ANNEX 4

COMPENSATION RATES *

a) FRUIT TREES/PLANTS

1. Paw paws
   - 30,000/= per tree mature/producing
   - 15,000/= per tree young/medium
   - 2,000/= per seedling

2. Guava
   - 30,000/= per tree mature/bearing
   - 15,000/= per tree young/medium

3. Avocado
   - 45,000/= per tree mature/yielding
   - 15,000/= per tree young/medium

4. Brother heart
   - 45,000/= per tree mature/yielding
   - 15,000/= per tree young/medium

5. Passion fruit
   - 45,000/= per plant

6. Lemons
   - 40,000/= per tree mature/yielding

7. Banana
   - 10,000/= per clump/cluster

8. Oranges
   - 60,000/= per tree mature/bearing
   - 30,000/= per tree young/medium
   - 5,000/= per seedling

9. Mangoes
   - 75,000/= per tree (dods or hybreed type) yielding
   - 45,000/= per tree (other types) mature/bearing
   - 20,000/= -30,000/= per tree young/medium

10. Yams (Climbing type)
    - 2,000/= per plant

11. Jack fruit
    - 60,000/= per tree mature/yielding
    - 30,000/= per tree young/medium

12. Pineapples
    - 1,000/= per plant

13. Water melon
    - 10,000/= per stool

b) CROPS

14. Coffee
    - 10,000/= per tree mature/bearing
5,000/= per tree young/medium

15. Egg plant 1,000/= per plant
16. Cassava 3,000/= per stool
17. Sweet Potatoes 1,000/= per sq. metre
18. Maize 150/= per stand
19. Finger Millet 200/= per sq. metre
20. Sorghum 150/= per sq. metre
21. Beans 500/= per sq. metre
22. Ground nuts 500/= per sq. metre
23. Sugar cane 3,000/= per clump Cluster
24. Simsim 400/= per sq. metre
25. Tomatoes 6,000/= per sq. metre
26. Onions 1,500/= per sq. metre
27. Cabbages 200/= per head
28. Grans 300/= per sq. metre
29. Pigeon peas 200/= per sq. metre
30. Cow peas 400/= per sq. metre
31. Soya beans 400/= per sq. metre
32. Mayuni (Yams) 500/= per sq. metre
33. Rice 500/= per sq. metre
34. Bull rush millet 150/= per sq. metre
35. Wheat 500/= per sq. metre
36. Cashewnuts 15,000/= per tree mature

      5,000/= per young
<table>
<thead>
<tr>
<th></th>
<th>Plant/Tree</th>
<th>Price</th>
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</thead>
<tbody>
<tr>
<td>37</td>
<td>Pepper (red)</td>
<td>200/= per plant</td>
</tr>
<tr>
<td>38</td>
<td>Sisal</td>
<td>10,000/= per stool</td>
</tr>
<tr>
<td>39</td>
<td>Greens (dodo, etc.)</td>
<td>500/= per sq. metre</td>
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<tr>
<td>40</td>
<td>Lemongrass</td>
<td>1,000/= per stand</td>
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<tr>
<td>41</td>
<td>Pumpkins</td>
<td>5,000/= per stool</td>
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<tr>
<td>42</td>
<td>Okra</td>
<td>300/= per plant</td>
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<tr>
<td>43</td>
<td>Tobacco</td>
<td>1,000/= per plant</td>
</tr>
<tr>
<td>44</td>
<td>Cotton</td>
<td>300/= per sq. metre</td>
</tr>
<tr>
<td>45</td>
<td>Vanilla</td>
<td>20,000/= per metre</td>
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<tr>
<td>46</td>
<td>Mulberry tree</td>
<td>1,000/= per plant</td>
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<tr>
<td>47</td>
<td>Cauliflower</td>
<td>200/= per plant</td>
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<tr>
<td>48</td>
<td>Guard plants</td>
<td>5,000/= per plant</td>
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<tr>
<td>49</td>
<td>Ginger plants</td>
<td>300/= per plant</td>
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<tr>
<td>50</td>
<td>Binzari</td>
<td>1,000/= per plant</td>
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<tr>
<td>51</td>
<td>Cinnamon tree</td>
<td>60,000/= per tree</td>
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<tr>
<td>52</td>
<td>Garlic (Tungulu)</td>
<td>3,000/= per sq. metre</td>
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</table>

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<thead>
<tr>
<th></th>
<th>Plant/Tree</th>
<th>Price</th>
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<tbody>
<tr>
<td>53</td>
<td>Eucalyptus</td>
<td>30,000/= per tree timber size</td>
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<tr>
<td></td>
<td></td>
<td>10,000/= per tree medium size</td>
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<tr>
<td></td>
<td></td>
<td>3,000/= per tree pole/building type</td>
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<tr>
<td>54</td>
<td>Cypress</td>
<td>20,000/= per mature tree timber size</td>
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<tr>
<td></td>
<td></td>
<td>15,000/= per tree medium</td>
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<tr>
<td></td>
<td></td>
<td>2,000/= per tree building size</td>
</tr>
<tr>
<td>55</td>
<td>Muvule/Mahogany</td>
<td>45,000/= per tree timber size</td>
</tr>
<tr>
<td></td>
<td></td>
<td>25,000/= per tree medium size</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5,000/= per tree young/building type</td>
</tr>
</tbody>
</table>
56. Shade/Bush trees 5,000/= per tree
57. Palm tree 20,000/= per tree
58. Tamarind tree 45,000/= per tree
59. Shea nut tree 45,000/= per tree
60. Bark cloth 20,000/= per tree
61. Ornamental plants 200/= per sq. metre (spreading type)
                  3,000/= per plant (upright type)

d) BUILDINGS (TEMPORARY TYPES)

62. Bee-hives 15,000/= per hive

63. Houses:
   a) Mud and Wattle (Grass thatched) 10,000/= per m²
   b) Tins roof 12,000/= per m²
   c) Iron sheets roof 25,000/= per m²

64. Pit latrines:
   a) Mud and Wattle (grass thatched) 120,000/= (structure as per building; then Shs 5,000 per foot of unfilled pit)
   b) Bricks walls plastered and cemented floor 200,000/= (structure as per building; then Shs 5,000 per foot of unfilled pit)

65. Semi-permanent buildings:
   a) Thatched roof Mud block/bricks plastered earth floor 20,000/= per m²
   b) Iron sheets/tins roof earth floor 25,000/= per m²
c) Iron sheets/tins roof
   Cemented floor 60,000/= per m2

65. Graves
   a) Uncemented 75,000/= per grave
   b) Cemented 200,000/= per grave
   c) Marble built 500,000/= per grave

67. Granaries (locally built) 50,000/= per granary

68. Quarry
   a) Murram 1,000/= per cubic metre
   b) Stones/ rocks 15,000/= per cubic metre

e) OFFICE OF THE CHIEF GOVERNMENT VALUER WILL REMAIN RESPONSIBLE FOR DETERMINING THE VALUES OF SOME ITEMS BELOW:-

69. Land 500,000 per Acre- rural

70. Permanent buildings

71. V.I.P latrines

72. Plate and cup racks 3,000/= reeds 5,000/= Grass

73. Bath enclosure/shelters 3,000/= Tin 10,000/= Grass 5,000/= Reeds

74. Animal

75. Fish ponds

76. Fences

77. Statutory disturbance allowances:
   a) evacuation within 3 months 30% of compensation value
   b) evacuation in 6 months 15% of compensation value

Source: Chief Government Valuer*