siteti* in Samburu), hides, and animal dung. However, due to modernisation, the arrays of building materials have been expanded to include other assortment



such as rags, nylon, cartons and blankets. The weaving ropes come from acacia tree which is also used as food for the humans and animals. Snapshots of the construction materials in provided in Boxes 3.1 and 3.2



**Box 3.1: Construction Sticks**

*Photo of a Enkali sticks used in construction of the Manyattas*



**Box 3.2: Weaving Rope**

*Photo of weaving rope obtained from Acacia tree used for weaving the manyatta*

Setting up a standard Manyatta<sup>1</sup> takes between 1-2 months. Due to the increasing scarcity of the construction material, women travel far distances in search of these materials. About 40 heads of *Enkali or Siteti* sticks are required to build such a structure. A head is about 100 sticks. The consultant identified three categories of structures in the village. These are residential structures, animal structures and business premises.

### 3.2.1 Residential Structures

The residential structures can further be categorised into one, two and three room houses as presented in Boxes 3.3 to 3.5.

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<sup>1</sup> The circumference of a standard manyatta is 10 metres with a height of 2.1 metres



**Box 3.3: Typical one room manyatta**

*A photo of a Turkana Woman with a child standing next to her single room manyatta at Sarima Village*



**Box 3.4: Typical two rooms manyatta**

*A photo of a Turkana Woman standing next to her two rooms manyatta house at Sarima Village*



**Box 3.5: Typical three rooms manyatta**

*A photo of a Turkana Woman standing next to her three rooms manyatta at Sarima Village*

### 3.2.2 Business Premises

A total of two business premises were assessed and valued at the village. The premises are constructed using similar materials as the Manyattas. One of the vendors deal in common goods such as flour, sugar, tea leaves, cooking fat, body oil, soap, tobacco, beans, and soda among other items. These shops also serve nomadic travellers from the surrounding villages of Barakati, Lekilifu, Mt. Kulal and LTWP staff. The contribution margin from the sale of the items was found to be 20 percent which is the equivalence of the monthly income of the vendor. The second shop deals in phone charging. The shop is fitted with a small solar panel and charges a fee of KES 40 per phone. We were informed that the shop charges 14 phones per day. Given that the Manyatta will be constructed prior to relocation the loss of income due to transferring the solar panel could be one day's loss income amounting to KES 560. We would recommend that LTWP pays for loss of 5 days.

### 3.2.3 Nursery School

The village has a school which was built in 2009 by the Catholic Mission of Loiyangalani. Currently, the school serves 85 pupils. 26 pupils are in standard one and 59 in nursery. The Mission of Loiyangalani provides books, water, meals and also pays the teachers. The monthly salary per is KES 12,000 per month. There are a total of two teachers at the school. It would be important that the school during the holidays to avoid inconvenience to the pupils. Again, construction of the school will ensure that the project does not incur additional cost in salaries to the teachers. A snapshot of the school is shown in Box 3.6.



**Box 3.6: Community School**

*A photo of the school at Sarima constructed by the Catholic Mission of Loiyangalani in 2009*

### 3.2.3 Water Tanks

The village has three movable plastic water tanks. Compensation cost for these tanks will be in the form of disturbance allowance as the tanks will be used by the community even after relocation. Sample of existing water tank is provided in Box 3.7.



***Box 3.7: Water Tanks***

*A photo of one of the water tanks at Sarima village bought by JICA in 2011.*

## 4.0 CONCLUSIONS AND RECOMMENDATIONS

### 4.1 Conclusions

This report provides our true fair and fair opinion on the replacement cost and compensation for loss of income of all the affected structures. In conclusion, we wish to state that a total of KES 11,551,206.50 is required as compensation for the affected structures. This includes the replacement value for 13m circumference Manyattas (176 Manyattas) and 10m circumference extension structures (130), also 15% Disturbance Allowance as stated by the Kenyan Law. Moreover, cost of materials, transport, labour, coverings, food and water to replace and build new structures was considered and 20% contingency fee was added to assume any unexpected expenses.

Table 1: Breakdown of Final compensation costs for Sirima Village

No Residential Structures	176
Replacement Value (13m)	40,350.00 KES
<b>Total Residential Structures</b>	<b>7,101,600.00 KES</b>
No Extension Structures	130
Replacement Value (10m)	9,087.50 KES
<b>Total Extensions Structures</b>	<b>1,181,375.00 KES</b>
<b>Total</b>	<b>8,282,975.00 KES</b>
15% Disturbance Allowance	1,242,446.25 KES
<b>TOTAL REPLACEMENT</b>	<b>9,525,421.25 KES</b>
Contingency 20%	1,913,154.25 KES
<b>FINAL REPLACEMENT COSTS, KES</b>	<b>11,551,206.50 KES</b>

A detailed assessment register is provided as an Appendix.

### 4.2 Recommendations

Based on the findings, we recommend as follows:

- i. **Notice:** Three months' notice will be given before commencement of demolitions
- ii. **School at Sirima:** Construct the school well in advance to avoid inconvenience to the pupils. This could be done during the holidays.
- iii. **Employment Opportunities:** Consider the community members for employment opportunities where possible. Most of the affected community members may not have the requisite education to do complex assignments.
- iv. **Hospital at Sirima:** The community requested the project to consider construction of an Hospital at the new village location. The current hospital is 56km away.

## APPENDICES

		<i>Total</i>	2,596.3	3,437.0	8,282,975.00
<i>Household Number</i>	<i>Use of Structure</i>	<i>Description of Structure</i>	<i>Original Circumference (m)</i>	<i>Replacement Circumference (m)</i>	<i>Replacement Cost (KES)</i>
1	Main dwelling	Main Residential house	10.6	13.0	40,350.0
	Sitting Room	Children's house	7.2	10.0	9,087.50
	Sitting Room	Children's house	4.8	10.0	9,087.50
	Main dwelling	Main Residential house	10.1	13.0	40,350.0
	Main dwelling	Main Residential house	10.5	13.0	40,350.0
	Sitting Room	Children's house	5.6	10.0	9,087.50
	Main dwelling	Main Residential house	10.6	13.0	40,350.0
	Sitting Room	Children's house	5.0	10.0	9,087.50
	Main dwelling	Main Residential house	12.0	13.0	40,350.0
	Sitting Room	Sitting room section	6.0	10.0	9,087.50
	Main dwelling	Main Residential house	11.0	13.0	40,350.0
	Main dwelling	Main Residential house	12.9	13.0	40,350.0
	Sitting Room	Sitting room section	8.3	10.0	9,087.50
	2	Sitting Room	Children's house	9.8	10.0
Main dwelling		Main Residential house	11.7	13.0	40,350.0
Main dwelling		Structure under construction	10.6	13.0	40,350.0
Sitting Room		Visitor's house - Incomplete structure	10.0	10.0	9,087.50
Sitting Room		Children's house	11.0	10.0	9,087.50
Main dwelling		Main Residential house	11.0	13.0	40,350.0
Main dwelling		Main Residential house	10.0	13.0	40,350.0
Sitting Room		Children's house	10.0	10.0	9,087.50
Main dwelling		Structure under construction	11.0	13.0	40,350.0
3	Main dwelling	Main Residential house	9.2	13.0	40,350.0
	Kitchen	Kitchen	8.0	10.0	9,087.50
	Main dwelling	Main Residential house	11.3	13.0	40,350.0
	Sitting Room	Children's house	4.2	10.0	9,087.50
	Kitchen	Kitchen	4.8	10.0	9,087.50
	Main dwelling	Main Residential house	10.0	13.0	40,350.0
	Sitting Room	Children's house	3.0	10.0	9,087.50
	Main dwelling	Main Residential house	11.0	13.0	40,350.0
	Sitting Room	Children's house	4.7	10.0	

					9,087.50
	Main dwelling	Main Residential house	10.5	13.0	40,350.0
	Sitting Room	Children's house	1.8	10.0	9,087.50
	Sitting Room	Sitting room section	5.6	10.0	9,087.50
4	Sitting Room	Children's house	5.5	10.0	9,087.50
	Main dwelling	Main Residential house	10.5	13.0	40,350.0
	Sitting Room	Sitting room section	3.0	10.0	9,087.50
5	Main dwelling	Main Residential house	11.0	13.0	40,350.0
6	Main dwelling	Main Residential house	10.2	13.0	40,350.0
	Main dwelling	Main Residential house	9.6	13.0	40,350.0
	Sitting Room	Sitting room section	10.0	10.0	9,087.50
	Main dwelling	Main Residential house	9.2	13.0	40,350.0
	Sitting Room	Sitting room section	10.6	10.0	9,087.50
7	Main dwelling	Main Residential house	9.8	13.0	40,350.0
8	Main dwelling	Main Residential house	9.3	13.0	40,350.0
	Sitting Room	Sitting room section	6.8	10.0	9,087.50
9	Main dwelling	Main Residential house	9.8	13.0	40,350.0
	Sitting Room	Sitting room section	3.5	10.0	9,087.50
10	Main dwelling	Main Residential house	9.4	13.0	40,350.0
	Main dwelling	Main Residential house	9.8	13.0	40,350.0
	Sitting Room	Sitting room section	7.3	10.0	9,087.50
	Main dwelling	Main Residential house	10.4	13.0	40,350.0
	Sitting Room	Sitting room section	11.4	10.0	9,087.50
11	Main dwelling	Main Residential house	9.5	13.0	40,350.0
12	Sitting Room	Sitting room section	8.7	10.0	9,087.50
	Main dwelling	Main Residential house	9.5	13.0	40,350.0
13	Sitting Room	Sitting room section	9.5	10.0	9,087.50
	Main dwelling	Main Residential house	11.1	13.0	40,350.0
14	Sitting Room	Sitting room section	5.8	10.0	9,087.50
	Main dwelling	Main Residential house	10.9	13.0	40,350.0
15	Main dwelling	Main Residential house	10.1	13.0	40,350.0
16	Sitting Room	Sitting room section	5.4	10.0	9,087.50
	Main dwelling	Main Residential house	10.5	13.0	40,350.0
	Main dwelling	Main Residential house	11.9	13.0	40,350.0
17	Main dwelling	Main Residential house	10.8	13.0	40,350.0
	Sitting Room	Sitting room section	2.8	10.0	9,087.50
18	Sitting Room	Sitting room section	5.2	10.0	9,087.50
	Main dwelling	Main Residential house	10.2	13.0	40,350.0
	Main dwelling	Main Residential house	8.4	13.0	

					40,350.0
	<i>Kitchen</i>	<i>Kitchen</i>	<i>9.0</i>	<i>10.0</i>	<i>9,087.50</i>
	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>10.6</i>	<i>13.0</i>	<i>40,350.0</i>
19	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>11.0</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>8.5</i>	<i>10.0</i>	<i>9,087.50</i>
20	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>11.0</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>6.2</i>	<i>10.0</i>	<i>9,087.50</i>
21	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>9.9</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>4.4</i>	<i>10.0</i>	<i>9,087.50</i>
22	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>10.2</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>4.0</i>	<i>10.0</i>	<i>9,087.50</i>
	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>8.3</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>10.0</i>	<i>13.0</i>	<i>40,350.0</i>
23	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>9.6</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>4.7</i>	<i>13.0</i>	<i>40,350.0</i>
24	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>9.7</i>	<i>13.0</i>	<i>40,350.0</i>
25	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>11.2</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>11.0</i>	<i>13.0</i>	<i>40,350.0</i>
26	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>6.0</i>	<i>10.0</i>	<i>9,087.50</i>
	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>11.4</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>10.0</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>9.8</i>	<i>10.0</i>	<i>9,087.50</i>
27	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>11.3</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Kitchen</i>	<i>Kitchen</i>	<i>7.7</i>	<i>10.0</i>	<i>9,087.50</i>
28	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>11.4</i>	<i>13.0</i>	<i>40,350.0</i>
29	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>10.1</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>8.9</i>	<i>10.0</i>	<i>9,087.50</i>
30	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>10.1</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>9.7</i>	<i>10.0</i>	<i>9,087.50</i>
	<i>Main dwelling</i>	<i>Structure under construction</i>	<i>7.3</i>	<i>13.0</i>	<i>40,350.0</i>
31	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>9.7</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>10.4</i>	<i>10.0</i>	<i>9,087.50</i>
32	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>10.3</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>4.1</i>	<i>10.0</i>	<i>9,087.50</i>
33	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>10.6</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>6.0</i>	<i>10.0</i>	<i>9,087.50</i>
	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>9.3</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>6.0</i>	<i>10.0</i>	<i>9,087.50</i>
	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>9.0</i>	<i>13.0</i>	



					40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>10.9</i>	<i>10.0</i>	<i>9,087.50</i>
34	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>12.1</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>6.7</i>	<i>10.0</i>	<i>9,087.50</i>
	<i>Kitchen</i>	<i>Kitchen</i>	<i>6.5</i>	<i>10.0</i>	<i>9,087.50</i>
35	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>6.4</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>9.1</i>	<i>10.0</i>	<i>9,087.50</i>
36	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>10.5</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>6.8</i>	<i>10.0</i>	<i>9,087.50</i>
	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>10.1</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>11.3</i>	<i>13.0</i>	<i>40,350.0</i>
37	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>10.8</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>5.8</i>	<i>10.0</i>	<i>9,087.50</i>
	<i>Kitchen</i>	<i>Kitchen</i>	<i>8.0</i>	<i>10.0</i>	<i>9,087.50</i>
38	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>11.2</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>9.5</i>	<i>10.0</i>	<i>9,087.50</i>
39	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>9.2</i>	<i>13.0</i>	<i>40,350.0</i>
40	<i>Main dwelling</i>	<i>Shop structure</i>	<i>11.2</i>	<i>13.0</i>	<i>40,350.0</i>
41	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>9.0</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>7.6</i>	<i>10.0</i>	<i>9,087.50</i>
	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>10.5</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>7.0</i>	<i>13.0</i>	<i>40,350.0</i>
42	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>8.5</i>	<i>13.0</i>	<i>40,350.0</i>
43	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>9.4</i>	<i>13.0</i>	<i>40,350.0</i>
44	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>9.8</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>11.0</i>	<i>10.0</i>	<i>9,087.50</i>
45	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>9.8</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>2.1</i>	<i>10.0</i>	<i>9,087.50</i>
46	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>10.1</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>11.3</i>	<i>10.0</i>	<i>9,087.50</i>
47	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>9.6</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>8.0</i>	<i>10.0</i>	<i>9,087.50</i>
	<i>Sitting Room</i>	<i>Sitting room section</i>	<i>5.4</i>	<i>10.0</i>	<i>9,087.50</i>
48	<i>Main dwelling</i>	<i>Solar powered shop</i>	<i>12.0</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Kitchen</i>	<i>Rest room/ kitchen</i>	<i>6.0</i>	<i>10.0</i>	<i>9,087.50</i>
49	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>12.7</i>	<i>13.0</i>	<i>40,350.0</i>
	<i>Sitting Room</i>	<i>Rest room</i>	<i>3.0</i>	<i>10.0</i>	<i>9,087.50</i>
50	<i>Sitting Room</i>	<i>Rest room</i>	<i>8.0</i>	<i>10.0</i>	<i>9,087.50</i>
	<i>Main dwelling</i>	<i>Main Residential house</i>	<i>11.0</i>	<i>13.0</i>	

					40,350.0
51	Main dwelling	Solar powered residential house	13.4	13.0	40,350.0
	Sitting Room	Rest room	4.6	10.0	9,087.50
	Kitchen	Kitchen	8.3	10.0	9,087.50
52	Main dwelling	Main Residential house	10.4	13.0	40,350.0
	Main dwelling	Main Residential house	11.3	13.0	40,350.0
	Sitting Room	Sitting room section	6.2	10.0	9,087.50
53	Main dwelling	Main Residential house	8.0	13.0	40,350.0
	Main dwelling	Main Residential house	12.0	13.0	40,350.0
	Sitting Room	Sitting room section	11.0	10.0	9,087.50
54	Sitting Room	Sitting room section	7.0	10.0	9,087.50
	Main dwelling	Main Residential house	10.7	13.0	40,350.0
	Sitting Room	Rest room	7.4	10.0	9,087.50
55	Main dwelling	Main Residential house	10.5	13.0	40,350.0
56	Main dwelling	Main Residential house	9.4	13.0	40,350.0
	Sitting Room	Sitting room section	9.0	10.0	9,087.50
57	Main dwelling	Main Residential house	9.4	13.0	40,350.0
	Sitting Room	Sitting room section	4.0	10.0	9,087.50
	Kitchen	Kitchen	6.9	10.0	9,087.50
58	Main dwelling	Main Residential house	9.5	13.0	40,350.0
	Sitting Room	Sitting room section	6.4	10.0	9,087.50
59	Main dwelling	Main Residential house	10.0	13.0	40,350.0
	Sitting Room	Sitting room section	7.6	10.0	9,087.50
60	Main dwelling	Main Residential house	11.2	13.0	40,350.0
	Sitting Room	Sitting room section	14.0	10.0	9,087.50
61	Main dwelling	Main Residential house	9.9	13.0	40,350.0
	Sitting Room	Sitting room section	10.3	10.0	9,087.50
	Main dwelling	Main Residential house	11.0	13.0	40,350.0
62	Main dwelling	Main Residential house	12.2	13.0	40,350.0
	Sitting Room	Sitting room section	11.5	10.0	9,087.50
63	Main dwelling	Main Residential house	12.0	13.0	40,350.0
	Sitting Room	Sitting room section	8.5	10.0	9,087.50
	Main dwelling	Structure under construction	10.0	13.0	40,350.0
	Sitting Room	Sitting room section	9.1	10.0	9,087.50
	Main dwelling	Main Residential house	11.4	13.0	40,350.0
64	Main dwelling	Main Residential house	9.8	13.0	40,350.0
	Sitting Room	Sitting room section	7.5	10.0	9,087.50
65	Main dwelling	Main Residential house	8.9	13.0	40,350.0
66	Main dwelling	Main Residential house	9.1	13.0	

					40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	7.0	10.0	9,087.50
67	<i>Main dwelling</i>	<i>Main Residential house</i>	9.2	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	7.7	10.0	9,087.50
	<i>Main dwelling</i>	<i>Main Residential house</i>	10.1	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	3.2	10.0	9,087.50
	<i>Kitchen</i>	<i>Kitchen</i>	9.4	10.0	9,087.50
68	<i>Main dwelling</i>	<i>Main Residential house</i>	10.3	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	9.4	10.0	9,087.50
69	<i>Main dwelling</i>	<i>Main Residential house</i>	10.1	13.0	40,350.0
	<i>Main dwelling</i>	<i>Structure under construction</i>	10.0	13.0	40,350.0
	<i>Main dwelling</i>	<i>Main Residential house</i>	9.7	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	4.7	10.0	9,087.50
	<i>Main dwelling</i>	<i>Main Residential house</i>	10.2	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	9.8	10.0	9,087.50
	<i>Main dwelling</i>	<i>Main Residential house</i>	9.8	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	8.2	10.0	9,087.50
	<i>Main dwelling</i>	<i>Main Residential house</i>	10.1	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	10.0	10.0	9,087.50
	<i>Main dwelling</i>	<i>Main Residential house</i>	8.5	13.0	40,350.0
	<i>Main dwelling</i>	<i>Structure under construction</i>	11.0	13.0	40,350.0
	<i>Main dwelling</i>	<i>Main Residential house</i>	10.1	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	7.2	10.0	9,087.50
	<i>Main dwelling</i>	<i>Main Residential house</i>	9.9	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	7.7	10.0	9,087.50
	<i>Main dwelling</i>	<i>Main Residential house</i>	10.6	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	7.2	10.0	9,087.50
	<i>Main dwelling</i>	<i>Main Residential house</i>	9.3	13.0	40,350.0
	70	<i>Main dwelling</i>	<i>Main Residential house</i>	12.0	13.0
<i>Sitting Room</i>		<i>Sitting room section</i>	10.1	10.0	9,087.50
<i>Main dwelling</i>		<i>Main Residential house</i>	10.9	13.0	40,350.0
<i>Sitting Room</i>		<i>Sitting room section</i>	8.0	10.0	9,087.50
71	<i>Main dwelling</i>	<i>Main Residential house</i>	10.2	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	7.4	10.0	9,087.50
72	<i>Main dwelling</i>	<i>Main Residential house</i>	10.0	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	8.1	10.0	9,087.50
73	<i>Sitting Room</i>	<i>Sitting room section</i>	6.6	10.0	9,087.50
	<i>Main dwelling</i>	<i>Main Residential house</i>	10.2	13.0	40,350.0
	<i>Main dwelling</i>	<i>Main Residential house</i>	9.1	13.0	

					40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	6.5	10.0	9,087.50
	<i>Main dwelling</i>	<i>Main Residential house</i>	10.0	13.0	40,350.0
74	<i>Main dwelling</i>	<i>Main Residential house</i>	8.7	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	8.8	10.0	9,087.50
75	<i>Main dwelling</i>	<i>Main Residential house</i>	8.9	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	9.6	10.0	9,087.50
76	<i>Main dwelling</i>	<i>Main Residential house</i>	9.0	13.0	40,350.0
77	<i>Main dwelling</i>	<i>Main Residential house</i>	12.3	13.0	40,350.0
78	<i>Main dwelling</i>	<i>Main Residential house</i>	9.8	13.0	40,350.0
79	<i>Main dwelling</i>	<i>Main Residential house</i>	12.0	13.0	40,350.0
	<i>Main dwelling</i>	<i>Main Residential house</i>	11.0	13.0	40,350.0
80	<i>Main dwelling</i>	<i>Main Residential house</i>	9.3	13.0	40,350.0
81	<i>Main dwelling</i>	<i>Main Residential house</i>	7.4	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	4.8	10.0	9,087.50
	<i>Kitchen</i>	<i>Kitchen</i>	4.3	10.0	9,087.50
82	<i>Main dwelling</i>	<i>Main Residential house</i>	10.2	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	5.0	10.0	9,087.50
	<i>Kitchen</i>	<i>Kitchen</i>	5.4	10.0	9,087.50
	<i>Main dwelling</i>	<i>Main Residential house</i>	9.7	13.0	40,350.0
	<i>Main dwelling</i>	<i>Main Residential house</i>	10.0	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	8.0	10.0	9,087.50
83	<i>Main dwelling</i>	<i>Main Residential house</i>	9.6	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	5.0	10.0	9,087.50
	<i>Kitchen</i>	<i>Kitchen</i>	4.0	10.0	9,087.50
	<i>Main dwelling</i>	<i>Main Residential house</i>	9.7	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	8.2	10.0	9,087.50
84	<i>Main dwelling</i>	<i>Main Residential house</i>	9.4	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	4.4	10.0	9,087.50
85	<i>Main dwelling</i>	<i>Main Residential house</i>	10.2	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	6.4	10.0	9,087.50
86	<i>Main dwelling</i>	<i>Main Residential house</i>	11.7	13.0	40,350.0
87	<i>Main dwelling</i>	<i>Main Residential house</i>	11.2	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	7.3	10.0	9,087.50
88	<i>Main dwelling</i>	<i>Main Residential house</i>	7.0	13.0	40,350.0
89	<i>Main dwelling</i>	<i>Main Residential house</i>	10.4	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	7.8	10.0	9,087.50
90	<i>Main dwelling</i>	<i>Main Residential house</i>	8.9	13.0	40,350.0
	<i>Sitting Room</i>	<i>Sitting room section</i>	9.5	10.0	

					9,087.50
	Main dwelling	Structure under construction	10.0	13.0	40,350.0
91	Main dwelling	Main Residential house	10.0	13.0	40,350.0
	Sitting Room	Sitting room section	8.6	10.0	9,087.50
92	Main dwelling	Main Residential house	9.9	13.0	40,350.0
93	Main dwelling	Main Residential house	8.4	13.0	40,350.0
94	Main dwelling	Main Residential house	10.0	13.0	40,350.0
	Sitting Room	Sitting room section	8.4	10.0	9,087.50
95	Main dwelling	Main Residential house	8.5	13.0	40,350.0
	Sitting Room	Sitting room section	5.4	10.0	9,087.50
96	Main dwelling	Main Residential house	9.3	13.0	40,350.0
97	Main dwelling	Main Residential house	8.4	13.0	40,350.0
98	Main dwelling	Main Residential house	9.8	13.0	40,350.0
	Sitting Room	Sitting room section	6.1	10.0	9,087.50
99	Main dwelling	Main Residential house	9.1	13.0	40,350.0
100	Main dwelling	Main Residential house	9.3	13.0	40,350.0
	Sitting Room	Sitting room section	4.4	10.0	9,087.50
	Main dwelling	Main Residential house	9.7	13.0	40,350.0
	Sitting Room	Sitting room section	7.0	10.0	9,087.50
101	Main dwelling	Main Residential house	10.3	13.0	40,350.0
	Sitting Room	Sitting room section	7.3	10.0	9,087.50
102	Main dwelling	Main Residential house	10.2	13.0	40,350.0
	Sitting Room	Sitting room section	8.1	10.0	9,087.50
103	Main dwelling	Main Residential house	9.7	13.0	40,350.0
	Sitting Room	Sitting room section	6.6	10.0	9,087.50
104	Main dwelling	Main Residential house	11.3	13.0	40,350.0
	Sitting Room	Sitting room section	7.4	10.0	9,087.50
	Main dwelling	Main Residential house	10.4	13.0	40,350.0
	Sitting Room	Sitting room section	9.1	10.0	9,087.50
105	Main dwelling	Structure under construction	12.0	13.0	40,350.0
106	Main dwelling	Main Residential house	10.0	13.0	40,350.0
	Sitting Room	Sitting room section	7.1	10.0	9,087.50
	Main dwelling	Main Residential house	11.3	13.0	40,350.0
	Sitting Room	Sitting room section	8.1	10.0	9,087.50
	Main dwelling	Main Residential house	10.4	13.0	40,350.0
	Sitting Room	Sitting room section	11.3	10.0	9,087.50
107	Main dwelling	Main Residential house	10.6	13.0	40,350.0
	Sitting Room	Sitting room section	8.3	10.0	9,087.50
108	Main dwelling	Main Residential house	8.4	13.0	

					40,350.0
109	Main dwelling	Main Residential house	8.4	13.0	40,350.0
	Sitting Room	Sitting room section	3.4	10.0	9,087.50
110	Main dwelling	Main Residential house	8.5	13.0	40,350.0
111	Main dwelling	Main Residential house	8.5	13.0	40,350.0
112	Main dwelling	Main Residential house	8.8	13.0	40,350.0
113	Main dwelling	Main Residential house	7.8	13.0	40,350.0
	Sitting Room	Sitting room section	7.5	10.0	9,087.50
114	Main dwelling	Main Residential house	8.2	13.0	40,350.0
	Sitting Room	Sitting room section	8.3	10.0	9,087.50