

# LAND ACQUISITION & RESETTLEMENT DUE DILIGENCE ADDENDUM REPORT

## Fiji: Transport Infrastructure Investment Sector Project

Queens Road Rehabilitation Project (QRRP B): Section 7 & 8 Nawai Box Culvert Slip BYPASS



ADB Project Number: 48141  
ADB Loan Number: 3210-FIJ  
WB Project Number: P15002



October 2023

Prepared by Fiji Roads Authority for the Asian Development Bank and World Bank.

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## Abbreviations

ADB	-	Asian Development Bank
CR5	-	China Railway
GOF	-	Government of Fiji
GSA	-	Greater Suva Area
HQ	-	Headquarters
LARDD	-	Land Acquisition and Resettlement Due Diligence
LARF	-	Land Acquisition and Resettlement Framework
QRRP	-	Queens Rd Rehabilitation Project
TIISP	-	Transport Infrastructure Investment Sector Project
WB	-	World Bank

## **1.0 PROJECT OVERVIEW AND REPORT RATIONALE**

1. With loan funding from the Asian Development Bank (ADB) and World Bank (WB), together with funding from the Government of Fiji (GOF), the Fiji Roads Authority are implementing the Transport Infrastructure Investment Sector Project (TIISP). TIISP will improve access to socio-economic opportunities by upgrading and rehabilitating land and maritime transport infrastructure across the Fiji Islands (ADB, 2015a). The overall objectives of the Project are improved access to markets, employment opportunities, and social services. The outcome will be improved safety and resilience of land and maritime transport infrastructure for users of project roads, bridges and rural jetties and wharves
2. One of the sub-projects proposed under this package is the Queens Road Rehabilitation Package B Sub-project. Queens Road Rehabilitation Package B sub-project involves the rehabilitation and upgrade of six sections; namely Sections 4A, 4B, 4C, 5, 7, 8; of sealed road in the Western (Nadroga Province) Divisions with an approximate total length of 20km. The sub- project involves road pavement upgrades, small sections of road widening within the existing road reserve, footpath repairs and footpath installations. The approximate total cost of this sub-project is FJ\$50m.
3. The objective of the sub-project is to lower the overall road maintenance costs, improve the safety of road users (drivers and pedestrians) and improve the travel comfort of road users. Other outcomes expected from the sub- project will be lower road user costs through reduced damage to vehicles. This will be achieved by rehabilitating the existing road pavements that have reached the end of their serviceable life.
4. In 2020 a LARDD Report was prepared by FRA for all the TIISP. The LARDD Report screened the sub-project for land use and involuntary resettlement impacts which also was the “cut-off date” for entitlements for compensation and rehabilitation assistance. In September 2022, the TIISP project management unit identified some cases of new designs / inclusions; and cases of unforeseen physical and economic displacement impacts that were not included within the 2020 LARDD Report. As such, the FRA have instigated a review and verification of sites under construction, yet to be constructed and already completed to ensure compliance with the Project’s social safeguards legal covenants.
5. In the duration and near completion of the targeted sections in May, 2023; it was identified, reported and recommended of the need to include road catchments linking section 7 and sections 8 that was not part of the initial road project. This was then taken into considerations by the FRA Board and will need to undergo Social Safeguard screening for any physical and economic displacement impacts since it was a new area and not included in the 2020 LARDD Report.
6. The findings of this Addendum LARDD Report for QRRP B BYPASS linking Sections 7 and Section 8; Nawai Box Culvert Slip; verifies that no permanent land acquisition and resettlement impacts will occur. No permanent economic or physical displacement will be required for the completion of physical works. Furthermore, physical works will not block access to the roadside stalls and houses along the proposed area as a Traffic Management Plan will be tailored to allow continued and safe access for them.
8. This Addendum Land Acquisition and Resettlement Due Diligence (LARDD) Report has been prepared for Queens Road Rehabilitation Project (QRRP) B: – BYPASS linking Sections 7 & 8 and submitted to the Asian Development Bank (ADB) and World Bank (WB) as a required level of Due Diligence. It also confirms the adherence to the Land Acquisition and Resettlement Framework (LARF, 2016) that has been prepared for the Project (ADB, 2015b); and aims to receive an approval to “No Objection” to construct.

## **2.0 SPECIFIC SITE DESCRIPTION AND PROPOSED WORKS - QRUP B BYPASS LINKING SECTION 7 & SECTION 8**

**Project Name:** Queens Road Upgrading Project – Package B

**Location:** Queens Road BYPASS linking Section 7 & 8 – Nawai Police Post to Malamala Bridge, Province of Nadroga, Western Division of Vitilevu.

**Proposed Works and type of activities:**

1. Geotechnical investigations
2. Drainage & pavement reconstruction/rehabilitation
3. In-situ cement stabilization of existing pavement layers
4. Asphalt concrete and bituminous seal surfacing
5. Pedestrian facilities, street furniture, road markings and street lighting
6. Service replacement, relocation and/ upgrading construction, footpath, kerb and channel construction and repairs.
7. Bus shelter construction

**Due Diligence Actions:**

DATE	EVENT	OUTCOME	SUPPORTING DOCUMENTS
03 /010/ 2023	Land Ownership Searches	Confirmed that the area for BYPASS will require temporary use of private land. Consents being received from Power of Attorney.	Land Title Certificate, Power of Attorney Certificate and relevant consent is annexed.
12 /06/ 2023	Door to door consultation and letter drops	<ul style="list-style-type: none"> <li>• Total of 78 Households and businesses alongside and near to the linking of section 7 and section 8 was visited.</li> <li>• 18 houses were unoccupied during visitation so letter dropped at mail box and gates.</li> <li>• 8 houses were vacant (no personal property inside).</li> <li>• 52 household and businesses were consulted and attendance signed as they have no objections</li> <li>• Those whose driveways turn from the main road will have alternative access included in the plan to ensure no displacements.</li> </ul>	<p>Pamphlets of Project information that was distributed is annexed.</p> <p style="text-align: center;">Attendance sheets attached</p>
03 /10 / 2023	Field Inspections / Site Verification	<ul style="list-style-type: none"> <li>• Confirmed that the area to be temporary used for BYPASS is covered with paragrass and no Trees.</li> <li>• They will be neither permanent impacts nor displacements as this land is vacant and not used for any agricultural farming.</li> </ul>	Maps and related photos Annexed.
03 /10/ 2023	Precautionary Measures	Contractor will be required to provide a Traffic Management Plan and plan to control movements during active works.	Contractor will submit as soon as Approval is sorted.

**Report Conclusions:**

In conclusion, no involuntary physical or economic displacement or resettlement will occur for the proposed BYPASS linking of sections 7 & sections 8 road upgrade. Consultation activities were undertaken with nearby communities and they indicated their support for the project works and a press release will be done for the BYPASS once a No Objection is received from the Banks. Screening confirms that required level of due diligence has been undertaken and all works will be done within the consented private land area. A Traffic Management Plan will be tailored to allow continued and safe access on the BYPASS.

**Recommendation:**

No objection to the contractor to proceed with the BYPASS on the basis of social safeguards.

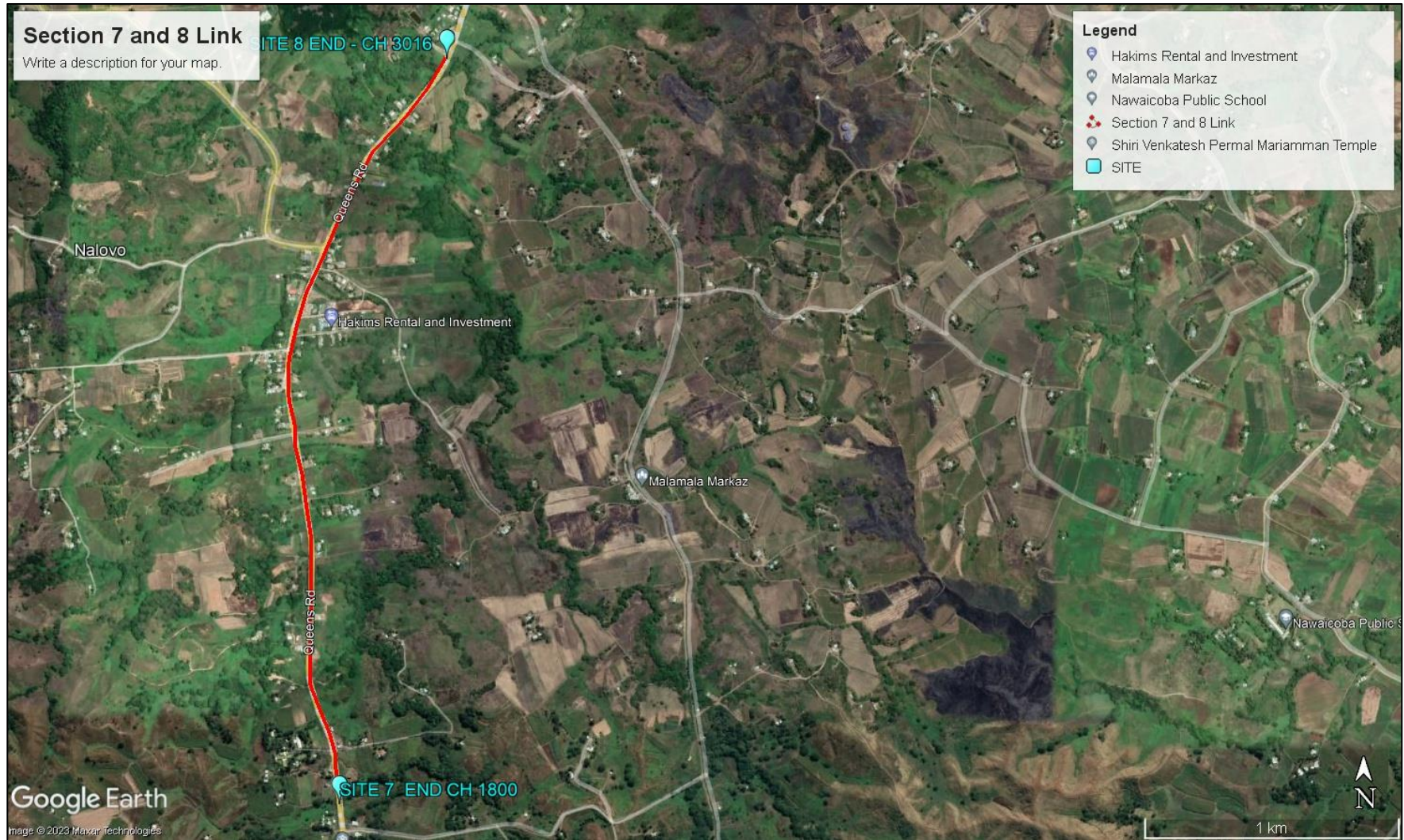
## Annexure 1: Screening Form

Project Title: <u>Fiji: Transport Infrastructure Investment Project</u>		Loan No: <u>ADB 3210-FJ</u>		
Subproject: <b>Queens Road Upgrading Project – Package B – BYPASS Linking Section 7 &amp; Section 8</b>				Date: <b>03/10/2023</b>
Location and impact area: <b>Nawai Police Post to Malamala Bridge</b> Answer below with tick or cross in yes, no or not known column, do not place NA in the columns.				
Probable Land Acquisition/Resettlement Effects	Yes	No	Not Known	Remarks
<b>Temporary Use of Land</b>				
Will the subproject need land for a diversion, camp, work yard or other requirement during construction period?	<input checked="" type="checkbox"/>			Consents from the Private Land Owner has been received for the temporary use of His land for BYPASS
Will the temporary use of land require removal of crops and/or trees?		<input checked="" type="checkbox"/>		No removal of crops or trees but only clearing of Para grass
Will the temporary use of land create partial or full impacts on a main structure (house or commercial building)?		<input checked="" type="checkbox"/>		No Structures affected.
Will the temporary use of land create impacts on livelihoods or income generating assets?		<input checked="" type="checkbox"/>		No impacts on income livelihood
<b>Acquisition of Land</b>				
1. Will there be land acquisition?		<input checked="" type="checkbox"/>		Only Temporary use of Private Land that is consented by Land Title Owner
2. Is the site for land acquisition known?	<input checked="" type="checkbox"/>			Freehold Land
3. Is the ownership status and current usage of land to be acquired known?	<input checked="" type="checkbox"/>			As per Land Title
4. Will easement be utilized within an existing Right of Way (ROW)?		<input checked="" type="checkbox"/>		
5. Will there be loss of shelter and residential land due to land acquisition?		<input checked="" type="checkbox"/>		
6. Will there be loss of agricultural and other productive assets due to land acquisition?		<input checked="" type="checkbox"/>		
7. Will there be losses of crops, trees, and fixed assets due to land acquisition?		<input checked="" type="checkbox"/>		
8. Will there be loss of businesses or enterprises due to land acquisition?		<input checked="" type="checkbox"/>		
9. Will there be loss of income sources and means of livelihoods due to land acquisition?		<input checked="" type="checkbox"/>		
Restrictions on land use or on access				
10. Will people lose access to natural resources, communal facilities and services?		<input checked="" type="checkbox"/>		
11. If land use is changed, will it have an adverse impact on social and economic activities?		<input checked="" type="checkbox"/>		
12. Will access to land and resources owned communally or by the state be restricted?		<input checked="" type="checkbox"/>		
Information on Displaced Persons: <b>There will be no Displacements of any Persons</b>				
Any estimate of the likely number of persons that will be affected by temporary use of land during construction period [ ] No [ ] Yes If yes, approximately how many? _____ Any estimate of the likely number of persons that will be displaced by the Project? [ ] No [ ] Yes If yes, approximately how many? _____				
Category for resettlement impacts <sup>1</sup> : A [ ] B [ ] C [ ]				
Are any of them poor, female-heads of households, or vulnerable to poverty risks? [ ] No [ ] Yes				

Are any displaced persons from indigenous or ethnic minority groups?

No  Yes

## Annexure 2: Aerial View of Road Catchment Linking Sec 7 & Sec 8



### Annexure 3: Aerial View of Diversion



## Annexure 4: Community Consultation Pamphlets

### ADDITIONAL INFORMATION:

This project will bring about issues such as disturbance and disruptions to daily program, dust emission and noise pollution. CR5 would like to hear from you should you have an issues with the road rehabilitation project that is currently underway. For any enquiries or complaints please contact the following:

- **China Railway No.5 Engineering Group (CR5G)**

Ms. Miliana Navia

Mr. Omkaar Neil Karan

Environment Manager & Social Safeguards

Traffic Manager

Email: milisnavia@gmail.com

neil.karan01@gmail.com

Ph: 9219724

8429543

- **Fiji Roads Authority Toll Free: 5720**

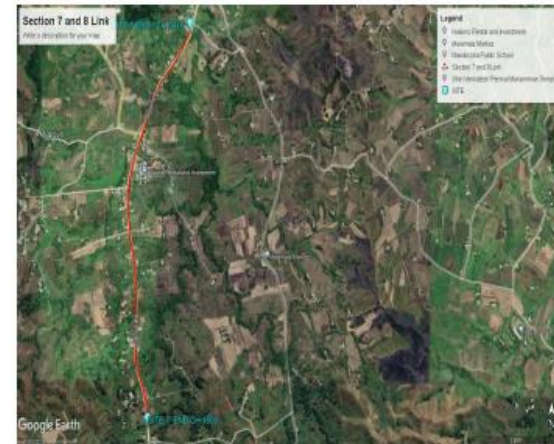


中铁五局斐济女王路升级B标项目经理部

Management Section of Queens Road Upgrade Project B

CHINA RAILWAY NO.5 ENGINEERING GROUP (FIJI) LIMITED

Lot 1, DSS 1775, Sawau Road, Bayview Heights, Suva



QUEENS ROAD UPGRADE PROJECT B (QRUP-B) Section 7 and 8 Link

**Funded by ADB & WB**



## Project Brief:

- China Railway No. 5 Engineering Group (CR5G) has been contracted to carry out rehabilitation along 6 different sections (Section 4A-C, 5, 7 and 8) of Queens Road that require immediate works.
- This road upgrade project will be taking place along the corridor of Namada village and Nawaicoba with a total construction length of approximately 23.1km.
  - \* Section 4A is from Korotogo village town end to Korotogo roundabout.
  - \* Section 4B is from Korotogo roundabout to Sovi Bay.
  - \* Section 4C is from Sovi Bay to Namada village.
  - \* Section 5 is from Navutu to Lomawai.
  - \* Section 7 is from Nawai School to Bavu.
  - \* Section 8 is from True Mart, Nawaicoba to Shamlal & Sons (Malamala Bridge).
  - \* **Section 7 and 8 Link (new inclusion).**
- The project is funded by the World Bank (WB) and Asian Development Bank (ADB).
- The scope of work includes but is not limited to geotechnical investigations, drainage, pavement reconstruction/rehabilitation, in-situ cement stabilization of existing pavement layers, asphalt concrete and bituminous seal surfacing, pedestrian facilities, street furniture, road markings and street lighting, service replacement, relocation and/upgrading construction, footpath, kerb and channel construction and repairs. Bus shelter construction follows the new standard bus shelter model .

## Link 7 and 8—Summary of Activities and Timeframe:

Construction Activities	Site	Timeframe
Entry Pit and culvert works	Link Section 7 and 8	45 days (July and August 2023)
Milling of Existing Pavement	Link Section 7 and 8	14 days (July 2023)
AP 40 Overlay & Prime Sealing	Link Section 7 and 8	28 Days (August2023)
Construction of AC 14 Sealing	Link Section 7 and 8	25 Days (August and September2023)
Road Marking	Link Section 7 and 8	7 Days (September 2023)
Construction of bus bay and bus shelter	Link Section 7 and 8	7 Days (September 2023)
Installation of Permanent Traffic Sign and Cleanup of Construction Area	Link Section 7 and 8	7 days (end of September 2023)

### NOTE:

- 1. Road construction timeframe is subject to adverse weather conditions, supply of material, breakdown of plant and machineries.**
- 2. Temporary Traffic Management Plan may cause delays and disruption in day to day travelling activities.**

Annexure 5 : Community Consultation Register



中铁五局斐济女王路升级B标项目经理部  
 Management Section of Queens Road Upgrade Project B  
 CHINA RAILWAY NO.5 ENGINEERING GROUP (FUJI) LIMITED  
 Lot 1 DSS 1775, Sawau Road, Bayview Heights, P.O.Box 863, Suva  
 Tel: 8070754 Email: cr5ggrupb@163.com

Section 7 and 8 Link Letter Drop Register – 12<sup>th</sup> June, 2023

	Name/Business Name	Address	Contact Details	Signature	Comments & Picture Consent
1.	Nawai Police Post		9904721		✓
2	TEWORO BAKERY	NAWAI NADI	8624821		✓
3	(Community Complex) SARESH R. NAND	NAWAI NADI	9082022		✓
4		Nawai			
5	Ali	Nawai Nadi	9068688		✓
6	RODDY	Nawai	9595212		✓
7	NAUSHAL ALI	Nawai	9801621		✓
8	Ashleen Mutha	Nawai	8315298		✓
9	Empty House 1	Nawai			
10	SARU ACHARI	Naloro	9991428		✓
11	Empty House 2	Naloro			





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Section 7 and 8 Link Letter Drop Register – 12<sup>th</sup> June, 2023

	Name/Business Name	Address	Contact Details	Signature	Comments & Picture Consent
1.	Jotika Devi	Nawai Nadi	9553373	Devi	✓
2.	Rashual Pradiah	Nawai Nadi	9476487	Pradiah	✓
3.	Nazeem Ali	N/A	9608675	Ali	✓
4.	Nawai Jee Seh (Mishra) PRINCIPAL	N/A	9926967 9338650	Jee Seh	✓
5.	(Rajesh K. Prasad) Nawai Public School	HOS	9385849	Prasad	✓
6.	Keshni Chetty	Nawai Nadi	2070970	Chetty	-
7.	Roshni	Nawai	9336581	Roshni	-
8.	Dipak	Nawai	9843782	Dipak	-
9.	Rahul	Nawai	9536396	Rahul	-
10.	Rajawo	NALWO	8302145	Rajawo	- Drainage Block 9 cubes
11.	Moser	NALWO	9213713	Moser	- Drainage





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 Tel: 8070754 Email: cr5ggrubp@163.com

Section 7 and 8 Link Letter Drop Register – 12<sup>th</sup> June, 2023

	Name/Business Name	Address	Contact Details	Signature	Comments & Picture Consent
1.	SUNIT KUMAR	Nalovo	8329257		✓
2	Empty House 3				
3	Empty House 4				
4	Ragni Devi	Nalovo	9492151		✓
5	Avinash	Nalovo	2143364		✓
6	Saleshni Lata	Nalovo	8729284		✓
7	SHRI RAMANI	Nalovo	8344132		✓
8	Rohit Sclander Sunda	Nalovo			
9	Kamal		878799		✓
10	Lanka <sup>Seneca</sup> Station	Nalovo	9962765		✓
11	SYAN PAVAN PING	NALOVO	9292909		✓





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Section 7 and 8 Link Letter Drop Register – 12<sup>th</sup> June, 2023

	Name/Business Name	Address	Contact Details	Signature	Comments & Picture Consent
1.	T. MUDLAL	NALOVO	9918338		—
2	WAISAKE DABEA	NALOVO	2423901		—
3	Dinash	NALOVO	2433651		—
4	SIAIU LINGAM	NALOVO	2838368		✓
5	KUMAR SAMI	NALOVO	8013420		✓
6	SAVENACA. LUTUMAKALI	NALOVO	2954764		—
7	Muni Prakash	NALOVO	9320500		—
8	SATYA NAND MAIDU	NALOVO	9234961		—
9	LINA WATI	NALOVO	9327685		✓
10	B.R. CHETTY SONS	NALOVO	9973195		—
11	Kushma Wati	NALOVO	9242233		—





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Section 7 and 8 Link Letter Drop Register – 12<sup>th</sup> June, 2023

	Name/Business Name	Address	Contact Details	Signature	Comments & Picture Consent
1.	Anila Naidu	Nalovo	8418664	Anila	
2	STACY PILLAY	NALOVO	2544750	STACY	
3	Karshma Petra	Nalovo	9855950	Karshma	
4	Saunders Coach.	Nalovo	9453402	Saunders	
5	Anjanand Desai	NALOVO	9485094	Anjanand	
6	AOG church	NALOVO	8636610	Elizabete	- Drive way
7	KRISHNA SWAMY	NALOVO	8660957	KRISHNA	
8					
9					
10					
11					

No Picture one




<u>Name</u>	<u>Address</u>	<u>Contact</u>	<u>Signature</u>	<u>Cont</u>
1) Shru Lakshmi	Nalovo	2168664	Bij	—
2) Nilamma	Nalovo	9310252	Neesu	—
Suresh	NALOVO	9273487	S	—
ANRA WATI Naicker	NALOVO	9777682	Chau	—
SHARMA N/A	NALOVO	9124603 <del>91424</del>	Ran	—

Annexure 6: Land Title & Consent

Reference to previous Title  
876969

7387  
No. 7387

  
**FIJI**  
**CERTIFICATE OF TITLE.**

\_\_\_\_\_

\_\_\_\_\_


\_\_\_\_\_


\_\_\_\_\_

Pursuant to THE \_\_\_\_\_ No. 1528 \_\_\_\_\_ is now proprietor subject to the provisions and reservations contained in \_\_\_\_\_ Grant No. 1262 \_\_\_\_\_ and subject to such leases mortgages and encumbrances as are notified by memorial underwritten or endorsed hereon of that piece of land known as BALEVO (part of), \_\_\_\_\_ and containing Twenty-six acres, two roods, and one perch, \_\_\_\_\_ be the same a little more or less and situate in the district \_\_\_\_\_ of BALEVO \_\_\_\_\_ in the Island of VITI LEVU \_\_\_\_\_ and being Lot 1528 on deposited plan No. 1528 and shown in diagram hereon.

In Witness whereof I have hereunto signed my name and affixed my seal,

Signed 11th October, 1965, \_\_\_\_\_

  
E. J. S. ...  
Reg. Registrar of Titles.





**Annexure 7: Power of Attorney**

19670

Stamp: **Stamp Duty**  
ONE DOLLAR

Stamp: **FORM APPROVED BY**  
NO. 11/54  
**REGISTRAR OF TITLES**

POWER OF ATTORNEY, No. \_\_\_\_\_

**FIJI**

**POWER OF ATTORNEY**

NOTE UP ALL BLANKS BEFORE SIGNING. NO ALTERATION SHOULD BE MADE BY ERASURE. THE WORDS REJECTED SHOULD BE SCORED THROUGH WITH A PEN AND THOSE SUBSTITUTED WRITTEN OVER THEM. THE ALTERATION BEING VERIFIED BY SIGNATURE OR INITIALS IN THE MARGIN OR NOTICED IN THE ATTESTATION. ALL NAMES MUST BE TYPED OR PRINTED.

Registration Fee \$ \_\_\_\_\_

Revenue Receipt No. \_\_\_\_\_

Initials \_\_\_\_\_

1. I, Sobramani Achari, s/o Muthu Sani Achari of Unimay, Nadi, Farmer.

do hereby appoint MY son Subhuda Sand Achari of Malovo, Nadi, Farmer.

my attorney to ~~sell to any person all or any lands, leases, mortgages, or encumbrances, whether now belonging to me or which shall hereafter belong to me, or of which I am now or shall hereafter be the proprietor ; also to mortgage all or any such lands or leases for any sum at any rate of interest; also to charge the same with any annuity of any amount; also to lease all or any such lands as shall be of freehold tenure for any term of years, not exceeding \_\_\_\_\_ years in possession, at any rent; also to surrender, or obtain, or accept the surrender of any lease in which I am or may be interested; also to exercise and execute all powers which now are or shall hereafter be vested in or conferred on me as a tenant, mortgagee, or annuitant~~ and for me, and in my name, to sign all such transfers and other instruments, and to do all such acts, matters, and things as may be necessary or expedient for carrying out the powers hereby given, and for recovering all sums of money that are now or may become due or owing to me in respect of the premises, and for enforcing or varying any contracts, covenants, or conditions, binding upon any lessee, tenant, or occupier of the said lands, or upon any other person in respect of the same, and for recovering and maintaining possession of the said lands, and for protecting the same from waste, damage, or trespass. Provided however the powers herein are restricted to do the following acts and things solely in respect of Farm No. 4846 situated in Yako Sector.

(1) To cultivate, manage and look after my said farm.  
 (2) To attend all matters in relation to harvest of my sugar cane including attending all gang meetings and signing of the harvesting contract.  
 (3) To authorize payment of harvesting expenses by FSC.  
 (4) To order for and receive all farm supplies including sugar & rice.

Dated this 11th day of March 1993

The Signature by mark of \_\_\_\_\_  
Sobramani Achari

was made in my presence and I verily believe that such Signature is of the proper handwriting/ left-thumb-mark of the person described as—  
Sobramani Achari

I certify that I read over and explained the contents hereof to him in the Hindi language and he appeared fully to understand the meaning and effect thereof.

**POWER OF ATTORNEY No. 23738**  
 Registered 29 MAR 1993 at 11 AM

**REGISTRAR OF TITLES**

**SUGAR CORPORATION LIMITED - THE FIJI**  
 ERATOVA  
 M/10/93

Lodged by SUGAR CANE GROWERS COUNCIL  
 P. O. Box 1503  
 NADI

Date \_\_\_\_\_ [P.T.O.]

## Annexure 8: Land Consent

### CONSENT LETTER

1. I, **Sachindanand Achari** of Naloso the lease owner of the subject land hereby gives the consent to **China Railway No.5 Engineering Group (CR5G)** to use the subject land for the purpose of a constructing a temporary two-way bypass.
2. CR5G will adhere and perform the following:
  - Provide a clear map demarcating the subject area;
  - Clearing and cleaning of the new access area;
  - Backfill and compacting the new access to standard; and
  - Clear, clean and compact the area after the completion of operation.
  - *Additionally, the new bypass and the works will be left as it is for our future use (including culvert)*
3. The occupancy will be for a period of 2 months or less and will also be subject to extension if necessary.
4. Should there be any irreconcilable dispute, disagreements, controversy or claim arise out in relation to the consent and the work at hand both parties shall refer the matter to the Residing Engineer or to the Fiji Roads Authority
5. All the necessary documents needed to confirm that Shop 2 Save is the lessee of this property will be provided to CR5G.
6. Should there be any clarifications needed, I can be contacted on mobile number 9491428.

Signature: *Sachindanand Achari*

Date: *03/10/23*

**Annexure 9: Photos**





28/09/2023 9:31:01 am  
Queens Road  
Nalovo  
Nadroga-Navosa  
Western Division