



Project of Simandou Iron Ore Block I & II, Guinea

Land Acquisition, Compensation and Resettlement Framework (LACRF) for the Simandou Port, Railway and Mine Project Components

Winning Consortium Simandou (WCS)

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1 ACRONYMS

EIES	Étude d'Impact Environnementale et Sociale
ESIA	Environmental and Social Impact Assessment
EITI	Extractive Industries Transparency Initiative
FS	Feasibility Study
GM	Grievance Mechanism
HRIA	Human Rights Impact Assessment
IFC	International Finance Corporation
LARAP	Land Acquisition and Resettlement Action Plan
M&E	Monitoring and Evaluation
PAP	Person Affected by the Project
PEP	Project Execution Plan
PIC	Public Information Center of WCS in Guinea
PIN	Projet d'Intérêt National
PS	Performance Standard
RAP	Resettlement Action Plan
SEBS	Socio-Economic Baseline Surveys
SEP	Stakeholder Engagement Plan
WCSR	Winning Consortium Simandou Railway
WCSP	Winning Consortium Simandou Ports
WCS	Winning Consortium Simandou
WBG	World Bank Group



2 INTRODUCTION

This report provides an overview of all activities required for the preparation and implementation of the Land Acquisition, Compensation and Resettlement (LACR) program for the Simandou mine development project. It includes all the key decisions which were made during the scoping and planning process, the results and outcomes of initial work done since mid-2020, as well as the recommendations for future LACR activities including surveys, monitoring and evaluation. Per IFC requirements, it is the Land & Resettlement Framework (LRF) described in Performance Standard (PS) #5.

This Land & Resettlement Framework report was prepared for Winning Consortium Simandou (WCS) by a team of land acquisition and resettlement consultants, following work done in Guinea with the WCS community and management teams between October 2020 and April 2021. The short name used to describe all work that needs to take place per the LACR program is Land Access.

A Stakeholder Engagement Plan (SEP) for the Simandou project has been completed in January 2021 and publicly disclosed in Guinean (in French and English) in March 2021. Initial disclosure and information meetings on land access work have been taking place since October 2020 at the port and along the railway early works since December 2020, additional meetings are scheduled for June 2021 onwards. In parallel a formal Grievance Mechanism (GM) has been agreed in April 2021 and is being implemented by the WCS community teams (set up respectively at port, railway, and mine).

WCS won the concession of Simandou Iron Ore Blocks #1 and #2 in November 2019 and signed the Base Agreement with Guinean State on 12 November 2020, which was approved by Guinean National Assembly on 23 November 2020. Winning Consortium Simandou Railway (hereinafter referred to as “WCSR”) signed the Infrastructure Agreement of Railway for Simandou Iron Ore #1 and #2 with Guinean government on 12 November 2020, which was approved by Guinean National Assembly on 23 November 2020. The same apply for the Winning Consortium Simandou Port (hereinafter referred to as “WCSP”) on same days.

This Land Acquisition, Compensation and Resettlement Framework (LACRF) deals with the land acquisition, compensation, and resettlement for the port at Morebayah, the railway corridor of approximately 600 km in length, and the mining and processing facilities of Block 1 & 2 at Simandou located on the mountain ridge between Damaro and Kérouané.

2.1 Summary Project Description

Winning Consortium Simandou has set an ambitious goal to start the first export of iron ore from blocks # 1 and # 2 in 2025. Construction of the full Project will take approximately five (5) years to complete. The mining and mineral processing operations will run approximately 25 years at least.

The Simandou Project is a global mining project comprising:



- An open-pit iron mine in the Simandou mountain range in north-eastern Guinea, approximately 600 km from the Guinean coast, located east to the city of Kérouané.
- The construction of a 600km railway. To exploit the iron ore from blocks # 1 & # 2, WCS has undertaken, within the framework of the mining agreement signed with the Guinean government, to build a railway of approximately 600 km, to link the Simandou mine to the Guinean coast, and to build port facilities to achieve the iron ore export objective of around 60 million tonnes per year in its first phase, to then increase to around 100 million tonnes during the second phase.
- The construction of a port on the Morebayah estuary. For the first phase, WCS plans to build port facilities on the Morebayah River to load iron ore onto barges of around 8,000 to 12,000 deadweight tonnes, to then load onto large ocean-going vessels through its high-capacity transshipment terminals at sea. Subsequently, a new deep-water port is planned on the site of Matakang Island in Phase II.

Construction of the proposed port, railway, mining, and mineral processing facilities commenced in 2021 for all early works at the port and access roads for railway tunnels construction, subject to permitting and approvals from competent authorities. Initial work to construct the railway is due to start at the end of November 2021, with 3 major tunnels work which started in July 2021. For the mine, based on the current schedule, construction is planned to begin in February 2022, subject to the permitting and compliance.

Amongst iron ore deposits worldwide, the Simandou deposits constitute the largest unexploited reserve of high-quality iron ore, with more than 1.8 billion tonnes of estimated reserves, with an iron content of more than 65.5%.

2.2 Project sponsor

WCS consortium is composed of the Winning International Group from Singapore, the Chinese Group Hongqiao (within the group Shandong Weiqiao) and UMS Guinea.

Currently the Project employs about 2,000 people to support development of the feasibility studies and related activities, of which 91 percent are Guinean nationals. During the construction phase, a peak workforce of 40,000 to 50,000 people is anticipated. This number will stabilize at an estimate of about 2,000 to 3,000 people during the operating phase of the Project.

2.3 Project location and key components

The project for the exploitation of iron ore in Simandou Blocks 1 and 2 covers an area of 362 km². The location is west of the city of Kérouané on the Simandou mountain range. They constitute a practically North-South oriented ridge which rises sharply from 300 to 900m above the plain. They straddle the rural communes of Kounsankoro, Damaro, Linko and Kérouané.

The railway route currently planned by WCS crosses 4 administrative regions, 8 prefectures and 23 municipalities (“sous-prefectures”) including 2 urban communes. Within 400m of the area of potential direct impacts, there are approximately 220 villages, several

which will be relocated as part of the land acquisition and resettlement activities contemplated under this framework. Within the 2km potential indirect impact zone (proposed standard zone of influence of the project), there are approximately 450 localities.

The location map of the Simandou project is provided in Figure 1.

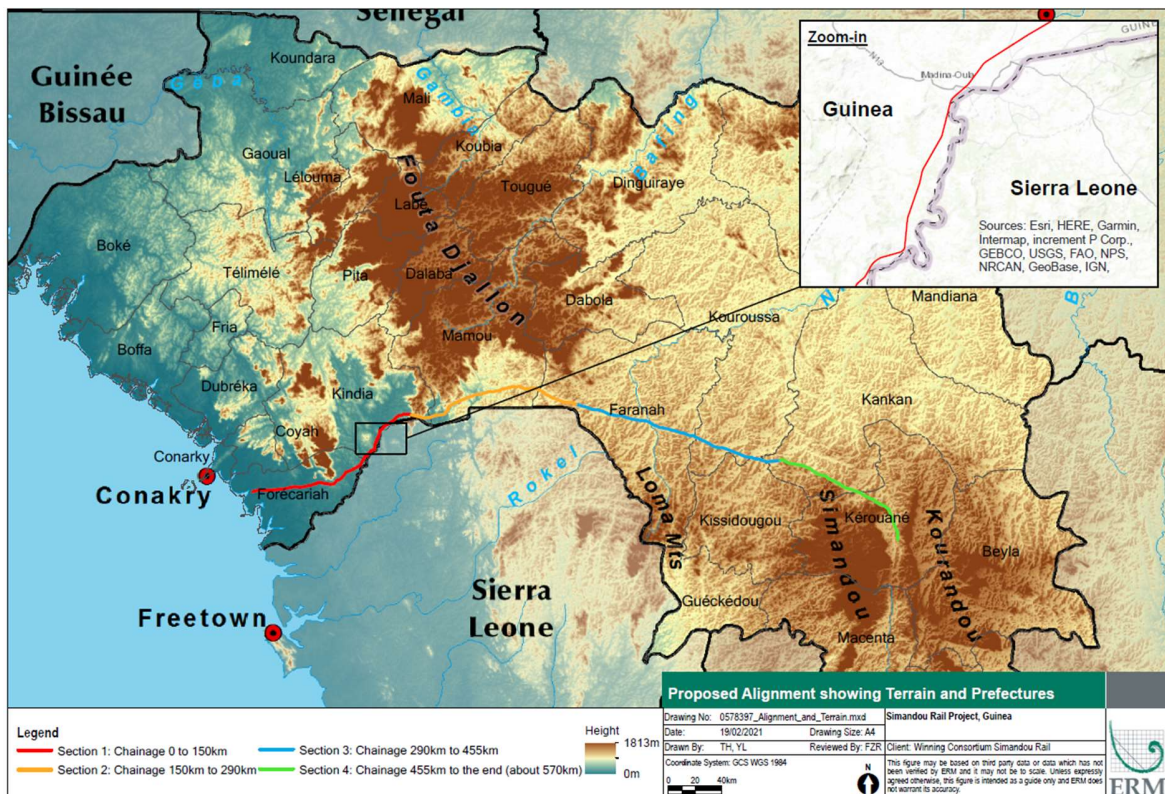


Figure 1: Proposed Project Alignment, showing Terrain, and Préfectures.

2.3.1 Port

The footprint of the future river port is 3.45 km², on the left bank of the Morebayah. This proposed infrastructure for Phase I consists of:

- Two general cargo berths with an unloading facility for barges of 8,000 tonnes each estimated at 90 meters in length, including one for handling petroleum products.
- Four berths equipped with gantry loaders for loading iron ore onto 12,000 tonnes barges.
- A railway loop which is the terminal of the rail transport line for iron ore export and sending supplies to the mine.
- A storage yard with an area of 1200 meters x 200 meters for general cargos including construction material during the construction phase; with a spur railway line



during the operation phase to load equipment, materials and fuels onto train to be transported to the Simandou mine.

- An iron ore storage yard with capacity of about 6.0 million tons equipped with stackers and reclaimers.
- Three rotary dumpers to unload the iron ore wagons, connected to conveyor belt systems for handling the iron ore.
- An office building and base camp for 800 people.
- An electrical station with five heavy fuel generators of 10,000kw each.
- Freshwater supply and distribution system.
- Workshops for maintenance, repair and welding.
- Warehouses for spare parts and consumables.
- A wastewater treatment plant and a settling tank.
- A waste storage area until the construction of an incinerator.
- An Oxygen-Acetylene factory within the port limit.
- 4G mobile phone towers required for the communication within port range as well for boats positioning and communication in the channel and transshipment anchorage; and
- Two quarries for construction materials: one for granite at Senguelen equipped with a crushing station, and one for laterite at Bamboro.

The existing rural track between N4 road at Maferenyah and the port has been repaired by WCSP. An access road along the railway will be built to connect the port to N4 road to bypass the communities as well as the urban area of Maferenyah.

Besides above onshore facilities, a river channel of about 220m wide and 20km long will be dredged to allow the barges and ships to navigate through, to reach the transshipment anchorage at the port with the depth from -23m to -29m.



Figure 2: Overview of the Port Facilities

2.3.2 Railway

The railway starts near Port Morebayah, runs eastward to Forecariah, then runs along the border between Guinea and Sierra Leone, passing Kelemou, Madina, and then the Kuru Mountain to the south of Fouta Djallon Highland via Kindia Tunnel (11.70 km) and passes Kassa Station. After Kassa, the railway extends northeast and crosses the highland mountains via the Mamou Tunnel (8.95 km), passes along the southern foothills of the mountains until Ouré-Kaba Station, passes Tagagna and Laya, and then the route leaves the border. It then runs parallel with N1 Highway heading to the east and southeast, before crossing the Niger River, and again running in parallel with N1 Highway until Faranah Station. After Faranah, the railway extends east along the southern boundary of the Upper Niger National Park, crosses the Mafou River, the Niandan River and the N33 Highway, passes Nialinko Station and runs along the mountains. It then passes Diankoya Station, crosses Sonamba River to the south of Médina, runs southeast until the west of Kérouané Township where the Station is established, crosses the Milo River and finally arrives at the foothills of the Simandou Mining Area.

Table 1 provides a summary of the key railway system components at operation, including the main railway track itself and facilities, and key features along the alignment; as well as associated facilities that are not considered permanent components of the railway system but will be required for the construction of the Project.

Table 1: Summary of Railway System Key Components

Component	Summary of key features	
Railway System		
Railway Length	Approximately 600 km overall	
Corridor Width	On average 80 m (i.e., 40 m either side of the railway)	
Stations - all have Passing Loops, except those denoted in bold with* - all have an integrated Maintenance Workshop/Area	15 Stations at: <ul style="list-style-type: none"> ■ Morebayah Port Terminal* ■ Forecariah ■ Kelemou ■ Médina ■ Kassa ■ Ouré-Kaba ■ Tagagna ■ Laya ■ Faranah ■ Soroforia ■ Douako ■ Nialinko ■ Diankoya ■ Kérouané* ■ Simandou Mine Terminal* 	Integrated Maintenance Workshop/Area: <ul style="list-style-type: none"> ■ Maintenance Workshop ■ Maintenance Area ■ Maintenance Area ■ Maintenance Workshop ■ Maintenance Area ■ Maintenance Area ■ Maintenance Workshop ■ Maintenance Area ■ Maintenance Workshop ■ Maintenance Area ■ Maintenance Area ■ Maintenance Area ■ Maintenance Area ■ Maintenance Workshop ■ Maintenance Area
Passing Loops	12 at stations as noted above	
Maintenance Workshops/Areas	Five (5) Maintenance workshops and ten (10) maintenance areas as noted above	
Trains at Operation (Freight trains = for iron ore)	<p>Trains will be diesel powered and designed to have two engines in a convoy, being about 1,250 m long in total. Capacity/power to carry around 10,000 tonnes each trip. Speed will be maximum 100 kilometres per hour (kph) but on average they will travel 60-80 kph.</p> <p>Initial design for train numbers:</p> <ul style="list-style-type: none"> ■ 13 pairs* of freight trains per day from start of operation until 2025, hauling on average 60 mtpa. ■ 25 pairs of freight trains per day in up to 2027. ■ Up to 38 pairs of freight trains until 2034, hauling on average 100 mtpa; and ■ One (1) pair of commuting train(s) per day for mining, rail and port employees. <p>*One 'pair' of trains is considered as either one train making one round trip (i.e., east-west-east or west-east-west) or two trains where one makes one trip in one direction (e.g., east-west) and the other makes one trip in the opposite direction (i.e., west-east)</p>	

Tunnels	<p>Four (4) tunnels for Railway operation located mainly in the west/middle of the route:</p> <ul style="list-style-type: none">■ Kindia. 11.70 km long. From approximately chainage 148.37 km to 160.07 km.■ Mamou. 8.95 km long. From approximately chainage 191.34 km to 200.29 km.■ Kaba. 4.43km long. From approximately chainage 202.62 km to 207.05 km.■ Soyah. 2.635 km long. From approximately chainage 218.8 km to 220.65 km; and
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Component	Summary of key features
<p>Bridges</p> <p style="text-align: right;"><i>over Rivers</i></p> <p style="text-align: right;"><i>over Highways</i></p> <p style="text-align: right;"><i>Other</i></p>	<p>A total of 169 bridges with a total length of approximately 70 km are designed along the railway, including:</p> <p style="text-align: center;">28</p> <p style="text-align: center;">10</p> <p><i>including one crossing with each of highways N4, N1 (twice), N14, N31, N6, N33, N2, and two crossings with the ore transportation highway at Port Morebayah</i></p> <p style="text-align: center;">98</p>
<p>Underpasses/Major Culverts and Minor Culverts</p>	<p>Culverts will be distributed along the entire alignment, on average with two (2) culverts per kilometre. Total culverts expected are:</p> <p style="text-align: center;">204 major culverts near 20 villages 816 minor culverts near 300 villages</p>
<p>Road/Track Crossings</p>	<p>A total of 592 road/track crossings over roads and tracks are present along the railway including the tunnels and bridges outlined above. The other crossings exist at small road tracks in villages or mountainous areas and include roads under railway bridges or culverts, or over the railway tunnel with security fence.</p>
Associated Facilities – for Construction	
<p>Access Roads</p>	<p>Access Roads with a total length of approximately 611 km, including access bridges of approximately 1.5 km. These are understood to be tracks and will not be surfaced i.e., no tarmac etc.</p>
<p>Planned Borrow Pits/Dump Areas</p>	<ul style="list-style-type: none"> ■ 31 Borrow pits are planned along the railway alignment occupying some total 232 hectares of land. ■ 13 Borrow pits and 12 dump areas are planned near the stations, occupying a total of approximately 369 hectares of land. ■ 15 Dump areas are planned, associated with the tunnels, to accommodate around 3.4 million cubic metres of waste material. In total there are plans to rehabilitate around 283.5 ha of land around these sites, with trees, bushes and grasses.
<p>Planned Quarry Areas</p>	<p>A total of six (6) Quarries are planned to date.</p>
<p>Accommodation Camps</p>	<p>Two (2) accommodation camps have been constructed to date for the construction of access roads to the tunnels only and three (3) more are being set up i.e., Total five (5) for the early tunnel works construction.</p> <p>More accommodation camps are planned and will be deployed along the railway in the second half of 2021.</p>

2.3.3 Mine

The Mining Project will include the following components:

- **Mine Access:** access to the open pit mine will be via access roads going uphill on top of the mountain, most probably on both side during construction (east and west).
- The pioneer mining area comprises one or two open pits, using blasting and excavation method to exploit the iron ore blocks, hauled by heavy duty trucks to feed into the prime crushing stations at the designed fringe of the open pits. Conveyor system will then carry the ore downhill to reach the processing plant.
- **Mineral Processing:** the crushed iron ore will be transported from the pit areas to the mineral processing plant via two or three surface conveyors. The mine plant site will be located on relatively flat ground close to the train loading facility northeast of the deposits. Mineral processing will consist of screening and secondary crushing. The final product is a high-grade iron ore fines and lumps ready to rail and for sea shipment.
- **Mine Support Facilities:** support facilities will be located adjacent to the railway terminal on the east side of the mine. These include a mining camp, mobile equipment workshop, fuel storage, power generation, concrete batch plant, administrative offices, temporary ore storage, and water management infrastructure.
- Rock waste material left over after mining will be stored in the dumping pit. The location of the dumping pit will be carefully chosen, taking into consideration of environmental and safety factors. Proper preservation measures will be deployed to ensure the stability of the waste stockpiles, and to avoid waste rocks to be flooded by heavy rain.
- Other supporting facilities will include a water reservoir will be constructed to maintain fresh water supply to the mining facilities both for life use and for environmental purpose such as dust depression. Other miscellaneous facilities required are being assessed and designed.
- A supporting airport 20km north of K rouan  is planned to improve the logistics to the mine. With a footprint of 260 ha, the airport will be constructed in three separate phases. The runway will be initially 1410 m long and 23 m wide (phase 1A), then expanded to 3200m and 45m wide (phase 2). Phase 1B includes constructing buildings and facilities required for a commercial airport.

2.4 Project schedule

The current Project development schedule for 2020-2021 is as follows:

- Preliminary site layouts agreed in second half 2020.
- Starting the land acquisition process in port area and for access roads to railway infrastructure in November 2020.
- Commence tunnels initial preparation civil work and access roads earthworks in January 2021.
- ESIA/EIES scoping studies and baseline field work and early works Guinea permitting process first half 2021.
- Prepare EIES required for permitting related to port, dredging, railway tunnels, water supply for construction activities and Kerouane airport by mid-2021.
- Draft Feasibility Study (FS) for port at end of April 2021.
- Jetty construction at the port to start in May 2021.
- Morebayah estuary and channel dredging to start in July 2021 until first quarter 2024.
- Draft FS for railway by end of May 2021 with indicative Project Execution Plan (PEP) by FSDI in June 2021.

2.4.1 Focus on the railway project:

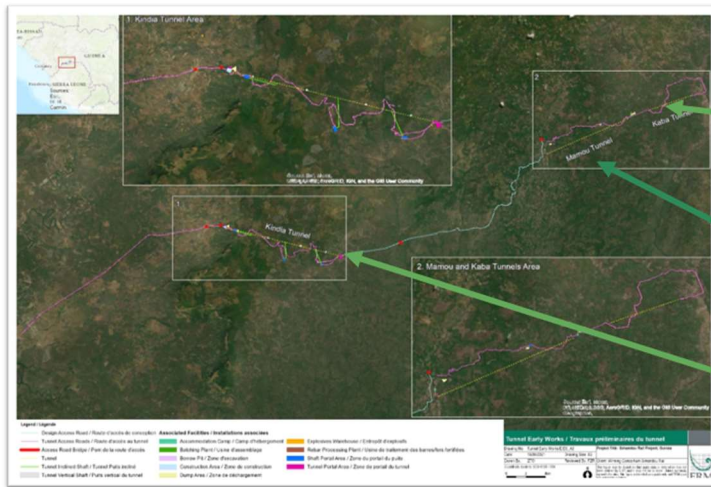
The following figures give information about the railway project which is on the critical path of the whole project.

Table 2: length of the railway per prefecture

Région	Préfecture	Approx. Length of Railway per prefecture	Sous-préfecture
1. Kindia	1. Forécariah	91 km	1. Kaback; 2. Maférinya; 3. Allassoyah; 4. Kaliah; 5. Mous-saya; 6. Sikhourou
	2. Kindia	75 km	7. madina_oula
2. Mamou	3. Mamou	95 km	8. Soyah; 9. Ouré_kaba
3. Faranah	4. Faranah	121 km	10. Maréla ; 11. Sandéniah ; 12. Hérimakono ; 13. Gnéaleah ; 14. Tiro
4. Kankan	5. Kouroussa	31 km	15. Douako
Faranah	6. Kissidougou	21 km	16. Albadariah
Kankan	7. Kankan	83 km	17. Tokounou; 18. Mamouroudou
	8. Kérouané	53 km	19. Soromaya ; 20. Komodougou ; 21. Centre de Kérouané ; 22. Kounsankoro,

More specifically, a strong focus of the operations will be done on the different tunnels. The main ones are indicated on the figure below

Contexte: Tunnels



Kaba - Shandong
 Longueur: 4.43 km
 Durée: 24 mois

Mamou – CRCC11
 Longueur: 8.95 km
 Durée: 28 mois

Kindia – CRCC18
 Longueur: 11.7 km
 Durée: 34 mois

Figure 4: map of the tunnels

Different contractors and sub-contractors oversee different sections of the railway. The table below gives the list of the companies in charge.

Table 3 : list of the contractors for the railway project

Construction Section	DK	Length	Subcontractor
MXTJ-1	Morebayah Rail station, unloading loop, K0-K2+506.35, included every loading and unloading infrastructures	2.5	CRCC1
MSTJ-2	K2+506.35 à K86+900	84.54	CRCC17
MXTJ-3	K86+900 à K148+000	57.01	CRCC16
Kindia Tunnel	K148+000 à K160+600	12.6	CRCC18
MXTJ-4	K160+600 à K190+800	24.83	CWE3

			<i>China Water Conservancy and Hydro-power Third Engineering Bureau Limited</i>
Mamou Tunnel, Kaba Tunnel	K190+800 à K200+300	9.4 5	CRCC11 Groupe Autoroute Shandong
<i>MXTJ-5</i>	<i>K200+300 à K221+000</i>	<i>20.68</i>	<i>Groupe Autoroute Shandong</i>
<i>MXTJ-6</i>	<i>K221+000 à K271+000</i>	<i>50</i>	<i>Shanxi province engineering construction company</i>
<i>MXTJ-7</i>	<i>K271+000 à K334+400</i>	<i>63.37</i>	<i>CRCC10</i>
<i>MXTJ-8</i>	<i>K334_400 à K384+500</i>	<i>50.01</i>	<i>CRCC4</i>
<i>MSTJ-9</i>	<i>K384+500 à K473+200</i>	<i>84.66</i>	<i>China Construction Fifth Engineering Bureau Limited</i>
<i>MXTJ010</i>	<i>K569+743</i>	<i>92.3</i>	<i>CRCC14</i>

The following figure gives information about the forecasted schedule of the project. That schedule is very tight and ambitious. That means the preliminary and compulsory steps like resettlement and land acquisition must be as well managed in a very tight schedule.

Contexte - Durée

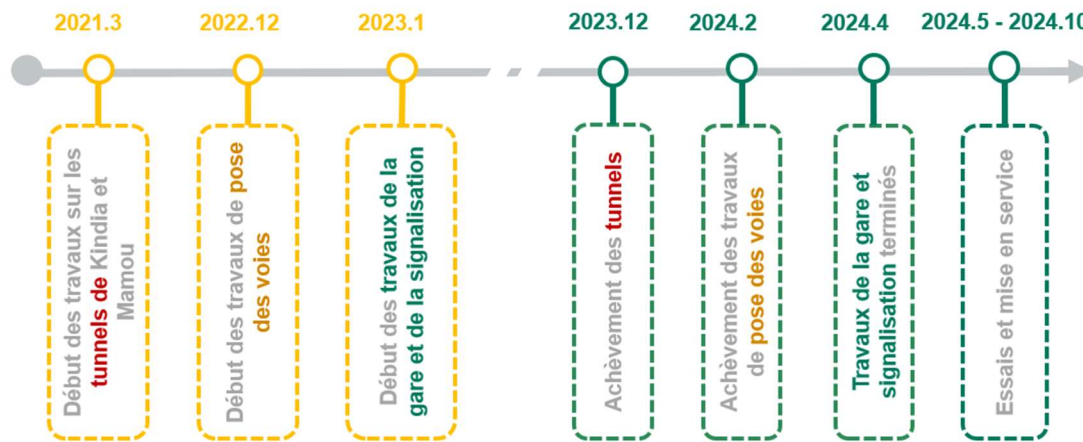


Figure 5 : Global schedule of the railway project

2.5 Principles for Land Acquisition and Resettlement

The proposed key principles guiding land acquisition for the Simandou Project are the following:

- Minimizing land take to avoid unnecessary economic and physical displacement is the cornerstone of the process after undertaking an alternative analysis.
- Land acquisition will be conducted based on negotiated settlement transactions.
- Identification of affected plots and affected people will be based on consultation with local leaders, complemented with investigating rights to land where claims may arise.
- The whole process will comply with Guinean legislation and IFC's PS5.
- Payment of full compensation prior to displacement.
- Any compensation will be at replacement value, so that people are able to fully restore all their assets in a new location.
- People will be informed and consulted on their preferred options for resettlement.
- Impacts to livelihoods will be assessed and compensated where needed.
- People will be provided with assistance to ensure their livelihoods and standard of living have been restored to pre-displacement level or improved, which is determined through periodic monitoring carried out after resettlement.
- Vulnerable individuals will be identified and assisted where needed.
- Wherever legally, technically and economically possible, land will be returned to its previous land use category (agricultural), physical condition and ownership after use for mine construction and operations.

The proposed approach to land acquisition and resettlement is provided below:

- At this stage, minimum three cut-off dates are proposed: Zone 1, Zones 2 to 9, and ultimately Zone 10.
- Given the size and timeframe of the land acquisition required and if negotiated settlement cannot be reached, there is a possibility that expropriation will become necessary to access all plots necessary for construction.

- Expropriation could be definitively an option when and if it becomes the only alternative moving forward.

2.6 Rationale for resettlement framework

The applicable requirements are included in the International Finance Corporation (IFC) Performance Standard (PS) 5 on Land Acquisition and Involuntary Resettlement. As not all the required information is available to prepare a Resettlement Action Plan (RAP) per IFC PS requirements, this document is the framework as explicitly suggested in the text of Paragraph 16 of PS5. It states:

“Where the exact nature or magnitude of the land acquisition or restrictions on land use related to a project with potential to cause physical and/or economic displacement is unknown due to the stage of project development, the client will develop a Resettlement ... Framework outlining general principles compatible with this Performance Standard. Once the individual project components are defined and the necessary information becomes available, such a framework will be expanded into a specific Resettlement Action Plan ... and procedures in accordance with paragraphs 19 and 25 of PS5.”

After the Framework being finalized and publicly disclosed, WCS will prepare the Land Acquisition, Compensation and Resettlement (LACR) Action Plans fully aligned with the objectives of PS 5. The RAP will (i) identify all people to be displaced; (ii) demonstrate that displacement is unavoidable; (iii) describe efforts to minimize resettlement (iv) describe the regulatory framework; (v) describe the process of informed consultation and participation with affected people regarding acceptable resettlement alternatives, and the level of their participation in the decision-making process; (vi) describe the entitlements for all categories of displaced people and assess risks to vulnerable groups of the various entitlements; (vii) describe the methodology for valuation of lost assets and demonstrate that it is adequate, i.e., at least equal to the replacement cost of lost assets; (viii) provide details on replacement housing; (ix) outline plans for livelihood restoration if applicable; (x) describe relocation assistance to be provided; (xi) outline the institutional responsibility for the implementation of the Resettlement Action Plan and procedures for grievance redress; (xii) provide details of the arrangements for monitoring and evaluation and Affected Communities’ involvement in this phase; and (xiii) provide a timetable and budget for the implementation of the LACR Action Plans.

WCS is committed to prepare LACR Action Plans for specific phases of the Project, in line with the proposed land access approach and structure indicated above. Three (3) Action Plans have been prepared for the port areas and early works to cover currently identified land acquisition needs, with more Action Plans to be ready along with the land acquisition process.

The Company has decided to implement land acquisition in accordance with Guinean legislation and international best practice reflected in IFC’s Performance Standards.

PS 5 applies as it will translate into involuntary resettlement (when people cannot refuse land acquisition which causes displacement). Therefore, this Land & Resettlement Framework is based on involuntary land acquisition and resettlement per PS5

3 LEGAL AND INSTITUTIONAL FRAMEWORK

3.1 Key relevant laws of the Republic of Guinea

3.1.1 Constitution & Base Convention

The Constitution of the Republic of Guinea is dated 22 March 2020 (supreme state law promulgated by Decree on 22 March 2020) The Guinean Constitution establishes several provisions, including Article 22 which aims to protect the environment and social welfare. It guarantees peaceful enjoyment of ownership and other property rights obtained in a legal manner. The right to property can only be taken away or limited in the public interest determined based on the law, for compensation which cannot be lower than the market value of the property.

On 14 August 2020, the project was declared a Project of National Importance (PIN, projet d'intérêt national – see Appendix) by Guinea's president. The validity of the project of national interest remains conditional on the submission, validation by the state and the correct execution of a local content development plan considering the provisions of the basic agreement concluded on 9 June 2020 between the Republic of Guinea and the company WCS for the exploitation and marketing of iron ore from blocks 1 and 2 of Simandou. The requirement is related to local content and the development of an agricultural corridor. The PIN status will help to expedite the land acquisition and resettlement process, among other benefits.

With a view to making them available exclusively to the Infrastructure Realization Company (i.e., WCSR) and its contractors for the needs of the Project of National Interest (PIN), immovables and immovable rights located or held within the Scope of Operation will be subject to a procedure in accordance with the Land Code after Declaration of Public Utility (DUP) or Déclaration d'Utilité Publique.

Following the approval of the technical, environmental and social studies required, the final route, which has been the subject of agreement between the Company of Realization of the Infrastructures and the State of Guinea, will be defined by Decree taken within the framework of the procedure referred to in the previous Alinea (Decree of Declaration of Public Utility).

To develop and operate the Simandou project, WCS requires mining rights as set out in the Mining Code. The Simandou Base Convention and associated Railway and Port Agreements (the "Agreements") and the presidential decree declaring the Project of National Importance (PIN) set all applicable requirements. A DUP (Déclaration d'Utilité Publique – "Declaration of Public Utility" will be asked to prevent the project from being unable to acquire land. This DUP will be used only in case of expropriation is required.

3.1.2 Land laws and regulations

Issues related to land laws and regulations are included in:

- Code Domaniale et Foncier (Code of Land and Property; Ordinance O / 92/019 of March 30, 1992): Project activities have the potential to affect land tenure organization in the Project area.

- Town Planning Code (Act L / 98 No. 017/98 of 13 July 1998 adopting and promulgating the Law on Urban Planning Code): Project activities are subject to the rules of the town planning code, for the construction of infrastructure.
- Revised Code of Local Authorities (Ordinary law L / 2017/040 / AN of 24 February 2017). It defines the relationship between the Project and local communities. This includes the provision that the municipality must give an opinion before any investment project, any occupation / use of land. Local communities share responsibility for managing land use with the state.
- The Pastoral Code (Law L/95/51/CTRN of August 29, 1995) defines the general rules governing pastoral use rights. Article 77 requires that compensation be paid in the event of prohibition or restriction of pastoral use rights. Article 80 requires that development projects implemented in rural areas consider the interests of pastoral livelihoods.

3.1.3 Mining law

Unless conflict between the provisions of the Agreements and any other contractual document relating to the Project or the Mining Code and Mining Regulations, then the terms of the Base Agreement shall prevail. WCS is required to operate under Guinean mining, safety and environmental regulations, as set out by the national legal and institutional framework. The main legal texts regarding permitting of a mine and associated infrastructure are:

- Mining Code (Law L/2011/006/CNT of September 9, 2011, as amended by Law L/2013/053/CNT of April 8, 2013)
- Environmental Code (Decree D/2019/221/PRG/SGG promulgating Law L/2019/0034/AN of 04 July 2019 establishing the Environmental Code in Guinea).

Additional permitting requirements are set out in further laws, regulations and government decrees.

3.1.4 Land acquisition requirements

To develop the Simandou Project, including associated infrastructure, WCS will need to acquire land and in several instances put in place a resettlement process.

WCS must put in place a Land Acquisition and Resettlement Action Plan (LARAP) before starting any land acquisition for the mine site according to Chapter 7, Section 11 of the Basic Convention. The same apply for the port and the railway, talking about a Resettlement Action Plan (RAP or PAR in French) without any specific requirements. Under Chapter 7, Section 11 of the Basic Convention, the State of Guinea commits to supporting WCS in acquiring land rights.

The Mining Code governs land acquisition requirements. Article 123 states that:

- A mining right does not extinguish a property right. No right to prospect or operate is valid without the consent of the landowner or its successors.
- The rights of owners, usufructuaries and occupants as well as of their successors are not affected by the granting of mining permits beyond that which is provided in the permit.
- The holder of the permit may occupy, within the area of the title, the land required for mining activities.

The holder of a mining title may occupy the land necessary for their activities if authorized to do so by their title or by order of the mines minister.

Article 124 states that:

- Property rights shall be exercised throughout the term of the operation through the collection of compensation.
- The holder of the permit must pay compensation to any lawful occupant of land.
- The amount, frequency, method of payment and all other terms are determined in accordance with the provisions of the Mining Code and its implementing regulations. The amount of compensation must be reasonable enough in order not to compromise the viability of the project, and proportional to the disturbance caused.

In article 125, the Mining Code sets out that: “the State will ensure that a holder of a Mining Title or Authorisation obtains the consent from the landowner or its successors, as soon as it is necessary...When the public interest so requires, the holder of the Mining Permit or Authorisation may undertake to expropriate buildings and land necessary for the mining work and the facilities essential for the mining operation.”

The Land and Property Code (Code Foncier et Domanial) concerns registered property. The code does not explicitly recognize customary rights. The code stipulates that orphan land (i.e., without owner) and vacant land are property of the state. A broad interpretation of the code would suggest that any land without title deed would, by default, be state property. However, Article 39 can be interpreted as recognizing customary rights. It defines landowners as natural or legal persons who can demonstrate the peaceful, personal, continuous and good faith occupation of a home as owner. Therefore, all legitimate owners (whether registered or not), occupants and users should be compensated in accordance with recognized international standards.

The code also provides for provisions relating to expropriation for public utility. However, it does not contain detailed provisions regarding the level of compensation and is limited to the general principle of fair compensation set out in Article 55. Article 69 also provides that compensation must cover all quantifiable and known losses incurred.

3.1.5 Valuation

In Guinea, there is no law which regulates the work of property valuers and work of accredited valuation organizations. Although the Ministry of Mines and Geology is keen to adopt a nationwide valuation standard for land acquisition for mining projects, it looks like a bit unrealistic as regional specificities seem to play a major role on valuation and compensation.

Our approach was to undertake a price study assessing compensation for populations impacted by the land acquisition and resettlement activities of the Simandou Project. WCS decided that a dedicated price study was necessary and relevant to have a clearer visibility on compensation costs, assess differences between prefectures, provide fair compensation to all affected parties based on local context and to reduce budgetary risks.

The price study was carried out according to an IFC PS5-compliant methodology proposed by the specialized consultants hired after validation by WCS. The study took place in May-June 2021 across the eight (8) prefectures (Forecariah, Kindia, Mamou, Faranah, Kouroussa, Kissidougou, Kankan & Kérouané) impacted by the project.

3.1.6 Expropriation

The 2010 Constitution mentions expropriation in article 13: "The right to property is guaranteed. No one can be expropriated if it is not in the legally established interest of all, and subject to a fair and prior compensation."

In 2015, an international team of experts has developed an operation manual as "guidelines"¹ for expropriation based on public utility for compensation land and resources natural resources in the Republic of Guinea. The full guideline document was published in September 2017. The administrative expropriation procedure provides for the conduct of a public inquiry and a plot investigation before an expropriation decree can be promulgated.

3.1.7 Vulnerable people and social welfare

As per IFC Performance Standard 1, vulnerability may stem from an individual or group's race, colour, sex, language, religion, political or other opinion, national or social origin, property, birth, or other status. Projects must also consider factors such as gender, age, ethnicity, culture, literacy, sickness, physical or mental disability, poverty or economic disadvantage, and dependence on unique natural resources, and the way in which these factors may limit a person's ability to claim or participate in assistance provided by the Project and related development benefits.

While most of the Guinean population may be characterized as having some form of vulnerability, groups who are likely to face disproportionate hardships due to Project impacts are likely to include:

- Women: In rural areas, which cover much of the Project study area, women primarily undertake unpaid agricultural labour for the household, while men can derive income through the sale of cash crops.
- Elderly: Elderly people (i.e., those sixty-five years of age or older) are generally recognized as vulnerable in the context of large-scale project impacts as they are often dependent upon younger members of their household for financial support and may face physical barriers to participating in assistance programs or accessing other project benefits.
- Minority ethnic groups: A high rate of ethnic mixing is reported in Guinea and there is no broadly documented discrimination targeting any one ethnic group. Discrimination or increased tensions between ethnic groups may result, however, from conflict over other issues, such as land access or competition for employment.
- Disabled or chronically ill persons: Those who are disabled or chronically ill will likely be less able to access Project benefits or require special assistance.
- Villages with limited or no access to roads: It is anticipated that access to markets, health care facilities and other social infrastructure and services and the opportunities offered by the Project, will be constrained for villages with limited or no access to road networks.

¹ <https://pubs.iied.org/sites/default/files/pdfs/migrate/17609FIIED.pdf>

It is anticipated that additional vulnerability criteria will be developed during the development of the field surveys prior to drafting the LARAPs, using also knowledge gained during the Railway Early Works land acquisition activities between November 2020 and May 2021.

Social safety nets are rudimentary and cover only a limited number of risks for relatively few beneficiaries. The Caisse Nationale de Sécurité Sociale (CNSS; National Fund for Social Security) is the government body responsible for providing social welfare but is inadequately funded. Most of the population is at risk of poverty. People often must rely on extended family networks and private charity for social security.

3.1.8 Perception and influence of custom on legal tenure

Guinean written law is deemed to have direct application throughout the territory of the Republic of Guinea. However, many areas of the country do not apply this written law in practice.

For example, in some areas, there is no Land Title or Land Book within the meaning of the Land and State Code. This does not preclude the recognition of rights of land occupants under customary law.

Customary law is exercised over a resource space through a bundle of rights that can be combined by the same individual or distributed within a group of people, namely:

- "Operational rights" relating to human action on resources, such as exploitation or development.
- "Administration rights" relating to the control of operational rights such as the coordination of operation, delegation, transmission, or even transfer, or even assignment / sale.

The notion of resource space includes a variation of uses in each space. Thus, logging activities are carried out in different ways depending on the seasons or the operating methods (fallow, concentration of pastures for manuring the soil, etc.).

This explains the deployment of the bundle of rights that vary from one resource space to another (between a plain and a hill, for example), but also from the same resource space that can be used for variable uses and have land status. different, depending on the season for example (a plain cultivated by an individual for rice cultivation can become in the off-season a place of grazing which comes under collective village management).

All land uses will be considered to determine the land tenure configuration and the compensation to be made at the level of the community, lineage, household.

3.2 International standards

3.2.1 IFC Performance standards

WCS wants to develop the Simandou Project in compliance with the IFC requirements. As a result, WCS and the Project are committed to comply with the IFC Performance Standards (PS), PS1 and PS5.

The IFC PS define a project's role and responsibilities for managing health, safety, environmental, and community issues to receive and retain IFC and/or Equator Principle-participating lender support.

Requirements of other international financial institutions (known as IFIs) such as the African Bank for Development (AfDB) and development banks based in Asia (AIIB in Beijing, CDB in Shanghai, ADB in Manila, ...) are generally similar in spirit and substance.

PS5 on Land Acquisition and Involuntary Resettlement requires the following:

- To avoid or, at least minimise, involuntary resettlement wherever feasible by exploring alternative project designs.
- To mitigate adverse social and economic impacts from land acquisition or restrictions on affected persons' use of and access to land by: (i) providing compensation for loss of assets at replacement cost; and (ii) ensuring that resettlement activities are implemented with appropriate disclosure of information, consultation, and the informed participation of those affected.
- To improve or, at a minimum, restore the livelihoods and standards of living of displaced persons to pre-project levels, through measures that can be land-based, wage-based and/or enterprise based, to facilitate sustainable improvements to their socio-economic status; and
- To improve living conditions among displaced persons through provision of adequate housing with security of tenure at resettlement sites.

3.2.2 Equator Principles

The Equator Principles are currently used as the benchmark for commercial lending. The Equator Principles were developed to provide an approach to determine, assess, and manage environmental and social risk in project financing. The current version which came into force in October 2020, the Equator Principles IV (EP IV) gives greater emphasis on i) human rights considerations in due diligence and an acknowledgment of the United Nations (UN) "Protect, Respect and Remedy" Framework for Business and Human Rights and Guiding Principles on Business and Human Rights; ii) provides a new set of requirements to address Climate Change and its adaptive management; and iii) requires a reinforcement of reporting and transparency requirements.

EP Principle 3 on Applicable Social and Environmental Standards establishes the IFC Performance Standards and the World Bank Group (WBG) Environmental, Health and Safety (EHS) Guidelines to complement the host country legislation as the basis for social and environmental performance.

3.2.3 Principles of the EITI

Expressly referred to by article 122 of the Mining Code which obliges any holder of the mining title to respect the commitments of the Guinean State made about this initiative, the Extractive Industries Transparency Initiative (EITI) which, since July 2, 2014, declared Guinea a "country in conformity" with its standards, has set out 12 principles of good governance of the extractive industry, essentially based on the notion of transparency of financial flows and cooperation.

According to the twelfth principle, "when it comes to finding solutions, we consider that all stakeholders - government and their agencies, extractive companies, service companies, multilateral organizations, financial organizations, investors and non-governmental organizations - have important and relevant contributions to make".

3.2.4 ECOWAS Actions

Like the EITI, article 122 of the Mining Code obliges the holder of the mining title to respect the commitments of the Guinean State made about the Economic Community of West African States (ECOWAS).

ECOWAS, of which the Republic of Guinea is a member, aims to unify rules governing the various existing mining systems in each jurisdiction, through three stages:

- The adoption of a directive on the harmonization of Guiding Principles and Policies in the mining sector.
- The adoption of a regional mining policy; and
- The adoption of a regional mining code.

At this stage, although discussions have been engaged for several years, only the aforementioned concept was adopted on May 3, 2009, while the other stages remain awaited and are obviously necessary to ensure a minimum of effectiveness to the directive.

However, it will be usefully retained that according to article 16 of this directive “the holder of mining rights and titles operating in Member States conduct their mining activities in such a way as to respect the right of populations to participate and contribute to development and their enable the enjoyment of sustainable economic, social, cultural and political development”.

3.3 Specific Project measures towards compliance with IFC PS5

To bring all past and current land access activities aligned with the IFC PS, the following steps are required:

- Implement thoroughly the SEP and GM as well as carry out proper public consultation and disclosure related to all land access and resettlement activities. Coordination with any human rights assessment process will ensure that SEP and GM are developed according to rights-based principles as included in EPIV.
- Prepare the current Land and Resettlement Framework as early as possible – this report needs to be publicly disclosed.
- Minimize land take to avoid unnecessary economic and physical displacement is the cornerstone of the process. It applies mainly to Zone 2 to 9 plus Zone 10 as well as for routing early works access roads in Zone 2 & 3.
- Complete as soon as possible a meaningful analysis of possible alternatives which incorporates the social and project costs associated with displacement. Because economic and physical displacement is unavoidable, adverse impacts on individuals and communities should be minimized through exploring alternative project designs or adjustments in routing or siting.
- Carry out proper socio-economic and asset surveys for all Zone 2, 3, 4, 5, 6, 7, 8 & 9 and beyond and revisit data obtained through surveys done for Zone 1.
- Going forward for each Zone, the selected consultants will produce an action plan (LARAP) i.e., one for each prefecture. They all need to be publicly disclosed in English and French (web and hard copies in all WCS key locations of PIC).
- Assess if there are vulnerable groups amongst the people to be displaced, including check on status of poorer communities and their vulnerability. This is also a key element on the human rights assessment process. Coordination will ensure a rights-based approach to address all issues related to minorities and vulnerable peoples and groups.

- Given that land access activities will likely be a long process (minimum until mid-2024), interim IFC compliance audits should be done quarterly in 2022 and 2023 to avoid any surprises down the road. A qualified independent third-party auditor needs to be identified, with the development of ToR and preparation of necessary documentation taking place soon; and
- Plan for the resettlement completion audit needed per PS5 para 15. It is likely that more than one is required as LACR activities will be taking place in a successive manner (Zones 1, 2 & 3, then Zone 4 & 5, followed by Zone 6, 7, 8 & 9 with Zone 10 running in parallel).
- Cut-off date: there is a need to set up by zone or grouped zone the cut-off date for eligibility, as stated in PS 5, paragraph 23 and GN17. This protects WCS as it is not required to compensate or assist opportunistic settlers who encroach on the project area after the cut-off date.

3.4 WCS Corporate Policies

WCS (WWW.WCSGLOBAL.COM) is committed to ensuring its worldwide operations provide a comprehensive positive societal impact.

WCS has developed and adopted its Code of Ethics and Business Conduct (the "Code") applicable to all employees, officers and directors of the Company and its subsidiaries (collectively referred to in the Code as "employees") to promote honest and ethical conduct, full, fair, accurate, timely and understandable disclosure, and compliance with applicable governmental rules and regulations.

WCS's corporate policies are dealing with:

- Sustainability Policy
- Human Resources Policy
- Supplier Code of Conduct
- Anti-Bribery and Anti-Corruption Policy
- Whistle-blower Policy

More details are available on <http://wcsglobal.com/>.

WCS supports the Extractive Industries Transparency Initiative (EITI)², which was established to increase transparency over payments by companies from the mining industries to governments and government-linked entities, as well as transparency over revenues received by those host country governments. Guinea has been a member of the EITI since 2018.

WCS supports human rights consistent with the United Nations Declarations on Human Rights (UNDHR) and the Voluntary Principles on Security and Human Rights (VPSHR)³. Es-

² Please see the Extractive Industries Transparency Initiative Standard, 2019 @ <https://eiti.org/document/eiti-standard-2019>

³ Please see for additional information on VPSHR 2019 @ <http://www.voluntaryprinciples.org/wp-content/uploads/2019/12/TheVoluntaryPrinciples.pdf>

tablished in 2000, the VPSHR are a set of principles designed to guide companies in maintaining the safety and security of their operations within an operating framework that encourages respect for human rights.

3.5 Comparison between Guinean legislation and international standards applicable to the Project

The following Table compares the written standards of the Republic of Guinea and the performance standards of the IFC. It also provides recommendations on the preferred standards within the framework of the Project.

Table 4 : Comparison between Guinean legislation and international standards applicable to the Project

Topic (Fr)	Guinean written standards	IFC Performance Standard	Comments
Writing a RAP	The national legal framework provides for the development of a RAP (mining code Art. 142).	As long as a Project involves involuntary physical or economic displacement of persons or communities in the given territory, a RAP must be carried out. (Paragraph 1)	<u>conclusion:</u> Consistency between IFC standards and national legislation. However, the IFC's standards are more explicit. <u>Recommendation:</u> Application of IFC standards
Occupant census and identification of assets to be compensated	It is the prefectural decree of transferability that indicates the list of parcels and the actual real estate rights with respect to the announcement of the declaration of public utility (Art.58 of the CFD) and, within 2 months of notification of the DDUP or the Act of Transferability, all owners of the buildings to be expropriated are required to provide the names of the tenants, the actual rights holders and the obligation to others interested in making themselves known (Article 60 of the CFD).	The NP5 requires a census of socio-economic data to identify those who will be displaced by the Project, to identify those who will be entitled to compensation and assistance, and to discourage opportunistic occupants who are not entitled to compensation (para. 12).	<u>conclusion:</u> Partial agreement between IFC standards and national legislation. <u>Recommendation:</u> Application of IFC standards
Eligibility for compensation	The land and residential code states that all persons affected by the implementation of the Project are entitled to compensation (s. 60).	Any person physically or economically displaced (those with formal rights, those with recognized/recognizable rights, those without recognized/recognizable rights).as a result of the acquisition of project-related land, has a right to compensation (Paragraph 9)	<u>conclusion:</u> Partial agreement between IFC standards and national legislation. <u>Recommendation:</u> Application of IFC standards

Topic (Fr)	Guinean written standards	IFC Performance Standard	Comments
Eligibility deadline	The land and federal code provide for the census and identification of PAPs within 2 months of notification of the decree of declaration of public utility or act of desasability but does not have any information on what will happen after these exercises (admission and exclusion of newcomers) (Article 60 of the CFD).	In the absence of procedures established by the host state, the client will set an eligibility date. Deadline information will be well documented and disseminated throughout the Project area (paragraph 12). The client is not required to compensate or assist those who encroach on the Project area after the eligibility deadline, provided the deadline has been clearly established and rendered (paragraph 23)	<p><u>conclusion:</u> Partial agreement between IFC standards and national legislation; IFC standards are more explicit.</p> <p><u>Recommendation:</u> Application of IFC standards</p>
Irregular occupants	The national legal framework does not provide for irregular occupants.	While some people do not have rights to the land they occupy, paragraph 5 nevertheless requires that their non-land-related assets be retained or compensated for them, that they be resettled with security of tenure, and that they be lying in doubt for the loss of their livelihoods.	<p><u>conclusion:</u> Discordance between IFC standards and national legislation. Lack of a legal framework on the issue.</p> <p><u>Recommendation:</u> Application of IFC standards.</p>
Cash compensation	The national framework refers to a proposal for compensation to expropriated persons of a reasonable enough amount to replace the lost property (Article 69 of the CFD; Art. 124 of the CM).	Cash compensation levels will need to be sufficient to replace lost land and other assets at full replacement cost in local markets (paragraph 21)	<p><u>conclusion:</u> Complementarity between IFC standards and national legislation.</p> <p><u>Recommendation:</u> Complementary application of national standards and IFC</p>
Compensation in kind	The national framework does not expressly provide for compensation in kind.	In-kind compensation will be considered instead of cash compensation. The client will offer PAPs the choice between replacement housing of equal or greater value, security of occupancy in the premises, location features and benefits, or cash compensation, if applicable (para. 21)	<p><u>conclusion:</u> Discordance between IFC standards and national legislation. Lack of the national legal framework on the issue.</p> <p><u>Recommendation:</u> Application of IFC standards</p>
Infrastructure compensation	The compensation allocated must cover the entirety of the direct, material and certain damage caused by the expropriation. However, the award will only consider the	Compensation for the total replacement cost (para. 21).	<p><u>conclusion:</u> Consistency between IFC standards and national legislation.</p>

Topic (Fr)	Guinean written standards	IFC Performance Standard	Comments
	consistency and value of the property on the day of the expropriation and the work done by the owner (Article 69 of the CFD).		<u>Recommendation:</u> Application of national standards.
Compensation alternatives	The national framework provides for release sites, but not work (jobs) as compensation alternatives (Article 65 of the CFD).	<p>The preferences of displaced persons for the year in existing communities and groups will be considered. The social and cultural institutions of displaced persons and host communities will be respected (para. 20).</p> <p>In the case of physically displaced persons, the client will offer them a choice among several options, adequate accommodation with security of occupancy in the premises so that they can legally resettle without running the risk of being deported (para. 22).</p>	<p><u>conclusion:</u> Partial agreement between IFC standards and national legislation.</p> <p><u>Recommendation:</u> Application of IFC standards</p>
Land assessment	The national framework does not provide for land assessment	Cash compensation levels will be sufficient to replace lost land and other assets at the full replacement cost in local markets (para. 21).	<p><u>conclusion:</u> Discordance between IFC standards and national legislation.</p> <p><u>Recommendation:</u> Application of IFC standards</p>
Structure assessment	The national framework does not provide for that.	<p>If the displaced persons own and occupy structures, the client sets them up for the loss of assets, such as housing and other land improvements, at full replacement price, provided they have occupied the Project area before the deadline for defining their eligibility (para. 22).</p> <p>In cases where land acquisition or land use restrictions affect commercial structures, the owner of the business concerned is decreed for the cost of restoring his business activities in another location,</p>	<p><u>conclusion:</u> Discordance between IFC standards and national legislation.</p> <p><u>Recommendation:</u> Application of IFC standards</p>

Topic (Fr)	Guinean written standards	IFC Performance Standard	Comments
		the net loss of revenues pertantious the transition period and the costs of transferring and laying his plant, machinery or other equipment (para. 27).	
participation	The national framework stipulates that an investigation must be conducted to determine who is entitled as a result of the declaration of public utility (Article 59 of the CFD).	Relevant information must be disclosed; consultation with those affected, including host communities, must be done at the beginning of the Project and continue during the development of the Project. Particular attention must also be paid to women. The consultation process should allow women to make their views known and ensure that their interests are considered in all aspects of the planning and execution of the pose. Assessing the impacts on living conditions may require an analysis within households if these impacts are not the same for women and men. The preferences of men and women should be examined from the point of view of compensation mechanisms, for example, compensation in kind rather than cash (para. 10).	<u>conclusion:</u> Partial agreement between IFC standards and national legislation. IFC standards are more explicit. <u>Recommendation:</u> Application of IFC standards
Vulnerable groups	The national framework does not distinguish between vulnerable groups and does not provide any special provisions for them.	The client must pay special attention and aid the poor and vulnerable groups (para. 6).	<u>conclusion:</u> Discordance between IFC standards and national legislation. <u>Recommendation:</u> Application of IFC standards
Disputes	The national framework first provides for the amicable agreement. In case of disagreement between the two parties, the referral of the situation of the premises to the Tribunal (Article 59 of the CFD).	Requirement to establish a grievance mechanism to receive and address specific concerns about compensation and settlement, including a redress mechanism to resolve disputes impartially (para. 11)	<u>conclusion:</u> Partial alignment between IFC standards and national legislation, with IFC standards being more explicit. <u>Recommendation:</u> Application of IFC standards

Topic (Fr)	Guinean written standards	IFC Performance Standard	Comments
Resettling PAPs	The national framework provides for the relocation of PAPs after compensation (Article 63 of the CFD).	The client will not take possession of the land and related assets until compensation has been paid and, if necessary, the settlement sites have been provided to physically displaced persons in addition to compensation. In some cases, it may not be possible to pay compensation to all parties involved before taking possession of the land, for example when ownership of the land in question is the subject of a dispute. Such circumstances must be identified and agreed on a case-by-case basis, and compensation funds must be made available, for example through deposits into a receiver account before travel takes place (para. 9)	<p><u>conclusion:</u> Partial alignment between IFC standards and national legislation, with IFC standards more explicit</p> <p><u>Recommendation:</u> Application of IFC standards</p>
Economic rehabilitation	Not provided for by national legislation	Transitional economic assistance, such as access to credit, training or job opportunities, must be provided (para. 12).	<p><u>conclusion:</u> Discordance between IFC standards and national legislation.</p> <p><u>Recommendation:</u> Application of IFC standards</p>
Monitoring and evaluation	Not provided for by national legislation	Monitoring and evaluation should be continued during and after the installation. Implementation of a plan for the year will be considered complete when the negative effects of the plan have been corrected in a manner consistent with the objectives of the Plan and the objectives of this performance standard. Depending on the size and/or complexity of the physical or economic travel in a Project, the client may need to have an external audit of the Moving Action Plan conducted to determine if the requirements have been met (para. 15)	<p><u>conclusion:</u> Discordance between IFC standards and national legislation.</p> <p><u>Recommendation:</u> Application of IFC standards</p>

3.6 Conventions: Institutional framework for the LARAP

The establishment of a land and resettlement framework is required as part of agreements signed on November 12, 2020, between the Guinean State and WCS. This framework will notably allow the acquisition of land necessary for the realization of the Railway Project, within the framework of the PIN Decree D / 2020/194 / PRG / SGG.

This framework report is being carried out within the framework of environmental and social impact studies (Article 9.2).

However, as part of the preliminary work, the agreement between the Guinean State and WCS stipulates that the State guarantees access to the land necessary for carrying out of certain activities, in particular "local facilitating activities" and this, within the framework of the granted PIN decree. The agreement therefore provides for the possibility of access to land for the purposes of preliminary work and it is within this specific framework that this document falls. The agreement stipulates in its article 9.3 that "This right of access will remain in force until the granting of Land Rights and the right to occupy the Project Lands come into force".

4 OVERVIEW OF SOCIO-ECONOMIC CONDITIONS IN PROJECT AREA

4.1 Guinea overview

Agriculture and natural resources, as well as the manufacturing and services sectors, are some of Guinea's economic assets. Agriculture is the country's main source of employment and is critical for poverty reduction and rural development, providing income for 57% of rural households and employment for 52% of the workforce.

While natural conditions are favourable for growth, Guinea must improve its governance if it hopes to fully realize this potential and step up the structural transformation process. Guinea is becoming increasingly vulnerable to climate change, with an overall rise in average temperatures and a decline in annual rainfall, particularly in the north-western and north-eastern regions.

Guinea is endowed with vast natural resources, especially mining and hydropower resources, which could generate substantial income. Experience shows, however, that mining, and hydropower can have serious negative effects, both direct and indirect, on biodiversity and the environment. These potential risks will require careful management.

Another major challenge facing Guinea are the gender gaps in the areas of education and agricultural productivity, and about employment and decision-making opportunities. Taken together, these factors diminish women's prospects and undermine the country's growth trajectory. Other major constraints include weak human capital (with low literacy rates), a poor health system, a lack of quality agricultural inputs, weak sector and local government management capacity, limited access to finance, and high unemployment, especially among young people.

Guinea has some of the world's largest high-grade bauxite and iron ore reserves but has been largely unable to benefit from its mineral resources, due to sustained instability, political risks and lack of infrastructure.

Guinea has large quantities of high-grade iron ore reserves, with most reserves exceeding 60 percent grade. These deposits are largely untapped and thus present significant opportunity to mining companies such as WCS.

The percentage of the population in Guinea living below the national poverty line is 55.2%. According to the UNDP, 66% of the population is living in multidimensional poverty, which is a composite assessment of poverty as a function of household and individual health, education and standard of living indicators.

While Guinea reports an employment rate of 58.9%, the UNDP calculates a vulnerable employment rate of 89.4% in Guinea, which reflects the number of persons who are employed under relatively precarious circumstances. The percentage of employed persons over the age of 25 living below US \$1.90 (purchasing power parity) was 30% male and 39% female.

4.2 Settlements & Infrastructure

The study area for this LARCF includes the eight prefectures and twenty-three sub-prefectures (included in 4 administrative regions) crossed by the proposed alignment as well as the port and mine. Table below provides the full list of prefectures impacted.

Table 5 : List of Prefectures impacted

Administrative Region	Prefecture	Municipality/Sub-Prefecture (*denotes <u>Urban</u> Municipality)
1. Faranah	1. Kissidougou	1. Albadariah
Faranah	2. Faranah	2. Gnéaleah
Faranah	Faranah	3. Hérimakono
Faranah	Faranah	4. Maréla
Faranah	Faranah	5. Sandéniah
Faranah	Faranah	6. Tiro
2. Kankan	3. Kankan	7. Mamouroudou
Kankan	Kankan	8. Tokounou
Kankan	4. Kérouané	9. Banankoro
Kankan	Kérouané	10. Kérouané*
Kankan	Kérouané	11. Kounsankoro
Kankan	Kérouané	12. Soromaya
Kankan	5. Kouroussa	13. Douako
3. Kindia	6. Forécariah	14. Allasoyah
Kindia	Forécariah	15. Kaback
Kindia	Forécariah	16. Kaliah
Kindia	Forécariah	17. Maférinya
Kindia	Forécariah	18. Moussaya
Kindia	Forécariah	19. Sikhourou
Kindia	7. Kindia	20. Kindia
Kindia	Kindia	21. Madina_oula
4. Mamou	8. Mamou	22. Ouré_kaba
Mamou	Mamou	23. Soyah

In the coastal zones of Guinea, Kabak, Kakossa and Senguelen especially, the population benefits from natural conditions of soil, water and fertility that allows the population to enjoy

a better than average economic livelihood within their country, and this without costly external intervention of development agencies and donors. Fishing and agriculture generate good income.

4.3 Demographics and Population Structure

4.3.1 Population

Guinea's population stands at approximately 13 million with an average annual growth rate of 2.8% per year.³⁰ The majority of Guinea's population lives in rural areas, with only one-third living in urban centres. Most of the railway alignment crosses primarily rural areas with low population densities. Within the Project study area, population centres are generally found in areas conducive to farming, grazing, fishing, and trade or commerce.

According to the 2014 census, the most densely populated prefecture in the project area (including by the proposed railway alignment) is the Forecariah Prefecture situated on Guinea's coast which has intense agricultural activities as well as proximity to the capital of Conakry.

Consistent with national patterns, the road network in the Project study area is limited and not well maintained, particularly outside of urban areas. The quality of roads is moderate to poor, and access issues are worsened during the rainy season. Beyond foot traffic, the most common means of transport among residents are bicycles and motorbikes.

4.3.2 Age and Gender Distribution

As is common in West Africa, Guinea has a young population, with a median age of 18.³² In 2020, approximately 43% of the national population was under the age of 15, and only 4.7% of the population was over the age of 60.³³ The median age varies between urban and rural areas with rural areas generally having a younger population (17.9 vs 14.9 years of age, respectively).

The average national population growth rate is 2.8% annually; the urban population growth rate is 36.5% annually. Life expectancy at birth for men in Guinea is 63 years and for women is 64 years.

4.3.3 Ethnicity, Language, and Religion

Guinea is home to more than thirty ethnic groups; however, most of the population are Peul /Fulani (45%), Malinke (30%), and Soussou (20%). Cultural practices unique to each of these groups have become diluted over time due to ethnic intermixing.

Guinea's official administrative language is French, though Soussou, Fulani, and Malinké are the three main national languages. Religion within Guinea is nearly 90% Islam, which has deep roots within Fulani culture. Most villages in the Project study area have at least one mosque or are otherwise able to access a mosque in a neighbouring village. In addition to Islam, Christians represent 7% of the population and are largely concentrated in Conakry. Previous studies in the Project area note that most Christians within communities crossed by the railway line are migrants from other African countries.

Less than 2% of the population subscribes to Animism, which rests on the belief that souls or spirits exist not only in humans but also in animals, plants, rocks, and other natural features such as mountains or rivers. In line with these practices, many villages along the railway

alignment have sacred sites associated forests, riverbanks, and prominent trees. It also applies at the port area and on the Simandou mountain with many important cultural heritage features. Sacred sites may be demarcated by stones or piles of rock used as altars for sacrifices or prayer. The remainder of the population practices other religions or no religion at all.

4.3.4 Village Structure and Social Organization

Settlements along the rail route and around the port and mine are generally rural villages, composed of family concessions. These in turn are typically surrounded by forestland, plantations, and/or rice fields. Concessions include groupings of structures with a courtyard in the centre and may be accompanied by small vegetable gardens. Structure types range from traditional round huts with thatch roofing to modern rectangular houses made of brick or cement blocks with corrugated tin roofs.

Households are often comprised of an extended family or clan that includes the head of household (typically male), his wife (or wives) and children, as well his brother(s), their wives and children. The practice of polygamy is prohibited under the Guinean Civil Code although it is estimated that approximately half of Guinean women are part of a polygamous union. Polygamy is in some cases associated with forced marriages, which are common among many ethnic and religious groups in Guinea.

4.4 Livelihoods and Economic Activities

4.4.1 Agriculture

Livelihoods within much of the Project study area are dependent upon agriculture for both subsistence and income. Subsistence agriculture revolves around rice cultivation, which is a staple grown by most households. Other common crops include cassava, potatoes, groundnuts, and maize. Income generating agricultural activities include trading and services related to agricultural production, as well as the production of cash crops such as palm oil, fruit trees, coffee, and cola.

Agricultural land generally includes lowlands (bas fonds) used for rice cultivation through predominantly traditional methods; market gardening during the rainy season; and livestock grazing during the dry season. Lowlands are the most valuable agricultural land and are generally protected under customary law. Agricultural plain areas that flank the sides of major rivers also present good quality soil to support other grain crops, such as fonio, millet, and maize as well as cassava, ground nuts, and other crops.

Uplands or hillside land (coteaux) is the most common type of agricultural land in the Project study area. It is used to cultivate upland rice, other cereals, and groundnuts. Uplands may be left fallow for up to ten years to allow soil fertility to regenerate, although fallow periods are decreasing due to increased population pressure.

Plantations and palm groves can be found in both lowland and upland areas. Large commercial plantations producing oil palm, fruit trees, pineapple, citrus, banana, coffee, and cola exist in the prefecture of Forecariah, while small fruit tree plantations of cashew, mango, orange, banana, and avocado can be found in most villages.

Agriculture is underdeveloped, partly because of poor practices and partly since the preferred source of livelihood for the local population is employment/cash transfer in Conakry and/or abroad. There are limited irrigation systems using water from rivers (using pumps or free fall), while droughts are very frequent. Land plots are exceedingly small and scattered,

which sometimes makes farming unviable. Younger family members derive their incomes from unformal employment and trading to a large extent in Conakry or main cities.

Agriculture outputs are mainly used for household consumption or as animal food.

4.4.2 Livestock

Livestock rearing along the railway alignment and around the proposed mine site involves both sedentary and nomadic herding. Sedentary farming includes domestic livestock, such as sheep and goats, which remain within the vicinity of homes, as well as cattle that graze in pasture areas. Nomadic herding (pastoralism) is practiced along the entire proposed railway alignment but is especially prevalent in the sub-prefectures of Kérouané, Sandéniah, Marela, Soyah, and Sikhourou. Pastoralism is predominantly undertaken by men, with women playing smaller, supportive functions. Traditionally, pastoralism is a key livelihood activity practiced by the Fulani.

Due to growing herds as well as increased expansion of farmlands, livestock encroachment onto agricultural fields is a common source of conflict between farmers and herders, which are often referred to the Council of Elders for resolution.

4.4.3 Fishing and Salt Production

Fishing at sea in the port area is a major economic activity generating significant income. The economy of Kabak and Kakossa (where the port is located) islands is completely based on fishing in the fishing communities and on agriculture in the central part of the island.

Kabak Island, Kakossa and the Senguelen Port area, with their agriculture on especially high producing bogoni fields that receive and maintain their fertility by an intricate equilibrium between flooding for fertile mud during the wet season and protection against the salty sea water during the dry season. In fishing villages, men fish at sea and women buy up to fish for direct sale or for transformation through smoking. Most households do not farm and buy all their food. Their income is about twice as high as for farmers.

The proposed rail alignment crosses several small and major rivers used by local people for fishing. Fishing is generally marginal in terms of generating income, however, it can be an important household subsistence activity. Freshwater fishing is undertaken by both men and women but is practiced more by women during the dry season (November to March) once harvests are finished.

Salt production is a lucrative activity for households with access to coastal areas in the Focariah Prefecture, mainly around Senguelen. It is practiced year-round, with entire households involved in the most intensive activities between March and April.

4.4.4 Artisanal Mining

Guinea's rich mineral resources have led to high levels of artisanal mining activities, including for gold and diamonds throughout the study area. Artisanal mining is predominantly undertaken during the dry season when agricultural activities are less intensive. Migrants from other regions of Guinea, as well as from bordering countries of Mali, Côte d'Ivoire and Sierra Leone, typically become involved in artisanal mining activities which does little to create local economic benefits as profits do not get reinvested locally.

4.4.5 Natural Resources, Trade and Commerce

Natural resources used to support livelihood activities in the Project study area include wood for fuel, building materials, medicinal plants, insects, and small game. The level of reliance of households on these resources varies by village, however, their importance is generally higher between July and August when food stocks are at their lowest.

Trade and commerce are practiced throughout communities in the Project study area and include the production of palm oil, groundnut paste, charcoal, vending and retail, and other services. Men traditionally practice trades as carpentry, mechanics, electricians, plumbers, stonemasons, sculptors, rice hullers, and blacksmiths; women are typically oriented towards market trading, basket and soap making, pottery, and embroidery.

4.5 Access to public services

Access to healthcare is low with service providers generally suffering from understaffed facilities, lack of equipment, no running water or electricity, and difficulty stocking medications. Accessibility to services is also a challenge in remote areas due to poor road networks and lack of ambulance services.

Most villages in the Project study area have a primary school or can access a primary school in a neighbouring village; secondary schools are typically only found in large villages or urban areas. Literacy levels in all areas of Guinea are extremely low, with a national average of 32%.

Previous reports on existing infrastructure in the Project study area noted a lack of access to potable water for domestic consumption, a limited number of wells and boreholes, and inadequate sanitation facilities. Along the proposed railway alignment as well as in the port and mine areas, boreholes are the most common water infrastructure, but they are limited in number and not all in working order. This forces many residents to rely on surface water sources such as rivers and creeks. Many larger villages in the Project study area are equipped with boreholes that have been installed through various donor initiatives, however, funds are typically lacking for necessary maintenance. There is no public sanitation network in the Project.

4.6 Survey and data collection strategy for RAPs

A full socio-economic baseline survey (SEBS) has been arranged by INSUCO as engaged by WCSR in March to May 2021, data have been collected through SEBS for the impact assessments (EIESs & ESIs) in addition to initial household and assets surveys for the early works and at the port area. More data will come during ongoing stakeholder engagement activities with key informant interviews and focus group meetings, both for land acquisition related activities and as part of the environmental and social impact assessments (EIESs/ESIs), expected to be completed by December 2021.

The results of all these data collection activities will be presented in detail in the RAPs

5 OVERVIEW OF PROJECT POTENTIAL LAND IMPACTS

The Project approach is to avoid, to the extent possible, the displacement of people, communities and economic activities along the rail corridor, at the mine and at the port and to limit

the extent of displacement by minimizing necessary the right of way for the Project to operate effectively and safely. Measures to limit the extent of displacement will include, but are not limited to:

- Choice of the route and corridor of the railway line.
- Choice of site for the port facility is the one already selected by Rio
- Choice of sites required for the mine infrastructure.
- Ensuring permanent access to non-critical project areas.
- Implementing operational controls (i.e., restrictions on maritime activities, rail traffic and vehicles access to the mine) to reduce noise, dust, vibration and water disturbance; and
- Adequate planning of land acquisition and livelihood restoration programs based on seasonal livelihood activities to reduce disruption of economic activities.

The project will lead to two main types of displacement:

- Physical displacement: loss of shelter and property resulting from a land acquisition procedure linked to a project which requires the relocation of households affected by the Project to another location.
- Economic displacement: loss of income or means of subsistence following a land acquisition procedure and / or the interruption of access to natural resources (land, water or forest) resulting from construction or operation of the project or its related facilities. For example, economic displacement can result in loss of access to agricultural land and can occur without physical displacement.

The precise location of the required project land at the mine will be defined based on the location of the mineral resources as well as the required project infrastructure and environmental buffer zones considering legal requirements, the health and safety of communities and communities. geographic constraints, which will be detailed in the LARAP (or PARC in French) for the mine, if applicable.

5.1 Project Footprint and Land Requirements

Land access is required for the full footprint of the Simandou Project, including the mine and process facilities, storage facility and rail transport/utilities corridor, port and export facility. Ten (10) zones where land will be acquired for all anticipated project facilities and activities have been determined.

Based on the SEBS, the preliminary estimates of the impacts of the project by types of assets are defined for each component of the Project.

WCS has used the extremely high resolution (50 cm Skysat) imagery to do an initial structure count on land falling within a proposed 80 m railway direct footprint (40 m either side of the alignment) as per the results provided below and to start to understand proximity of the railway alignment to urban areas within 2 km of the railway, which also has implications for noise and/or air pollution.

Based on WCS's assessment of aerial imagery for land within the proposed 80-meter railway alignment, as per the methodology described in their ESIA Scoping Report, the following were identified, noting some structures/huts may have been missed due to being under canopy cover:

- fifty-three (53) tin-roofed structures; and
- four hundred and sixty-four (464) huts.

It is estimated that a significant number of lands need to be acquired by the company. This will lead to physical and economic displacement of people living within this area. The source of impacts on infrastructures, structures, crops, trees, land and resource areas will be the same in all 10 zones.

5.2 Land acquisition zone

Table 6: Land Acquisition per Zone

LAND ACQUISITION ZONE
Zone 1- Morebayah Port
Zone 2 – Forecariah Prefecture
Zone 3 – Kindia Prefecture
Zone 4 – Mamou Prefecture
Zone 5- Faranah Prefecture
Zone 6 – Kouroussa Prefecture
Zone 7 - Kissidougou Prefecture
Zone 8 – Kankan Prefecture
Zone 9 – Kerouane Prefecture
Zone 10 – Simandou Mine

5.2.1 Focus on the railway

The following table shows approximative quantitative data about the land surface to acquire all along the railway:

Prefecture	From	To	Length(Km)	Area(Ha)
Forecariah	K0	K91	91	900,885
Kindia	K91	K166	75	493,723
Mamou	K166	K261	95	669,054
Faranah	K261	K382	121	847,092
Kouroussa	K382	K413	31	201,003
Kissidougou	K413	K434	21	156,571
Kankan	K434	K517	83	564,480
Kerouane	K517	K570	53	458,960
Total				4291,767

Figure 6: land acquisition per prefecture (railway)

Globally it means about 4,300ha of land representing the direct land occupation with only a comparatively small portion of which cultivated, with unknown number of land plots and owners, need to be acquired by WCS for the railway as a first priority. Taking consideration of co-ownership, this would probably involve about several hundred (probably between 500 and 1000) landowners for Zones 2 to 9 to be contacted and compensated. These estimates are made based on initial information and field work is needed to establish the true situation.

The following table indicates the different sections of the railway project per prefecture.

Table 7: Sections per prefecture

			FORECARIAH (K0-K91)										KINDIA(K91-166)										MAMOU(K166-K261)										FARANAH(K261-K382)										KOUROUSSA (K382-K413)			KISSIDOUGU U (k413-k434)			KANKAN (K434-K517)					KEROUANE (K517-K570)									
			91KM, 901HA										75KM, 494HA										95KM, 669HA										121KM, 847HA										31KM,201HA			21KM,157HA			83KM, 564HA					53KM, 459HA									
Section No.	Scope	Length(KM)	1	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300	310	320	330	340	350	360	370	380	390	400	410	420	430	440	450	460	470	480	490	500	510	520	530	540	550	560	570			
MXTJ-1	Morebaya Station, Unloading Loop, K0-K2+506.35	2,5	2+506																																																												
MSTJ-2	K2+506.35 to K86+900	84,54										86+900																																																			
MXTJ-3	K86+900 to K148+000	57,01																	148+000																																												
Kindia Tunnel	K148+000 to K160+600	12,6																	160+600																																												
MXTJ-4	K160+600 to K190+800	24,83																																																													
Mamou Tunnel	K190+800 to K200+300	9,4																																																													
MXTJ-5	K200+300 to K221+000	20,68																																																													
MXTJ-6	K221+000 to K271+000	50																																																													
MXTJ-7	K271+000 to K334+400	63,37																																																													
MXTJ-8	K334_400 to K384+500	50,01																																																													
MSTJ-9	K384+500 to K473+200	84,66																																																													
MXTJ-10	K473+200 to K569+743	92,3																																																													

The following section considers potential impacts of the railway on land use and land-based livelihoods. For the railway corridor, permanent land restrictions will be required within the 80 m proposed alignment. All property within the boundary of the proposed alignment is permanently impacted and will include the removal of all built structures as well as clearing land of its current use.

Few hundreds tin-roofed structures and huts identified within the proposed 80 m alignment are likely to be permanently impacted, resulting in the physical displacement of households residing within these structures. The exact number of households affected by displacement can only be quantified following definitive surveys undertaken as part of the Project's land acquisition and resettlement process. Physical displacement resulting from Project land acquisition is large in magnitude regardless of the number of households affected.

It is also expected that several structures within the proposed railway alignment house commercial or business activities such as small shops. Owners and employees of these affected structures are expected to experience a temporary loss of income and employment due to the removal and relocation of the structures within the proposed alignment. Should the businesses not be re-located close by, employees of these businesses may experience economic displacement.

The development of tunnels, access roads, and associated facilities are also likely to generate physical and economic impacts and will be prioritized as part of early works impact assessments.

Potential impacts include:

- Physical displacement due to the permanent removal of primary residential structures within the proposed alignment or due to too much noise or vibration. Those second and third aspects will be clarified in the context of the impact study.
- Economic displacement due to permanent loss of agricultural land and trees
- Loss of access to communal resources.
- Loss of commercial, business infrastructure, as well as infrastructure and social services might occur.

In addition to physical displacement, the clearing of agricultural, forest, and grass land within the proposed project footprint and railway alignment will result in the economic displacement of populations dependent on land-based livelihood activities such as cultivation of cash and perennial crops, livestock rearing, hunting / fishing, and other natural resource-based activities.

The Project may also cause loss of access to community infrastructure and social services, such as health care centres, schools, places of worship, etc. In other cases, access will still be possible, but may take longer due to needed detours to reach provided crossing points.

Some power lines dug wells and boreholes, fresh water supply pipes, road crossing by railway, and other infrastructure elements are within the project footprint and alternatives should be considered before any large-scale earthworks. It may require having right-of-way and easements agreements.

5.3 Analysis of alternatives

For greenfield developments, the ESIA's should include an examination of technically and financially feasible alternatives to the activities that cause impacts, and documentation of the rationale for selecting the course of action proposed. The purpose of the alternatives analysis is to improve decisions on project design, construction, and operation based on feasible alternatives to the proposed project.

WCS is looking at avoiding as much as possible the acquisition of unnecessary land that results in the physical or economic displacement of people. This requires a meaningful analysis of possible alternatives, which incorporates the social and project costs associated with displacement. Where such displacement is unavoidable, adverse impacts on individuals and communities should be minimized through adjustments in routing or siting of project facilities (e.g., camps, pipelines, access roads, plants, depots, overpass, water supply and sanitation, etc.).

As the ESIA's are not likely to be available before December 2021, the alternatives analysis on the final footprint for lands to be acquired will be conducted as early as possible in and around July-September 2021 as soon as the engineering studies are completed.

5.4 Project Development Schedule

The order of priority for land acquisition is the port area with associated facilities including quarries and camps/offices in Zone 2 to start construction (initially for 5km initial near the port then for about 120km) of the railway and Zone 3 & 4 for early works to access the tunnel construction sites (Kindia, Mamou and Kaba). It will be followed early September 2021 by the full rail corridor in Zone 3 & 4, then moving gradually to access the corridor from Zone 5 to Zone 9. There is a need to include Zone 10 for now in the planning of land acquisition, as the design and final location of mine facilities and related infrastructure is yet to be completed.

The land acquisition and resettlement for the railway will be under a very tight schedule given the construction schedule using about 10 contractors (CRCC's). The final Project Execution Plan (PEP) will be done by each CRCC contractor by end 2021, to be approved by WCS-Project Management Office.

Land acquisition will start with the railway alignment plus access road & stations (600km):

- Corridor (40-80m) coordinates of about 6,000 ha by April 2021.
- Delimit/markings corridor May 2021 to April 2022.
- Construction from end November 21 to June 2023 with at least 10 different contractors.

Construction Facilities (camp, quarry, depots, ...)

- Description provided by September 2021 following completion of PEPS.
- Coordinates Sept/Oct 2021 for the 1st batch.
- Start delimiting/markings in September 2021.

The sequencing for the preparation of successive LARAPs is the following:

- LARAP to cover Zone 1 for completion by early June 2021.

- LARAPs covering Early Works in Zone 2 and 3 for completion by early September 2021.
- LARAPs to cover Zone 2 to 5, for completion by end 2021.
- LARAPs to cover Zone 6 to 9 for completion by mid-2022, and
- LARAPs to cover Zone 10 for completion expected by end February 2022.

The recommended cut-off dates are July 2021 for Zone 2, 3, 4 & 5, and August 2021 for Zone 6, 7, 8 & 9. The last one for Zone 10 will be later in 2021, likely before year end (tbc). Given the split by prefecture, it is anticipated that 8 separate LARAP will be produced, one for each Zone for the railway corridor.

The completion the bulk of the land acquisition by mid-2022 requires a well-planned approach and organization. The strategy includes progressing in parallel surveys in different zones with independent teams operating most likely by Zone and focus on identification of the difficult cases to address these as early as possible.

The figure below synthesises the needs for land acquisition

Prefecture	From	To	Length(Km)	Area(Ha)
Forecariah	K0	K91	91	900,885
Kindia	K91	K166	75	493,723
Mamou	K166	K261	95	669,054
Faranah	K261	K382	121	847,092
Kouroussa	K382	K413	31	201,003
Kissidougou	K413	K434	21	156,571
Kankan	K434	K517	83	564,480
Kerouane	K517	K570	53	458,960
Total				4291,767

Figure 7 : WCS Project – Land requirement for the main corridor

6 COMPENSATION STRATEGY

6.1 Land Access Process

The recommended land access process includes the following key steps (not necessarily in chronological order as some steps overlap):

- Legal fine-tuning, especially regarding the expropriation process when required.
- Finalizing the price study assessing compensation for populations impacted by the land acquisition and resettlement activities for each prefecture.
- Development of a field instrument that includes both the assets and socio-economic data on the household.

- Develop an Operating Procedure (OP) for completing surveys and calculating compensation.
- Provide information to communities and affected people on proposed survey and compensation process.
- Finalize the identification of affected plots and of associated affected landowners and land users in Zones 2 to 9 as well as the number of people involved in physical relocation.
- Engage with contractors and landowners in Zone 2 to 9 on the location of the associated facilities (e.g., camps, pipelines, access roads, plants, depots, overpass, water supply and sanitation, etc.) to minimize land take and complete trimming of these zones.
- Set up final cut-off date, announce it publicly (radio, prefecture communication) and explain procedures for informal land users and infrastructures.
- Conduct asset inventory survey (trees, crops and structures) of each affected plot.
- Conduct livelihood surveys (to provide adequate compensation that enables livelihood restoration and economic security).
- Identify vulnerable people.
- Preparation and disclosure of LARAPs by specialized consultants.
- Prepare compensation agreements, undertake negotiation and conclusion of agreements.
- Process payments.
- Aid vulnerable people.
- Compliance Monitoring; and
- Grievance management.

6.2 Eligibility

The categories for eligibility for compensation are being identified through the findings of the initial surveys, to be supplemented by the proposed socio-economic and asset surveys to be undertaken in 2021-22 and the ESIA's social baselines (SEBS), which was completed by mid-2021.

The project impacted people will have the right to receive support and/or compensation for the following losses:

- Land
- Agriculture, forestry trees, and perennial and annual crops.
- Infrastructures: private & public, residential & commercial, any other immovable assets and access facilities.
- Incomes (during relocation and/or restoration livelihoods' phase).
- Common resources and livelihoods such as cooperatives.
- Cultural heritage sites; and
- Disturbance (for relocation/resettlement, rehabilitation, for transportation to a local banking service etc.).

Owners are defined as individuals who have any type of formal legal ownership of land. There may be cases where individuals are in fact owners however, they do not have appropriate ownership documentation available to be able to prove their ownership status and consequently sign compensation contracts. This may be because of issues such as unprocessed inheritance procedures or unregistered sale - purchase agreements, etc.

Users of land can be divided into formal and informal users.

- **Formal User:** The following two broad categories have been identified in the eligibility and entitlement matrix table):

- Households: This is the basic socioeconomic unit which can be constituted by an individual or a group of people forming a household. Generally, the head of the household contributes to the subsistence and every member participates in their own way (field work, income sharing, complementary activities etc.). All the assets of the household can be affected: cultivated land, uncultivated land, housing, crops, trees, plantations, structures.
- Group of households as joint owners. Assets can also belong to a group of individuals, group of households with similar assets as above.

- **Informal User: people or groups with no formal rights** that uses the Government owned land in the areas to be used by the Project. This group uses land on an unsanctioned basis, without a formal agreement with the village or commune. Normal practice per international standards would be to compensate these informal users for any crops (including trees) and developments on the land that they can claim as theirs, but not to compensate them for the land itself. While these land users may not have legal rights on the land, their rights seem to be recognizable under Guinea legislation, so they have right to compensation for land per PS5.

6.3 Compensation options and rationale for cash compensation

As per IFC standards, WCS will provide the option of in-kind compensation for land to all affected people, i.e., land of the same size and similar quality in a nearby location. Preference would be for the affected person/household to identify the land themselves (with assistance from WCS community team if necessary), after which either WCS would buy the land plots and transfer it as compensation to the affected person/household or would assist the affected person/household to process the transaction with compensation received in cash.

Practice so far has shown that people are not interested in in kind compensation and prefer cash compensation. For landowners and users who have access to other land, the impact is not necessarily significant, however if a larger area of land of a person/household is affected, they can lose a significant source of livelihood. These situations will be explored through the socio-economic survey and adequate compensation (in kind or cash) will be discussed with affected people on an individual basis.

6.4 Replacement value (definitions for each type of affected asset)

As written in section Land Access Process 6.1 above, a specific methodology has been written to evaluate the compensation cost. The compensation is based on the following:

- Replacement value is calculated as the market value of assets plus any transaction costs associated with restoring such assets (e.g., transfer taxes, registration costs).
- Replacement value of residential and non-residential structures corresponds to the cost of rebuilding a structure of similar characteristics in another location, including materials, costs of labour, transport and any transaction costs. No depreciation will be applied
- Replacement value of land corresponds to the market value of land with similar characteristics in the vicinity of the affected land and any transaction costs.
- Crops and plants are recorded by valuers and compensated at prices of crops/plants in nearby markets.

6.5 Entitlements (entitlement matrix)

The proposed entitlement matrix is presented below in Table 8 : Entitlement Matrix

Table 8 : Entitlement Matrix

#	PAP Category	Types of loss	Types of compensation/entitlements		
			Cash	In Kind	Other
1	Owner of agricultural land (titled and customary landowners)	Temporary loss of access (one harvest)	No land compensation in cash for temporary loss of access to agricultural land.	No land compensation in kind for temporary loss of access to agricultural land	For losses of temporary access to agricultural land, no compensation is planned, however, compensation is provided for the associated loss of income
2		Permanent loss	No cash compensation for land, except reverse, explicit, documented and informed choice of the PAP. Land preparation allowance paid in cash to the affected household according to the cost of clearing and plowing (for cultivated land and fallow land)	Land for land of the same area and at least the same quality (to be found by the PAP itself and/or its relatives with the financial support and accompaniment of the project). If it is impossible to find land, cash compensation can be considered with integration into the LRP of the PAPs concerned.	In the case of orphan land, the latter will also be compensated according to the field studies if they represent more than 25% of the total area ((where practically measurable) of the plot and if the PAP makes the request – The question will be asked directly.
3	Farmland tenant	Temporary loss of access to annual crops (one harvest)	Cash compensation for lost harvest at market price.	No in-kind compensation	
4		Permanent loss Annual crops	Cash compensation for lost harvest at market price.	No in-kind compensation	

#	PAP Category	Types of loss	Types of compensation/entitlements			
			Cash	In Kind	Other	
5		Temporary loss of access to perennial crops (one harvest)	Cash compensation for lost harvest at market price.	No in-kind compensation		
6		Permanent loss Perennial crops.	Cash compensation for the value of the tree at market price (replacement cost) and according to maturity (considering the shortfall)	No in-kind compensation		
7		Loss of access to fallow land and resting land	Temporary loss of access to fallow land (one harvest)	If the whole area is impacted (not only fallow), but the fallow land is also considered in the financial compensation up to its participation in the user's annual income. If only the fallow land is affected, no financial compensation.	No in-kind compensation	
8			Permanent loss of fallow land participating in the agricultural cycle	Cash compensation for the loss of opportunity linked to fallow land and contributing to the overall income of the PAP to the extent of its participation in the annual income of the user.	No in-kind compensation	
9	Landlord (non-operator) of agricultural land	Loss of cultivable land	Temporary loss of access (one harvest)	No financial compensation.	No in-kind compensation	
10		Permanent loss	No cash compensation for land, except reverse, explicit, documented and informed choice of the PAP.	Land for land of the same area and at least the same quality (to be found by the PAP itself from its parents with the financial support and accompaniment of the project). If it is	In the case of orphan land, the latter will also be compensated according to the field studies if they represent more than 25% of the total area of the plot and if the PAP makes the request – The question will be asked directly	

#	PAP Category	Types of loss	Types of compensation/entitlements		
			Cash	In Kind	Other
			Land preparation allowance paid in cash to the affected household according to the cost of clearing and plowing (for cultivated land and fallow land)	impossible to find land, cash compensation can be considered with integration into the PRMS of the PAPs concerned.	
11	Tenant farmland operator	Loss of access to agricultural land	<p>Temporary loss (one harvest)</p> <p>No cash compensation for the land.</p> <p>Cash compensation for lost harvest at market price.</p>	No in-kind compensation	
12		Permanent loss	Compensation for the loss of production during the period necessary to re-establish the activity.	No in-kind compensation	Assistance in identifying new cultivable land.
13	Tenant of permanent housing structures	Loss of housing for a tenant	<p>Temporary loss (3 months max)</p> <p>Compensation of 3 months of average rent for the area where the accommodation is located.</p> <p>Lump sum travel allowance to join the new accommodation and to come back to the original accommodation</p>	No in-kind compensation	
14		Permanent loss	<p>Compensation of 6 months of average rent for the area where the accommodation is located.</p> <p>Lump sum travel allowance.</p> <p>The tenant will not be relocated by the project.</p>	No in-kind compensation	

#	PAP Category	Types of loss	Types of compensation/entitlements		
			Cash	In Kind	Other
15	Owner of secondary / seasonal housing structures	Seasonal / secondary home loss (field huts)	<p>Temporary loss of access to temporary / seasonal shelter</p> <p>No compensation for the loss of temporary access to the building.</p> <p>In the event of a loss of harvest linked to the same loss of accessibility, see SN 3 to 8.</p>	No in-kind compensation	The work schedule should, as far as possible make it possible to avoid loss of access to the means of production including seasonal authorizations during the cropping period. Secondary structures causally linked to replacement houses may be provided in-kind and integrated into the design of replacement housing to ensure that the standard of living is maintained
		Permanent loss of temporary shelter (one harvest)	<p>Cash compensation for temporary residential structures and annexes.</p> <p>Lump sum moving allowance.</p> <p>The PAP will be able to recycle materials at its own expense.</p>	No in-kind compensation	
17	Owner of permanent housing structures	Residential structure	<p>Temporary loss (no more than 3 months)</p> <p>Compensation of 3 months of average rent for the area where the accommodation is located.</p> <p>Lump sum travel allowance to join the new accommodation AND return to the original accommodation</p>	No in-kind compensation	The project will avoid temporary travel.
		Permanent loss	<p>No cash compensation except reverse, explicit and informed choice of the PAP. Whether PAP receive cash compensation, they will receive the equivalent amount of money to the cost of building the house.</p>	<p>Option A: Self relocation will be the default option</p> <p>Option B: Replacement of the residence room by room will be possible in line with improved standard of living. The project will entrust a contractor with the construction of the resettlement houses at the selected</p>	Option A: In case of self-relocation, a process step by step will be implemented to trigger compensation according to the different expenses (land/parcel, house or building material, notary cost, land right...) at the full replacement cost of the structure. Deadlines will be agreed as well with the PAP.
18					

#	PAP Category	Types of loss	Types of compensation/entitlements		
			Cash	In Kind	Other
				site. The final choice (cash or in-kind compensation) will be informed and documented.	Option B: • Consultation will be made with the affected household before detailed design of replacement houses are identified; • The household will visit the site to participate in the placement & orientation of house on replacement residential parcel;
			Lump sum travel allowance to join the new accommodation	if Temporary rental Housing cannot be avoided before moving to the new accommodation: Temporary residential housing will be offered between the loss of access to residential houses and the finalization of the construction of replacement housing.	
19	Owner of permanent non-habitable structures	Temporary loss (one harvest)	No compensation for the loss of temporary access to the building. In the event of a loss of harvest linked to the same loss of accessibility, see SN 3 to 8.	No in-kind compensation	
20		Permanent loss	Compensation for structures and reconstruction costs established at full replacement value. The PAP will have the option to recycle the materials of its structure at its own expense.	No in-kind compensation	
21	Others (fences, etc.)	Temporary loss (3 months)	No compensation for temporary loss of access	No in-kind compensation	
22		Permanent loss	Cash compensation based on full replacement cost.	No in-kind compensation	

#	PAP Category	Types of loss	Types of compensation/entitlements		
			Cash	In Kind	Other
			The PAP will have the option to recycle the materials of its structure at its own expense or to relocate / transport the property concerned at no cost added to the relocation allowance.		
23	Owner-operator of commercial structure	Temporary loss (3 months max)	The lost income should be calculated based on previous income from the business or based on the average income of similar businesses in the area.	No in-kind compensation	Employees will be considered as PAP (economic displacement) and will be compensated for wage loss during the temporary loss
24		Permanent loss	<p>Compensation for lost income during relocation and rebuilding of business - set to a maximum of 3 months.</p> <p>The lost income should be calculated based on previous income from the business or based on the average income of similar businesses in the area.</p>	<p>The compensation must include the provision of alternative site (s) in an equivalent commercial area. And the possible reconstruction of the store.</p> <p>Moving assistance</p>	Employees will be considered as PAP (economic displacement) and will be compensated for wage loss during the temporary loss and will be included in the LRP.
25	Owner-landlord of commercial structure	Temporary loss (3 months max)	Compensation for lost rents (which will not be payable by the tenant)	No in-kind compensation	
26		Permanent loss	<p>Compensation for loss of rental income established to a maximum of 3 months during construction of the. Replacement structure.</p> <p>Financial compensation of the commercial structure in the event of an explicit, documented and informed choice of the PAP.</p>	<p>The compensation must include the provision of alternative site (s) in an equivalent commercial area and the possible reconstruction of the store.</p> <p>No in-kind compensation if the PAP chooses financial compensation from the structure.</p>	

#	PAP Category	Types of loss	Types of compensation/entitlements		
			Cash	In Kind	Other
27	Commercial structure tenant	Temporary loss (3 months max)	Compensation for lost income during relocation and restoring of business - set at a maximum of 3 months	No in-kind compensation	
28		Permanent loss	Compensation for lost income during relocation and restoring of business - set to a maximum of 3 months. The lost income should be calculated based on previous income from the business or based on the average income of similar businesses in the area. Moving assistance	No in-kind compensation	
29	Use of common natural resources	Fishing Temporary loss of access to resources (3 months max)	If the activity is income-generating, compensation for loss of income for a period of 3 months will be compensated.	No in-kind compensation	
30		Permanent loss	If the activity is income-generating, compensation for loss of income for a period of 3 months will be compensated.	The project should find an alternative site for the PAP and / or offer training on alternative livelihoods if an alternative site is not possible.	Support for fishermen in the form of a livelihood restoration program and / or equipment for new sites (secure mooring areas, etc.)
31	Non-timber forest products	Temporary loss of access to resources (3 months max)	If the activity is income-generating, compensation for loss of income for a period of 3 months will be compensated.	No in-kind compensation	

#	PAP Category	Types of loss	Types of compensation/entitlements			
			Cash	In Kind	Other	
32		Permanent loss	If the activity is income-generating, compensation for loss of income for a period of 3 months will be compensated.	The project should find an alternative site for the PAP and / or offer training for the reconversion of the PAP if an alternative site is not possible. For alternative sites, the Project will propose to replant useful species.	Reforestation around the lost species resettlement site.	
33	Community or individual	Place of cultural heritage (cemetery, sacred forest, etc.) - <i>A detailed study on cultural/heritage sites impacted will be carried out to determine the importance of the site as well as the basis/options of compensation/negotiation;</i>	Temporary loss of access	No cash compensation.	No in-kind compensation.	Temporary loss of access will be avoided as much as possible: The project will guarantee access to places of worship through the necessary arrangements to allow PAPs to continue their religious practices. In case of this access cannot be granted, tailor made agreement will be found with the community.
34			Permanent loss	Cash compensation for the organization of rituals. Required. Financial assistance for the movement of the goods concerned if they are movable. Financial compensation for travel to cemeteries and funeral rituals.	Identification of other relocation sites by the community. Provision of land required by the State. Support of the competent State services for the relocation of cemeteries.	The project will avoid as much as possible this loss
35		Temporary loss of access	No cash compensation.	No in-kind compensation.	The project will guarantee access to community structures.	
36	Community infrastructure (schools, health centres, boreholes, etc.)	Permanent loss	No financial compensation	Identification of other relocation sites by the community. Provision of land required by the State.		

#	PAP Category	Types of loss	Types of compensation/entitlements		
			Cash	In Kind	Other
				Reconstruction of impacted structures.	
37	Community lands (village woods, etc.)	Temporary loss of access	No cash compensation.	No in-kind compensation.	The project will guarantee access to community spaces.
38		Permanent loss	No cash compensation.	No in-kind compensation.	Financial support for community development projects up to the cost of replacing the lost resource calculated thanks to the average productivity of the land.

6.6 Valuation of losses

The WCS team and their consultants have agreed with their valuation methodology, to ensure that it is aligned with international best practice including IFC PS 5 requirements and that it reflects full replacement value. The approach taken is to value affected properties in the most favourable way for affected people, to ensure fair compensation and to motivate them to sell.

Agreed valuation methodologies and approaches were validated by the authorities. They will be shared with affected landowners/users at the land acquisition/open house meetings, so that they have adequate time to process the information they received at the meeting and make informed decisions. Moreover, specific surveys were carried out prefecture per prefecture to be sure valuation is the most adequate to every PAP.

7 COMPENSATION PROCESS

7.1 Preparation of Survey Instruments

The survey exercise will include three components:

- Field verification of data from survey and fresh measurements if corrections appear necessary.
- Asset inventory by Project team with certified valuator (count of trees, assessment of their age and productivity in five categories, assessment of any structures, inspection of annual crops); and
- Socio-economic survey by Project team (which now includes a household survey to understand and quantify the sources of livelihoods).

Final versions of the survey's forms will be available and will be validated and translated into French and local languages if necessary.

A database needs to be created for this exercise. This will be done in MS Excel. Forms will be inputted in the database as the exercise progresses. All compensation agreements will be in French, generated manually. A plot database will be created based on information collected. The use of tablets for the survey is highly recommended to minimize the time and effort required to translate survey results to the data base, minimize mistakes and simplify data analysis.

7.2 Resettlement Process

7.2.1 Identification and valuation

Identification of Affected Plots and Affected People

Each affected household (landowners and land users) must be recorded into the household socio-economic/livelihood database. This will be done as follows, prior to the start of the surveys:

- Interview community leaders and any relevant individuals in the villages and/or communities based on a printout of the area impacted and field visit:
 - To identify owners
 - Where property is joint between several co-owners, obtain name and contact information of the person with whom the Company should liaise (preferably the person/household using/managing the land); and
 - Obtain the list of land users (farmers, secondary houses, abandoned land, ... if applicable) for each affected plot.
- Enter the above information in the database.
- Contact affected landowners and land users to organise the survey of the affected asset and affected household; and
- Flag potentially problematic situations (deceased individuals, persons whose whereabouts are unknown, persons residing abroad).

This landowner/land user identification exercise needs to be fully completed prior to the start of the surveys.

Field Surveys

Surveys shall include:

- A field verification of data from surveys, with fresh measurements if the data is incorrect and corrections appear necessary.
- An inventory of affected assets (“asset inventory”) on which compensation calculation will be based, carried out by Project team in the field; and
- A “socio-economic survey” intended to gather socio-economic information and livelihood data which will be used for the development of the LARAP and LRP, monitoring during implementation phase and later, identification of, and assistance to vulnerable people, and the “completion audit” required by PS5.

A socio-economic survey in a broader area of impact of the project (railway corridor and mine) took place in the first month of 2021 for the social baseline information for the ESIA's. Efforts are being made when doing surveys for land acquisition to avoid duplication of efforts and stakeholder fatigue, as well as not to create additional workload on the WCS community and land access team.

Field Verification of Land Registry Data

If this appears necessary, the verification of land registry information by a surveyor firm is meant to correct inaccuracies in existing data. It will include a rapid check in the field that topographic data is accurate and a check through interviews with the landowner and neighbours that there is no claim associated to boundaries with neighbouring plots. This will be undertaken by a surveyor with help from the asset survey team. If, and only if, a claim arises about boundaries or there is an inaccuracy or inconsistency that might jeopardise the compensation process, the property will need to be resurveyed in view of a possible re-registration.

Asset Inventory

This is meant to serve as basis for the valuation of land and assets and will be undertaken by a licensed valuator supported by Project staff.

Land use will be assessed, trees and crops will be counted, the species (and variety if applicable) will be identified, and fruit trees will be assessed per their productivity. Any structures will be inspected and described such that they can be valued at replacement (construction) value. Issues pertaining to physical displacement (i.e., resettlement) will be accurately assessed.

For each affected property, this asset inventory will constitute the “cut-off” required by IFC under PS5, which means that any newly emerged assets will not be eligible for compensation. At this stage, it is contemplated to have a cut-off for each zone.

Socio-economic Survey

The socio-economic survey aims at identifying all members of affected households and gathering basic livelihood information to be able to conduct monitoring, propose livelihood restoration measures, identify vulnerable people, and demonstrate at a later stage (through the completion audit) that affected people’s livelihoods have not been adversely affected. Captured using Tablets, this information should also be entered into an MS Excel spreadsheet. The survey should address all affected households, including land users such as informal farmers and herders. However, there is no point in administering socio-economic questionnaires to co-owners who do not live in the affected communities. These will simply be identified with full identification and contact information.

In addition to the quantitative surveys described above, a qualitative exercise will be conducted (focus group discussions) to obtain a better understanding of livelihoods in the affected communities. Groups of males, females, and youth will be interviewed in semi-structured discussions (based on a discussion guide) to gather information such as the following:

- Agricultural calendar.
- Role of agriculture and other sources in livelihoods.
- Alternative land.
- Vulnerable people; and
- Aspirations of women and young people.

7.2.2 Preparation and Disclosure of LARAPs

LARAPs will be prepared and disclosed according PS5 requirements. More specifically, regarding disclosure of LARAPs, they will be downloadable on WCS website (French and English), and meetings will be organized with PAP to explain and to inform them. Those meetings will be held in French and local languages. A proposed structure for the LARAPs can be found in the appendices.

7.2.3 Compensation Contract

Compensation contract will be prepared for each affected property based on information above. They will be kept confidential (restricted circulation within the Company) until they are disclosed to the affected landowner or land user.

Grievances in relation to the compensation offer will be accepted and considered by WCS, as described in Section Grievance management 8.3 below

7.2.4 Negotiations and Agreements

Process

A two-visit process will be implemented:

- In the first visit, the team will visit each affected landowner or land user at their home or request them to come to the field office or to public meeting room, check their identification documents and take a copy, explain the process again, inform them of the grievance mechanism, present the compensation offer and agreement (prepared beforehand), and leave the compensation offer with the affected person for her/his consideration; in case there are co-owners who do not live in the village, they need to be identified at this stage and any steps that the Company will have to take to contact them and/or ensure that a Power of Attorney is issued to one of the local co-owners have to be clarified;
- In the second visit, to take place no earlier between 2 and 6 weeks after the first one, the team will visit each affected landowner again or they will invite them to a dedicated place close to their affected land/assets and seek to obtain signature; the team should then be accompanied by a notary such that the transaction can be notarised on the spot if possible (one or two notaries willing to participate in this work should be identified). If no notaries are available to participate in these activities, transactions will be certified by the local court, as has been the case until now. WCS will decide for transport of owners to the local court wherever necessary.

Sale-Purchase Agreements

Three types of agreements shall be used:

- A sale-purchase contract for all facilities where full security of tenure (perpetual irrevocable ownership) is required (those where reinstatement will be technically or economically impossible and those where infrastructure requires significant investment).
- A lease agreement for any temporary facilities: Lease agreement is a possibility if some land may be acquired temporarily. It is premature before the full design is completed to make a judgement.

7.2.5 Payment

Once the contract is signed, it is delivered to WCS's head office where it is being processed for payment.

All payments will be made by wire transfer or by check into bank accounts. Where a particular landowner or land user may have no bank account, they will be assisted in opening one. Payments of leases will be made on an annual basis.

7.2.6 Registration

Once the transaction is signed by both parties and notarised, the Company may initiate the registration procedure in the cadastre via the notary if necessary. Interacting beforehand with the cadastre (at the start of the negotiations process) is recommended:

- To obtain a clear understanding of the documentation package they require for registration and the related process; and

- To give them prior notice that a sizable batch of transactions is forthcoming and will need to be handled swiftly, and to check that the resources are in place to process these transactions within a reasonable period.

7.2.7 Legalisation

Once the Cadastre completes the registration of WCS on purchased land, the decision on ownership change is sent to WCS and ex landowner by the Notary.

One of the key issues to investigate as soon as possible is the status of informal structures, more specifically the affected area. A legalisation process of illegal structures is currently underway in Guinea, and it is important to determine how far this process has progressed, particularly in the affected area. For example, if people have houses for which they submitted official legalisation requests, it is important to determine if they will need to be formally legalised before they are acquired by WCS, to be able to notarise the sale purchase agreement, or not. This could significantly influence timelines for acquisition of such structures. An even greater concern is with structures for which legalisation requests have not been submitted. They may be subject to demolition under Guinean legislation, while under IFC's PS 5 they must be compensated. This is also an important consideration for future land acquisition in the affected area.

7.3 The expropriation processes.

If all reasonable attempts to reach negotiated settlements fail, compulsory acquisition of land will be as part of lawful expropriation procedures in accordance with the land Code of Guinea. WCS's preliminary sale-purchase offers will continue to be available to owners and users of land even if/when expropriation is initiated and executed.

In parallel to the development of the Land and Resettlement Framework, a preliminary discussion with Government on the potential use of expropriation for the WCS project is recommended. This would allow to agree on recommendations for cooperation and further practical steps. The potential decision of WCS to possibly use expropriation as a last resort shall be presented to stakeholders.

The following steps are recommended:

- Development of the agreed expropriation framework to be presented at the right Government level to have a roadmap agreed on the best way to proceed for expropriation.
- Discussions at the working level on the preparation of a by-law (or any other regulation) to include provisions for the procedure of expropriation per the Mining Code, Land Code and PIN Decree as the beneficiary of expropriation will be a private entity.
- Engagement with experts on public interest and expropriation working with the Government.
- Agreement on a proposed schedule/timeline, process and documentation to justify public interest. Details on how the national and local authorities plan to organise the expropriation process in practical terms, and what support is required from WCS is key.

7.4 Legal Fine-Tuning

The following legal issues still require clarification as soon as possible as resettlement has already started:

- Involvement of notaries (cost, possibility to establish a temporary office, applicable taxes) to witness the land acquisition contracting and to record this land acquired at the cadastre.

8 ENGAGEMENT AND GRIEVANCE MANAGEMENT

8.1 Engagement strategy

The Company is fully committed to the integration of environmental and social considerations in the design and development of the Simandou Project, as well as establishing and maintaining constructive relationships with all stakeholders. WCS is committed to implementing the requirements of IFC on meaningful engagement and public consultation.

An initial Stakeholder Engagement Plan (SEP) named “Project SEP” was developed in late 2020 to guide stakeholder consultations and communications during the development and execution of the Project, while also meeting IFC requirements. Grievance Mechanism has been implemented early 2021 and is included in the Project SEP as required by PS1. The current version of the Project SEP is available publicly on the WCS website. It will be updated annually, to provide a roadmap for engagement during construction and operation.

The Project SEP includes the engagement for the ongoing land acquisition process for the different zones. It is necessary to have a joint planning effort to avoid public consultation fatigue, so all consultations are conducted jointly, when possible, for EIES/Permitting, ESIA development and successive LARAPs.

A specific SEP for the railway corridor and another one for the mine has been prepared in March by INSUCO 2021, the consultant in charge of the SEBS for railway and mine. Both will be updated annually, to provide a roadmap for engagement during construction and operation. These 2 keys detailed SEP are named “Railway SEP” and “Mine SEP”. The current version of the Railway SEP and Mine SEP are available publicly on the WCS website.

For the upcoming consultation events, WCS needs to consider doing focus groups with youth, with at least one with women, to understand cultural connection to land and natural resources, use of ecosystem services and livelihoods issues.

Consultation and participation are essential elements of the successive LARAPs design and implementation. Throughout the RAP process, the affected landowners and users will be informed, consulted and involved in the finalization of the entitlement matrix and eligibility criteria, market valuation, calculation and rates, assets’ valuation, options for compensation and resettlement, cultural heritage site control measures, livelihood projects and other.

8.2 Engagement plan

Key stages for consultation and disclosure for the land access work are:

- Household socio economic and asset surveys, market valuation, cut-off date publication: More details are available in the SEP as stated above how it will be disclosed.
- Compensation package, identification of vulnerable people, livelihood restoration and new housing required.

- Implementation – at every stage of the process from the evaluation stage into the negotiation and closing of transaction with all PAPs and relevant authorities and service providers; and
- Post implementation, monitoring, evaluation and audits, including external compliance monitoring and completion audits.

8.2.1 Past consultation activities around land acquisition and compensation

Consultation activities have already been implemented in regards of land access and compensation.

8.2.2 Disclosure of the Land and Resettlement Framework

The Land Framework will be disclosed to the Guinea Government, Local Authorities (Prefects and Sous-Prefects), all the impacted villages and communes, and if accepted, to the Resettlement and Compensation Committee. Focus during consultation will be on the eligibility criteria, the entitlement matrix and the livelihood restoration program. A summary or simplified version of the Framework will be prepared and will be available online.

The communication channels to disclose the framework include:

- Presentation and consultation with the Resettlement and Compensation Committee.
- Presentation session with the Ministry of Mines and Geology (MMG).
- Disclosure in the impacted villages with local administration.
- The Land Framework will be available in English and French on the WCS website.

8.2.3 Disclosure and engagement around proposed entitlements

The Guide to Land Acquisition and Compensation (GLAC) was finalized to support disclosing up to date information of affected landowners and land users.

The revised GLAC – see appendix - has been made available since June 2021 onwards in public meetings below to each affected landowner and land user, or later during the surveys for those unable to attend the public meetings and open houses.

The structure of the GLAC includes a summary of the Project, a presentation of the land acquisition, compensation & resettlement process, an overview of the valuation and compensation offers and some details on the distribution of compensation between owners and users.

8.2.4 Public Meetings and Open houses

For each Zone, after the cut-off date is disclosed and prior to the start-up of the full-scale surveys exercise (the day before the exercise starts – no longer before to minimise risks of speculative behaviours), a public meeting needs to be organised in each of the affected communities to disseminate the GLAC, announce the upcoming disclosure of the Land and Resettlement Framework and convey the following information:

- General structure of the land acquisition exercise (surveys first, then negotiations, then acquisition).

- Key principles of land acquisition (see above).
- Dates and process of the survey exercise.
- Documents that affected people should prepare if they are able to provide (land titles for all their land holdings – not only those affected, but sale also-purchase agreements if no title held, lease agreements for land users, passports of all co-owners, powers of attorney for absentees); and
- Grievance mechanism (avenues available, time for receipt and processing).

The public meetings and open houses will also be used to gather contact information for affected people and feedback on the proposed process. During these, it is key to:

- Ensure that any meeting and any grievance is documented and that related records are properly archived in a dedicated and secure electronic file; and
- Ensure to the extent practical that the Company's community and social programme workers are involved in negotiations and any meetings to provide continuity in engagement, particularly where sub-contractors or temporary collaborators may be involved.

8.2.5 Focus groups.

Focus groups discussions among people with similar interest and/or concerns will take place as part of the identification and design of livelihood alternatives and other mitigation measures. Additionally, focus group discussions will take place as part of the ESIA process and the preparation of the HRIA.

Households' surveys will be used as well to define interest and willing of PAP

8.2.6 Disclosure of the Resettlement Action Plan

The RAP will be disclosed to the Guinea Government, Local Authorities (Prefects and Sous-Prefects), all the impacted villages and communes, and if accepted, to the Resettlement and Compensation Committee. Focus during consultation will be on the eligibility criteria, the entitlement matrix and the livelihood restoration program.

The communication channels to disclose the framework include:

- Presentation and consultation with the Resettlement and Compensation Committee.
- Presentation session with the Ministry of Mines and Geology (MMG).
- Disclosure in the impacted villages with local administration.

The RAP will be available in English and French on the WCS website.

8.3 Grievance management

Per the SEP, the main grievance mechanism is the WCS Community Grievance Mechanism.

8.3.1 Overview

The grievance management system is guided by the following principles:

- Accessible and easy to use.
- Transparent and accountable; and
- Warrant appropriate protection to complainants through a commitment to keeping grievances confidential.

WCS will apply the following principles in respect of grievance management and redress in the context of the Simandou project:

- Any grievance will be registered, acknowledged receipt of within 7 calendar days of its receipt, responded to within 22 calendar days of its receipt, and tracked until it is closed in a maximum period of 30 calendar days.
- The grievance management arrangement will include two tiers of extra-judicial, amicable review and settlement, with the first one internal to the implementing agency, and the second one either fully external or as a minimum with involvement of external parties; the third tier of the mechanism is the judicial system.
- The overall objective is to avoid resorting to the judicial system for as many grievances as possible.

8.3.2 Grievance avenues

In practice, grievances and disputes that may be anticipated for the land access, acquisition, compensation and resettlement programme are the following:

- Misidentification of properties (allocation of a property to the wrong owner due to wrong cadastral information and/or deliberately misleading statements).
- Disputes over plot limits, between affected person and Project or between two neighbours.
- Disputes over the ownership of a given property (two or more individuals claim to be the owner of this property).
- Disagreement over the valuation (either unit rate applied or count) of a plot, crop or structure.
- Post cut-off establishment of a plantation, structure or other asset, whether deliberate (opportunistic occupation in anticipation of compensation) or not.
- Absentee landowners.
- Confusion between legal occupants and informal occupants.
- Forged documents (identification, ownership or others).
- Deceased estates and unresolved successions, divorces, and other family issues, resulting in disputes between heirs or shareholders in the disputed property, particularly when such occur after identification and before payment.
- Damages occurring during construction; and
- Unsatisfactory reinstatement of temporarily used land.

8.3.3 Logging

All grievances, questions or concerns can be submitted directly to WCS, through contact details provided below.

Courriel wcsr_communaute@winningafrica.net

Or Mail to: Camayenne corniche sud (derrière camp Boiro), Commune de dixinn, Conakry , Republique de Guinée, BP 2162 Conakry

WCS's intention is to have in place an amicable grievance mechanism to manage and redress grievances related to land access. Receipt/lodging of any grievances is acknowledged within 7 calendar days then is registered, reviewed and responded to within 22 calendar days in an amicable manner.

Depending on the type and gravity of the grievance, Company staff at different levels are involved in responding to them. In cases where persons who have submitted the grievance are not satisfied with the outcome proposed by this amicable mechanism, they are able to turn to the courts at any stage in the resolution process.

More detailed information on the processing of grievances is available in the SEP.

Grievances can also be submitted anonymously, by being inserted in the grievance box placed in different villages. However, it should be noted that the Company may be limited in investigating an anonymous grievance if its staff is unable to contact the person who submitted it for follow up and for providing a response.

8.3.4 Review of Grievance

Table 5 below provides the basic procedures for the Community Grievance Mechanism. Best efforts will be used to respect the timelines set out below, while allowing some flexibility to address barriers to access (particularly for vulnerable individuals or groups), to explore options for joint fact-finding or problem-solving throughout the process, and/or to resolve complex disputes. It includes time periods for acknowledgment of receipt and proposed resolution.

STEP	PROCEDURES	TIMELINE
1. Submission	<p>An Application Form is completed and submitted to the WCS Information Centre.</p> <p>Additional information or assistance can be obtained by contacting the WCS Information Centre in person, by telephone or by e-mail. WCS employees can also assist stakeholders to liaise with the WCS Information Centre.</p> <p>If a stakeholder is unable to fill out the Application Form, a WCS employee or 3rd party can aid.</p>	Day 1
2. Registration	<p>The WCS Information Centre receives the Application Form, and the information is recorded in the grievance management system. A preliminary classification of the grievance is undertaken based on the information available on the Application Form.</p> <p>According to the ranking of the grievance, The Local Consultation Committee (LCC) might be alerted about the new grievance (to be noticed: During every LCC, a report of the ongoing/closed grievances is done). If the grievance is classified as serious, the WCS Directors should also be notified.</p> <p>The registration of the grievance is acknowledged to the stakeholder, who is provided with information about the indicative timeline for investigation and resolution and contact details for the Local Consultation Committee.</p>	1 week (Day 8)
3. Investigation	<p>WCS departments with relevant expertise and/or responsibilities for the issue(s) coordinates the investigation of the grievance (the Local Consultation Committee may be involved, and Cross-departmental cooperation may be required for more complex grievances. The Investigation Team will investigate through interviews with the stakeholder and witnesses, site visits and other fact-finding techniques.</p> <p>The Investigation Team will consider including the stakeholder in the investigation activities for the purposes of joint fact-finding. Where appropriate, 3rd parties (e.g., independent evaluators) may be involved to assist with the fact-finding process.</p>	1 week (Day 15)

	The evidence collected during the investigation will be documented, including through photographs where relevant.	
4. Assessment and Proposed Resolution	The Local Consultation Committee will assess the evidence from the investigation and will provide a recommendation for the resolution of the grievance to the WCS Directors. Once the proposed resolution has been approved, the proposed resolution is communicated to the stakeholder. Where feasible, the proposed resolution will be presented to the stakeholder in person by a member of the Local Consultation Committee.	1 week (Day 22)
5. Agreement	Agreement: If the stakeholder agrees with the proposed resolution, a Letter of Agreement is prepared and signed by both parties. No Agreement: If the stakeholder does not agree with the proposed resolution, the option of involving a neutral 3 rd party will be considered. If the stakeholder does not want to participate in further dialogue, WCS will provide information about other judicial or non-judicial mechanisms for dispute resolution.	4 days (Day 26)
6. Closure	Where there is an agreement, the WCS Information Centre will compile the documentation and close out the file in the grievance management system. A short internal assessment and final classification of the grievance will be conducted for tracking and reporting purposes.	4 days (Day 30)
7. Follow-up and reporting	Follow-up actions will be recorded in the Commitment Register. The implementation of follow-up actions will be monitored and documented by the Local Consultation Committee. As part of periodic reporting to stakeholders (e.g., through the WCS Corporate Social Responsibility report), summaries of grievances and company responses will be provided in accordance with international reporting frameworks.	As agreed by the parties

Table 5: Basic procedure for resolving grievances in an amicable way.

8.3.5 Recourse

Where grievances cannot be resolved using the basic procedures outline above, WCS will provide the stakeholder with the option of involving an independent third party to assist in resolving the dispute. A mediation process will be developed that is appropriate for the circumstances of the specific grievance with the agreement of both parties. The mediation process should be underpinned by basic principles of voluntariness, equality, neutrality, impartiality and confidentiality. WCS should assume the cost of the mediation.

9 ASSISTANCE TO VULNERABLE PEOPLE

9.1 Definitions

Vulnerable people are people who by virtue of gender, ethnicity, age, physical or mental disability, economic disadvantage, or social status, may be more adversely affected by the land acquisition process than others and who may be limited in their ability to claim or take advantage of compensation.

In the context of the Simandou Project, potentially vulnerable people include:

- Disabled persons, whether mentally or physically.
- Seriously ill people.
- The elderly, particularly when they live alone and the retiree relying on their land for income.
- Households whose heads are female and who live with limited resources.
- Households with limited revenues, or without recognized land rights or without land
- Households who have no or extremely limited resources; and
- Widows, particularly when they may be deprived of a land plot that was critical to their livelihoods and orphans.

9.2 Identification process

A pre-identification of potentially vulnerable people will be carried out during the socio-economic survey for each zone looking at livelihood survey exercise. This pre-identification will be complemented during the negotiation process and will result in a final identification of vulnerable people. Inputs will also be sought from local authorities, community representatives.

If possible, engagement with NGOs will take place to learn from their experience and look at ways of cooperation.

It is an IFC PS 5 requirement that vulnerable people (those who may be disproportionately affected by land acquisition) should be identified and specifically assisted. Such people may include:

- People with disabilities in all three categories (from 1, the most severe, to 3).
- Poor households (whose difficulties to cope with basic needs are obvious).
- Female-headed households (unless they are clearly well-off); and
- Elderly households, particularly if they have no living relatives taking care of them in the vicinity.

The socio-economic questionnaire seeks to obtain basic information on potential vulnerabilities. Experience also shows that municipal authorities are a good source of information. The vulnerable people screening, and identification process will include the following steps:

- Screening in the socio-economic survey (“potential for vulnerability” and questions about people with disabilities).
- Further visit at home to ascertain vulnerability through a specific interview (guide to be developed) and assess assistance measures that may be needed; and
- Implementation of assistance measures.

Identification of vulnerable people and addressing their concerns and potential impacts related to the project are also relevant to the HRIA and ESIA processes. The teams are working in coordination for aligned definitions and approaches in addressing vulnerable peoples as per right-based principles.

9.3 Conceptual assistance measures

Working with relevant local authorities, WCS will seek to ensure that no vulnerable people are disproportionately affected by the land acquisition and resettlement process.

Assistance measures during the land acquisition and resettlement process may include the following:

- Specific assistance in negotiations (three or four visits instead of two).
- Specific assistance in understanding and preparing paperwork (Power of Attorneys, agreements); and
- Transitional and temporary assistance (food aid, in-kind only, or temporary medical assistance, inclusion in WCS social programs, etc.).

The following activities will be implemented in cooperation with local authorities in respect of vulnerable people affected by the Simandou project:

- Assistance during the land acquisition, negotiation and resettlement process, including, at the stage of plot and landowner identification, specific individual meetings to explain eligibility criteria and entitlements, clauses in compensation agreements, grievance avenues.
- Insistence on the land replacement option where it is obvious that the affected land is critical to the household's livelihood.
- Assistance in the payment process (provision of transport to the bank effecting compensation payment, support in the payment procedure, money management awareness, etc); and
- Prioritization for training courses to enhance employability and prioritization for employment by contractors where possible and subject to contractors' operational needs.

Assistance to vulnerable people will also include the possibility to access a replacement land plot under free-of-charge lease arrangement per provisions described above.

10 LIVELIHOOD RESTORATION

10.1 Overview of potential livelihood impacts

At present not enough information is available on impacts on livelihoods of people affected by land acquisition.

In cases when the affected person/household has access to other land for use, i.e., the affected plot is not the only land they use/farm, impacts are likely not significant. However, where the affected land is the only land owned/used by affected people or where people farm the land more intensely to produce food for sale or for feeding animals for sale (or sale of animal products), impacts may be significant.

These impacts will be explored in more detailed during the implementation of the socio-economic survey and presented in the LARAPs.

10.2 Opportunities

The Simandou Project will promote employment and contracting in its direct area of influence during both construction and operations.

Land for Land - Initial consultation with villagers indicates that most affected people are likely to opt for cash compensation for their land and crop, and will handle their own livelihood restoration themselves, through the purchase of equivalent agricultural land or other business ventures. The Project will monitor livelihood restoration and check that these households are not worse-off and preferably better-off per the detailed monitoring provisions (chapter 11 below), including corrective actions that may need to be taken in case monitoring shows that livelihoods are not restored.

However, there is also indication that households could be interested by a land-for-land option. The Project will accommodate such requests in line with the requirements of IFC PS5. However, available land in Guinea is limited.

It appears that the main issue for reluctance to proceed with the land for land option is the soil, vegetation and water contamination from the mining and processing activities. It is expected that the environmental baseline work for the Environmental and Social Impact Assessment (ESIA) under development will provide information to address these points on availability and quality of land.

The following process will be applied for those households who are interested by cash compensation rather than land-for-land:

- Application for cash compensation the time of the early visits by the land acquisition team.
- Training how to use cash compensation

If required, vulnerable individuals will be offered access to a replacement plot of reasonable size to ensure that their livelihoods are not compromised by the land access process. Subject to legal verification, such land will be land under a free-of-charge lease from WCS being the landowner in such situations. This will specifically include women who might be left without a critical source of livelihood because of the inheritance process applied to an affected land plot upon purchase by the Project.

Collective Projects for community and lignage compensations: A dedicated effort will be done in order community and lignage to receive in-kind compensation and not cash compensation. Actually, that is proven that effects are more sustainable and more positive when community projects are implemented instead of giving cash.

Gender Issues - When a few land plots that were held jointly by a married couple, one of the co-owners (typically the husband) being deceased, it becomes a delicate situation on maintaining livelihood post displacement. In such cases, and unless there is a will, law mandates that the deceased co-owner's share be inherited by all legal inheritors, including both the spouse and all children according to equal shares. Such situations, if they occur, will be reviewed specifically to avoid a situation where a male or female spouse could be deprived by the inheritance mechanism and the purchase by the Project of a land plot that was critical to his/her livelihood. Where such situations arise, the spouse will be registered as vulnerable and will become eligible to assistance meant for vulnerable peoples, including the possibility to be allocated a replacement plot.

10.3 Livelihood restoration conceptual measures

A broader programme of CSR activities will be designed. WCS will implement several initial community development projects in the Project affected area. Those activities need to be expended significantly towards livelihood-oriented projects. These could include training in improved agricultural and animal husbandry techniques, as well as the provision of equipment in support of these improvements and more general vocational training and small business development. These projects are to continue over the few coming years. A few conceptual ideas are provided below.

Income-Generation for Local Women - A specific income-generation project targeting women could be considered in the Project area with support from an NGO. The initiative would support women with activities such as hand making of bags using plastic waste and provides education and awareness on waste management and marketing of items. It relates to the gender issues mentioned above.

Tree Nursery and Rehabilitation Activities - It is recommended that WCS establishes tree nurseries in view of future mitigation of potential visual impacts of the mine, reclamation of disturbed areas, as well as general embellishment of the communities. This activity provides part time employment to women.

Employment - It is recommended that WCS put in place a local recruitment procedure to prioritise locals for any position offered by the Company. Any job offered by the Company is advertised in the three Project affected communities. This process has been successful in similar jurisdiction with most people working at the site being locals, including all community workers, except for a few specific technical positions. Such a procedure could be extended to contractors working at the site during the construction phase and is expected to provide jobs for several tens of local people for the duration of construction.

Vocational Training and Skills Development - Hiring local teachers and trainers to organise preliminary courses in technical skills is another avenue to address livelihood restoration. This type of activity should be developed further based on the skill survey, using a specialised consultant assessing the local skill basis in view of its development for employment. Furthermore, WCS could establish a Training Centre with a broad program to support and develop ahead of construction an effective, efficient and committed workforce.

10.4 Livelihood Monitoring

Lenders require livelihood monitoring after a certain period, specifically a comparison of livelihood information in the post project situation to the baseline situation based on the proposed baseline gathered through the socio-economic survey.

The following is recommended:

- Periodic monitoring per provisions in Chapter 11;
- Replication of the same socio-economic survey three years after the land acquisition process is complete with comparison of the new data to the baseline to determine whether livelihoods have been re-established, as part of a "Completion Audit" exercise as described in section 11.2;
- Monitor and address any hardship that may disproportionately affect vulnerable people.
- As mentioned above (section 11 below), a specific monitoring exercise will be carried out for elderly people and on gender issues.

11 MONITORING AND EVALUATION

Monitoring and Evaluation are key components of the land acquisition process. The Monitoring and Evaluation process examines what worked with the process and why, what did not and why not, and what adjustments, changes or corrective actions need to be made. Monitoring is the measurement through time that indicates the movement toward the objective or away from it. Monitoring provides the raw data to answer questions. Evaluation is putting those data to use, thus giving them value. From a practical perspective the aim is to identify the need for any changes or corrective actions that need to be made to reach the ultimate objectives, particularly fair compensation and livelihood restoration.

Monitoring and Evaluation are typically divided into three components, defined below:

- Input monitoring,
- Output monitoring,
- Outcome evaluation.

11.1 Internal

Input (or progress) monitoring: Measures whether inputs are delivered on schedule and as defined in the successive LARAPs. Inputs are the services, resources or goods that contribute to achieving outputs and, ultimately, desired outcomes. Input monitoring is done internally on an on-going basis, often as part of the project general management system or quality assurance system.

Output (or performance) Monitoring: Measures the direct measurable results of the inputs, for example the number of people receiving adequate compensation or completing livelihood restoration training course. Input and output monitoring together keep track of project implementation efficiency and indicate whether changes need to be made to make the program operate more efficiently.

Outcome (or impact) Evaluation: Defines the extent to which the project inputs and outputs are achieving or are likely to achieve the objectives of a program. Examples of outcomes include the effectiveness of livelihood restoration or reinstatement. Outcome evaluation, coupled with output monitoring results, indicate whether the program is genuinely working and should continue to be implemented as is, or whether fundamental changes must be made. Outcome evaluation is usually carried out by an external independent group, as well as it can be done by consultants involved in the preparation of the documentation. Outcome evaluation can be integrated with the process of compliance and completion monitoring and auditing, which is mandated by the requirements of PS5 (and PR5) as outlined below.

Table 9 : M&E Indicators

Components	indicators
1 - Global view of the progress of compensation	% Of linear inventoried
	Number and % of contracts planned/signed
	% Effective payment of compensation
2 - Tracking compensation to PAPs household	Number and % of contracts signed
	% Compensation payment
3 - Tracking the progress of compensation on Project (collective PAP)	Number and % of PAPs that have set up a committee
	Number and % of identification meetings completed (minutes)
	Number and % of Project s files planned /finalized
	Number and % of planned/launched/assigned AOs
4 - Monitoring infrastructure replacement	Project s statutes (% pending / % in progress / % finalized)
	Number and % of wells or boreholes replaced/planned
5 - Tracking physical movements	Number and % of community infrastructure replaced/planned
	Number and % of IDPs who have been the subject of follow-up/accompanying sessions (by number of sessions)
6 - Tracking Vulnerable PAP	Number and % of trips documented
	Number and % of IDPs who have been the subject of follow-up/accompanying sessions (by number of sessions)

	Number and % of documented accompaniment
7 - Tracking and dealing with grievances	Number and % of complaints received/processed per week (by severity level)
8 - Monitoring the implementation of the LRP	Formulating a LRP
	Number and % of PAPs that have set up a committee
	Number and % of identification meetings completed (minutes)
	Number and % of Project s files planned /finalized
	Number and % of planned/launched/assigned AOs
	Project statuses (% pending / % in progress / % finalized)

11.2 External

The Project will implement monitoring activities to include periodic compliance reviews and a completion audit for each RAP.

11.2.1 Compliance Monitoring

WCS will procure the services of an external compliance auditor to check whether the implementation of the programme complies with this Land Framework, the successive LARAPs and international requirements (PS 5).

The scope of work of the compliance auditor will include the following tasks:

- General:
 - Assess overall compliance with Land Framework commitments and PS5.
 - Review available respective LARAP at that time.
 - Interview a representative cross-section of affected households and enterprises to measure the extent to which project affected people's standards of living and livelihood are being restored or enhanced; and to gather their opinions on compensation delivery, resettlement housing and grievance management.
- Compensation process:
 - Review if entitlements are delivered in time (as set out in this framework and each of the LARAP) and, if not, whether delays are justifiable.
 - Check that compensation is at replacement value.
- Livelihood restoration:
 - Assess the extent to which the quality of life and livelihoods of affected communities are restored, verify that measures to restore or enhance project affected peoples' quality of life and livelihoods are being implemented and assess their effectiveness.
 - Review any livelihood restoration / rehabilitation programmes and the extent to which they are assisting in providing alternative livelihoods for affected households to help offset the impacts of displacement.
- Monitoring & Evaluation:
 - Review internal monitoring and reporting procedures to ascertain whether these are being undertaken in conformance with the LARAP.
 - Review internal monitoring records as a basis for identifying any potential areas of non-compliance, any recurrent problems, or potentially disadvantaged groups or households.

- Grievances:
 - Review grievance records for evidence of significant non-compliance or recurrent poor performance in resettlement implementation or grievance management.
- Vulnerable people:
 - Assess the vulnerable people screening, tracking and assistance systems, related records, and performance to determine compliance with LARAP.
- Implementation:
 - Assess whether resources are adequate for implementing the LARAPs and any training or capacity building requirements.
 - Assess the data management system and its outcomes; and
 - Compare actual progress with initial schedule.

Starting in January 2022, compliance monitoring will take place regularly (likely every 6 months) during implementation of the land acquisition programme and upon completion of the active phase (twice in total). The external auditor will dedicate approximately 5-8 days to each of these missions (more days for the railway due to long distance and difficult access roads), with most of this time dedicated to field visits, including interviews with key informants and affected people. Each of the auditor's missions will be sanctioned by a report prepared independently for WCS and the potential investors/lenders. The auditor will be selected amongst reputable individuals with significant international experience in land acquisition and resettlement.

11.2.2 Completion Audit

WCS will organise that a completion audit be carried out by an external auditor. The goal of the completion audit is to verify that the LARAPs as implemented has been effective in restoring project affected peoples' standards of living and livelihoods, and if not, to recommend any necessary corrective actions. Accordingly, the completion audit has the following objectives:

- Assess the effectiveness of measures to avoid and minimize displacement impacts by comparing project actual impacts on land and people versus those documented in the LARAPs and the Land Framework.
- Verify that all entitlements and commitments described in the Land Framework and subsequent LARAP have been delivered.
- Determine whether measures described in each LARAP have been effective in restoring or enhancing affected peoples' living standards and livelihood.
- Check on any systemic grievances that may have been left outstanding; and
- Identify any corrective actions necessary to achieve completion of Land Framework and each LARAP commitments.

The Completion Audit will focus on livelihood restoration. The livelihood restoration assessment will mainly involve a replication of the quantitative household livelihood survey carried out prior to the programme. Macro-economic factors will be taken into consideration as warranted when interpreting the results of the comparison (for example inflation, real estate cost, general growth of the economy or recession).

As a preliminary attempt at defining livelihood restoration success, it is tentatively assumed that livelihoods will be deemed restored if 90% or more of affected households (landowners, land users,) have improved or at least restored their livelihoods against the 2020-2021 baseline. This criterion will be appraised and refined if needed during the monitoring exercise and at the time of the Completion Audit itself. Whether this objective is reached or not, and sub-

ject to a detailed review of the economic, social and personal circumstances of those households who would not have restored their livelihoods, corrective actions will be identified to address further assistance to any households (vulnerable households) who have not managed to restore their livelihoods.

In addition, the Completion Audit will utilize qualitative approaches to gather data and assess household standards of living. Particular attention will be paid to assessing the impact of land acquisition on the circumstances of vulnerable households.

The Completion Audit report will present conclusions on the effectiveness of livelihood restoration and identify any corrective measures that would be necessary to complete rehabilitation of PAPs.

The Completion Audit could be undertaken by the same consultant also in charge of Compliance Monitoring (see 11.2.1 above). The Completion Audit will be carried out two to three years after the active phase of land acquisition and compensation is complete or when the Compliance Auditor deems appropriate.

12 IMPLEMENTATION ARRANGEMENTS

12.1 Team organisation

In parallel with the Land Framework roll out and prior to the preparation and implementation of the first LARAP, WCS will be hiring additional staff and consultants to support the land access process, including the successive RAPs and livelihood restoration. The overall responsibility for delivering the RAP documentation and implementation lies with the Senior Land Manager.

12.1.1 Resources & Organization

Land access is placed under the direct responsibility of the Sustainable Development Director, WCS. The day-to-day work on land access will be done by the Senior Land Consultant.

12.1.2 Outsourced Tasks

The following tasks will be outsourced:

- Legal advice: drafting of legal agreements, identification of notaries, and legal advice for closing transaction and implementing expropriation when it becomes necessary) as needed during the land access process.
- Valuation: valuation of affected plots, preparation of a report able to withstand scrutiny from the point of view of Guinean law, IFC requirements, and possible claims by affected parties. A dedicated valuation market methodology has been edited for this project (see appendix with the results of the survey). 3 external consultants (SGES, Insuco and AlphO) oversaw this survey within the eight prefectures impacted by the project.
- Notarial services: one notary needs to be contracted, or possibly two to have an alternate, to be identified from existing local notaries, who should accompany the exercise in the field during the whole duration of the second round of negotiations, such that agreements can be notarised immediately without affected people having to wait or go to the next town.

12.1.3 Information Management

Information management should be kept simple, however proper documentation of its land acquisition activities is in the interest of the Company. It is important to note that information needed for the land access programme will require a relational geodatabase allowing management of all resettlement data

12.2 Organization and Roles

The WCS Sustainability Director will lead organizing regular internal audits focusing on compliance with the Company's corporate policies and IFC PS requirements, as well as external periodic compliance reviews and a completion audit for each LARAP. Details on monitoring and evaluation are provided in chapter 11. For the external auditing required under PS5, it means hiring an auditor, which will be selected amongst reputable individuals with significant international experience in land acquisition and resettlement. This individual will likely carry out constantly work for a period up to 5 years. Terms of Reference for this auditor will be developed by the end of year 2021.

Section 12.1.2 provides an initial summary of the outsourced tasks related mainly to valuation, solemnisation, and legal services including corporate lawyer and notary.

It is proposed to set up a Land Access Advisory Group (TLAAG). The role of the TLAAG is to facilitate and support effective communication processes between the directly and indirectly affected community and the company. It shall include company/local government/community/social welfare representatives, which is standard on a land acquisition and resettlement of this scale. The TLAAG facilitates proper flow of information between the authorities (national and local), community and company and vice-versa.

12.3 Schedule and budget (conceptual)

12.3.1 Budget

The total budget of the land access work, including acquisition, compensation for land, crops and structures, development of replacement land, vulnerable people and livelihood restoration, and project implementation, is still to be estimated (first budget to be calculated after the valuation market. This estimation includes all parcels, regardless of being state or private parcels)

12.3.2 Schedule

- The land access implementation schedule must be finalized.

13 APPENDICES

13.1 GLAC

SIMANDOU PROJECT Block I&II

GUIDE TO LAND ACQUISITION AND COMPENSATION

GLAC

May 2021

1. THIS GUIDE

This Guide has been prepared by WCS ('the Company') to inform landowners and users of land that are potentially affected by land take necessary to build and operate the Simandou Railway and Mining Project ('the Simandou Project' or the 'Project') about the Company's planned land access, acquisition, compensation and resettlement process. The Company aims to implement land acquisition in a transparent way, under equal conditions for all, and to ensure that no one is left worse off upon its completion. The Guide is intended for information purposes only.

2. THE SIMANDOU PROJECT

WCS is a Guinean Company focused on exploring and developing the Simandou Block I & II Project (Mine Project).

The Simandou Project is an exploration and development project located Guinea that is owned and operated by WCS.

The exploration work conducted to date under this permit has led to the identification of iron ore mineralization known as the Simandou mineral deposit. WCS is currently developing this potential project with the objective of mining and processing minerals from this deposit.

Construction of the proposed mining and mineral processing facilities is planned to commence in early 2022, subject to permitting and approvals from competent authorities. Construction of the Project will take approximately three years to complete. The mining and mineral processing operations will run approximately 25 years.

The development of the 600km railway (Rail Project) and a river port in Morebayah river estuary (Port Project) will start from early 2021 and end 2020 respectively.

3. PROJECT LAND IMPACTS

Land that will be required for construction and operation of the Mine Project is being developed.

The land occupation for the Port Project is about 345ha in the community of Sen-guelen, Maferenyah, Forecariah Prefecture.

The table below provides an initial land occupation plan by the Rail Project.

Prefecture	From	To	Length(Km)	Area(Ha)
Forecariah	K0	K91	91	900,885
Kindia	K91	K166	75	493,723
Mamou	K166	K261	95	669,054
Faranah	K261	K382	121	847,092
Kouroussa	K382	K413	31	201,003
Kissidougou	K413	K434	21	156,571
Kankan	K434	K517	83	564,480
Kerouane	K517	K570	53	458,960
Total				4291,767

3. LAND ACQUISITION PRINCIPLES FOR THE SIMANDOU PROJECT

The Company's strategy for land acquisition is based on the following principles:

- The Project will comply with Guinean legislation and international standards in land acquisition.
- Land and all other assets are primarily purchased from private owners based on **voluntary sale-purchase transactions**. However, if any of the required land cannot be obtained through voluntary transactions, expropriation will be used as a last resort⁴. WCS's preliminary sale-purchase offers will continue to be available to owners and users of land even if/when expropriation is initiated and executed.
- Compensation for private land and crops (both trees and annual crops) is paid before land is taken and is calculated at full replacement cost, which includes the market value of the asset and transaction costs.
- The land acquisition process (identification of affected plots and owners/users, valuation of properties, sale-purchase agreements, registration of transfer of ownership, payment of compensation, etc.) is managed by WCS.
- All sale-purchase agreements are registered in the Cadastre.
- A land-for-land option is available to those who prefer replacement land rather than monetary compensation.
- Affected people have access to a grievance mechanism (see details at the end of this Guide).
- Vulnerable people are identified through the socio-economic survey and if necessary are provided with additional assistance during and after the land acquisition process.

4. LAND ACQUISITION, COMPENSATION & RESETTLEMENT PROCESS

The process of land acquisition includes the following main steps:

1. Development of a Land Framework, which presents the key principles and processes which will be implemented by WCS to acquire all land needed for the Project. This document will be publicly disclosed on the WCS website:
2. Identification of affected land plots and collection of contact details of landowners and land users, based on official cadastral information and contacts with the local community, as well as other local people (completed by WCS).
3. Meetings with owners and users of affected land plots to present the proposed land acquisition process, announce the implementation of the socio-economic survey and property valuations and receive feedback.
4. Inventory and valuations of assets on the affected plots, including structures, trees, and crops, performed by certified Guinean experts for agriculture, structures and forests, hired by WCS. Valuations will be carried out in conformance with valuation methodologies prescribed in Guinean law and international standards.
5. Socio-economic survey of affected landowners and land users (if they agree to participate in the activity), carried out by local surveyors. The purpose of the survey is to establish the current socioeconomic circumstances of every affected household, to identify if there are vulnerable individuals/households and if there are additional measures which could be undertaken by the Company to assist the household during and after land acquisition.
6. Based on the results of the above activities, development of Access, Acquisition, Compensation and Resettlement Plans. These documents will be publicly disclosed on the WCS website: www.wcsglobal.com. Meetings with owners and users of affected land will be organised to seek feedback on the proposed plans.
7. Compensation offers are presented to the affected landowners and land users, if applicable. The offers are based on valuations carried out by certified experts.
8. Collection of necessary legal documentation and resolution of any property ownership issues, in cooperation with WCS's legal team (all costs are covered by WCS).
9. Signature of the sale-purchase agreements.
10. Payment of compensation and transfer of ownership in the Cadastre. Payments will be made by bank transfer into the accounts of the respective beneficiaries (owner, co-owners, land user, as applicable) in the name of the beneficiary. No compensation will be paid in cash. The Company will pay all transaction costs including applicable taxes.
11. Implementation of resettlement and livelihood restoration measures for affected individuals and households (see section 5.5 below).

5. VALUATION AND COMPENSATION OFFERS

Based on the detailed valuations (including site visits in the presence of owners) executed by certified experts and in conformance with valuation methodologies prescribed by Guinean law and international standards, a valuation report will be prepared for each affected land plot. Compensation will be calculated at "full replacement value",

which includes the market value of the affected assets and transaction costs. Compensation will be sufficient to allow the affected landowner and/or user, to replace the lost land plot (or access to it) and other assets, with similar or better ones in the same area.

Valuation reports will be used as a basis for preparing compensation offers. The details of the valuation and calculation of compensation (for land, crops and trees, buildings) will be included in the compensation offers. Landowners and users will be able to review the reports and provide any comments or ask for any further clarifications.

5.1 Land

Land is valued separately from crops, trees and buildings or structures that may exist on the land plot.

Valuation of each land plot is done by the “comparative method”, whereby the land plot is compared to relevant real transactions (plots which are for sale or have recently been sold) in the area. Numerous factors will be considered, such as the proximity of a permanent road or access track, proximity of the water supply system, electrical supply system and other infrastructure, possibility (or the existence) of irrigation, the slope and insolation, quality of land and current use (cultivated, uncultivated, covered by weeds, shrubs, wild forest, etc.), pollution of land and the proximity of sources of pollution, etc.

In cases when the land plot is in worse condition than its recorded Cadastral purpose (for example, the Cadastre states that the land plot is an orchard, while it is a meadow), the compensation offer will be calculated based on the plot’s recorded Cadastral purpose, which will be more favourable for the owner. If the land plot is in better condition than its recorded Cadastral purpose (the Cadastre states it is a meadow, while the owner has transformed it into an orchard and improved its quality), the compensation offer will be based on its current use and value, which is also more favourable for the owner.

5.2 Crops, fruit trees and vineyards

Annual and garden crops are valued at market value, based on counts made during the valuator’s field visit.

Fruit trees and vineyards are also valued at market value, using methods and formulas which, depending on the age of the plants, consider some of the following elements: price of seedlings, costs of planting, costs of maintenance (until and during the productivity phase), expected produce, the market value of the fruit and the depreciation rate of the plant.

Although the depreciation rate of the plant is included in the valuation, in the compensation offer this will not be considered, which will be more favourable for the owner.

5.3 Structures (residential, weekend houses and non-residential)

Compensation for any structures and developments on land (barns, sheds, fences, irrigation, drainage, etc.) is valued on a case-by-case basis.

Due to an undeveloped real estate market in the area, it will not be possible to use the comparative method for valuation. The method which will be used is the “cost method”, whereby the valuator will consider the costs of all construction materials and labour man-days (at current market prices), needed to build a completely new identical structure. This means that depreciation rates will not be considered, which will be more favourable for the owner who will be able to replace the existing structure with a completely new one.

Although illegal structures are not customarily compensated, the Company will compensate all structures regardless of their legal status.

5.4 Land-for-land option

For those landowners who prefer replacement land instead of monetary compensation, the Company will offer land plots in a nearby location (against the compensation for their land), which can also be identified by the landowners themselves.

5.5 Other costs and assistance

All transaction costs (notaries, registration, taxes) will be paid for by the Company. Company lawyers will also assist affected people to complete procedures for resolving any outstanding property issues (for example, inheritance procedures), to enable the execution of the sale-purchase agreement.

The Company will either organise transport of people and movable assets or will provide a moving allowance for this purpose, as part of the compensation package.

Based on the results of the socio-economic survey, the Company may determine that some additional compensation and/or assistance is needed by affected people/households to successfully complete land acquisition. For example, if the loss of land and/or assets could lead to loss of business income or source of livelihood, the Company will compensate such losses.

Provision of all other assistance will be discussed, documented and agreed with affected people at the time when compensation offers are presented to them.

6. DISTRIBUTION OF COMPENSATION BETWEEN OWNERS AND USERS

Compensation for land is always paid to the registered owner (or registered co-owners).

Compensation for crops and trees is paid to the individual using the land. Where the owner and the actual user of the affected land plot is the same individual, this person receives compensation for both land and crops. Where land is used by a land user different from the landowner, the landowner receives the compensation for land, and the land user receives the compensation for crops and trees.

Similarly, to crops and trees, compensation for buildings and other structures on land is paid to the person who erected these structures. This can either be the landowner (or one of the co-owners), or the land user.

A summary of the types of losses which may occur in connection to the land acquisition process and the entitlements of the various categories of affected people for each loss is provided in Table 1 below (Entitlements Matrix).

Table 1: Entitlements Matrix

TYPE OF LOSS	STATUS OF AFFECTED PERSON	ENTITLEMENTS
Loss of land or access to land (agricultural, residential, forest land, pastures, etc.).	Owner	<p>Monetary compensation at full replacement cost Comparative method - the land plot is compared to relevant real transactions (plots which are for sale or have recently been sold) in the area, considering various characteristics of the plot, such as access to infrastructure, quality of land and current use, etc. OR Replacement land in kind up to the value of the compensation offer. AND Other assistance, e.g., transaction costs, legal assistance, other assistance identified as being needed through the socio-economic survey.</p>
	Formal user (lessee)	<p>Information about the acquisition of land at least three months in advance of land entry, to enable the user to find other land for lease. AND Other assistance, e.g., assistance to identify replacement land for lease, other assistance identified as being needed through the socio-economic survey.</p>
	Informal user	<p>Other assistance, e.g., assistance to identify replacement land for use, other assistance identified as being needed through the socio-economic survey.</p>
Loss of annual and garden crops	Owner of crops– this can be the owner of land or the lessee/informal user of land	<p>Monetary compensation at full replacement cost Market value of crops, based on counts made during the valuator's field visit</p>

TYPE OF LOSS	STATUS OF AFFECTED PERSON	ENTITLEMENTS
Loss of fruit trees and vineyards	Owner of fruit trees – this can be the owner of land or the lessee/informal user of land	<p align="center">Monetary compensation at full replacement cost</p> Market value of fruit trees and vineyards, considering some of the following elements: price of seedlings, costs of planting, costs of maintenance (until and during the productivity phase), expected produce, the market value of the fruit, etc.
Loss of residential structures (formal or informal), including weekend houses	Owner of the structure - this can be the owner of land or the lessee/informal user of land	<p align="center">Monetary compensation at full replacement cost</p> Cost method - costs of construction materials and cost of labour (at current market prices) needed to build a completely new identical structure. AND Other assistance , e.g., transaction costs, legal assistance, organised move of household members, their belongings and furniture or moving allowance, assistance to find and purchase a new residential structure with received compensation, other assistance identified as being needed through the socio-economic survey.
	Formal user (lessee)	<p align="center">Information about the acquisition of the structure/land at least three months in advance of land entry, to enable the lessee to find new accommodation. AND Other assistance, e.g., organised move of household members, their belongings and furniture or moving allowance, assistance to find new accommodation for lease, other assistance identified as being needed through the socio-economic survey. </p>
	Informal user	<p>Other assistance, e.g., organised move of household members, their belongings and furniture or moving allowance, assistance to find new accommodation for use, other assistance identified as being needed through the socio-economic survey.</p>

TYPE OF LOSS	STATUS OF AFFECTED PERSON	ENTITLEMENTS
Loss of non-residential structures (fences, barns, sheds, irrigation, etc.)	Owner of the non-residential structure - this can be the owner of land or the lessee/informal user of land	<p align="center">Monetary compensation at full replacement cost</p> <p>Cost method - costs of construction materials and cost of labour (at current market prices) needed to build a completely new identical structure.</p> <p align="center">AND</p> <p>Other assistance, e.g., organised transport of movable assets or moving allowance, other assistance identified as being needed through the socio-economic survey.</p>
Documented loss of business income and/or sources of livelihood associated with either of the above losses	Owner of business (formal or informal business)	<p align="center">Monetary compensation for lost net income during the period of transition (until the re-establishment of business activities)</p> <p align="center">AND / OR</p> <p>Other assistance, identified as being needed through the socio-economic survey</p>

7. FURTHER INFORMATION

A Stakeholder Engagement Plan (SEP) is now available for consultation on the WCS website. The SEP sets out WCS's commitment to effective stakeholder engagement during the lifecycle of the Simandou Project. It reflects properly the land acquisition and compensation process.

The SEP sets out the framework and approaches to engage with external stakeholders (i.e., individuals and groups at the community, municipality, regional, national and international levels who may be interested in or affected by the Project) on an on-going basis throughout the lifecycle of the Project.

8. GRIEVANCES

All grievances, questions or concerns can be submitted directly to WCS, through contact details provided below.

WCS has put in place an amicable grievance mechanism to manage and redress grievances:

- All grievances are registered, reviewed and responded to receipt is acknowledged within 8 calendar days and the grievance is responded to within 22 calendar days.
- Depending on the type and gravity of the grievance, Company staff at different levels are involved in responding to them.
- In cases where persons who have submitted the grievance are not satisfied with the outcome proposed by this amicable mechanism, they are able to turn to the courts at any stage in the resolution process.

More detailed information on the processing of grievances is available in the SEP.

Grievances can be submitted using the following contact information:

13.2 RAP survey form - Development of the LARAP

1. GENERAL INFORMATION	
1.1 Survey form number:	
1.4 Size of the affected plot (in Ha):	
1.5 The survey interview is being carried out with (the respondent):	<input type="checkbox"/> 1.5.1 Owner of land <input type="checkbox"/> 1.5.2 User of land (who is not the owner)
1.6 Name of surveyor:	
1.7 Date of survey:	
1.8 Name of survey supervisor:	

2. INFORMATION ABOUT THE OWNER AND USER OF THE AFFECTED LAND PLOT	
2.1 Name of the owner of the affected land plot:	
2.2 Contact phone number of the owner:	
2.3 Official residential address of the owner:	
2.4 Are there other owners of the affected land plot:	<input type="checkbox"/> 2.4.1 Yes (specify the names of all other owners): <input type="checkbox"/> 2.4.2 No
2.5 Does the owner have registered title (Cadastre) to the affected land plot?	<input type="checkbox"/> 2.5.1 Yes <input type="checkbox"/> 2.5.2 No (specify why not):
2.6 Name of the user (who is not the owner) of the affected land plot:	
2.7 Contact phone number of the user:	
2.8 Official residential address of the user:	
2.9 The basis for using the affected land plot (<u>only if the user is not the owner of the land plot</u>):	<input type="checkbox"/> 2.9.1 Land is owned by family or relative (no formal agreement) <input type="checkbox"/> 2.9.2 Tenant (formal user of land with agreement from the owner) <input type="checkbox"/> 2.9.3 Informal user (user of land without knowledge or agreement from the owner)

2.9.9 Other (specify)

3. INFORMATION ABOUT THE RESPONDENT'S OWNERSHIP / USE OF OTHER LAND (Respondent is the person being interviewed – either the owner or the user)

3.1 Does the respondent or any member of his/her household own or rent **other** plots of land (those not being acquired for the project)?

3.1.1 Yes, the respondent *owns* other land.

3.1.1.1 Please specify the total area of other *owned* land, in Ha:

3.1.2 Yes, the respondent *rents* other land

3.1.2.1 Please specify the total area of other *rented* land, in Ha:

3.1.3 No

4. COMPOSITION OF THE RESPONDENT'S HOUSEHOLD

No.	4.1 Name	4.2 Relationship to Head of Household (e.g., mother, wife, husband, child, etc.)	4.3 Year of birth	4.4 Sex (M/F)	4.5 Last level of education completed	4.6 Type of educational facility last attended	4.7 Other skills (formal or informal)	4.8 Nationality / ethnicity (optional)
1		Head of Household						
2								
3								
4								
5								
6								
7								
8								

5. HEALTH STATUS OF THE MEMBERS OF THE RESPONDENT'S HOUSEHOLD			
5.1 Do any members of the household have a disability or chronic illness?			<input type="checkbox"/> 5.1.1 Yes <input type="checkbox"/> 5.1.2 No
No.	Name	Type of disability / chronic illness	5.2 Is the person receiving any social or other welfare benefits?
1			<input type="checkbox"/> Yes <input type="checkbox"/> No
2			<input type="checkbox"/> Yes <input type="checkbox"/> No
3			<input type="checkbox"/> Yes <input type="checkbox"/> No

6. UNEMPLOYED MEMBERS OF THE RESPONDENT'S HOUSEHOLD	
6.1 Is anyone in the household unemployed?	<input type="checkbox"/> 6.1.1 Yes (please specify how many members of the household): <input type="checkbox"/> 6.1.2 No
6.2 Is anyone in the household registered as unemployed in the National Employment Service?	<input type="checkbox"/> 6.2.1 Yes (please specify how many members of the household): <input type="checkbox"/> 6.2.2 No

7. INCOME OF THE RESPONDENT'S HOUSEHOLD (in USD)								
No.	7.1 Name of member of household	7.2 Primary source of income	7.2.1 If the primary source of income is employment, specify the name of the employer:	7.2.2 If the primary source of income is employment, specify the job position:	7.3 Estimated <u>annual net</u> income from the primary source (in USD)	7.4 Secondary source of income	7.5 Estimated <u>annual net</u> income from the secondary source (in USD)	7.6 Total estimated <u>annual net</u> income per person (in USD)
1								
2								
3								
4								
5								
7.7 TOTAL ESTIMATED ANNUAL NET INCOME OF THE HOUSEHOLD IN USD:								

8. HOUSEHOLD EXPENDITURES					
8.1 Choose 4 items that you spend your income on? (Please number from 1-4, 1 for the highest and write the average amount spent on each in one month)					
Item	Rating	Amount	Item	Rating	Amount
Food			Electricity/water		
Rent			Communications (phone bills)		
Health/medical expenses			Smoking/drinking		
Education			Other (specify)		
Transport			Other (specify)		
Clothes			Other (specify)		

9. FEATURES OF THE AFFECTED LAND PLOT			
9.1 The affected land plot consists of:	<input type="checkbox"/> 9.1.1 Only land <input type="checkbox"/> 9.1.2 Land and structures		
9.2 If the answer to 9.1 above is 9.1.2 Land and structures, specify the type of structures:	<input type="checkbox"/> 9.2.1 House (specify size in m ²): <input type="checkbox"/> 9.2.2 Garage or workshop (specify size in m ²): <input type="checkbox"/> 9.2.3 Barn (specify size in m ²): <input type="checkbox"/> 9.2.4 Silos (specify size in m ²):	9.2.1.1 <input type="checkbox"/> Registered in Cadastre. 9.2.2.1 <input type="checkbox"/> Registered in Cadastre. 9.2.3.1 <input type="checkbox"/> Registered in Cadastre. 9.2.4.1 <input type="checkbox"/> Registered in Cadastre.	<input type="checkbox"/> Unregistered <input type="checkbox"/> Unregistered

	<input type="checkbox"/> 9.2.5 Business (specify size in m ²): <input type="checkbox"/> 9.2.9 Other (specify):	9.2.5.1 <input type="checkbox"/> Registered in Cadastre. 9.2.6.1 <input type="checkbox"/> Registered in Cadastre	<input type="checkbox"/> Unregistered <input type="checkbox"/> Unregistered <input type="checkbox"/> Unregistered <input type="checkbox"/> Unregistered
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10. LAND USE ON THE AFFECTED PLOT			
10.1 Type (wheat, rye, corn maize, leguminous plants, vegetables, potatoes, fruit trees, grapevines, forage crops, pastures for animal grazing, forest land (for timber), unused land)	10.2 Area in Ha	10.3 % of estimated annual yield for sale	10.4 % of estimated annual yield for consumption

11. ANIMALS ASSOCIATED WITH THE AFFECTED LAND PLOT (animals physically located on the plot of land)				
11.1 Type (cattle, milk cows, pigs, sheep, goats, poultry, horses, beehives...)	11.2 Number	11.3 % of animals for sale	11.4 % of animal products for sale	11.5 % of animal products for consumption

12. WORK FORCE / MACHINES ASSOCIATED WITH AFFECTED LAND PLOT	
12.1 Who is engaged in agriculture / animal husbandry associated with the affected land plot each year?	<input type="checkbox"/> 12.1.1 Members of the household (please specify how many individuals): <input type="checkbox"/> 12.1.2 Hired help (please specify how many individuals):

12.2 Does the respondent use machines for agricultural production on the plot?	<input type="checkbox"/> 12.2.1 Yes (specify the types of machines e.g., tractor, moto cultivator, etc.)	<input type="checkbox"/> 12.2.1.1 If yes, does the respondent own / rent / or borrow the machines?
	<input type="checkbox"/> 12.2.2 No	

13. RESPONDENT'S PLANS FOR COMPENSATION

13.1 If the land and/or assets you own or use are acquired for the project, how will you use the money received as compensation?	<input type="checkbox"/> 13.1.1 Investment into another property (buying other land, buying or building a house, etc.) <input type="checkbox"/> 13.1.2 Investment into improving livelihood activities (machinery, equipment) <input type="checkbox"/> 13.1.3 Everyday consumption <input type="checkbox"/> 13.1.4 To rent other land. <input type="checkbox"/> 13.1.5 To pay off loans / debts. <input type="checkbox"/> 13.1.9 Other (specify)
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14. INFORMATION ABOUT THE BUSINESS

14.1 Name of the owner of the business:	
14.2 Contact phone number of the owner:	
14.3 Are their other owners of the business:	<input type="checkbox"/> 14.3.1 Yes (specify how many other owners): <input type="checkbox"/> 14.3.2 No
14.4 Name of the operator (who is not the owner) of the affected business:	
14.5 Contact phone number of the operator:	
14.6 Type of business (specify):	
14.7 Name of the business / company (if any):	
14.8 Legal status of the business	<input type="checkbox"/> 14.8.1 Formal (registered with the Guinean Business Registers Agency) <input type="checkbox"/> 14.8.2 Informal (not registered)

14.9 Number of permanent employees:	14.9.1 Registered:	14.9.2 Unregistered:
14.10 Number of temporary employees:	14.10.1 Registered:	14.10.2 Unregistered:
14.11 Average annual net income (profit) in USD		
14.12 Business plan after the displacement	<input type="checkbox"/> 14.12.1 Closure of the business <input type="checkbox"/> 14.12.2 Moving that same business to another location. <input type="checkbox"/> 14.12.3 Starting a new business (different from the current business) <input type="checkbox"/> 14.12.9 Other (specify)	

Additional comments:

13.3 Proposed LARAP structure

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13.4 Valuation market survey

Rapport Etude de prix pour les compensations du projet WCS Simandou- Blocs 1 & 2

Préfecture de FORECARIAH

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1. Synthèse

Un ensemble d'études de prix a été réalisé sur les 8 préfectures impactées par le projet que ce soit au niveau de la mine, du rail ou du port.

Ce document présente exclusivement pour la préfecture de Forecariah la matrice de prix applicable dans le cadre des compensations pour le projet Simandou développé par WCS.

Il est important de noter que les remarques faites lors des consultations précédentes ont été prises en compte :

- Explication des étapes
- Origine des données
- Calculs réalisés
- Utilisation du latin pour les arbres et plantes
- Vérification des unités utilisées
- La mise en forme et la présentation des données reprennent le format utilisé lors du travail sur le référentiel national.

L'organisation du document est la suivante (et reste la même quelle que soit la préfecture concernée afin d'apporter une compréhension globale des études).

- Informations Spécifiques de la préfecture : consultant impliqué, dates et lieux de collecte, date de validation...
- Présentations des prix proposés par type de produits et détails calculs associés

2. Préfecture de Forecariah

Le consultant SGES a été mandaté pour réaliser les études prix dans cette préfecture.

Les études marché ont été réalisées courant mai 2021. La présentation en préfecture a eu lieu en juin 2021.

3. Obtention des données

3.1. *Types de données*

Les données collectées sont de différents types et ont été obtenues selon la méthodologie générale appliquée à l'ensemble des préfectures.

Ces données peuvent être classées en différentes catégories :

- Coûts : matériels, produits, denrées, terrains
- Rendement : cultures annuelles, cultures pérennes

Elles ont été collectées auprès de différents acteurs :

- Services techniques
- Artisans/entrepreneurs
- Commerçants/marchés

3.2. *Lieux de collecte des données*

Les données ont été collectées principalement à Forécariah, Maférynyah, Moussayah.

4. Présentation des résultats – Matrices validées en préfecture

4.3. Préalable

Les tableaux ci-dessous présentent les données collectées et analysées.

4.4. Cultures annuelles

4.4.1. Précisions méthodologiques

Les prix moyens ont été collectés sur les marchés de la préfecture.

Les rendements ont été calculés sur la base des données des services techniques et référentiel national.

4.4.2. Valeurs de compensations

Étiquettes de lignes	prix moyen / kg	Rendement/unite/ha	Revenus annuels (GNF/ha)
Ananas	4 390	7 500	32 925 000
Arachide	12 110	3 100	37 541 000
Aubergine	13 660	10 100	137 966 000
Aubergine amère	17 810	9 300	165 633 000
Concombre	5 300	7 000	37 100 000
Courge	7 500	8 500	63 750 000
Fonio	8 230	2 700	22 221 000
Gingembre	14 380	9 000	129 420 000
Gombo	30 320	6 200	187 984 000
Haricot	5 610	800	4 488 000
Maïs	6 970	5 700	39 729 000
Manioc	3 430	10 700	36 701 000
Mil	7 950	800	6 360 000
Oignon	9 850	8 000	78 800 000
Oignon vert	14 290	8 000	114 320 000
Oseille (Bissap)	8 330	20 000	166 600 000
Pastèque	2 580	8 000	20 640 000
Patate douce	4 930	5 500	27 115 000
Piment	29 600	3 500	103 600 000
Riz bas-fond	6 420	2 100	13 482 000
Riz coteau	7 040	1 000	7 040 000
Riz de mangrove	5 050	3 000	15 150 000
Sésame	7 430	300	2 229 000
Sorgho	11 310	1 200	13 572 000
Taro	5 920	8 000	47 360 000
Tomate	7 700	5 200	40 040 000

4.5. Cultures pérennes

4.5.1. Précisions méthodologiques

Les données et méthodes sont cohérentes avec le référentiel national en cours de validation

Culture	Rendement (unité / arbre adulte / an)	Prix (GNF / unité)	Revenu brut annuel (GNF)	Coût d'un plant (GNF)	Coût entretien (GNF)	Age d'entrée en production	Age adulte	Tarifs de compensation (GNF)				
								Arbre planté de moins d'un an = coût de mise en place	Jeune non productif	Jeune productif	Adulte en conditions optimales	Adulte en conditions non optimales ou "déclinant"
								A	B	C=AxB	D	E
	A	B	C=AxB	D	E	F	G	H=D+E	I=Kx45% (cultures) I=Kx22,5% (arbres spontanés)	J=Kx80% (cultures) J=Kx40% (arbres spontanés)	K=C((F+G- 2)/2+1)+H (cultures) K=(C((F+G- 2)/2+1)+H)/2) (arbres spontanés)	L=Kx50%
Anacardier	8	12 000	96 000	15 000	25 000	3	8	40 000	63 900	113 600	284 000	142 000
Avocatier	100	3 719	371 850	10 000	25 000	5	9	35 000	296 769	527 590	1 318 975	659 488
Banancier	40	2 431	97 240	15 000	25 000	1	1	40 000			68 620	
Banancier plantain	60,5	5 406	327 063	7 500	25 000	1	1	32 500			179 782	
Calebassier	60	12 500	750 000		25 000	6	11	25 000	720 000	1 280 000	3 200 000	1 600 000
Citronnier	50	2 480	124 000	15 000	25 000	4	8	40 000	88 200	156 800	392 000	196 000
Cocotier	50	3 313	165 625	15 000	25 000	5	9	40 000	134 930	239 875	599 688	299 844
Colatier	12	25 052	300 624	15 000	25 000	8	15	40 000	393 432	699 435	1 748 588	-
Corossolier	20	10 000	200 000	20 000	25 000	3	6	45 000	106 313	189 000	472 500	236 250
Jacquier	37	5 000	185 000			4	7	0	114 469	203 500	508 750	254 375
Mandarinier	45	10 985	494 325	10 000	25 000	5	9	35 000	393 218	699 055	1 747 638	873 819
Manguier greffé	162	2 329	377 298	10 000	25 000	4	7	35 000	237 391	422 028	1 055 070	527 535
Manguier ordinaire	150	1 852	277 800	10 000	25 000	4	7	35 000	175 826	312 580	781 450	390 725
Oranger	100	2 639	263 900	15 000	25 000	5	10	40 000	227 166	403 850	1 009 625	504 813
Palmier amélioré	40	3 647	145 880	10 000	25 000	4	9	35 000	110 612	196 644	491 610	245 805
Palmier local planté	29	10 000	290 000	10 000	25 000	4	9	35 000	216 000	384 000	960 000	480 000
Pamplemoussier	100	2 028	202 800	5 000	25 000	5	10	30 000	174 488	310 200	775 500	387 750
Papayer	49	9 722	476 378	10 000	25 000	1	3	35 000	111 123	197 551	493 878	246 939
Tamarinier	40	3 095	123 800	2 000	25 000	7	10	27 000	121 421	215 860	539 650	269 825

4.5.2. Données de synthèses des cultures pérennes

Culture	Tarifs de compensation (GNF)				
	Arbre planté de moins d'un an = coût de mise en place	Jeune non productif	Jeune productif	Adulte en conditions optimales	Adulte en conditions non optimales ou "déclinant"
	H	I	J	K	L
	H=D+E	I=Kx45% (cultures) I=Kx22,5% (arbres spontanés)	J=Kx80% (cultures) J=Kx40% (arbres spontanés)	K=C((F+G-2)/2+1)+H (cultures) K=(C((F+G-2)/2+1)+H)/2 (arbres spontanés)	L=Kx50%
Anacardier	40 000	63 900	113 600	284 000	142 000
Avocatier	35 000	296 769	527 590	1 318 975	659 488
Bananier	40 000			68 620	
Bananier plantain	32 500			179 782	
Calebassier	25 000	720 000	1 280 000	3 200 000	1 600 000
Citronnier	40 000	88 200	156 800	392 000	196 000
Cocotier	40 000	134 930	239 875	599 688	299 844
Colatier	40 000	393 432	699 435	1 748 588	-
Corossolier	45 000	106 313	189 000	472 500	236 250
Jacquier	0	114 469	203 500	508 750	254 375
Mandarinier	35 000	393 218	699 055	1 747 638	873 819
Manguier greffé	35 000	237 391	422 028	1 055 070	527 535
Manguier ordinaire	35 000	175 826	312 580	781 450	390 725
Oranger	40 000	227 166	403 850	1 009 625	504 813
Palmier amélioré	35 000	110 612	196 644	491 610	245 805
Palmier local planté	35 000	216 000	384 000	960 000	480 000
Pamplemoussier	30 000	174 488	310 200	775 500	387 750
Papayer	35 000	111 123	197 551	493 878	246 939
Tamarinier	27 000	121 421	215 860	539 650	269 825

Les prix moyens ont été collectés sur les marchés de la préfecture.

Les rendements ont été calculés sur la base des données des services techniques et référentiel national.

4.6. Infrastructure

4.6.1. Précisions méthodologiques

Les infrastructures ont été évaluées sur la base des prix marchés, de collectes auprès d'entrepreneurs et ramenés à des unités.

Il est important de noter que dans le cadre de ce projet, les infrastructures seront faiblement touchés (corridor situé en zone essentiellement rurale). Cette préfecture, Forecariah, ainsi que celles de Kérouane sont potentiellement les plus impactées vu leur localisation respective sur le port et sur la mine.

4.6.2. Valeurs de compensation

Options		Taux (GNF/m ²)
Toit	Chaume avec charpente en bois d'œuvre	63 900
	Chaume avec charpente en bois de ceuillette	43 900
	Tôles avec charpente en bois de ceuillette (m ²)	62 580
	Tôles avec charpente en bois m ²	131 960
	Option : Faux Plafond en bois	104 000
	Option : Faux Plafond en toile ou récupération	7 375
Mur	Matériel végétal tissé (nattes)	43 939
	Briques crues non crépies m ²	119 609
	Briques cuites crépies m ²	159 183
	Parpaings non crépis m ²	182 217
	Parpaings crépis m ²	225 226
	Option 1 : Portes et fenêtres en bois simple de petites dimensions	250 000
	Option 2 : Portes et fenêtres de grandes dimensions en bois ouvré ou métal	540 000
	Option 3 : Antivol grille métallique	460 386
	Option 4 : Peinture intérieure et/ou extérieure	39 000
Option 5 : Installation électrique	20 000	
Sol	Terre battue non surélevée	0
	Soubassement en briques crues, sol en terre damée	50 322
	Soubassement en briques crues avec chape de béton	69 104
	Soubassement en béton cyclopéen avec chape de béton	136 000
	Option : Carrelage au sol	105 000

	Taux (GNF/pièce)	Prix moyen
Douche Moderne (Pièce)	Pièce	2 676 000
WC traditionnel	Pièce	70 000
WC moderne	Pièce	145 000
Fosse septique étagée mètre cube	m ³	214 583
Dalle de fosse en béton armé (avec ou sans trappe métallique) m ²	m ²	813 236
Puits traditionnel étagé mètre linéaire	metre linéaire	242 857
Puits moderne busé avec pompe manuelle pièce	pièce	30 000 000
Abris pour animaux en tôles et planches m ²	m ²	258 990
Poulailler en brique creuse et toles pièce	pièce	2 430 000
Hutte temporaire - abris dans les champs paille et bois	pièce	30 000

(*) concernant la terre battue non surélevée , la surface est indiquée à 0 pour être conforme au référentiel national.

FORECARIA

4.7. Valeur Bois (m3)

4.7.1. Précisions méthodologiques

Les valeurs sont indiquées en gnf/m3 et les noms sont précisés comme demandé lors des réunions différentes en latin.

4.7.2. Valeurs de compensation

		Valeur du bois (GNF/m3)
Nom sousou	Nom scientifique	
Alumette Wouri	<i>Gmelina arborea</i>	319 655
Dissa wouri	<i>Anthocleista procera</i>	230 170
Kamayètè	<i>Holarrhena floribunda</i>	323 993
Kantougni	<i>Anisophyllea laurina</i>	187 933
Khari	<i>Pterocarpus erinaceus</i>	370 968
Kondé	<i>Ceiba pentandra</i>	228 745
Lenguéh	<i>Azelia africana</i>	333 333
Loukhi	<i>Bombax costatum</i>	100 000
Manguè böre	<i>Sterculia tragantha</i>	118 017
Meli	<i>Erythrophleum suaveolens</i>	697 903
Pöpöè	<i>Hallea Stipilosa</i>	430 380
Simmè	<i>Chlorophora excelsa</i>	243 519
Sougué	<i>Parinari excelsa</i>	195 212
Tatami	<i>Bambusa vulgaris</i>	21 739
Waninyi	<i>Anthosthema sp</i>	89 286
Woli	<i>Terminalia ivorensis</i>	355 736
Teque	<i>Tectona Grandis</i>	1 478 731
Criamboe	<i>Hannoa klaineana</i>	143 822
Acacia mangium	<i>Acacia mangium</i>	225 491

4.8. Espèces sauvages

4.8.1. Précisions méthodologiques

Les noms sont précisés comme demandé lors des réunions différentes en latin.

4.8.1. Valeurs de compensation

Especies nom Sousou	Nom Scientifique	Unité	Rendement (unité / arbre adulte / an)	Prix (GNF / unité)	Revenu brut annuel plant productif (GNF)	Indemnisation plant non productif (GNF)
Doundakhè	<i>Sarcocephalus esculentus</i>	kg	80	3 922	313 760	15 688
Foré D	<i>Landolphia dulcis</i>	kg	40	5 263	210 520	10 526
Gbamgba	<i>Cassia siberiana</i>	kg	40	5 556	222 240	11 112
Mèkhèmèkhènyi	<i>Craterispermum laurinum</i>	kg	50	6 452	322 600	16 130
Mokè	<i>Dialium guineense</i>	kg	62	3 441	213 342	10 667
Moronda	<i>Uvaria chamae</i>	kg	43	6 557	281 951	14 098
Néri	<i>Parkia biglobosa</i>	kg	40	15 351	614 040	30 702
Sikhignè	<i>Gardenia aquala</i>	kg	35	6 897	241 395	12 070
Siminyi	<i>Xylopiya ethiopica</i>	kg	33	20 552	678 216	33 911
Tolinyi	<i>Bridelia ferruginea</i>	kg	35	5 882	205 870	10 294
Woulougni	<i>Daniellia oliveri</i>	kg	50	5 714	285 700	14 285
Tola	<i>Beilschmiedia mannii</i>	kg	10	33 333	333 330	16 667
Gbèssè	<i>Lophira lanceolata</i>	kg	100	1 220	122 000	6 100
Kinkirissi	<i>Salacia senegalensis</i>	kg	33	5 000	165 000	8 250

4.9. Foncier

4.9.1. Précision méthodologique

Il est important de noter que le nombre de transactions foncières est faible et en cas de transactions, ces dernières sont rarement enregistrées. Le cas échéant, il s'agit souvent de parcelles loties situées proches d'un centre urbain. Cela explique que les identifications de valeurs doivent être réalisées à travers une méthodologie de comparaison de données avec d'autres projets.

4.9.2. Valeurs des terrains

Matrice de prix Indemnisation des terres *

Type de terrain	Prix Minimum (GNF/m ²)	Prix maximum (GNF/m ²)	Prix Moyen (GNF/m ²)	Aménagement de la parcelle (GNF / m ²)	Prix total au m ²
Terres non cultivables	500	500	500	0	500
Coteaux et autres terres cultivables hors bas-fonds	700	2 500	1 600	0	1 600
Bas-fonds non aménagé	1 000	4 500	2 750	0	2 750
Bas-fonds aménagé	1 000	4 500	2 750	1 150	3 900
Terrain de mangrove aménagés	0	0	0	1 150	1 150
Terroir d'habitation villageois	3 500	4 500	4 000	0	4 000
Terrain construit et/ou constructible en zone urbaine ou péri-urbaine	20 000	90 000	55 000	0	55 000

* Les données utilisées dans cette matrice sont contenues dans les rapports d'enquêtes auprès des services délocalisées des préfectures et sous-préfectures enquêtées joints en annexe

5. Liste des annexes

- 0_PV de validation en préfecture

Rapport Etude de prix pour les compensations du projet WCS Simandou- Blocs 1 & 2

Préfecture de KINDIA

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1. Synthèse

Un ensemble d'études de prix a été réalisé sur les 8 préfectures impactées par le projet que ce soit au niveau de la mine, du rail ou du port.

Ce document présente exclusivement pour la préfecture de KINDIA la matrice de prix applicable dans le cadre des compensations pour le projet Simandou développé par WCS.

Il est important de noter que les remarques faites lors des consultations précédentes ont été prises en compte :

- Explication des étapes
- Origine des données
- Calculs réalisés
- Utilisation du latin pour les arbres et plantes
- Vérification des unités utilisées
- La mise en forme et la présentation des données reprennent le format utilisé lors du travail sur le référentiel national.

L'organisation du document est la suivante (et reste la même quelle que soit la préfecture concernée afin d'apporter une compréhension globale des études).

- Informations Spécifiques de la préfecture : consultant impliqué, dates et lieux de collecte, date de validation...
- Présentations des prix proposés par type de produits et détails calculs associés

2. Préfecture de KINDIA

Le consultant INSUCO a été mandaté pour réaliser les études prix dans cette préfecture.

Les études marché ont été réalisées courant juillet 2021. La présentation en préfecture a eu lieu en octobre 2021.

Il est important de noter qu'INSUCO avait déjà réalisé des enquêtes préliminaires fin 2020 pour réaliser la compensation des travaux préliminaires. Cette étude supplémentaire permet d'affiner les données validées en préfecture à ce moment là (fin décembre 2020).

3. Obtention des données

3.1. *Types de données*

Les données collectées sont de différents types et ont été obtenues selon la méthodologie générale appliquée à l'ensemble des préfectures.

Ces données peuvent être classées en différentes catégories :

- Coûts : matériels, produits, denrées, terrains
- Rendement : cultures annuelles, cultures pérennes

Elles ont été collectées auprès de différents acteurs :

- Services techniques
- Artisans/entrepreneurs
- Commerçants/marchés

3.2. *Lieux de collecte des données*

Les données ont été collectées principalement à Kindia et Madina Oula.

4. Présentation des résultats – Matrices validées en préfecture

4.3. Préalable

Les tableaux ci-dessous présentent les données collectées et analysées.

4.4. Cultures annuelles

4.4.1. Précisions méthodologiques

Les prix moyens ont été collectés sur les marchés de la préfecture.

Les rendements ont été calculés sur la base des données des services techniques, benchmark et données 2020 de la matrice de prix.

4.4.2. Valeurs de compensations

Produit (descriptif précis)	Prix moyen GNF / kg	Rendement kg / Ha	Revenus annuels (GNF / Ha)
ananas	5 000	5 000	25 000 000
arachide	14 850	1 400	20 790 000
aubergine	5 840	12 500	73 000 000
aubergine ronde	12 050	15 000	180 750 000
carotte	28 190	7 000	197 330 000
chou	10 460	20 000	209 200 000
concombre	4 340	12 000	52 080 000
courge	8 550	6 000	51 300 000
fonio	10 500	1 000	10 500 000
gombo	23 430	6 500	152 295 000
haricot	10 000	700	7 000 000
haricot blanc	18 600	700	13 020 000
haricot noir	8 060	700	5 642 000
maïs épi	19 220	2 000	38 440 000
maïs grain	9 440	2 000	18 880 000
manioc	3 930	20 000	78 600 000
mil	4 520	900	4 068 000
oignon	16 010	9 000	144 090 000
patate douce	4 350	5 500	23 925 000
piment	29 130	5 000	145 650 000
piment petit	32 940	5 000	164 700 000
pomme de terre	13 830	12 000	165 960 000
riz bas fond	8 620	2 200	18 964 000
riz coteau	7 330	1 300	9 529 000
sésame	11 240	350	3 934 000
sorgho	7 220	1 300	9 386 000
taro	10 830	6 000	64 980 000
tomate	14 620	10 000	146 200 000

4.5. Cultures pérennes

4.5.1. Précisions méthodologiques

Les méthodes sont cohérentes avec le référentiel national en cours de validation

4.5.2. Données de synthèses des cultures pérennes

Produit (descriptif précis)	Kindia 2021			Coût de la mise en place		Age d'entrée en production F	Age adulte G	Tarifs de compensation (GNF)				
	Prix moyen GNF / kg A	Rendement kg / arbre B	Revenus annuels (GNF / arbre) C = A x B	Plant D	Main d'œuvre, intrants et outils E			Compensation d'un arbre planté de moins d'un an	Compensation d'un jeune arbre non productif (hors coût de la mise en place)	Compensation d'un jeune arbre productif (hors coût de la mise en place)	Compensation d'un arbre adulte (hors coût de la mise en place)	Compensation d'un arbre déclinant (hors coût de la mise en place)
								H = D + E	I = K x 22,5 % (arbre spontané) I = K x 45% (arbre planté)	J = K x 40 % (arbre spontané) J = K x 80 % (arbre planté)	K = C.((F+G-2)/2 +1)+H)/2 (arbre spontané) K = C.((F+G-2)/2 +1)+H) (arbre planté)	L = K x 50 %
Anacardier	10 000	8	80 000	15 000	25 000	3	8	40 000	61 200	96 000	240 000	120 000
Avocatier	8 000	90	720 000	10 000	25 000	5	9	35 000	647 063	1 015 000	2 537 500	1 268 750
Bananier	6 000	25	150 000	15 000	25 000	1	1	40 000	24 225	38 000	95 000	47 500
Bananier plantain	10 000	30	300 000	7 500	25 000	1	1	32 500	42 394	66 500	166 250	83 125
Citronnier	18 150	33	598 950	15 000	25 000	4	8	40 000	463 297	726 740	1 816 850	908 425
Cocotier	11 780	54	636 120	15 000	25 000	5	9	40 000	572 837	898 568	2 246 420	1 123 210
Colatier	32 620	15	489 300	15 000	25 000	8	15	40 000	722 536	1 133 390	2 833 475	1 416 738
Corossolier	11 200	43	481 600	20 000	25 000	3	6	45 000	282 056	442 440	1 106 100	553 050
Mandarinier	11 600	43	498 800	10 000	25 000	5	9	35 000	449 642	705 320	1 763 300	881 650
Manguier greffé	2 280	180	410 400	10 000	25 000	4	7	35 000	292 256	458 440	1 146 100	573 050
Manguier ordinaire	1 000	175	175 000	10 000	25 000	4	7	35 000	127 181	199 500	498 750	249 375
Oranger	7 000	110	770 000	15 000	25 000	5	10	40 000	741 413	1 163 000	2 907 500	1 453 750
Palmier amélioré	2 760	35	96 600	10 000	25 000	4	9	35 000	84 520	132 580	331 450	165 725
Palmier local planté	3 000	23	69 000	10 000	25 000	4	9	35 000	61 646	96 700	241 750	120 875
Pamplemoussier	3 000	120	360 000	5 000	25 000	5	10	30 000	348 075	546 000	1 365 000	682 500
Papayer	3 910	55	215 050	10 000	25 000	1	3	35 000	59 300	93 020	232 550	116 275
Tamarinier	10 000	28	280 000	2 000	25 000	7	10	27 000	306 893	481 400	1 203 500	601 750

Les prix moyens ont été collectés sur les marchés de la préfecture.

Les rendements ont été calculés sur la base des données des services techniques et benchmark.

4.6. Infrastructure

4.6.1. Précisions méthodologiques

Les infrastructures ont été évaluées sur la base des prix marchés, de collectes auprès d'entrepreneurs et ramenés à des unités.

Il est important de noter que dans le cadre de ce projet, les infrastructures seront faiblement touchés (corridor situé en zone essentiellement rurale).

4.6.2. Valeurs de compensation

Infrastructures		GNF/m ²
Toiture		Charges liées aux matériaux (GNF/m²)
Toiture provisoire (matériaux de récupération, bâche plastique, filet de pêche, etc.) ;	m ²	30 000
Toit en chaume/paille avec charpente en bois rond ;	m ²	100 000
Toit en tôles avec charpente en bois d'œuvre.	m ²	150 000
Murs		Charges liées aux matériaux (GNF/m²)
Murets en briques ou murs provisoires (bâche plastique, paille/chaume, bois, matériaux de récupération, etc.) ;	m ²	40 000
Murs en briques de terre crue non crépis ;	m ²	76 000
Murs en briques de terre cuite ou parpaing de ciment non crépis.	m ²	160 000
Option 1 : Crépis en ciment	m ²	70 000
Option 2A : Fenêtre en bois	unité	600 000
Option 2B : Fenêtre métallique	unité	637 000
Option 2C : Porte en bois	unité	636 000
Option 2D : Porte métallique	unité	882 000
Option 3 : Peinture intérieure et/ou extérieure	m ²	38 000
Option 4 : Installation électrique	m ²	19 000
Sols		Charges liées aux matériaux (GNF/m²)
Non surélevé en terre battue ;	m ²	-
Surélevé en terre battue ;	m ²	50 000
Surélevé en terre battue + dalle en ciment ;	m ²	66 000
Surélevé avec un soubassement + remblais + dalle en béton.	m ²	101 000
Option 1 : Installation sanitaire	forfait	25% devis total
Option 2 : Carrelage	m ²	57 000

4.7. Valeur Bois (m3)

4.7.1. Précisions méthodologiques

Les valeurs sont indiquées en gnf/m3 et les noms sont précisés comme demandé lors des réunions différentes en latin.

4.7.2. Valeurs de compensation

Produit (descriptif précis)	Nom scientifique	Prix/m3
Kamayètè	<i>Holarrhena floribunda</i>	666 667
Khari	<i>Pterocarpus erinaceus</i>	1 600 000
Kondé	<i>Ceiba pentandra</i>	138 889
Lenguéh	<i>Azelia africana</i>	3 200 000
Loukhi	<i>Bombax costatum</i>	1 111 111
Pöpöè	<i>Hallea Stipilosa</i>	694 444
Simmè	<i>Chlorophora excelsa</i>	722 222

4.8. Espèces sauvages

4.8.1. Précisions méthodologiques

Les noms sont précisés comme demandé lors des réunions différentes en latin.

4.8.1. Valeurs de compensation

Produit (descriptif précis)	Nom scientifique	Prix retenu
doundakhé	<i>Sarcocephalus esculentus</i>	5 020
mèkhèmèkhènyi	<i>Craterispermum laurinum</i>	5 330
mokè	<i>Dialium guineense</i>	3 010
moronda	<i>Uvaria chamae</i>	9 390
siminyi (foré)	<i>Xylopiya ethiopia</i>	83 330
tola	<i>Beilschmiedia mannii</i>	10 000
kinkirissi	<i>Salacia senegalensis</i>	4 570
popa	<i>Mytragigyna stipulosa</i>	142 860
teinghé	N/A	125 000
tali	<i>ERYTHROPHLEUM SUAVEOLE</i>	5 000
foré d	<i>Landolphia dulcis</i>	12 270
gbamgba	<i>Cassia siberiana</i>	7 070
tolinyi	<i>Bridelia ferruginea</i>	5 420
woulougni	<i>Daniellia oliveri</i>	4 780
gbèssè	<i>Lophira lanceolata</i>	1 740
yéte	<i>HOLARRHENA FLORIBUNDA</i>	47 620
koutounyé	<i>FICUS EXASPERATA</i>	6 850
séréré	<i>FICUS GLUMOSA</i>	2 580
siminyi (foté)	<i>Xylopiya ethiopia</i>	250 000

4.9. Foncier

4.9.1. Précision méthodologique

Il est important de noter que le nombre de transactions foncières est faible et en cas de transactions, ces dernières sont rarement enregistrées. Le cas échéant, il s'agit souvent de parcelles loties situées proches d'un centre urbain. Cela explique que les identifications de valeurs doivent être réalisées à travers une méthodologie de comparaison de données avec d'autres projets.

4.9.2. Valeurs des terrains

Type de terrain	Prix total au m ²
Terres non cultivables	500
Coteaux et autres terres cultivables hors bas-fonds	1000
Jachères (hors arbres productifs) <10 ans	1000
Jachères (hors arbres productifs) >10 ans	2000
Bas-fonds non aménagé	1500
Bas-fonds aménagé	2000
Terrain de mangrove aménagés	2000
Terroir d'habitation villageois	2000

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Rapport Etude de prix pour les compensations du projet WCS Simandou- Blocs 1 & 2

Préfecture de MAMOU

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1. Synthèse

Un ensemble d'études de prix a été réalisé sur les 8 préfectures impactées par le projet que ce soit au niveau de la mine, du rail ou du port.

Ce document présente exclusivement pour la préfecture de MAMOU la matrice de prix applicable dans le cadre des compensations pour le projet Simandou développé par WCS.

Il est important de noter que les remarques faites lors des consultations précédentes ont été prises en compte :

- Explication des étapes
- Origine des données
- Calculs réalisés
- Utilisation du latin pour les arbres et plantes
- Vérification des unités utilisées
- La mise en forme et la présentation des données reprennent le format utilisé lors du travail sur le référentiel national.

L'organisation du document est la suivante (et reste la même quelle que soit la préfecture concernée afin d'apporter une compréhension globale des études).

- Informations Spécifiques de la préfecture : consultant impliqué, dates et lieux de collecte, date de validation...
- Présentations des prix proposés par type de produits et détails calculs associés

2. Préfecture de MAMOU

Le consultant INSUCO a été mandaté pour réaliser les études prix dans cette préfecture.

Les études marché ont été réalisées courant juillet 2021. La présentation en préfecture a eu lieu en octobre 2021.

3. Obtention des données

3.1. *Types de données*

Les données collectées sont de différents types et ont été obtenues selon la méthodologie générale appliquée à l'ensemble des préfectures.

Ces données peuvent être classées en différentes catégories :

- Coûts : matériels, produits, denrées, terrains
- Rendement : cultures annuelles, cultures pérennes

Elles ont été collectées auprès de différents acteurs :

- Services techniques
- Artisans/entrepreneurs
- Commerçants/marchés

3.2. *Lieux de collecte des données*

Les données ont été collectées principalement à Oure Kaba et Soyah

4. Présentation des résultats – Matrices validées en préfecture

4.3. Préalable

Les tableaux ci-dessous présentent les données collectées et analysées.

4.4. Cultures annuelles

4.4.1. Précisions méthodologiques

Les prix moyens ont été collectés sur les marchés de la préfecture.

Les rendements ont été calculés sur la base des données des services techniques, benchmark et données 2020 de la matrice de prix.

4.4.2. Valeurs de compensations

Produit (descriptif précis)	Prix moyen GNF / kg	Rendement kg / Ha	Revenus annuels (GNF / Ha)
ananas	5 000	5 000	25 000 000
arachide	11 470	1 400	16 058 000
aubergine	4 260	12 500	53 250 000
aubergine ronde	7 330	15 000	109 950 000
chou	8 920	20 000	178 400 000
concombre	5 520	12 000	66 240 000
courge	6 800	6 000	40 800 000
fonio	11 340	1 000	11 340 000
gombo	15 040	6 500	97 760 000
haricot blanc	19 260	700	13 482 000
haricot rouge	32 050	700	22 435 000
maïs épi	7 130	2 000	14 260 000
maïs grain	8 520	2 000	17 040 000
manioc	2 990	20 000	59 800 000
mil	2 500	900	2 250 000
oignon	14 230	9 000	128 070 000
patate douce	3 050	5 500	16 775 000
piment	19 190	5 000	95 950 000
pomme de terre	11 670	12 000	140 040 000
riz bas fond	8 180	2 200	17 996 000
riz coteau	8 000	1 300	10 400 000
sésame	2 780	350	973 000
sorgho	11 390	1 300	14 807 000
taro	8 660	6 000	51 960 000
tomate	10 270	10 000	102 700 000

4.5. Cultures pérennes

4.5.1. Précisions méthodologiques

Les méthodes sont cohérentes avec le référentiel national en cours de validation

4.5.2. Données de synthèses des cultures pérennes

Produit (descriptif précis)	Kindia 2021			Coût de la mise en place		Age d'entrée en production F	Age adulte G	Compensation d'un arbre planté de moins d'un an H = D + E	Compensation d'un jeune arbre non productif (hors coût de la mise en place) I = K x 22,5 % (arbre spontané) I = K x 45% (arbre planté)	Compensation d'un jeune arbre productif (hors coût de la mise en place) J = K x 40 % (arbre spontané) J = K x 80 % (arbre planté)	Compensation d'un arbre adulte (hors coût de la mise en place) K = C.((F+G-2)/2 +1)+H)/2 (arbre spontané) K K = C.((F+G-2)/2 +1)+H) (arbre planté)	Compensation d'un arbre déclinant (hors coût de la mise en place) L = K x 50 %
	Prix moyen GNF / kg A	Rendement kg / arbre B	Revenus annuels (GNF / arbre) C = A x B	Plant D	Main d'œuvre, intrants et outils E							
Avocatier	7 500	90	675 000	10 000	25 000	5	9	35 000	606 900	952 000	2 380 000	1 190 000
Banancier	5 000	25	125 000	15 000	25 000	1	1	40 000	21 038	33 000	82 500	41 250
Banancier plantain	8 000	30	240 000	7 500	25 000	1	1	32 500	34 744	54 500	136 250	68 125
Citronnier	10 560	33	348 480	15 000	25 000	4	8	40 000	271 687	426 176	1 065 440	532 720
Cocotier	11 930	54	644 220	15 000	25 000	5	9	40 000	580 066	909 908	2 274 770	1 137 385
Colatier	20 480	15	307 200	15 000	25 000	8	15	40 000	455 532	714 560	1 786 400	893 200
Laré	2 010	-	-					-	-	-	-	-
Mandarinier	6 750	43	290 250	10 000	25 000	5	9	35 000	263 511	413 350	1 033 375	516 688
Manguier greffé	2 180	180	392 400	10 000	25 000	4	7	35 000	279 633	438 640	1 096 600	548 300
Manguier ordinaire	1 000	175	175 000	10 000	25 000	4	7	35 000	127 181	199 500	498 750	249 375
Néré	20 880	-	-					-	-	-	-	-
Oranger	7 800	110	858 000	15 000	25 000	5	10	40 000	825 563	1 295 000	3 237 500	1 618 750
Palmier amélioré	3 020	35	105 700	10 000	25 000	4	9	35 000	92 061	144 410	361 025	180 513
Tamarinier	8 000	28	224 000	2 000	25 000	7	10	27 000	246 203	386 200	965 500	482 750

Les prix moyens ont été collectés sur les marchés de la préfecture.

Les rendements ont été calculés sur la base des données des services techniques et benchmark.

4.6. Infrastructure

4.6.1. Précisions méthodologiques

Les infrastructures ont été évaluées sur la base des prix marchés, de collectes auprès d'entrepreneurs et ramenés à des unités.

Il est important de noter que dans le cadre de ce projet, les infrastructures seront faiblement touchés (corridor situé en zone essentiellement rurale).

4.6.2. Valeurs de compensation

Infrastructures		GNF/m ²
Toiture		Charges liées aux matériaux (GNF/m²)
Toiture provisoire (matériaux de récupération, bâche plastique, filet de pêche, etc.) ;	m ²	30 000
Toit en chaume/paille avec charpente en bois rond ;	m ²	100 000
Toit en tôles avec charpente en bois d'œuvre.	m ²	150 000
Murs		Charges liées aux matériaux (GNF/m²)
Murets en briques ou murs provisoires (bâche plastique, paille/chaume, bois, matériaux de récupération, etc.) ;	m ²	40 000
Murs en briques de terre crue non crépis ;	m ²	65 000
Murs en briques de terre cuite ou parpaing de ciment non crépis.	m ²	162 000
Option 1 : Crépis en ciment	m ²	80 000
Option 2A : Fenêtre en bois	unité	463 000
Option 2B : Fenêtre métallique	unité	586 000
Option 2C : Porte en bois	unité	618 000
Option 2D : Porte métallique	unité	1 100 000
Option 4 : Peinture intérieure et/ou extérieure	m ²	38 000
Option 5 : Installation électrique	m ²	20 000
Sols		Charges liées aux matériaux (GNF/m²)
Non surélevé en terre battue ;	m ²	-
Surélevé en terre battue ;	m ²	50 000
Surélevé en terre battue + dalle en ciment ;	m ²	66 000
Surélevé avec un soubassement + remblais + dalle en béton.	m ²	117 000
Option 1 : Installation sanitaire	forfait	25% devis total
Option 2 : Carrelage	m ²	66 000

4.7. Valeur Bois (m3)

4.7.1. Précisions méthodologiques

Les valeurs sont indiquées en gnf/m3 et les noms sont précisés comme demandé lors des réunions différentes en latin.

4.7.2. Valeurs de compensation

Produit (descriptif précis)	Nom scientifique	Prix/m3
Kamayètè	<i>Holarrhena floribunda</i>	666 667
Khari	<i>Pterocarpus erinaceus</i>	1 600 000
Kondé	<i>Ceiba pentandra</i>	138 889
Lenguéh	<i>Azelia africana</i>	3 200 000
Loukhi	<i>Bombax costatum</i>	1 111 111
Pöpöè	<i>Hallea Stipilosa</i>	694 444
Simmè	<i>Chlorophora excelsa</i>	722 222

4.8. Espèces sauvages

4.8.1. Précisions méthodologiques

Les noms sont précisés comme demandé lors des réunions différentes en latin.

4.8.1. Valeurs de compensation

Produit (descriptif précis)		Prix retenu
dadiguilè	N/A	10 530
guilè	XYLOPIA AETHIOPICA	34 240
fafarou	MIMOSA PIGRA	19 620
bouliurel	MIMOSA PUDICA	11 170
popa	MITRAGYNA STIPULOSA	42 470
djindji	BRILLANTAISIA NITENS	5 190
siri	FICUS SUR	10 870
maronaï	ALBIZZIA ADIANTHIFOLIA	10 640
diopè laidai	SPATHODEA CAMPANULATA	19 840
limbandolo	N/A	22 620
béoun	N/A	80 650
pompo-n'dogo	CALOTROPIS PROCERA	32 680
linguè	PARAMACROLOBIUM COERU	31 150

4.9. Foncier

4.9.1. Précision méthodologique

Il est important de noter que le nombre de transactions foncières est faible et en cas de transactions, ces dernières sont rarement enregistrées. Le cas échéant, il s'agit souvent de parcelles loties situées proches d'un centre urbain. Cela explique que les identifications de valeurs doivent être réalisées à travers une méthodologie de comparaison de données avec d'autres projets.

4.9.2. Valeurs des terrains

Type de terrain	Prix total au m ²
Terres non cultivables	500
Coteaux et autres terres cultivables hors bas-fonds	1000
Jachères (hors arbres productifs) <10 ans	1000
Jachères (hors arbres productifs) >10 ans	2000
Bas-fonds non aménagé	1500
Bas-fonds aménagé	2000
Terrain de mangrove aménagés	2000
Terroir d'habitation villageois	2000

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Rapport Etude de prix pour les compensations du projet WCS Simandou- Blocs 1 & 2

Préfecture de FARANAH

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1. Synthèse

Un ensemble d'études de prix a été réalisé sur les 8 préfectures impactées par le projet que ce soit au niveau de la mine, du rail ou du port.

Ce document présente exclusivement pour la préfecture de FARANAH la matrice de prix applicable dans le cadre des compensations pour le projet Simandou développé par WCS.

Il est important de noter que les remarques faites lors des consultations précédentes ont été prises en compte :

- Explication des étapes
- Origine des données
- Calculs réalisés
- Utilisation du latin pour les arbres et plantes
- Vérification des unités utilisées
- La mise en forme et la présentation des données reprennent le format utilisé lors du travail sur le référentiel national.

L'organisation du document est la suivante (et reste la même quelle que soit la préfecture concernée afin d'apporter une compréhension globale des études).

- Informations Spécifiques de la préfecture : consultant impliqué, dates et lieux de collecte, date de validation...
- Présentations des prix proposés par type de produits et détails calculs associés

2. Préfecture de FARANAH

Le consultant ALPHO a été mandaté pour réaliser les études prix dans cette préfecture.

Les études marché ont été réalisées courant juin 2021. La présentation en préfecture a eu lieu en octobre 2021.

3. Obtention des données

3.1. *Types de données*

Les données collectées sont de différents types et ont été obtenues selon la méthodologie générale appliquée à l'ensemble des préfectures.

Ces données peuvent être classées en différentes catégories :

- Coûts : matériels, produits, denrées, terrains
- Rendement : cultures annuelles, cultures pérennes

Elles ont été collectées auprès de différents acteurs :

- Services techniques
- Artisans/entrepreneurs
- Commerçants/marchés

3.2. *Lieux de collecte des données*

Les données ont été collectées principalement à Faranah et dans les zones représentatives.

4. Présentation des résultats – Matrices validées en préfecture

4.3. Préalable

Les tableaux ci-dessous présentent les données collectées et analysées.

4.4. Cultures annuelles

4.4.1. Précisions méthodologiques

Les prix moyens ont été collectés sur les marchés de la préfecture.

Les rendements ont été calculés sur la base des données des services techniques, benchmark et données 2020 de la matrice de prix.

4.4.2. Valeurs de compensations

Cultures vivrières	Rendement moyen KG/ha	Prix calculé en GNF/KG	Coût total de terre cultivée GNF/Ha
Arachide non decortiquée	1 200	5 000	10 200 000
Fonio	770	16 000	16 520 000
Haricot	1 500	14 000	25 020 000
Igname	3 500	18 000	95 500 000
Maïs	1 500	6 000	12 675 000
Manioc	4 000	13 000	85 500 000
Mil	1 250	7 000	12 306 000
Niébé	700	8 000	8 520 000
Patate	3 000	15 000	68 500 000
Riz	1 200	7 000	12 780 000
Sésame	1 300	7 000	12 660 000
Sorgho	2 000	7 500	18 556 000
Taro	3 500	15 000	83 000 000
Vandzou	900	6 000	8 970 000
Aubergine longue	11 000	15 000	167 677 225
Aubergine ronde	11 500	15 000	175 177 225
Carotte	13 000	15 000	197 704 000
Chou	12 000	10 000	122 679 600
Concombre	3 000	13 000	41 700 000
Gombo	4 000	18 000	74 686 000
Laitue	8 000	17 000	138 757 500
Oignon	13 000	5 000	67 698 000
Petit piment	8 000	22 000	178 722 500
Petite aubergine	11 000	15 000	167 677 225
Poivron	12 000	15 000	182 676 800
Tomate	4 500	25 000	115 197 000

4.5. Cultures pérennes

4.5.1. Précisions méthodologiques

Les méthodes sont cohérentes avec le référentiel national en cours de validation

4.5.2. Données de synthèses des cultures pérennes

Espèce	Prix de la plantule (D)	Cout d'entretien (E)	Prix de détail du produit récolté (B) en GNF/kg	Rendement annuel moyen d'un arbre (A) en kg/arbre	Age d'entree en production (F)	Age adulte (G)	Jeune Pousses & Jeune non-productif I=K*0,45	Jeune productif J=K*0,8	Adulte en condition optimale K=A*B*(F+G)/2+D+E	Adulte déclinant L=K*0,5
Anacardier	10 000	15 000	8 000	5	3	8	110 250	196 000	245 000	122 500
Avocatier	5 000	15 000	6 000	55	5	9	1 048 500	1 864 000	2 330 000	1 165 000
Bananier douce	10 000	15 000	8 000	10	1	1	47 250	84 000	105 000	52 500
Bananier plantin	10 000	15 000	25 000	10	1	1	123 750	220 000	275 000	137 500
Citronnier	10 000	15 000	10 000	30	4	8	821 250	1 460 000	1 825 000	912 500
Cocotier	12 000	15 000	12 000	30	5	9	1 146 150	2 037 600	2 547 000	1 273 500
Colatier	9 000	15 000	22 000	15	8	15	859 275	1 527 600	1 909 500	954 750
Karité	0	0	12 000	8	13	20	712 800	1 267 200	1 584 000	792 000
Manguier greffé	15 000	15 000	10 000	60	4	7	749 250	1 332 000	1 665 000	832 500
Manguier ordinaire	10 000	15 000	8 000	70	4	7	698 625	1 242 000	1 552 500	776 250
Néré	0	0	8 000	12	12	18	648 000	1 152 000	1 440 000	720 000
Orangier	9 500	15 000	10 000	30	5	10	1 023 525	1 819 600	2 274 500	1 137 250
Palmier amélioré	6 000	15 000	11 000	5	4	9	154 238	274 200	342 750	171 375
Palmier local	4 500	15 000	10 000	5	4	9	155 025	275 600	344 500	172 250
Papayier	10 000	15 000	5 500	40	1	3	209 250	372 000	465 000	232 500
Tamarinier	0	0	7 000	25	7	10	334 688	595 000	743 750	371 875

Les prix moyens ont été collectés sur les marchés de la préfecture.

Les rendements ont été calculés sur la base des données des services techniques et benchmark.

4.6. Infrastructure

4.6.1. Précisions méthodologiques

Les infrastructures ont été évaluées sur la base des prix marchés, de collectes auprès d'entrepreneurs et ramenés à des unités.

Il est important de noter que dans le cadre de ce projet, les infrastructures seront faiblement touchés (corridor situé en zone essentiellement rurale).

4.6.2. Valeurs de compensation

Étapes	Types	Unités	Prix unitaire
	Chaume	GNF/m ²	62 000
Toiture	Tôles ordinaire	GNF/m ²	160 000
	Tuiles métallique	GNF/m ²	200 000
Murs	Mur en banco	GNF/m ²	50 000
	Mur en planche de bois	GNF/m ²	55 000
	Mur en petit bois	GNF/m ²	30 000
	Mur en brique crue non crépi	GNF/m ²	50 000
	Mur en brique crue crépi	GNF/m ²	60 000
	Mur en brique cuite crépi	GNF/m ²	121 000
	Mur en brique cuite non crépi	GNF/m ²	80 000
	Mur en parpaing crépi	GNF/m ²	350 000
	Mur en parpaing non crépi	GNF/m ²	135 000
Sol	Fondation en terre crue	GNF/m ²	12 500
	Fondation en cyclopéen	GNF/m ²	158 000
	Fondation en brique pleine	GNF/m ²	274 000
Fermeture	En bois	GNF/m ²	300 000
	En métallique	GNF/m ²	400 000
	En aluminium	GNF/m ²	700 000
Peinture	A huile	GNF/m ²	17 000
	Fom lavable	GNF/m ²	12 000
	Fom simple	GNF/m ²	8 000
Carrelage	Céramique	GNF/m ²	110 000
	Vitrifié	GNF/m ²	215 000
	Faïences	GNF/m ²	100 000
	Plinthes	GNF/ml	20 000

N°	Type de structure	Prix unitaire (GNF/m2)
1	Cuisines	750.000
2	Latrines améliorées	800.000
3	Grenier	60.000
4	Magasin	500.000
5	Abri temporaire (champ)	13.000
6	Pailote	450.000
7	Hangar en semi dur	72.500
8	Poulailler	55.000
9	Hangar en chaume	40.000
10	Boulangerie	95.000
11	Boutique	600.000
12	Kiosque	335.000
13	Magasin de vente	500.000
14	Atelier de couture	110.000
15	Fondation et dallage abris Kiosque	125 000

Infrastructures	Types	Unités	Prix unitai
Puit	Puits simple	MI	
	Puits étayé	MI	
	Puits amélioré	MI	
	Forage avec pompe vergnet	Unité	5
	Forage avec pompe cardia	Unité	6
Fosse septique	Fosse septique	MI	
Clôture	Clôture en haie morte	MI	
	Clôture en haie vive	MI	
	Clôture en barbelé	MI	
	Clôture en secco (Karta, matériel végétal)	MI	

4.7. Valeur Bois (m3)

4.7.1. Précisions méthodologiques

Les valeurs sont indiquées en gnf/m3 et les noms sont précisés comme demandé lors des réunions différentes en latin.

4.7.2. Valeurs de compensation

Nom commercial et vernaculaire	Nom Scientifique	Prix volumique calculé (GNF/m3)	Prix volumique proposé (GNF/m3)
Acajou	<i>Khaya senegalensis</i>	164, 615	165,000
Faux kapokier	<i>Bombax costatum</i>	214, 850	215,000
Fromager	<i>Ceiba pentandra</i>	215, 850	215,000
Lingué	<i>Azzeria africana</i>	164, 615	165,000
Sau Rouge	<i>ISOBERLINIA DOKA</i>	215, 850	215,000
Teck	<i>Tectona Grandis</i>	215, 850	215,000
Vène	<i>Pterocarpus erinaceus</i>	215, 850	215,000

4.8. Espèces sauvages

4.8.1. Précisions méthodologiques

Les noms sont précisés comme demandé lors des réunions différentes en latin.

4.8.1. Valeurs de compensation

Especes nom Sousou	Nom Scientifique	Unité	Rendement (unité / arbre adulte / an)	Prix (GNF / unité)	Revenu brut annuel plant productif (GNF)	Indemnisation plant non productif (GNF)
Doundakhè	<i>Sarcocephalus esculentus</i>	kg	80	3 922	313 760	15 688
Foré D	<i>Landolphia dulcis</i>	kg	40	5 263	210 520	10 526
Gbamgba	<i>Cassia siberiana</i>	kg	40	5 556	222 240	11 112
Mèkhémèkhènyi	<i>Craterispermum laurinum</i>	kg	50	6 452	322 600	16 130
Mokè	<i>Dialium guineense</i>	kg	62	3 441	213 342	10 667
Moronda	<i>Uvaria chamae</i>	kg	43	6 557	281 951	14 098
Néri	<i>Parkia biglobosa</i>	kg	40	15 351	614 040	30 702
Sikhignè	<i>Gardenia aquala</i>	kg	35	6 897	241 395	12 070
Siminyi	<i>Xylopiya ethiopica</i>	kg	33	20 552	678 216	33 911
Tolinyi	<i>Bridelia ferruginea</i>	kg	35	5 882	205 870	10 294
Woulougni	<i>Daniellia oliveri</i>	kg	50	5 714	285 700	14 285
Tola	<i>Beilschmiedia mannii</i>	kg	10	33 333	333 330	16 667
Gbèssè	<i>Lophira lanceolata</i>	kg	100	1 220	122 000	6 100
Kinkirissi	<i>Salacia senegalensis</i>	kg	33	5 000	165 000	8 250

4.9. Foncier

4.9.1. Précision méthodologique

Il est important de noter que le nombre de transactions foncières est faible et en cas de transactions, ces dernières sont rarement enregistrées. Le cas échéant, il s'agit souvent de parcelles loties situées proches d'un centre urbain. Cela explique que les identifications de valeurs doivent être réalisées à travers une méthodologie de comparaison de données avec d'autres projets.

4.9.2. Valeurs des terrains

Type de terrain	Prix total au m ²
Terres non cultivables	1000
Coteaux et autres terres cultivables hors bas-fonds	3000
Jachères (hors arbres productifs) <10 ans	2500
Jachères (hors arbres productifs) >10 ans	3000
Bas-fonds non aménagé	3500
Bas-fonds aménagé	4000
Terrain de mangrove aménagés	2500
Terroir d'habitation villageois	10000
Terrain Construit et/ou constructible en zone urbaine ou péri-urbaine	40000

5. Liste des annexes

- 0_PV de validation en préfecture

Rapport Etude de prix pour les compensations du projet WCS Simandou- Blocs 1 & 2

Préfecture de KOUROUSSA

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1. Synthèse

Un ensemble d'études de prix a été réalisé sur les 8 préfectures impactées par le projet que ce soit au niveau de la mine, du rail ou du port.

Ce document présente exclusivement pour la préfecture de KOUROUSSA la matrice de prix applicable dans le cadre des compensations pour le projet Simandou développé par WCS.

Il est important de noter que les remarques faites lors des consultations précédentes ont été prises en compte :

- Explication des étapes
- Origine des données
- Calculs réalisés
- Utilisation du latin pour les arbres et plantes
- Vérification des unités utilisées
- La mise en forme et la présentation des données reprennent le format utilisé lors du travail sur le référentiel national.

L'organisation du document est la suivante (et reste la même quelle que soit la préfecture concernée afin d'apporter une compréhension globale des études).

- Informations Spécifiques de la préfecture : consultant impliqué, dates et lieux de collecte, date de validation...
- Présentations des prix proposés par type de produits et détails calculs associés

2. Préfecture de KOUROUSSA

Le consultant ALPHO a été mandaté pour réaliser les études prix dans cette préfecture.

Les études marché ont été réalisées courant juin 2021. La présentation en préfecture a eu lieu en octobre 2021.

3. Obtention des données

3.1. *Types de données*

Les données collectées sont de différents types et ont été obtenues selon la méthodologie générale appliquée à l'ensemble des préfectures.

Ces données peuvent être classées en différentes catégories :

- Coûts : matériels, produits, denrées, terrains
- Rendement : cultures annuelles, cultures pérennes

Elles ont été collectées auprès de différents acteurs :

- Services techniques
- Artisans/entrepreneurs
- Commerçants/marchés

3.2. *Lieux de collecte des données*

Les données ont été collectées principalement à KOUROUSSA et dans les zones représentatives.

4. Présentation des résultats – Matrices validées en préfecture

4.3. Préalable

Les tableaux ci-dessous présentent les données collectées et analysées.

4.4. Cultures annuelles

4.4.1. Précisions méthodologiques

Les prix moyens ont été collectés sur les marchés de la préfecture.

Les rendements ont été calculés sur la base des données des services techniques et benchmark.

4.4.2. Valeurs de compensations

Cultures vivrières	Rendement moyen KG/ha	Prix calculé en GNF/KG	Coût total de terre cultivée GNF/Ha
Arachide	1100	6000	10 415 000
Fonio	800	15000	15 765 000
Haricot	1500	12000	22 360 000
Igname	3500	17000	92 600 000
Maïs	2000	5000	13 250 000
Manioc	3500	12000	75 100 000
Mil	1250	6000	10 652 500
Niébé	700	7000	8 225 000
Patate	2000	14000	51 100 000
Riz	1200	6500	11 670 000
Sésame	1300	6000	10 960 000
Sorgho	1500	7000	13 656 000
Taro	4000	15000	90 300 000
Voandzou	800	6000	7 970 000

Aubergine longue	11.000	15.000	167.557.650
Aubergine ronde	11.500	15.000	175.057.650
Carotte	15.000	12.500	190.080.000
Chou	11.000	10.000	112.558.800
Concombre	3.000	13.000	41.580.000
Gombo	4.500	16.000	74.564.400
Laitue	8.000	15.000	122.634.000
Oignon	14.000	5.000	72.578.000
Petit piment	8 000	20 000	162 599 500
Petite aubergine	11.500	14.000	163.556.800
Poivron	12 000	15 000	182 557 200
Tomate	5.000	23.500	120.077.000

4.5. Cultures pérennes

4.5.1. Précisions méthodologiques

Les méthodes sont cohérentes avec le référentiel national en cours de validation

4.5.2. Données de synthèses des cultures pérennes

Espèce	Prix de la plantule (D)	Cout d'entretien (E)	Prix de détail du produit récolté (B) en GNF/kg	Rendement annuel moyen d'un arbre (A) en kg/arbre	Age d'entrée en production (F)	Age adulte (G)	Jeune Pousses & Jeune non-productif I=K*0,45	Jeune productif J=K*0,8	Adulte en condition optimale K=A*B*(F+G)/2+D+E	Adulte déclinant L=K*0,5
Anacardier ordinaire	12.000	15.000	5.500	7	3	8	107 438	191 000	238 750	119 375
Avocatier ordinaire	10.000	15.000	6.000	50	5	9	956 250	1 700 000	2 125 000	1 062 500
Bananier ordinaire	12.000	15.000	6.000	12	1	1	44 550	79 200	99 000	49 500
Bananier plantain	10.000	10.000	25.000	10	1	1	121 500	216 000	270 000	135 000
Citronnier ordinaire	10.000	12.000	12.000	25	4	8	819 900	1 457 600	1 822 000	911 000
Cocotier	10.000	12.000	11.000	28	5	9	980 100	1 742 400	2 178 000	1 089 000
Colatier	13.000	12.000	25.000	15	8	15	975 938	1 735 000	2 168 750	1 084 375
Karité	0	0	13.500	7	13	20	701 663	1 247 400	1 559 250	779 625
Manguier greffée	18.000	15.000	8.000	70	4	7	700 425	1 245 200	1 556 500	778 250
Manguier ordinaire	10.000	15.000	9.500	65	4	7	769 781	1 368 500	1 710 625	855 313
Néré	0	0	6.000	15	12	18	607 500	1 080 000	1 350 000	675 000
Oranger ordinaire	15.000	12.000	9.000	30	5	10	923 400	1 641 600	2 052 000	1 026 000
Palmier amélioré	6.000	10.000	12.000	5	4	9	165 150	293 600	367 000	183 500
Palmier local planté	20.000	15.000	11.000	5	4	9	176 625	314 000	392 500	196 250
Papayer	8.000	12.000	6.000	45	1	3	252 000	448 000	560 000	280 000
Tamarinier	0	0	6.000	30	7	10	344 250	612 000	765 000	382 500

Les prix moyens ont été collectés sur les marchés de la préfecture.

Les rendements ont été calculés sur la base des données des services techniques et benchmark.

4.6. Infrastructure

4.6.1. Précisions méthodologiques

Les infrastructures ont été évaluées sur la base des prix marchés, de collectes auprès d'entrepreneurs et ramenés à des unités.

Il est important de noter que dans le cadre de ce projet, les infrastructures seront faiblement touchés (corridor situé en zone essentiellement rurale).

4.6.2. Valeurs de compensation

Étapes	Types	Unités	Prix unitaire
Toiture	Chaume	GNF/m ²	50 500
	Tôles ordinaire	GNF/m ²	148 640
	Tôles Bacs	GNF/m ²	152 500
Murs	Murs en banco	GNF/m ²	44 400
	Murs en planche de bois	GNF/m ²	65 000
	Murs en petit bois	GNF/m ²	30 000
	Mur en brique crue non crépi	GNF/m ²	45 000
	Murs en brique crue crépi	GNF/m ²	85 000
	Murs en brique cuite crépi	GNF/m ²	116 000
	Murs en brique cuite non crépi	GNF/m ²	70 000
	Murs en parpaing crépi	GNF/m ²	400 000
	Murs en parpaing non crépi	GNF/m ²	142 000
Sol	Fondation en terre crue	GNF/m ²	11 100
	Fondation en cyclopéen	GNF/m ²	180 000
	Fondation en brique pleine	GNF/m ²	297 065
Fermeture	En bois	GNF/m ²	225 000
	En métallique	GNF/m ²	300 000
	En aluminium	GNF/m ²	580 272
Peinture	A huile	GNF/m ²	17 500
	Fom lavable	GNF/m ²	14 500
	Fom simple	GNF/m ²	12 500
Carrelage	Céramique	GNF/m ²	125 000
	Vitrifié	GNF/m ²	200 000
	Faïences	GNF/m ²	120 000
Carrelage	Plinthes	GNF/ml	23 000

N°	Types de structure	Prix unitaire (GNF/m2)
1	Cuisines	775.000
2	Latrines améliorées	830.000
3	Grenier	72.000
4	Magasin	650.000
5	Abri temporaire (champ)	15.000
6	Paillote	500.000
7	Hangar en semi dur	95.500
8	Poulailler	60.000
9	Hangar en chaume	40.000
10	Boulangerie	105.000

11	Boutique	595.000
12	Kiosque	390.000
13	Magasin de vente	560.000
14	Atelier de couture	125.000
15	Fondation et dallage abris kiosque	150.000

Infrastructures	Types	Unités	Prix unitaire (GNF)
Puit	Puits simple	ML	166700
	Puits étayé	ML	750 000
	Puits amélioré	ML	800 000
	Forage avec pompe vergnet	Unité	47 500 000
	Forage avec pompe cardia	Unité	50 000 000
Fosse septique	Fosse septique	ML	125 000
Clôture	Clôture en haie morte	ML	112 000
	Clôture en haie vive	ML	170 000
	Clôture en barbelé	ML	75 000
	Clôture en secco (karta, matériel végétal)	ML	12 500

4.7. Valeur Bois (m3)

4.7.1. Précisions méthodologiques

Les valeurs sont indiquées en gnf/m3 et les noms sont précisés comme demandé lors des réunions différentes en latin.

4.7.2. Valeurs de compensation

Essence	Nom scientifique	Prix en GNF/mètre cube
Acajou	<i>Khaya senegalensis</i>	152 000
Faux Kapokier	<i>Bombax costatum</i>	197 000
Fromager	<i>Ceiba pentandra</i>	197 000
Lingué	<i>Azelia africana</i>	152 000
Mélina (Gmelina)	<i>Gmelina arborea</i>	170 000
Sau Rouge	<i>ISOBERLINIA DOKA</i>	197 000
Teck	<i>Tectona Grandis</i>	197 000
Vène	<i>Pterocarpus erinaceus</i>	197 000

4.8. Espèces sauvages

4.8.1. Précisions méthodologiques

Les noms sont précisés comme demandé lors des réunions différentes en latin.

4.8.1. Valeurs de compensation

Especies nom Sousou	Nom Scientifique	Unité	Rendement (unité / arbre adulte / an)	Prix (GNF / unité)	Revenu brut annuel plant productif (GNF)	Indemnisation plant non productif (GNF)
Doundakhè	<i>Sarcocephalus esculentus</i>	kg	80	3 922	313 760	15 688
Foré D	<i>Landolphia dulcis</i>	kg	40	5 263	210 520	10 526
Gbamgba	<i>Cassia siberiana</i>	kg	40	5 556	222 240	11 112
Mèkhémèkhènyi	<i>Craterispermum laurinum</i>	kg	50	6 452	322 600	16 130
Mokè	<i>Dialium guineense</i>	kg	62	3 441	213 342	10 667
Moronda	<i>Uvaria chamae</i>	kg	43	6 557	281 951	14 098
Néri	<i>Parkia biglobosa</i>	kg	40	15 351	614 040	30 702
Sikhignè	<i>Gardenia aquala</i>	kg	35	6 897	241 395	12 070
Siminyi	<i>Xylopiya ethiopica</i>	kg	33	20 552	678 216	33 911
Tolinyi	<i>Bridelia ferruginea</i>	kg	35	5 882	205 870	10 294
Woulougni	<i>Daniellia oliveri</i>	kg	50	5 714	285 700	14 285
Tola	<i>Beilschmiedia mannii</i>	kg	10	33 333	333 330	16 667
Gbèssè	<i>Lophira lanceolata</i>	kg	100	1 220	122 000	6 100
Kinkirissi	<i>Salacia senegalensis</i>	kg	33	5 000	165 000	8 250

4.9. Foncier

4.9.1. Précision méthodologique

Il est important de noter que le nombre de transactions foncières est faible et en cas de transactions, ces dernières sont rarement enregistrées. Le cas échéant, il s'agit souvent de parcelles loties situées proches d'un centre urbain. Cela explique que les identifications de valeurs doivent être réalisées à travers une méthodologie de comparaison de données avec d'autres projets.

4.9.2. Valeurs des terrains

Type de terrain	Prix total au m ²
Terres non cultivables	1000
Coteaux et autres terres cultivables hors bas-fonds	3000
Jachères (hors arbres productifs) <10 ans	2500
Jachères (hors arbres productifs) >10 ans	3000
Bas-fonds non aménagé	3500
Bas-fonds aménagé	4000
Terrain de mangrove aménagés	2500
Terroir d'habitation villageois	10000
Terrain Construit et/ou constructible en zone urbaine ou peri-urbaine	40000

5. Liste des annexes

- 0_PV de validation en préfecture

Rapport Etude de prix pour les compensations du projet WCS Simandou- Blocs 1 & 2

Préfecture de KISSIDOUGOU

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1. Synthèse

Un ensemble d'études de prix a été réalisé sur les 8 préfectures impactées par le projet que ce soit au niveau de la mine, du rail ou du port.

Ce document présente exclusivement pour la préfecture de KISSIDOUGOU la matrice de prix applicable dans le cadre des compensations pour le projet Simandou développé par WCS.

Il est important de noter que les remarques faites lors des consultations précédentes ont été prises en compte :

- Explication des étapes
- Origine des données
- Calculs réalisés
- Utilisation du latin pour les arbres et plantes
- Vérification des unités utilisées
- La mise en forme et la présentation des données reprennent le format utilisé lors du travail sur le référentiel national.

L'organisation du document est la suivante (et reste la même quelle que soit la préfecture concernée afin d'apporter une compréhension globale des études).

- Informations Spécifiques de la préfecture : consultant impliqué, dates et lieux de collecte, date de validation...
- Présentations des prix proposés par type de produits et détails calculs associés

2. Préfecture de KISSIDOUGOU

Le consultant ALPHO a été mandaté pour réaliser les études prix dans cette préfecture.

Les études marché ont été réalisées courant juin 2021. La présentation en préfecture a eu lieu en septembre 2021.

3. Obtention des données

3.1. *Types de données*

Les données collectées sont de différents types et ont été obtenues selon la méthodologie générale appliquée à l'ensemble des préfectures.

Ces données peuvent être classées en différentes catégories :

- Coûts : matériels, produits, denrées, terrains
- Rendement : cultures annuelles, cultures pérennes

Elles ont été collectées auprès de différents acteurs :

- Services techniques
- Artisans/entrepreneurs
- Commerçants/marchés

3.2. *Lieux de collecte des données*

Les données ont été collectées principalement à KISSIDOUGOU et dans les zones représentatives.

4. Présentation des résultats – Matrices validées en préfecture

4.3. Préalable

Les tableaux ci-dessous présentent les données collectées et analysées.

4.4. Cultures annuelles

4.4.1. Précisions méthodologiques

Les prix moyens ont été collectés sur les marchés de la préfecture.

Les rendements ont été calculés sur la base des données des services techniques et benchmark.

4.4.2. Valeurs de compensations

Cultures vivrières	Rendement moyen KG/ha	Prix calculé en GNF/KG	Coût total de terre cultivée GNF/Ha
Arachide	1300	5000	10 170 000
Fonio	700	15000	14 115 000
Haricot	1500	12000	21 560 000
Igname	3500	15000	85 450 000
Maïs	1500	5000	10 600 000
Manioc	3500	12000	76 950 000
Mil	1250	6000	10 502 500
Niébé	700	7000	7 425 000
Patate	2000	14000	50 950 000
Riz	1200	6500	11 520 000
Sésame	1300	6000	10 810 000
Sorgho	1500	7000	13 506 000
Taro	3000	16000	76 450 000
Voandzou	800	6000	7 820 000
Aubergine longue	11.000	15.000	167.307.225
Aubergine ronde	11.500	15.000	174.807.225
Carotte	15.000	12.500	189.830.000
Chou	11.000	10.000	112.308.800
Concombre	3.000	12.500	39.830.000
Gombo	4.500	15.500	72.063.200
Laitue	8.000	15.000	122.384.000
Oignon	14.000	5.000	72.328.000
Petit piment	8 000	20 000	162 349 500
Petite aubergine	11.000	14.000	156.306.800
Poivron	12 000	15 000	182 307 200
Tomate	5.000	23.500	119.827.000

4.5. Cultures pérennes

4.5.1. Précisions méthodologiques

Les méthodes sont cohérentes avec le référentiel national en cours de validation

4.5.2. Données de synthèses des cultures pérennes

Espèce	Prix de la plantule (D)	Coût d'entretien (E)	Prix de détail du produit récolté (B) en GNF/kg	Rendement annuel moyen d'un arbre (A) en kg/arbre	Age d'entrée en productio n (F)	Age adulte (G)	Jeune Pousses & Jeune non- productif I=K*0,45	Jeune productif J=K*0,8	Adulte en condition optimale K=A*B*(F+ G)/2+D+E	Adulte déclinant L=K*0,5
Anacardier ordinaire	8.000	12.000	5.500	8	3	8	117 900	209 600	262 000	131 000
Avocatier ordinaire	10.000	12.000	6.500	45	5	9	931 275	1 655 600	2 069 500	1 034 750
Bananier ordinaire	10.000	12.000	7.000	11	1	1	44 550	79 200	99 000	49 500
Bananier plantain	10.000	10.000	25.000	10	1	1	121 500	216 000	270 000	135 000
Citronnier ordinaire	10.000	12.000	11.000	28	4	8	841 500	1 496 000	1 870 000	935 000
Cocotier	10.000	12.000	11.000	28	5	9	980 100	1 742 400	2 178 000	1 089 000
Colatier	13.000	12.000	25.000	15	8	15	975 938	1 735 000	2 168 750	1 084 375
Karité	0		13.000	7	13	20	675 675	1 201 200	1 501 500	750 750
Manguier greffée	15.000	12.000	8.000	75	4	7	748 575	1 330 800	1 663 500	831 750
Manguier ordinaire	14.000	12.000	9.000	65	4	7	729 788	1 297 400	1 621 750	810 875
Néré	0	12.000	7.000	15	12	18	714 150	1 269 600	1 587 000	793 500
Oranger ordinaire	15.000	12.000	10.000	25	5	10	855 900	1 521 600	1 902 000	951 000
Palmier amélioré	6.000	12.000	12.000	5	4	9	166 050	295 200	369 000	184 500
Palmier local planté	10.000	12.000	11.000	5	4	9	170 775	303 600	379 500	189 750
Papayer	8.000	12.000	6.000	35	1	3	198 000	352 000	440 000	220 000
Tamarinier	0	0	6.500	28	7	10	348 075	618 800	773 500	386 750

Les prix moyens ont été collectés sur les marchés de la préfecture.

Les rendements ont été calculés sur la base des données des services techniques et benchmark.

4.6. Infrastructure

4.6.1. Précisions méthodologiques

Les infrastructures ont été évaluées sur la base des prix marchés, de collectes auprès d'entrepreneurs et ramenés à des unités.

Il est important de noter que dans le cadre de ce projet, les infrastructures seront faiblement touchés (corridor situé en zone essentiellement rurale).

4.6.2. Valeurs de compensation

Étapes	Types	Unités	Prix unitaire
Toiture	Chaume	GNF/m ²	58 500
	Tôles ordinaire	GNF/m ²	152 000
	Tôles bacs	GNF/m ²	160 200
Murs	Murs en banco	GNF/m ²	46 400
	Murs en planche de bois	GNF/m ²	73 000
	Murs en petit bois	GNF/m ²	38 000
	Mur en brique crue non crépi	GNF/m ²	65 000
	Murs en brique crue crépi	GNF/m ²	80 000
	Murs en brique cuite crépi	GNF/m ²	145 500
	Murs en brique cuite non crépi	GNF/m ²	100 000
	Murs en parpaing crépi	GNF/m ²	375 000
	Murs en parpaing non crépi	GNF/m ²	210 000
Sol	Fondation en terre crue	GNF/m ²	13 100
	Fondation en cyclopéen	GNF/m ²	196 000
	Fondation en brique pleine	GNF/m ²	273 000
Fermeture	En bois	GNF/m ²	225 500
	En métallique	GNF/m ²	370 000
	En aluminium	GNF/m ²	692 000
Peinture	A huile	GNF/m ²	17 500
	Fom lavable	GNF/m ²	13 800
	Fom simple	GNF/m ²	10 700
Carrelage	Céramique	GNF/m ²	142 500
	Vitrifié	GNF/m ²	210 000
	Faïences	GNF/m ²	106 500
	Plinthes	GNF/ml	25 500

N°	Types de structure	Prix unitaire (GNF/m ²)
1	Cuisines	800.000
2	Latrines améliorées	850.000
3	Grenier	75.000
4	Magasin	600.000
5	Abri temporaire (champ)	15.500
6	Paillote	490.000
7	Hangar en semi dur	92.000
8	Poulailler	55.000
9	Hangar en chaume	40.000
10	Boulangerie	98.500

11	Boutique	610.000
12	Kiosque	380.000
13	Magasin de vente	620.000
14	Atelier de couture	95.500
15	Fondation et dallage abris kiosque	138.000

Infrastructures	Types	Unités	Prix unitaire (GNF)
Puit	Puits simple	ML	90 000
	Puits étayé	ML	690 000
	Puits amélioré	ML	800 000
	Forage avec pompe vergnet	Unité	45 500 000
	Forage avec pompe cardia	Unité	50 000 000
Fosse septique	Fosse septique	ML	125 000
Clôture	Clôture en haie morte	ML	130 000
	Clôture en haie vive	ML	170 000
	Clôture en barbelé	ML	85 000
	Clôture en secco (karta, matériel végétal)	ML	14 500

KISSIDOU

4.7. Valeur Bois (m3)

4.7.1. Précisions méthodologiques

Les valeurs sont indiquées en gnf/m3 et les noms sont précisés comme demandé lors des réunions différentes en latin.

4.7.2. Valeurs de compensation

Essence	Nom scientifique	Prix en GNF/mètre cube
Acajou	<i>Khaya senegalensis</i>	150000
Faux Kapokier	<i>Bombax costatum</i>	250000
Fromager	<i>Ceiba pentandra</i>	250000
Lingué	<i>Azelia africana</i>	150000
Mélina (Gmelina)	<i>Gmelina arborea</i>	160000
Sau Rouge	<i>ISOBERLINIA DOKA</i>	250000
Teck	<i>Tectona Grandis</i>	250000
Vène	<i>Pterocarpus erinaceus</i>	250000

4.8. Espèces sauvages

4.8.1. Précisions méthodologiques

Les noms sont précisés comme demandé lors des réunions différentes en latin.

4.8.1. Valeurs de compensation

Especies nom Sousou	Nom Scientifique	Unité	Rendement (unité / arbre adulte / an)	Prix (GNF / unité)	Revenu brut annuel plant productif (GNF)	Indemnisation plant non productif (GNF)
Doundakhè	<i>Sarcocephalus esculentus</i>	kg	80	3 922	313 760	15 688
Foré D	<i>Landolphia dulcis</i>	kg	40	5 263	210 520	10 526
Gbamgba	<i>Cassia siberiana</i>	kg	40	5 556	222 240	11 112
Mèkhémèkhènyi	<i>Craterispermum laurinum</i>	kg	50	6 452	322 600	16 130
Mokè	<i>Dialium guineense</i>	kg	62	3 441	213 342	10 667
Moronda	<i>Uvaria chamae</i>	kg	43	6 557	281 951	14 098
Néri	<i>Parkia biglobosa</i>	kg	40	15 351	614 040	30 702
Sikhignè	<i>Gardenia aquala</i>	kg	35	6 897	241 395	12 070
Siminyi	<i>Xylopiya ethiopica</i>	kg	33	20 552	678 216	33 911
Tolinyi	<i>Bridelia ferruginea</i>	kg	35	5 882	205 870	10 294
Woulougni	<i>Daniellia oliveri</i>	kg	50	5 714	285 700	14 285
Tola	<i>Beilschmiedia mannii</i>	kg	10	33 333	333 330	16 667
Gbèssè	<i>Lophira lanceolata</i>	kg	100	1 220	122 000	6 100
Kinkirissi	<i>Salacia senegalensis</i>	kg	33	5 000	165 000	8 250

4.9. Foncier

4.9.1. Précision méthodologique

Il est important de noter que le nombre de transactions foncières est faible et en cas de transactions, ces dernières sont rarement enregistrées. Le cas échéant, il s'agit souvent de parcelles loties situées proches d'un centre urbain. Cela explique que les identifications de valeurs doivent être réalisées à travers une méthodologie de comparaison de données avec d'autres projets.

4.9.2. Valeurs des terrains

Type de terrain	Prix total au m ²
Terres non cultivables	1000
Coteaux et autres terres cultivables hors bas-fonds	3000
Jachères (hors arbres productifs) <10 ans	2500
Jachères (hors arbres productifs) >10 ans	3000
Bas-fonds non aménagé	3500
Bas-fonds aménagé	4000
Terrain de mangrove aménagés	2500
Terroir d'habitation villageois	10000
Terrain Construit et/ou constructible en zone urbaine ou peri-urbaine	40000

5. Liste des annexes

- 0_PV de validation en préfecture

Rapport Etude de prix pour les compensations du projet WCS Simandou- Blocs 1 & 2

Préfecture de KANKAN

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1. Synthèse

Un ensemble d'études de prix a été réalisé sur les 8 préfectures impactées par le projet que ce soit au niveau de la mine, du rail ou du port.

Ce document présente exclusivement pour la préfecture de KANKAN la matrice de prix applicable dans le cadre des compensations pour le projet Simandou développé par WCS.

Il est important de noter que les remarques faites lors des consultations précédentes ont été prises en compte :

- Explication des étapes
- Origine des données
- Calculs réalisés
- Utilisation du latin pour les arbres et plantes
- Vérification des unités utilisées
- La mise en forme et la présentation des données reprennent le format utilisé lors du travail sur le référentiel national.

L'organisation du document est la suivante (et reste la même quelle que soit la préfecture concernée afin d'apporter une compréhension globale des études).

- Informations Spécifiques de la préfecture : consultant impliqué, dates et lieux de collecte, date de validation...
- Présentations des prix proposés par type de produits et détails calculs associés

2. Préfecture de KANKAN

Le consultant ALPHO a été mandaté pour réaliser les études prix dans cette préfecture.

Les études marché ont été réalisées courant juin 2021. La présentation en préfecture a eu lieu en septembre 2021.

3. Obtention des données

3.1. *Types de données*

Les données collectées sont de différents types et ont été obtenues selon la méthodologie générale appliquée à l'ensemble des préfectures.

Ces données peuvent être classées en différentes catégories :

- Coûts : matériels, produits, denrées, terrains
- Rendement : cultures annuelles, cultures pérennes

Elles ont été collectées auprès de différents acteurs :

- Services techniques
- Artisans/entrepreneurs
- Commerçants/marchés

3.2. *Lieux de collecte des données*

Les données ont été collectées principalement à KANKAN et dans les zones représentatives.

4. Présentation des résultats – Matrices validées en préfecture

4.3. Préalable

Les tableaux ci-dessous présentent les données collectées et analysées.

4.4. Cultures annuelles

4.4.1. Précisions méthodologiques

Les prix moyens ont été collectés sur les marchés de la préfecture.

Les rendements ont été calculés sur la base des données des services techniques et benchmark.

4.4.2. Valeurs de compensations

Cultures vivrières	Rendement moyen KG/ha	Prix calculé en GNF/KG	Coût total de terre cultivée GNF/Ha
Arachide	1300	6000	12 020 000
Fonio	650	16000	14 620 000
Haricot	1500	12000	22 020 000
Igname	3700	17000	96 420 000
Maïs	1500	6000	12 695 000
Manioc	3500	14000	92 520 000
Mil	1250	7000	12 326 000
Niébé	700	8000	8 520 000
Patate	2000	15000	53 520 000
Riz	1200	7000	12 800 000
Sésame	1300	7000	12 680 000
Sorgho	1500	7500	14 826 000
Taro	4000	14000	91 520 000
Voandzou	800	6000	8 390 000
Aubergine longue	11.000	15.000	167.677.225
Aubergine ronde	11.500	15.000	175.177.225
Carotte	15.000	12.500	190.204.000
Chou	12.000	10.000	122.679.600
Concombre	3.000	13.500	43.198.000
Gombo	4.000	17.000	70.686.000
Laitue	8.000	17.000	138.757.500
Oignon	13.500	5.000	70.198.000
Petit piment	8 000	22 000	178 722 500
Petite aubergine	11.000	14.000	156.677.225
Poivron	12 000	14 000	170 676 400
Tomate	5.000	23.500	120.197.000

4.5. Cultures pérennes

4.5.1. Précisions méthodologiques

Les méthodes sont cohérentes avec le référentiel national en cours de validation

4.5.2. Données de synthèses des cultures pérennes

Espèce	Prix de la plantule (D)	Cout d'entretien (E)	Prix de détail du produit récolté (B) en GNF/kg	Rendement annuel moyen d'un arbre (A) en kg/arbre	Age d'entrée en production (F)	Age adulte (G)	Jeune Pousses & Jeune non-productif $I=K*0,45$	Jeune productif $J=K*0,8$	Adulte en condition optimale $K=A*B*(F+G)/2+D+E$	Adulte déclinant $L=K*0,5$
Anacardier	10.000	10.000	5.000	9	3	8	120 375	214 000	267 500	133 750
Avocatier	9.500	10.000	5.000	65	5	9	1 032 525	1 835 600	2 294 500	1 147 250
Bananier douce	14.000	10.000	7.000	12	1	1	48 600	86 400	108 000	54 000
Bananier plantin	10.000	10.000	25.000	10	1	1	121 500	216 000	270 000	135 000
Citronnier	15.000	10.000	9.000	35	4	8	861 750	1 532 000	1 915 000	957 500
Cocotier	11.000	10.000	12.000	30	5	9	1 143 450	2 032 800	2 541 000	1 270 500
Colatier	20.000	10.000	22.000	15	8	15	860 625	1 530 000	1 912 500	956 250
Karité	0	0	14.000	6	13	20	623 700	1 108 800	1 386 000	693 000
Manguier greffé	17.000	10.000	10.000	60	4	7	748 575	1 330 800	1 663 500	831 750
Manguier ordinaire	10.000	10.000	9.000	65	4	7	728 438	1 295 000	1 618 750	809 375
Néré	0	0	8.000	15	12	18	810 000	1 440 000	1 800 000	900 000
Orangier	14.000	10.000	10.000	29	5	10	989 550	1 759 200	2 199 000	1 099 500
Palmier amélioré	6.000	10.000	11.000	5	4	9	151 988	270 200	337 750	168 875
Palmier local	3.750	10.000	10.000	5	4	9	152 438	271 000	338 750	169 375
Papayier	10.000	10.000	5.000	40	1	3	189 000	336 000	420 000	210 000
Tamarinier	0	0	7.000	25	7	10	334 688	595 000	743 750	371 875

Les prix moyens ont été collectés sur les marchés de la préfecture.

Les rendements ont été calculés sur la base des données des services techniques et benchmark.

4.6. Infrastructure

4.6.1. Précisions méthodologiques

Les infrastructures ont été évaluées sur la base des prix marchés, de collectes auprès d'entrepreneurs et ramenés à des unités.

Il est important de noter que dans le cadre de ce projet, les infrastructures seront faiblement touchés (corridor situé en zone essentiellement rurale).

4.6.2. Valeurs de compensation

Étapes	Types	Unités	Prix unitaire
	Chaume	GNF/m ²	55 000
Toiture	Tôles ordinaire	GNF/m ²	175 000
	Tuiles métallique	GNF/m ²	200 000
Murs	Mur en banco	GNF/m ²	45 000
	Mur en planche de bois	GNF/m ²	60 000
	Mur en petit bois	GNF/m ²	38 000
	Mur en brique crue non crépi	GNF/m ²	61 000
	Mur en brique crue crépi	GNF/m ²	72 000
	Mur en brique cuite crépi	GNF/m ²	150 000
	Mur en brique cuite non crépi	GNF/m ²	90 000
	Mur en parpaing crépi	GNF/m ²	300 000
	Mur en parpaing non crépi	GNF/m ²	175 000
	Sol	Fondation en terre crue	GNF/m ²
Fondation en cyclopéen		GNF/m ²	162 000
Fondation en brique pleine		GNF/m ²	257 000
Fermeture	En bois	GNF/m ²	350 000
	En métallique	GNF/m ²	430 000
	En aluminium	GNF/m ²	800 000
Peinture	A huile	GNF/m ²	20 000
	Fom lavable	GNF/m ²	15 000
	Fom simple	GNF/m ²	10 000
Carrelage	Céramique	GNF/m ²	130 000
	Vitrifié	GNF/m ²	230 000
	Faïences	GNF/m ²	115 000
	Plinthes	GNF/ml	25 000

No	Type de structure	Prix unitaire (GNF/m ²)
1	Cuisines	700.000
2	Latrines améliorées	840.000
3	Grenier	65.000
4	Magasin	450.000
5	Abri temporaire (champ)	15 000
6	Paillote	510.000
7	Hangar en semi dur	80.000
8	Poulailler	45.000
9	Hangar en chaume	50.000
10	Boulangerie	85.000

11	Boutique	500.000
12	Kiosque	300.000
13	Magasin de vente	520.000
14	Atelier de couture	95.000
15	Fondation et dallage abris Kiosque	110.000

Infrastructures	Types	Unités	Prix unitaire (GNF)
Puits	Puits simple	MI	80.000
	Puits étayé	MI	500.000
	Puits amélioré	MI	750.000
	Forage avec pompe vergnet	Unité	55.000.000
	Forage avec pompe cardia	Unité	60.000.000
Fosse septique	Fosse septique	MI	85.000
Clôture	Clôture en haie morte	MI	100.000
	Clôture en haie vive	MI	99 000
	Clôture en barbelé	MI	70.000
	Clôture en secco (Karta, matériel végétal)	MI	17.000

4.7. Valeur Bois (m3)

4.7.1. Précisions méthodologiques

Les valeurs sont indiquées en gnf/m3 et les noms sont précisés comme demandé lors des réunions différentes en latin.

4.7.2. Valeurs de compensation

Essence	Nom scientifique	Prix en GNF/mètre cube
Acajou	<i>Khaya senegalensis</i>	140.000
Faux Kapokier	<i>Bombax costatum</i>	190.000
Fromager	<i>Ceiba pentandra</i>	190.000
Lingué	<i>Azelia africana</i>	140.000
Mélina (Gmelina)	<i>Gmelina arborea</i>	155.000
Sau Rouge	<i>ISOBERLINIA DOKA</i>	190.000
Teck	<i>Tectona Grandis</i>	190.000
Vène	<i>Pterocarpus erinaceus</i>	190.000

4.8. Espèces sauvages

4.8.1. Précisions méthodologiques

Les noms sont précisés comme demandé lors des réunions différentes en latin.

4.8.1. Valeurs de compensation

Especies nom Sousou	Nom Scientifique	Unité	Rendement (unité / arbre adulte / an)	Prix (GNF / unité)	Revenu brut annuel plant productif (GNF)	Indemnisation plant non productif (GNF)
Doundakhè	<i>Sarcocephalus esculentus</i>	kg	80	3 922	313 760	15 688
Foré D	<i>Landolphia dulcis</i>	kg	40	5 263	210 520	10 526
Gbamgba	<i>Cassia siberiana</i>	kg	40	5 556	222 240	11 112
Mèkhémèkhènyi	<i>Craterispermum laurinum</i>	kg	50	6 452	322 600	16 130
Mokè	<i>Dialium guineense</i>	kg	62	3 441	213 342	10 667
Moronda	<i>Uvaria chamae</i>	kg	43	6 557	281 951	14 098
Néri	<i>Parkia biglobosa</i>	kg	40	15 351	614 040	30 702
Sikhignè	<i>Gardenia aquala</i>	kg	35	6 897	241 395	12 070
Siminyi	<i>Xylopiya ethiopica</i>	kg	33	20 552	678 216	33 911
Tolinyi	<i>Bridelia ferruginea</i>	kg	35	5 882	205 870	10 294
Woulougni	<i>Daniellia oliveri</i>	kg	50	5 714	285 700	14 285
Tola	<i>Beilschmiedia mannii</i>	kg	10	33 333	333 330	16 667
Gbèssè	<i>Lophira lanceolata</i>	kg	100	1 220	122 000	6 100
Kinkirissi	<i>Salacia senegalensis</i>	kg	33	5 000	165 000	8 250

4.9. Foncier

4.9.1. Précision méthodologique

Il est important de noter que le nombre de transactions foncières est faible et en cas de transactions, ces dernières sont rarement enregistrées. Le cas échéant, il s'agit souvent de parcelles loties situées proches d'un centre urbain. Cela explique que les identifications de valeurs doivent être réalisées à travers une méthodologie de comparaison de données avec d'autres projets.

4.9.2. Valeurs des terrains

Type de terrain	Prix total au m ²
Terres non cultivables	1000
Coteaux et autres terres cultivables hors bas-fonds	3000
Jachères (hors arbres productifs) <10 ans	2500
Jachères (hors arbres productifs) >10 ans	3000
Bas-fonds non aménagé	3500
Bas-fonds aménagé	4000
Terrain de mangrove aménagés	2500
Terroir d'habitation villageois	10000
Terrain Construit et/ou constructible en zone urbaine ou peri-urbaine	40000

5. Liste des annexes

- 0_PV de validation en préfecture

Rapport Etude de prix pour les compensations du projet WCS Simandou- Blocs 1 & 2

Préfecture de KEROUANE

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1. Synthèse

Un ensemble d'études de prix a été réalisé sur les 8 préfectures impactées par le projet que ce soit au niveau de la mine, du rail ou du port.

Ce document présente exclusivement pour la préfecture de KEROUANE la matrice de prix applicable dans le cadre des compensations pour le projet Simandou développé par WCS.

Il est important de noter que les remarques faites lors des consultations précédentes ont été prises en compte :

- Explication des étapes
- Origine des données
- Calculs réalisés
- Utilisation du latin pour les arbres et plantes
- Vérification des unités utilisées
- La mise en forme et la présentation des données reprennent le format utilisé lors du travail sur le référentiel national.

L'organisation du document est la suivante (et reste la même quelle que soit la préfecture concernée afin d'apporter une compréhension globale des études).

- Informations Spécifiques de la préfecture : consultant impliqué, dates et lieux de collecte, date de validation...
- Présentations des prix proposés par type de produits et détails calculs associés

2. Préfecture de KEROUANE

Le consultant ALPHO a été mandaté pour réaliser les études prix dans cette préfecture.

Les études marché ont été réalisées courant juin 2021. La présentation en préfecture a eu lieu en septembre 2021.

3. Obtention des données

3.1. *Types de données*

Les données collectées sont de différents types et ont été obtenues selon la méthodologie générale appliquée à l'ensemble des préfectures.

Ces données peuvent être classées en différentes catégories :

- Coûts : matériels, produits, denrées, terrains
- Rendement : cultures annuelles, cultures pérennes

Elles ont été collectées auprès de différents acteurs :

- Services techniques
- Artisans/entrepreneurs
- Commerçants/marchés

3.2. *Lieux de collecte des données*

Les données ont été collectées principalement à KEROUANE et dans les zones représentatives.

4. Présentation des résultats – Matrices validées en préfecture

4.3. Préalable

Les tableaux ci-dessous présentent les données collectées et analysées.

4.4. Cultures annuelles

4.4.1. Précisions méthodologiques

Les prix moyens ont été collectés sur les marchés de la préfecture.

Les rendements ont été calculés sur la base des données des services techniques et benchmark.

4.4.2. Valeurs de compensations

Cultures vivrières	Rendement moyen KG/ha	Prix calculé en GNF/KG	Coût total de terre cultivée GNF/Ha
Arachide	1350	6000	12 300 000
Fonio	650	16000	14 650 000
Haricot	1500	13000	24 310 000
Igname	3600	16000	89 150 000
Maïs	1500	6000	12 725 000
Manioc	3500	14000	94 150 000
Mil	1300	7000	12 706 000
Niébé	700	8000	9 400 000
Patate	2500	15000	61 050 000
Riz	1200	7000	12 830 000
Sésame	1300	8000	14 022 000
Sorgho	1500	7500	14 856 000
Taro	4500	13000	93 550 000
Voandzou	900	7000	9 940 000
Aubergine longue	11 000	15 000	167 726 800
Aubergine ronde	11 500	15 000	175 226 800
Carotte	14 000	14 000	198 756 000
Chou	12 000	10 000	122 729 600
Concombre	3 000	13 000	41 748 000
Gombo	4 000	17 000	70 735 200
Laitue	8 000	17 000	138 807 500
Oignon	14 000	5 000	72 748 000
Petit piment	8 000	22 000	178 772 500
Petite aubergine	11 500	13 500	157 976 375
Poivron	12 000	14 000	170 726 000
Tomate	5 000	25 000	127 747 000

4.5. Cultures pérennes

4.5.1. Précisions méthodologiques

Les méthodes sont cohérentes avec le référentiel national en cours de validation

4.5.2. Données de synthèses des cultures pérennes

Espèce	Prix de la plantule (D)	Cout d'entretien (E)	Prix détail de produit récolté (B) en GNF/kg	Rendement annuel moyen d'un arbre (A) en kg/arbre	Age d'entrée en production (F)	Age adulte (G)	Jeune Pousses & Jeune non- productif $I=K*0,45$	Jeune productif $J=K*0,8$	Adulte condition optimale $K=A*B*(F+G)/2+D+E$	Adulte déclinant $L=K*0,5$
Anacardier ordinaire	15.000	10.000	5.000	8	3	8	110 250	196 000	245 000	122 500
Avocatier ordinaire	8.000	10.000	7.000	45	5	9	1 000 350	1 778 400	2 223 000	1 111 500
Bananier ordinaire	10.000	10.000	6.500	11	1	1	41 175	73 200	91 500	45 750
Bananier plantain	10.000	10.000	25.000	10	1	1	121 500	216 000	270 000	135 000
Citronnier ordinaire	8.000	10.000	11.000	28	4	8	839 700	1 492 800	1 866 000	933 000
Cocotier	11.000	10.000	12.000	30	5	9	1 143 450	2 032 800	2 541 000	1 270 500
Colatier	20.000	10.000	22.000	15	8	15	860 625	1 530 000	1 912 500	956 250
Karité	0	0	12.000	8	13	20	712 800	1 267 200	1 584 000	792 000
Manguier greffée	15.000	10.000	11.000	60	4	7	822 375	1 462 000	1 827 500	913 750
Manguier ordinaire	9.000	10.000	9.000	70	4	7	783 900	1 393 600	1 742 000	871 000
Néré	0	0	10.000	11	12	18	742 500	1 320 000	1 650 000	825 000
Oranger ordinaire	8.000	10.000	11.000	24	5	10	899 100	1 598 400	1 998 000	999 000
Palmier amélioré	6.000	10.000	11.000	5	4	9	168 075	298 800	373 500	186 750
Palmier local planté	3.750	10.000	10.000	5	4	9	152 438	271 000	338 750	169 375
Papayer	10.000	15.000	5.500	40	1	3	209 250	372 000	465 000	232 500
Tamarinier	0	0	5.500	35	7	10	368 156	654 500	818 125	409 063

Les prix moyens ont été collectés sur les marchés de la préfecture.

Les rendements ont été calculés sur la base des données des services techniques et benchmark.

4.6. Infrastructure

4.6.1. Précisions méthodologiques

Les infrastructures ont été évaluées sur la base des prix marchés, de collectes auprès d'entrepreneurs et ramenés à des unités.

Il est important de noter que dans le cadre de ce projet, les infrastructures seront faiblement touchés (corridor situé en zone essentiellement rurale).

4.6.2. Valeurs de compensation

Étapes	Types	Unités	Prix unitaire
Toiture	Chaume	GNF/m2	65.000
	Tôles ordinaire	GNF/m2	165.000
	Tuiles métallique	GNF/m2	195.000
MURS	Mur en banco	GNF/m2	55.000
	Mur en planche de bois	GNF/m2	57.000
	Mur en petit bois	GNF/m2	35.000
	Mur en brique crue non crépi	GNF/m2	55.000
	Mur en brique crue crépi	GNF/m2	65.000
	Mur en brique cuite crépi	GNF/m2	125.000
	Mur en brique cuite non crépi	GNF/m2	85.000
	Mur en parpaing crépi	GNF/m2	330.000
	Mur en parpaing non crépi	GNF/m2	140.000
SOL	Fondation en terre crue	GNF/m2	13.000
	Fondation en cyclopéen	GNF/m2	165.000
	Fondation en brique pleine	GNF/m2	280.000
Fermetures	En bois	GNF/m2	340.000
	En métallique	GNF/m2	440.000
	En aluminium	GNF/m2	730.000
Peinture	A huile	GNF/m2	20.000
	Fom lavable	GNF/m2	15.000
	Fom simple	GNF/m2	8.000
Carrelage	Céramique	GNF/m2	115.000
	Vitrifié	GNF/m2	220.000
	Faïences	GNF/m2	120.000
	Plinthes	GNF/ml	22.000

N°	Type de structure	Prix unitaire (GNF/m2)
1	Cuisines	850.000
2	Latrines améliorées	855.000
3	Grenier	55.000
4	Magasin	520.000
5	Abri temporaire (champ)	14.000
6	Paillote	470.000
7	Hangar en semi dur	75.000
8	Poulailler	60.000
9	Hangar	45.000
10	Boulangerie	100.000

11	Boutique	580.000
12	Kiosque	350.000
13	Magasin de vente	550.000
14	Atelier de couture	120.000
15	Fondation et dallage abris Kiosque	130 000

Infrastructures	Types	Unités	Prix unitaire (GNF)
Puits	Puits simple	MI	75 625
	Puits étaye	MI	670 000
	Puits amélioré	MI	700 000
	Forage avec pompe vergnet	Unité	47 500 000
	Forage avec pompe cardia	Unité	50 000 000
Fosse septique	Fosse septique	MI	125 000
Clôture	Clôture en haie morte	MI	112 000
	Clôture en haie vive	MI	170 000
	Clôture en barbelé	MI	75 000
	Clôture en secco (Karta, matériel végétal)	MI	12 500

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4.7. Valeur Bois (m3)

4.7.1. Précisions méthodologiques

Les valeurs sont indiquées en gnf/m3 et les noms sont précisés comme demandé lors des réunions différentes en latin.

4.7.2. Valeurs de compensation

Essence	Nom scientifique	Prix en GNF/mètre cube
Acajou	<i>Khaya senegalensis</i>	175.000
Faux Kapokier	<i>Bombax costatum</i>	220.000
Fromager	<i>Ceiba pentandra</i>	220.000
Lingué	<i>Azelia africana</i>	175.000
Mélina (Gmelina)	<i>Gmelina arborea</i>	175.000
Sau Rouge	<i>ISOBERLINIA DOKA</i>	175.000
Teck	<i>Tectona Grandis</i>	175.000
Vène	<i>Pterocarpus erinaceus</i>	175.000

4.8. Espèces sauvages

4.8.1. Précisions méthodologiques

Les noms sont précisés comme demandé lors des réunions différentes en latin.

4.8.1. Valeurs de compensation

Especies nom Sousou	Nom Scientifique	Unité	Rendement (unité / arbre adulte / an)	Prix (GNF / unité)	Revenu brut annuel plant productif (GNF)	Indemnisation plant non productif (GNF)
Doundakhè	<i>Sarcocephalus esculentus</i>	kg	80	3 922	313 760	15 688
Foré D	<i>Landolphia dulcis</i>	kg	40	5 263	210 520	10 526
Gbamgba	<i>Cassia siberiana</i>	kg	40	5 556	222 240	11 112
Mèkhèmèkhènyi	<i>Craterispermum laurinum</i>	kg	50	6 452	322 600	16 130
Mokè	<i>Dialium guineense</i>	kg	62	3 441	213 342	10 667
Moronda	<i>Uvaria chamae</i>	kg	43	6 557	281 951	14 098
Néri	<i>Parkia biglobosa</i>	kg	40	15 351	614 040	30 702
Sikhignè	<i>Gardenia aquala</i>	kg	35	6 897	241 395	12 070
Siminyi	<i>Xylopiya ethiopica</i>	kg	33	20 552	678 216	33 911
Tolinyi	<i>Bridelia ferruginea</i>	kg	35	5 882	205 870	10 294
Woulougni	<i>Daniellia oliveri</i>	kg	50	5 714	285 700	14 285
Tola	<i>Beilschmiedia mannii</i>	kg	10	33 333	333 330	16 667
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Kinkirissi	<i>Salacia senegalensis</i>	kg	33	5 000	165 000	8 250

4.9. Foncier

4.9.1. Précision méthodologique

Il est important de noter que le nombre de transactions foncières est faible et en cas de transactions, ces dernières sont rarement enregistrées. Le cas échéant, il s'agit souvent de parcelles loties situées proches d'un centre urbain. Cela explique que les identifications de valeurs doivent être réalisées à travers une méthodologie de comparaison de données avec d'autres projets.

4.9.2. Valeurs des terrains

Type de terrain	Prix total au m ²
Terres non cultivables	1000
Coteaux et autres terres cultivables hors bas-fonds	3000
Jachères (hors arbres productifs) <10 ans	2500
Jachères (hors arbres productifs) >10 ans	3000
Bas-fonds non aménagé	3500
Bas-fonds aménagé	4000
Terrain de mangrove aménagés	2500
Terroir d'habitation villageois	10000
Terrain Construit et/ou constructible en zone urbaine ou peri-urbaine	40000

5. Liste des annexes

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13.5 Déclaration Projet d'intérêt national – PIN

Annexe 2. Décret PIN

LE PRÉSIDENT DE LA RÉPUBLIQUE

SECRETARIAT GENERAL DU GOUVERNEMENT

RÉPUBLIQUE DE LA GUINÉE

Travail-Justice-Solidarité

DECRET

D/2020/ **194** /PRG/SGG

PORTANT DECLARATION DE PROJET D'INTERET NATIONAL (PIN)
POUR LA PRODUCTION, L'EXPLOITATION DE MINERAI DE FER, LA CONSTRUCTION ET
L'EXPLOITATION D'INSTALLATIONS FERROVIAIRES, D'INFRASTRUCTURES PORTUAIRES,
DE BASES VIE ET D'UN CORRIDOR DE TRANSPORT DE MINERAIS MULTI-UTILISATEURS
ET MULTI-USAGERS PAR LA SOCIETE WINNING MINING CONSORTIUM SIMANDOU.

LE PRÉSIDENT DE LA RÉPUBLIQUE

SUR PROPOSITION DU MINISTRE DE LA
VILLE ET DE L'AMENAGEMENT DU TERRITOIRE

- VU- La Constitution ;
- VU- L'Ordonnance O/92/019/PRG/SGG du 30 Mars 1992 portant promulgation du Code Foncier et Domanial de la République de Guinée;
- VU- La Loi L/98/01 du 13 Juillet 1998 portant Code de l'Urbanisme de la République de Guinée;
- VU- La Loi L/2011/006/CNT du 09 Septembre 2011 portant Code Minier de la République de Guinée telle que modifiée par la Loi L/2013/053/CNT du 08 Avril 2013, portant modification de certaines dispositions du Code Minier de 2011;
- VU- La Loi L/2019/0034/AN du 04 Juillet 2019 portant Code de l'Environnement de la République de Guinée;
- VU- La Convention de base conclue le 09 Juin 2020 entre la République de Guinée et la Société Winning Consortium Simandou;
- VU- Le Décret D/2018/067/PRG/SGG du 21 Mai 2018, portant nomination du Premier Ministre, Chef du Gouvernement ;
- VU- Le Décret D/2018/072/PRG/SGG du 25 Mai 2018, portant structure du Gouvernement, tel que modifié à ce jour ;
- VU- Le Décret D/2020/122/PRG/SGG du 19 Juin 2020, portant réaménagement du Gouvernement ;
- VU- Le Décret D/2018/288/PRG/SGG du 05 décembre 2018, portant organisation et attributions du Ministère de la Ville et de l'Aménagement du Territoire ;

-- DECRETE --

ARTICLE 1er/ : Est déclaré Projet d'Intérêt National (PIN), conformément aux dispositions définies à l'article L.121.14 du Code de l'Urbanisme, le projet de construction, de production, d'exploitation de minerai d'une capacité de soixante millions (60.000.000) à quatre-vingt millions (80.000.000) de tonnes au moins, la construction et l'exploitation d'infrastructures ferroviaires, portuaires, de bases vie ainsi que des installations connexes et la réalisation d'un corridor d'évacuation de minerai de fer par la société **Winning Consortium Simandou**.

ARTICLE 2/: Le périmètre au sein duquel seront délimités le périmètre minier et les emprises nécessaires à la réalisation des infrastructures << Périmètre de l'Opération >>. est délimité par

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des coordonnées géographiques fixées sur une carte annexée au présent Décret qui en fait partie intégrante.

Il est caractérisé par :

- ❖ Le périmètre minier des blocs 1 et 2 de Simandou;
- ❖ Un chemin de multi-utilisateurs et multi-usagers qui sera construit pour le transport du minerai de Kérouané à Forécariah sur une distance linéaire de 650 kilomètres environ;
- ❖ Des installations de déchargement et de chargement ferroviaires;
- ❖ Des installations de transbordement pour le chargement du minerai de fer en haute mer;
- ❖ Des infrastructures routières et des cités d'habitation construites y compris à la mine et au port ;
- ❖ Une zone portuaire en eaux profondes et industrielle pour l'exportation du minerai de fer.

ARTICLE 3/: Le Périmètre d'Opération constitue un périmètre d'intervention foncière créé au profit de l'Etat. Il est expressément prévu que l'Etat ou toute entité désignée par l'Etat, dispose à l'intérieur de ce périmètre, d'un droit de préemption sur tout immeuble bâti ou non bâti faisant l'objet d'une aliénation volontaire à titre onéreux sous quelque forme que ce soit.

Ce droit sera mis en œuvre conformément aux articles L.312.1 et suivants du Code de l'Urbanisme, étant précisé que tout projet d'opération devra, avant toute réalisation, être notifié au Préfet de la localité concernée.

Obligation est faite au Service des Domaines, aux Notaires, ainsi qu'à tout officier public intervenant dans le Périmètre d'Opération à quelque titre que ce soit, d'informer les parties concernées du droit de préemption de l'entité qui dispose d'un droit de préemption.

Toute opération conclue sans respecter cette procédure, est nulle et de plein droit.

Les immeubles nécessaires à la réalisation des infrastructures du projet ou acquis par l'Etat (ou l'entité désignée par l'Etat), en application du présent article ou de toute autre manière, pourront faire l'objet de réserves foncières et ne pourront être cédés, sauf s'ils sont nécessaires à la réalisation des infrastructures du projet.

ARTICLE 4/: La validité du Projet d'Intérêt National (PIN) demeure conditionnée à la soumission, la validation par l'Etat et l'exécution correcte d'un plan de développement du contenu local prenant en compte les dispositions de la Conventions de base conclue le 09 Juin 2020 entre la République de Guinée et la **Société Winning Consortium Simandou S.A. (Winning Consortium Simandou)** pour l'exploitation et la commercialisation du minerai de fer des blocs 1 et 2 du Simandou, relatives au contenu local et au développement d'un corridor agricole.

Le plan de développement du contenu local devra indiquer, outre les ressources humaines guinéennes, les travaux, services et biens devant être sous-traités avec des entreprises détenues ou contrôlées par les Guinéens.

En application du présent article, la fourniture de ciments et produits similaires ainsi que l'exploitation de carrières et bans d'emprunts destinés à la production de matériaux tels que les granites, les sables, graviers, latérites, etc..., ne peuvent être assurées que par des personnes physiques de nationalité guinéenne ou des personnes morales détenues et/ou contrôlées par des Guinéens.

b/- L'Emprise des Routes Nationales n°2 (Mamou-Faranah, Beyla-Faranah, Mamou-Kindia) et n°4 (Forécariah-Pamliap) ;

c/- L'emprise du tracé du corridor (Kérouané-Faranah-Mamou-Kindia et Forécariah).

ARTICLE 9/ : Le présent Décret ne fait pas obstacle à une coopération entre la Société Winning Consortium Simandou et tout autre opérateur détenteur de titre(s) miniers(s) en République de Guinée en vue de la réalisation commune de tout ou partie d'infrastructures à l'intérieur du Périmètre d'Opération sans que cette coopération, que l'Etat encourage et soutient, ne porte pas préjudice à la réalisation dans les délais du Projet au titre des engagements de la Société Winning Consortium Simandou.

ARTICLE 10/ : Le domaine du PIN inclut la zone d'un Port de service qui sera aménagé et exploité dans les aires réservées de Senguelen sur les deux rives du bras de mer de Morebayah pour servir de site portuaire initial nécessaire à la construction du Port en eaux profondes de Matakang et pendant la montée en régime de croisière de la production et de l'exportation du minerai de fer.


Les infrastructures déjà réalisées par d'autres entités sur ce site ou sur tout autre site, pouvant être achevées et/ou utilisées pour les besoins du projet, feront l'objet de discussions permettant de compenser les ayants-droit et/ou de partager lesdites infrastructures conformément aux dispositions de l'article 9 du présent Décret.

Au terme de la phase de construction, le Port de service pourra servir de Port commercial qui sera régi par une convention séparée entre les parties.

ARTICLE 11/ : Les Ministres des Mines et de la Géologie, de la Ville et de l'Aménagement du Territoire, des Travaux Publics, de l'Environnement, des Eaux et Forêts, de l'Administration du Territoire et de la Décentralisation, de la Sécurité et de la Protection Civile, de la Pêche, de l'Aquaculture et de l'Economie Maritime, de l'Agriculture, de l'Energie, de l'Hydraulique et de l'Assainissement, des Transports, du Tourisme, de l'Hôtellerie et de l'Artisanat, sont chargés, chacun en ce qui le concerne, de l'application du présent Décret.

ARTICLE 12/ : Le présent Décret qui abroge toutes dispositions antérieures, sera enregistré et publié au Journal Officiel de la République.

Conakry, le 14 Aout 2020


Professeur ALPHA CONDE