INFRASTRUCTURE IMPLEMENTATION UNIT
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MONROVIA

RESETTLEMENT ACTION PLAN (RAP) FOR
GANTA TO TAPPITA ROAD (100 KM)

NOVEMBER 15, 2017
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<table>
<thead>
<tr>
<th>Acronym</th>
<th>Full Form</th>
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<tbody>
<tr>
<td>PRS</td>
<td>Poverty Reduction Strategy</td>
</tr>
<tr>
<td>OPRC</td>
<td>Output and Performance-Based Road Contract</td>
</tr>
<tr>
<td>ESIA</td>
<td>Environmental and Social Impact Assessment</td>
</tr>
<tr>
<td>RAP</td>
<td>Resettlement Action Plan</td>
</tr>
<tr>
<td>RPF</td>
<td>Resettlement Policy Framework</td>
</tr>
<tr>
<td>PAPs</td>
<td>Project Affected Persons</td>
</tr>
<tr>
<td>ESMP</td>
<td>Environmental and Social Management Plan</td>
</tr>
<tr>
<td>TMESC, INC</td>
<td>Terrestrial-Marine Environmental and Social Consultants, Incorporated</td>
</tr>
<tr>
<td>IIU/MPW</td>
<td>Infrastructure Implementation Unit/Ministry of Public Works</td>
</tr>
<tr>
<td>PAA</td>
<td>Project Affected Area</td>
</tr>
<tr>
<td>PFMU</td>
<td>Project Financial Management Unit</td>
</tr>
<tr>
<td>RAs</td>
<td>Research Assistants</td>
</tr>
<tr>
<td>LRA</td>
<td>Liberia Revenue Authority</td>
</tr>
<tr>
<td>SPSS</td>
<td>Special Package for Social Scientist</td>
</tr>
<tr>
<td>CDA</td>
<td>County Development Agenda</td>
</tr>
<tr>
<td>PAHs</td>
<td>Project Affected Households</td>
</tr>
<tr>
<td>IDPS</td>
<td>Internally Displaced Persons</td>
</tr>
<tr>
<td>IOL</td>
<td>Inventory of Losses</td>
</tr>
<tr>
<td>DPs</td>
<td>Displaced Persons</td>
</tr>
<tr>
<td>GRM</td>
<td>Grievance Redress Mechanism</td>
</tr>
<tr>
<td>GoL</td>
<td>Government of Liberia</td>
</tr>
<tr>
<td>EPA</td>
<td>Environmental Protection Agency</td>
</tr>
<tr>
<td>NGOs</td>
<td>Non-governmental Organizations</td>
</tr>
<tr>
<td>MPW</td>
<td>Ministry of Public Works</td>
</tr>
<tr>
<td>IIU</td>
<td>Infrastructure Implementation Unit</td>
</tr>
<tr>
<td>MoFDP</td>
<td>Ministry of Finance and Development Planning</td>
</tr>
<tr>
<td>MLME</td>
<td>Ministry of Lands, Mines and Energy</td>
</tr>
<tr>
<td>LRRRC</td>
<td>Liberia Refugees Resettlement and Reintegration Commission</td>
</tr>
<tr>
<td>GAC</td>
<td>General Auditing Commission</td>
</tr>
<tr>
<td>RoW</td>
<td>Right-of-Way</td>
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</table>
Chapter One: Introduction, Description of Project and Project Area

1.1 Introduction

The Government of Liberia seeks financing from the World Bank to upgrade the Ganta to Zwedru road to bituminous standard. Ganta and Zwedru are cities located in the south east of Liberia. Conceptual design for South Eastern Road Asset Management Project (SECRAMP) is in progress. Output and Performance Base Road Contract (OPRC) for approximately 100 km of road section from Ganta to Tappita is the approach that the project is adopting.

The Government of Liberia (GoL) is required to prepare ESIA and RAP to adequately address the environmental and social impacts of the Ganta-Zwedru Road Project. The ESIA and RAP preparation process has been divided into two phases. Phase one (I) is from Ganta to Tappita (100km), and Phase two (II) is from Tappita to Zwedru (125.4km). This RAP is prepared to mitigate social risks associated with Phase I of the Ganta-Tappita Road Project.

Phase I of SECRAMP is planned to be implemented within 100kms of Ganta – Tappita road. The project has three components. Component 1 involves road upgrading activities including: i) site clearing/grubbing, ii) earthworks. iii) Drainage works, and iv) road pavement activities. These activities are expected to impact public and private structures, economic crops, businesses, tenants, and vulnerable groups whose livelihoods are dependent on activities found within the right-of-way (RoW) of the 100km road.

Component 1 of the project activities is expected to involve civil works that will entail land acquisition for advancing the project objective. The specific impact locations/corridors of component 1 have been identified during the conceptual design stage. OP 4.12 was triggered and the final version of the Resettlement Policy Framework (RPF) was submitted to the Bank on January 24, 2017 and cleared on January 31, 2017.

Various studies including project conceptual study analyzing various design options, socio-economic survey of project affected area, and census of affected people and inventory of assets to be affected by component 1 have been carried out within the 100km of Ganta-Tappita road corridor. The information gathered was used to determine the applicability of OP 4.12 and the magnitude of the impact of the project on PAPs and their means of livelihoods. The studies mainly focused on: i) identification of general impacts, ii) census to establish eligibility for entitlement, iii) baseline information of affected structures and iv) information for designing a feasible resettlement plan. These activities have led to the preparation and finalization of this RAP.

This Resettlement Action Plan (RAP) was prepared in a period of eight months. The preparation phase involved census of affected people and structures. The census identified 1,142 public and private structures, 10, crops (trees), 355 small businesses, 86 tenants (renters) and 200 vulnerable people that will be affected by civil works activities to be undertaken by component I. In addition to the census activity, consultation with affected people and other stakeholders
has been conducted, in which potential PAPs have been informed about their rights and choices. Focus group discussions and individual consultation have been used to disseminate resettlement information and to obtain PAPs’ views. Valuation and verification of assets to be impacted have been completed. The GoL has accepted the assets valuation report and committed to compensating each PAP the full replacement value of his/her affected property.

Implementation of this RAP is expected to be completed within six months covering the period from January 2018 to June 2018. It is expected that: i) entitlement delivery is fully completed, ii) affected people have vacated the impact corridor in orderly fashion and iii) site is handed over to contracting entity after completion of compensation payments and without any outstanding or unresolved claims. The Infrastructure Implementation Unit (IIU) under the umbrella of the Ministry of Public Works (MPW) and, the Project Financial Management Unit (PFMU) under the umbrella of the Ministry of Finance and Development Planning (MoFDP) are responsible for implementing this Resettlement Action Plan (RAP). The IIU/MPW is responsible for the overall implementation of the RAP. The PFMU/MoFDP is responsible for safeguarding RAP’s financial resources including processing and making payments. Each of these institutions have committed to executing their respective roles and responsibilities. To ensure the implementation of this RAP, a total of 4,008,070 United States Dollars is budgeted. This amount includes compensation payments for affected public and private structures, business restoration allowances, payments for rubber trees, palm trees, and sugar cane, assistance to vulnerable people and tenants, allocation for covering expenses related to supervision, monitoring and GRMs activities and, contingency provision for unforeseen factors.

In addition to what is discussed in this section (introduction, description of project and project area), subsequent sections of this document will discuss and present the following key elements of this RAP:

- Socio-economic survey and census.
- Policy, regulatory and institutional framework,
- Entitlement and eligibility criteria,
- Valuation and compensation methods,
- Resettlement measures,
- Public participation and consultation,
- Organizational responsibilities,
- RAP preparation and implementation timeline,
- Cost and budget,
- Monitoring and evaluation.
1.2  Project Location, Description and Components

Phase I of SECRAMP is located in the south east of Liberia and extends from Ganta to Tappita traversing major towns including Flumpa, Yarsonnah Town, Kanwee Town, Sacleapea City, Loyee Town, Kpartuo Town, Garie Township and Tappita City with a total length of 100km.

The Project will enhance socio-economic well-being of the people of the two counties. Current condition of the road corridor varies by section but its overall condition is very poor and difficult during the rainy season. It is clearly indicated in the contractor's terms of reference (ToR) that the road rehabilitation works must remain within the existing RoW and realignment must be avoided or minimized as much as possible and where there is an unavoidable need for realignment, impacts would be evaluated and mitigated, the RAP will be updated. It is also the responsibility of the contractor to identify and secure storage, quarry sites and borrowing pits. The cost of these sites and borrow pits will be covered by the contractor. The GoL will assist the contractor in verifying the rightful ownership of the land and in processing the documentation. These requirements shall be reflected into the contractor's agreement.

Figure 1: Map of Project Area
Project Components: The proposed project has three components. Component I: Design, Rehabilitation and Maintenance of Ganta-Tappita Road; Component II: Improvement of Passenger and Freight Services; and Component III: Operating Costs and Institutional Capacity Building.

Component I: Design, Rehabilitation and Maintenance of Ganta-Tappita Road (100km) will entail the following activities: i) site clearing/grubbing, ii) earthworks, iii) drainage works, and iv) pavement activities.

Activities under component I will involve civil works that will entail land acquisition – mainly people who have encroached into the RoW and who have been carrying out livelihoods activities for about 20 years. These activities are expected to impact livelihood that shall require mitigating social risks associated with the component’s civil works.

Measure Considered to Avoid and Minimized Impacts: The project has decided to carry out the road upgrading activities within the established RoW - both in urban and rural areas. In urban areas the RoW is reduced from 75 feet to 50 feet from either side of the road centerline. The change in the RoW in urban areas is done in order to avoid or minimize project impacts on assets to be affected. In rural areas the RoW is 75 feet on either side of the road centerline. In both rural and urban areas the RoW includes drainages and roadside. In this case, public and private structures, economic crops, businesses that will be impacted by component I civil works are those who have encroached into the existing RoW and need to be cleared off the RoW. It is expected that there will be no road realignment except where it is extremely necessary. In such situations, the impact will be assessed and the RAP will be updated.

In addition to technical measures considered to avoid and minimize social and economic hardships, the project has also consulted potential PAPs in identifying and incorporating design considerations that will avoid and minimize impacts in each impact location.

Furthermore, the IIU in collaboration with the monitoring consultant who is responsible to carry out the quality assurance role on behalf of the GoL and in partnership with local communities shall monitor the contractor to stay within the existing RoW and shall enforce compliance. The GoL in collaboration with the World Bank is committed to sensitizing local communities and to building GRMs capacity to ensure that the contractor stays within the existing road. This shall be reflected in the contractor’s contract and the sensitization shall be conducted prior to commencement of road work.

1.3 Objectives of the Resettlement Action Plan (RAP)

The primary objective of this RAP is to identify and adopt measures for mitigating social and economic risks associated with component I civil works. The goal is to restore PAPs livelihoods.
to pre-project level or better. This RAP is geared toward providing compensation and assistance to PAPs and vulnerable groups. The specific objectives of the RAP are to:

- identify persons (individuals or groups) who will be affected by component I activities of the project;
- consult and inform PAPs about their right and choices, and
- Craft a process for delivering compensation and special assistances consistent with the World Bank policy on involuntary resettlement and the relevant Liberian legal provision.
Chapter Two: Socioeconomic and Census Studies

2.1 Socio-economic Studies

The total number of project affected persons (PAPs) is 1,019. A socioeconomic survey was conducted between November 2016 and February 2017. The cut-off date was on November 1, 2016. The project area is mainly rural with 3 cities, 10 towns and 23 small towns and villages. A total of 1,019 people will be affected by component 1 civil works. Poverty, illiteracy and unemployment are key characteristics of the project area, especially in the rural sections.

Structured questionnaires were used to obtain census and socio-economic information about the affected people. Pre-coded multiple choice questions were used during the interviews. The primary data sources used to describe the existing socio-economic situation are listed as follows:

- Census of all Project Affected Persons (PAPs);
- Household survey based on households that are to be directly affected by the project;
- Inventory of affected assets (structures and tree crops) in the project area;
- Stakeholders’ consultations that provided quantitative and qualitative data.

2.2 Characteristics of PAPs Households

The socio-economic studies covered a profile of residents of the project area between Ganta and Tappita (100km).

*Gender:* Of the total of 1,019 PAPs to be affected by the project, 675 are males while 344 are females. Of the total of 344 females to be affected by the project 215 of them are female household heads.

<table>
<thead>
<tr>
<th>Gender</th>
<th>Number of Male and female</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>675</td>
</tr>
<tr>
<td>Female</td>
<td>344</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,019</td>
</tr>
</tbody>
</table>

*Education:* Of the total number of 1,019 PAPs interviewed, 28.36% of the PAPs have formal education, though most of them only completed secondary school, 41.32% of the total PAPs are school dropout from elementary, junior high or high school, while 30.32% never entered school. Table 2.2 shows the educational status of the PAPs interviewed.
Livelihoods: PAPs are engaged in some form of livelihood activities. Most of the urban PAPs are self-employed, evidenced by the majority commercial structures in the project area in major cities such as Ganta, Secleapea, and Tappita cities.

For the Rural areas, majority of the PAPs are farmers. These are subsistence farmers who are mainly engaged in growing rice, vegetable, plantains, ground-nuts, palm nuts, cash crops as well hunting activities. Table 2.3 shows the livelihood activities of the PAPs.

Table 2.3: Livelihood activities of the PAPs

<table>
<thead>
<tr>
<th>What do you do for a living?</th>
<th>Number of PAPs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unemployed</td>
<td>122</td>
</tr>
<tr>
<td>Self-Employed</td>
<td>842</td>
</tr>
<tr>
<td>Employed</td>
<td>55</td>
</tr>
<tr>
<td>Total</td>
<td>1,019</td>
</tr>
</tbody>
</table>

2.3 Census Result

The objective of the census was to identify PAPs that will be negatively impacted by the project because of land acquisition that may result in: i) loss of shelter, ii) loss of income source, iii) loss of assets or access to assets, or income. With the goal of establishing the magnitude of the project's impacts on PAPs as well as their assets, the census undertook an inventory of assets that are likely to be impacted.

The census result indicated that farming and commercial activities are the major undertaking in the project area. The project will pass through 36 cities, towns and villages. A total of 1,019 persons are identified as potential PAPs to be affected along the Ganta-Tappita road. Out of the 1,019 persons, a total of 200 persons are considered to be vulnerable people.

People who settled and carrying out livelihoods activities within the RoW will be adversely impacted. Structures, shops, stores, small scale business, table stalls, market stalls, provision shops, beauty salons, carpenter shops, gas stations, farm land, crops and other similar means of livelihoods along the 100km length will be impacted. These persons have been carrying livelihoods activities within the Row for about 20 years.
2.3.1 Inventory of Affected Assets and Magnitude of Expected Impacts

The inventory of potential assets and livelihood activities to be impacted include: i) private properties, ii) public properties, iii) economic crops and, vi) business. In addition to assessing impacts on assets, the inventory exercise also assessed project impacts on: vulnerable groups and tenants.

2.3.1.1 Private Properties

A total of 1,113 privately owned structures will be affected by the project. The total value of these properties is estimated to be $USD 2,871,384. Private structures include: i) concrete block buildings, ii) mud bricks building with zinc roofs and thatch roofs, iii) mud dubbed buildings with zinc and thatch roofs, iv) wooden frame structures with zinc and thatch roofs and, v) containers and others, which includes kiosks, fence, water wells and graves.

As discussed earlier, the project will pass through 36 cities, towns and villages. Of these cities, towns and villages, the largest impact on private properties will be 218 structures in Ganta, 149 structures in Saclepea and, 127 structures in Tappita cities. Of the overall 1,113 private structures to be impacted, 44% of the structures are in Ganta, Saclepea and Tappita cities; while the remaining 50% and 6% are in towns, small towns and villages respectively. It is expected that PAPs will fully or partially lose their: i) residential, ii) business and, iii) rental building structures.

**Mitigation measures:** To mitigate social and economic risks associated with loss of private structures, the GoL will compensate PAPs with full replacement cost of the affected properties. The GoL committed that payment for all structures will be completed prior to commencing civil works in each of the impact corridors. Table 2.4 below shows structures to be impacted by location, number of structures, and amount of compensation estimated in each city, town and village.
Table 2.4: Number of Private Properties Affected by Location and by Compensation Amount

<table>
<thead>
<tr>
<th>#</th>
<th>Location</th>
<th>No Property</th>
<th>Total US Dollars</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>GANTA</td>
<td>218</td>
<td>539,752.61</td>
</tr>
<tr>
<td>2</td>
<td>TONGLEYWIN</td>
<td>15</td>
<td>13,857.74</td>
</tr>
<tr>
<td>3</td>
<td>GBAHN</td>
<td>26</td>
<td>64,143.53</td>
</tr>
<tr>
<td>4</td>
<td>PETER GAYE TOWN</td>
<td>2</td>
<td>2,114.00</td>
</tr>
<tr>
<td>5</td>
<td>KPOAPA</td>
<td>19</td>
<td>58,209.43</td>
</tr>
<tr>
<td>6</td>
<td>BLOHN</td>
<td>27</td>
<td>76,521.90</td>
</tr>
<tr>
<td>7</td>
<td>FLUMPA</td>
<td>37</td>
<td>104,962.19</td>
</tr>
<tr>
<td>8</td>
<td>GBANDLIN</td>
<td>34</td>
<td>65,091.75</td>
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<tr>
<td>9</td>
<td>YARSONNOH</td>
<td>51</td>
<td>163,985.70</td>
</tr>
<tr>
<td>10</td>
<td>KARNWEE</td>
<td>35</td>
<td>112,977.16</td>
</tr>
<tr>
<td>11</td>
<td>GBANLA</td>
<td>5</td>
<td>6,606.75</td>
</tr>
<tr>
<td>12</td>
<td>MAINPA</td>
<td>20</td>
<td>49,675.31</td>
</tr>
<tr>
<td>13</td>
<td>SACLEPEA</td>
<td>149</td>
<td>484,823.35</td>
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<tr>
<td>14</td>
<td>GBANQUOI</td>
<td>22</td>
<td>49,720.30</td>
</tr>
<tr>
<td>15</td>
<td>MASSAQUOI VILLAGE</td>
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<tr>
<td>16</td>
<td>LOYEE</td>
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<td>93,491.70</td>
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<td>17</td>
<td>KPAYTUO</td>
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<td>185,591.28</td>
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<td>18</td>
<td>GOEGIAN</td>
<td>22</td>
<td>24,877.63</td>
</tr>
<tr>
<td>19</td>
<td>LORSEH CAMP</td>
<td>17</td>
<td>14,620.84</td>
</tr>
<tr>
<td>20</td>
<td>GRAIE</td>
<td>48</td>
<td>165,284.88</td>
</tr>
<tr>
<td>21</td>
<td>ZOULAY</td>
<td>49</td>
<td>129,628.63</td>
</tr>
<tr>
<td>22</td>
<td>DAHN VILLAGE</td>
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<td>KORLAY</td>
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<td>SERGBEAH VILLAGE</td>
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<td>4,704.50</td>
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<tr>
<td>25</td>
<td>NEPAHN</td>
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<td>1,984.50</td>
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<tr>
<td>26</td>
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<td>27</td>
<td>ZEONGEHN</td>
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<td>VOLAY</td>
<td>10</td>
<td>22,190.00</td>
</tr>
<tr>
<td>29</td>
<td>VONLEY VILLAGE</td>
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<td>1,500.75</td>
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<tr>
<td>30</td>
<td>MILLER TOWN</td>
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<td>14,677.27</td>
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<tr>
<td>31</td>
<td>DOUPOU</td>
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</tr>
<tr>
<td>32</td>
<td>HARRIS TOWN</td>
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<td>9,855.00</td>
</tr>
<tr>
<td>33</td>
<td>MYERS TOWN</td>
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<td>2,143.87</td>
</tr>
<tr>
<td>34</td>
<td>LISSY VILLAGE</td>
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<td>1,397.25</td>
</tr>
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<td>35</td>
<td>YRIAH TOWN</td>
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<td>3,012.93</td>
</tr>
<tr>
<td>36</td>
<td>TAPPITA</td>
<td>127</td>
<td>379,923.14</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>1,113</strong></td>
<td><strong>2,871,384.12</strong></td>
</tr>
</tbody>
</table>

Note: Following the verification exercise carried out in July 2017 by the MPW team, the total compensation amount was reduced from $USD 4,349,926 to USD 2,871,348.12 for both private and public properties that will be affected by the project. The reason for this was that the previous calculations had valued mud houses at the same value as concrete houses which was an error. PAPs were consulted after the error was corrected. The number of PAPs remains unchanged. All PAPs were informed about the results of the verification exercise carried out by the MPW team as well as errors discovered.

2.3.1.2 Public Properties

A total of 29 publicly owned structures will be affected by the project. The total value of these properties is estimated to be USD 76,892. As shown by table 2.5, City Corporation, schools'
fences and sign boards, wells, health center and radio stations in various locations of the corridor will be impacted. It is expected that only small portion of fences and sign boards of schools will be affected and school activities, health, city corporations’, radio services will not be interrupted.

**Table 2.5: Public Properties to be affected**

<table>
<thead>
<tr>
<th>Ref</th>
<th>Type of Public Properties</th>
<th>Number Affected</th>
<th>Total compensation (USA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>City Corporations (Seclepea and Tappita)</td>
<td>4</td>
<td>42,291.00</td>
</tr>
<tr>
<td>2</td>
<td>Schools</td>
<td>8</td>
<td>15,104.00</td>
</tr>
<tr>
<td>3</td>
<td>Wells</td>
<td>9</td>
<td>7,712.00</td>
</tr>
<tr>
<td>4</td>
<td>Concrete Sing Boards</td>
<td>6</td>
<td>3,505.00</td>
</tr>
<tr>
<td>5</td>
<td>Health Centers</td>
<td>1</td>
<td>3,000.00</td>
</tr>
<tr>
<td>6</td>
<td>Seclepea Radio Station</td>
<td>1</td>
<td>5,280.00</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>29</strong></td>
<td><strong>76,892.00</strong></td>
</tr>
</tbody>
</table>

**Mitigation measures:** To restore affected public properties – fences, signboards and others – to their original status the GoL will compensate each affected entity with full replacement cost of the affected public properties. GoL is committed to ensuring payment for all structures will be completed prior to commencing civil works in each of the impact corridors.

2.3.1.3 Economic Crops

There are 52 economic crop owners who will be affected by the road project. A total of 10,160 economic crops along the Ganta-Tappita road corridor will likely be affected. The total value of these economic crops is estimated to be USD 58,000. The types of crops to be affected include palm trees, rubber trees, and sugar cane. Table 2.6 below shows the type of economic crops to be affected. It is expected that economic crop trees owners will lose incomes they have been getting from their produce and it may be difficult for them to reach their pre-project earning level in a short period. This may have serious implication on them and their families' livelihoods.

**Table 2.6 Affected Economic Crops by Type and Compensation Amount**

<table>
<thead>
<tr>
<th>Type of Crops</th>
<th>Quantity</th>
<th>Rate in USD</th>
<th>Compensation in USD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oil Palm Trees</td>
<td>18 trees</td>
<td>6</td>
<td>108</td>
</tr>
<tr>
<td>Rubber trees</td>
<td>9797 trees</td>
<td>6</td>
<td>58,782</td>
</tr>
<tr>
<td>Sugar Cane</td>
<td>345 bundles</td>
<td>6</td>
<td>2,070</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>10,160</td>
<td></td>
<td><strong>60,960</strong></td>
</tr>
</tbody>
</table>

**Mitigation measures:** In order to mitigate social and economic risks associated with losses of economic crops, the GoL will compensate each affected person or farmer for the value of his/her produce. The unit rates provided by the Ministry of Agricultures (MoA) for each category of economic crops are used to calculate the compensation amount to be paid to each PAP is found to be inadequate and inferior to the Bank’s policy. In view of this, the GoL is committed and agreed to compensate PAPs for economic crops on the basis of the value of production.
trees or on the basis of productive value of economic tree crops and sugar cane. Compensation payments adjustment shall be made during RAP implementation and adequate contingency provision for economic crops has been made in this RAP budget. PAPs are informed about this provision.

2.3.1.4 Businesses

A total of 355 formal and informal small businesses are found within the 100 km of Ganta-Tappita road corridor. These businesses are found within the road RoW. The RoW width in urban areas is 50 feet on either side of the road centerline, while in rural areas it is 75 feet on either side of the road centerline. The land within the road is owned by the GoL. The rationale to narrow the road in urban areas is to avoid or minimize impacts on small businesses. By narrowing the width of the RoW in urban areas the project has avoided its impact on businesses. Those businesses that fall within the 50 feet of the road RoW will be permanently affected.

These small businesses provide source of income and means of livelihoods to PAPs in the project affected area and are likely to be affected by component I civil works. The total restoration allowance for affected business is estimated to be US150,771.

The census revealed that these businesses have a total investment of USD1,052,068 along the corridor. Small business owners to be affected by the project have reported aggregate monthly net income of USD 50,251 and aggregate annual net income of USD 603,000.

It is expected that these businesses will lose income/revenue and convenient business locations. This may impact the revenue stream and subsequently their livelihoods.

Types of formal and informal small businesses to be affected by the project are shown by Table 2.7 below.

<table>
<thead>
<tr>
<th>Type of Business</th>
<th>No Businesses</th>
<th>Compensation in USD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auto parts</td>
<td>16</td>
<td>12,000</td>
</tr>
<tr>
<td>Cement dpt.</td>
<td>2</td>
<td>783</td>
</tr>
<tr>
<td>Charging Station</td>
<td>3</td>
<td>600</td>
</tr>
<tr>
<td>Computer Repair</td>
<td>3</td>
<td>2,130</td>
</tr>
<tr>
<td>Cook Shop</td>
<td>1</td>
<td>450</td>
</tr>
<tr>
<td>Credit union</td>
<td>1</td>
<td>900</td>
</tr>
<tr>
<td>Shops</td>
<td>12</td>
<td>4,740</td>
</tr>
<tr>
<td>Electronic Shops</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

Resettlement Action Plan (RAP) for Ganta to Tappita (100km) Road Project
<table>
<thead>
<tr>
<th>Category</th>
<th>Quantity</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entertainment Shops</td>
<td>4</td>
<td>2,700</td>
</tr>
<tr>
<td>Food Centers</td>
<td>5</td>
<td>1,070</td>
</tr>
<tr>
<td>Gas Station</td>
<td>4</td>
<td>2,025</td>
</tr>
<tr>
<td>Market Stall</td>
<td>131</td>
<td>49,800</td>
</tr>
<tr>
<td>Motel</td>
<td>2</td>
<td>5,592</td>
</tr>
<tr>
<td>Photo studios</td>
<td>3</td>
<td>1,050</td>
</tr>
<tr>
<td>Provision Shops</td>
<td>40</td>
<td>15,348</td>
</tr>
<tr>
<td>Stores</td>
<td>43</td>
<td>29,925</td>
</tr>
<tr>
<td>Table Stall</td>
<td>50</td>
<td>7,095</td>
</tr>
<tr>
<td>Tailor Shops</td>
<td>12</td>
<td>4,580</td>
</tr>
<tr>
<td>Tea Shop</td>
<td>3</td>
<td>1,050</td>
</tr>
<tr>
<td>Video Shops</td>
<td>4</td>
<td>2,450</td>
</tr>
<tr>
<td>Warehouse</td>
<td>14</td>
<td>5,700</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>355</strong></td>
<td><strong>150,771</strong></td>
</tr>
</tbody>
</table>

**Mitigation measures:** To mitigate social and economic risks associated with loss of small businesses and income interruption, the project will compensate each affected person or small business owner/petty trader the value of the business’ monthly net income for a total of three-month transition period. The monthly net income reported by each business owners is used to arrive at the restoration value to be paid to each small business owner/petty trader. Payment for all small business/petty traders shall be completed prior to commencing civil works in each of the impact corridors.

2.3.1.5 Vulnerable Groups

A total 200 potential PAPs in the project area are considered as vulnerable people. The group of vulnerable PAPs include: i) elderly, ii) disabled, ii) the sick and iv) female headed households. This group of vulnerable people will be qualified for a special package that shall be designed and geared toward assisting them. The total special package for vulnerable people is estimated to be USD 60,000. The special package is calculated on the basis of monthly rent for a transition period of three months, supplementary living and transportation allowances. The special package is three months transition allowance and has been discussed and agreed with vulnerable PAPs as being adequate to cover expenses related to rent, living and transportation.
In addition to the financial provision made under special package, vulnerable people will be assisted with support that will include: i) arranging priority access to local health posts for the sick and the needy, ii) providing seed money for the elderly, iii) helping them open Bank account, iv) assisting in obtaining documentation needed for processing and completing their compensation.

It is expected that vulnerable people will be exposed to more vulnerability as the shelters/buildings in which they are living and making livelihood will be affected by the project. The elderly, the women head of households, the sick and disable will face more vulnerability as they will depend on others to cater to their needs.

<table>
<thead>
<tr>
<th>Category</th>
<th>Gender</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>M</td>
<td>F</td>
</tr>
<tr>
<td>Elderly</td>
<td>50</td>
<td>23</td>
</tr>
<tr>
<td>Disable</td>
<td>28</td>
<td>15</td>
</tr>
<tr>
<td>The Sick</td>
<td>29</td>
<td>11</td>
</tr>
<tr>
<td>Female household heads</td>
<td>0</td>
<td>44</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>107</td>
<td>93</td>
</tr>
</tbody>
</table>

**Mitigation measures:** In order to mitigate vulnerability risks associated with disturbance, permanent and temporary displacement, the project shall give special attention to the wellbeing of the elderly, the sick, the disable and female household heads. Payment to all vulnerable groups shall be completed prior to commencing civil works in each of the impact corridors.

2.4 Other Studies

2.4.1 Land Tenure and Land Transfer System

Liberia has three land tenure systems, namely: i) Customary Tenure, ii) Freehold Tenure and iii) Lease Hold Tenure.

Customary tenure involves the use of land which the government has granted to people in the rural space. Acquiring customary right is a bottom up oriented approach. The process starts with the lower level of the country’s administrative structure. The Town Chief is responsible for initiating the customary right process, from the Township it goes to the Clan or Paramount Chief, from the clan or paramount chief the process moves to the District Commissioner who finally prepares customary land Grant Certificates which are subsequently approved by the president of Liberia. However, it is important to note that the bottom up approach may not the one that is always practiced on the ground to process and get approval of customary right.

The freehold tenure involves holding land in perpetuity or for a term fixed by a condition and enables the holder to exercise, subject to the law, full powers of ownership.

Resettlement Action Plan (RAP) for Ganta to Tappita (100km) Road Project
The lease hold tenure is created either by contract or by operation of the law. Under the tenure the landlord or lesser grants the tenants or leaser exclusive possession of the land. Usually for exclusive possession of the land, for a specific period in return for a grant, granting the tenants security of tenure and a proprietary interest in the land.

Majority of the PAPs in the project area do not have land deed. Many PAPs claimed to have ownership of the property they occupied. However, when questioned about title deed for the property, few claimed to have title deeds for the properties they were claiming. Some claimed to have inherited their properties. During the consultation meetings with the affected communities, none of the PAPs presented title deed to substantiate their claims. It can therefore be concluded that majority of the project affected households (PAHs) may be considered as without genuine title deed to land they claim to be theirs. It was also gathered from the survey data that majority of the PAPs have occupied the project area for up to 10 or more years. Some claimed to have stayed for more than 25 years in the project area.

2.4.2 Patterns of Social Interactions in Affected Communities

The communities along the Ganta to Tappita Road Corridor enjoy communal and cordial relationships, little or no discrimination exist among resident households because of ethnic, social, religious or cultural heritage. Intermarriage and co-habiting between members of different ethnic groups are common. PAPs indicated membership of social groups, which services as a source of solidarity in times of financial and emotional needs. The community welfare association occasionally donates materials aimed at alleviating the plight of less privileged individuals.

Collective group and individual network exist in the area that will be affected by SECRAMP. Generally, such interactions are used to promote and protect personal relationship and welfare. Different social groups such as the susu social group/club which is partially a social network/support group of small scale businessmen and business women and other interested investors coming together for saving and loan purposes. The survey disclosed that social network or support system like the susu promote trust, solidarity and foster greater cohesion within the communities in the road project areas. The project will not disrupt or impact these arrangements.
Chapter Three: Policy, Regulatory and Institutional Framework

3.1 Liberian Legal Framework

This section presents a description of the legal framework for involuntary resettlement in Liberia. The following Liberian Laws comprise the overall legal framework:

3.1.1 Land Right Policy of Liberia (2013)

The Land Right Policy of 2013 provides policy recommendations for land rights in Liberia, centered on four basic types of rights: Public land, Government land, customary land and private land. The policy also fosters equal protection of all relative to all land matters. The policy recognizes that since the founding of Liberia, the lands of customary communities have been less secure than private lands. This must end such that land under customary practice and norms are given protection equal to that of private lands i.e. the land right of men and women. In addition to this policy, the Constitution of Liberia and the Land Acquisition Act of Liberia are the laws covering land/property rights.

3.1.2 The Liberian Constitution 1986

Article 22(a) and (b) of the Constitution gives right to all individuals to own property, either on individual basis or in conjunction with other individuals, as long as they are Liberian Citizens. The right to ownership of property however, does not extend to mineral resources on or beneath the land.

Article 24 indicates that the state guarantees the inviolability of property rights but then provides for the expropriation of property for public purposes. It requires prompt payment of just compensation where this occurs. However, there is lack of procedural provisions.

Article 24 of the 1986 Liberian Constitution further provides the basis for compensation for acquired land. It states that expropriation may be authorized for national security issues or where the public health and safety are endangered, or for any other public purposes, provided:

- That reasons for such expropriation are given;
- That there is prompt payment of just compensation;
- That such expropriation or the compensation offered may be challenged freely by the owner of the property in a court of law with no penalty for having brought such action; and
- That when property taken for public use ceases to be so used, the republic shall accord the former owner, the right of first refusal to reacquire the property.

Article 65 also contains provision that the courts shall apply both statutory and customary laws in accordance with the standards enacted by the Legislature. This provides the constitutional basis for the application of the customary land tenure rules under which many rural Liberians hold their land.
3.1.3 Aborigines Law of 1956

Chapter II of this Act states that each tribe is entitled to the use of as much of the public land in the area inhabited by the tribe, as is required for farming and other enterprises essential to tribal necessities. It shall have the possession of such land as against any other person. It goes further to say that the omission of a tribe to have its territory so delimited shall not however, affect in any way its right to the use of the land. While this Act allows tribal people to own and use the land for living and productive activities, it does not allow the individuals or groups using the land to transfer the land to another user.

3.1.4 Property law of 1976

This law established the conditions under which a Liberian can own real property and dispose of . It states that one must hold title document for such land and when transferring same, it shall be done by title, duly registered. Land acquired under this law allows the owner to convey or transfer it to another person(s) or entity through legal process.

The difference between Aborigines and Property Laws is the right of land user to transfer or not to another land user.

3.1.5 Revised Rules & Regulations Governing the Hinterland of Liberia (2001)

These rules are a successor to the earlier law and Regulations on the hinterland. These rules apply not only to the hinterland, but also to land in other counties, under the customary land tenure system.

Articles 66 and 67 of the rules grant tribal people in the rural area the right to utilize land in their locale. And that any stranger wishing to utilize such land as against their usage, such stranger shall compensate for the use of the land.

The Land Acquisition Act of 1929 detail steps to be taken for land acquisition and payment of compensation for claimants whether in cash or land for land.

Two other relevant laws that relate to the resettlement of people to be affected by infrastructure development are the Zoning Law and the Real Property Law. The 1958 Zoning Law prescribes designated sites for construction of specific structures. Construction of unauthorized structures is violation under this statute. Section 102 of the Law requires that Zoning Permit be obtained prior to construction of any structure. However, section 72 of the same statute also provide that a Temporary Permit could be obtained from the Zoning Council for a period not more than one year, to construct a non-conforming structure.

The Real Property Laws of Liberia is based upon the doctrine of Eminent Domain. As far as eminent domain is concerned, Article 24 of the constitution of Liberia stated that expropriation may be authorized for the security of the nation in the event of armed conflict or where the public health and safety are endangered or for any other public purposes, provided: i) that reasons for such expropriation are given; ii) that there is prompt payment of just compensation;
iii) that such expropriation or the compensation offered may be challenged freely by the owner of the property in a court of law with no penalty for having brought such action; and iv) that when property taken for public use ceases to be so used, the Republic shall accord the former owner or those entitled to the property through such owner, the right of first refusal to reacquire the property. The Government of Liberia is the original granter of land in Liberia. Under the Real Property Laws of Liberia, the only instrument of Title is the Deed. Squatter Right is a right granted to an individual or group to use a specified land space for a specified period without ownership. Squatter Right is granted by municipalities and are covered by city ordinance. Originally, the Government of Liberia granted land to setters and aborigines based upon the doctrine of pre-emption, the measure in which prior occupancy accompanied by improvement gives superiority in ownership to land (8LLR 4`6). This law is based on Aborigine Law. Pre-emption has been abolished with the growth of population and now public land must be purchased from the Government in order to have Title. (15LLR4243YLL). The pre-emption is a law under Real Property Law and the owner

3.2 World Bank Operational Policy 4.12-Involuntary Resettlement

3.2.1 Policy Objectives

Involuntary resettlement may cause severe long-term hardship, impoverishment, and environmental damage unless appropriate measures are carefully planned and carried out. For these reasons, the overall objectives of the Bank's policy on involuntary resettlement are the following:

(a) Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs.

(b) Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable PAPs displaced by the project to share in project benefits. Displaced PAPs should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs.

(c) Displaced PAPs should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

3.2.2 Impacts Covered

This World Bank policy OP 4.12 covers direct economic and social impacts that both result from Bank-assisted investment projects, and are caused by:

(a) the involuntary taking of land resulting in

i) relocation or loss of shelter;

ii) loss of assets or access to assets; or

iii) loss of income sources or means of livelihood, whether or not the affected
persons must move to another location; or

(b) the involuntary restriction of access to legally designated parks and protected areas resulting in adverse impacts on the livelihoods of the displaced persons.

While policy objectives and impacts covered highlighted in the above paragraphs are meant to provide brief information on the scope of policy objectives and the extent of policy coverage, the entire Bank Policy (OP 4.12) are presented in annex I of this RAP. The GoL is fully committed and agreed to comply with policy objectives and requirements of OP 4.12 while implementing the RAP from Ganta–Tappita under SECRAMP.

3.3 Comparison of Liberian Legislations with World Bank Resettlement Policy

The table below provides a summary comparison between OP 4.12 requirements and the Liberian legal framework, highlighting key differences.

From Table 3.1 below, there are differences between the Bank OP 4.12 requirements and existing Liberian Legislations. Considering the above-mentioned differences, World Bank policy complements the existing Liberian legislations with additional requirements related to:

(a) the economic rehabilitation of all affected persons and affected families (AP/AF), including those who do not have legal/formal rights on assets acquired by a project;
(b) the provision of indemnities for loss of business and income;
(c) the provision of special allowances covering PAP expenses during the resettlement process or covering the special needs of severely affected or vulnerable PAPs.

Summary of the differences and similarities between OP 4.12 and Liberian Legal Framework are contained in the Table 3.1 below.

<table>
<thead>
<tr>
<th>World Bank Safeguards / OP 4.12 Requirements</th>
<th>Liberian Laws/requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>The preparation of a resettlement plan cleared by the Bank prior to the implementation of the resettlement activities</td>
<td>There is no Liberian law mandating project proponents to develop resettlement action plan.</td>
</tr>
<tr>
<td></td>
<td>Gap filling measure:</td>
</tr>
<tr>
<td></td>
<td>The GoL has agreed to address all gaps by fully implementing all mitigation measures reflected in this RAP. It also agreed when and where there are variances between the World Bank Policy on Involuntary Resettlement and that of Liberia Law, the one that is superior and prove to provide better and fair entitlement benefits to PAPs shall be applied.</td>
</tr>
<tr>
<td>Involuntary displacement/ resettlement of people should be avoided or minimized where possible, because of its potential to cause disturbances and disruption in income generating activities and lead to poverty</td>
<td>There is no Liberian law mandating project proponent to develop resettlement action plan and there are no requirements to avoid and minimize resettlement.</td>
</tr>
</tbody>
</table>

Table 3.1: Comparison of OP 4.12 Requirements with Liberian Legal Framework
| Gap filling measure: | The GoL has agreed to address all gaps by fully implementing all mitigation measures reflected in this RAP. It also agreed when and where there are variances between the World Bank Policy on Involuntary Resettlement and that of Liberia Law, the one that is superior and prove to provide better and fair entitlement benefits to PAPs shall be applied. |

| However, where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits. | Constitution, Article 24a, i, ii, iii, iv: While the inviolability of private property shall be guaranteed by the Republic, expropriation may be authorized for the security of the nation in the event of armed conflict or where the public health and safety are endangered or for any other public purposes provided:

i. that reasons for such expropriation are given;

ii. that there is prompt or just payment;

iii. that such expropriation or the compensation offered may be challenged freely by the owner of the property in a court of law with no penalty for having brought such action; and

iv. that when property taken for public uses ceases to be used, the Republic shall accord the former owner or, the right of first refusal to reacquire the property.” |

| Displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs. | Constitution, Article 24 does not cover this. Gaps, |

| Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher. | Constitution, Article 24 (as quoted above) does not extend to this aspect of the bank’s safeguards requirements. |

| Relocated to as close as possible to original site if possible | Not covered by existing Liberian laws. |

| Gap filling measure: | The GoL has agreed to address all gaps by fully implementing all mitigation measures reflected in this RAP. It also agreed when and where there are variances between the World Bank Policy on Involuntary Resettlement and that of Liberia Law, the one that is superior and prove to provide better and fair entitlement benefits to PAPs shall be applied. |
| **Compensated for losses at replacement costs.** | are variances between the World Bank Policy on Involuntary Resettlement and that of Liberia Law, the one that is superior and prove to provide better and fair entitlement benefits to PAPs shall be applied. |
| **Gap filling measure:** | The Constitution mandates just compensation. |

| **Compensations and other assistance to project affected people must be done prior to the displacement of the people for restoring their livelihoods, if significantly affected.** | Constitutions, Article 24 does not cover this. |
| **Gap filling measure:** | The GoL has agreed to address all gaps by fully implementing all mitigation measures reflected in this RAP. It also agreed when and where there are variances between the World Bank Policy on Involuntary Resettlement and that of Liberia Law, the one that is superior and prove to provide better and fair entitlement benefits to PAPs shall be applied. |

| **Sites intended for the resettlement of project affected people, new homes and related infrastructures, public services and moving allowances must be provided to the affected persons in accordance with the provisions of the resettlement plan** | Constitutions, Article 24 i. |
| **Gap filling measure:** | The GoL has agreed to address all gaps by fully implementing all mitigation measures reflected in this RAP. It also agreed when and where there are variances between the World Bank Policy on Involuntary Resettlement and that of Liberia Law, the one that is superior and prove to provide better and fair entitlement benefits to PAPs shall be applied. |

| **Attention should be paid to the needs of the poorest groups to be resettled.** | No mention of vulnerable groups. **Gap filling measure:** The GoL has agreed to address all gaps by fully implementing all mitigation measures reflected in this RAP. It also agreed when and where there are variances between the World Bank Policy on Involuntary Resettlement and that of Liberia Law, the one that is superior and prove to provide better and fair entitlement benefits to PAPs shall be applied. |

| **Squatters: Persons covered under para. 15(c) of OP 4.12 are provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objectives set out in this policy, if they occupy the project area prior to a cut-off date established by the borrower and acceptable to the Bank** | There is no provision in Liberian Law. |
| **Gap filling measure:** | The GoL has agreed to address all gaps by fully implementing all mitigation measures reflected in this RAP. It also agreed when and where there are variances between the World Bank Policy on Involuntary Resettlement and that of Liberia Law, the one that is superior and prove to provide better and fair entitlement benefits to PAPs shall be applied. |
Preference is given to compensating land for land

<table>
<thead>
<tr>
<th>Preference is given to compensating land for land</th>
<th>There is no provision in Liberian Law.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Gap filling measure:</strong></td>
<td>The GoL has agreed to address all gaps by fully implementing all mitigation measures reflected in this RAP. It also agreed when and where there are variances between the World Bank Policy on Involuntary Resettlement and that of Liberia Law, the one that is superior and prove to provide better and fair entitlement benefits to PAPs shall be applied.</td>
</tr>
<tr>
<td>Full replacement for loss of production trees based on life of species and maturity/productive value.</td>
<td>Compensation payment of USD6 per tree for economic crops such as oil palm tree, rubber tree and for bundle of sugar cane is what is provided by GoL. This is not consistent with the Bank’s involuntary policy.</td>
</tr>
<tr>
<td><strong>Gap filling measure:</strong></td>
<td>This gap will be addressed by this RAP. The GoL has agreed to address all gaps by fully implementing all mitigation measures reflected in this RAP. It also agreed when and where there are variances between the World Bank Policy on Involuntary Resettlement and that of Liberia Law, the one that is superior and prove to provide better and fair entitlement benefits to PAPs shall be applied.</td>
</tr>
</tbody>
</table>

While the above are gaps between the Liberian legal provision and the Bank’s policy on involuntary resettlement, the GoL has agreed that when and where there are variances between the World Bank Policy on Involuntary Resettlement and that of Liberia Law, the one that is superior and prove to provide better and fair entitlement benefits to PAPs shall be applied.

3.4 Institutional Framework

The institutions responsible for the RAP implementation are highlighted below with their mandates. They are:

3.4.1 Ministry of Public Works

The Ministry of Public Works has the responsibility for the design, construction and maintenance of roads, bridges, storm sewers, public buildings and other functions including urban and town planning, provision of architectural and engineering services, and zoning regulations. The Ministry has an Infrastructure Implementation Unit (IIU) charged with the implementation of World Bank and other donor funded projects. The MPW through the IIU provides overall leadership for the preparation, implementation, monitoring and reporting of all RAP activities. The IIU has a social safeguard officer who is responsible for overseeing social safeguard related issues. Overall safeguard capacity needs to be strengthened.
3.4.2 Environmental Potential Agency (EPA)

The EPA is mandated to set environmental quality standards and ensure compliance with stipulated environmental standards. The EPA is responsible for the provision of guidelines for the preparation of Environment Assessment and Audits, and the issuance of environmental permits. These may include certification procedure for road projects and other activities potentially dangerous to the environment. From time to time EPA involves in RAP field verification exercise and they are natural partner.

3.4.3 Ministry of Lands, Mines and Energy (MLME)

This Ministry supervises the development and management of minerals resources and conducts scientific and technical investigations required for environmental assessments. The Ministry, besides its pivotal role in mineral sources development, it is also in charge of regulating public and private lands. This includes land tenure, land policy, land reform, land use, planning, and other aspects of land administration. The MLME plays role and is responsible to resolve land disputes arising among PAPs and helps the GoL to establish the rightful land owner during RAP verification exercises and throughout the RAP implementation period.

3.4.4 Ministry of Finance and Development Planning (MFDP)

Ministry of Finance and Development Planning (MFDP) is the agency of Government responsible for the allocation of funds for the RAP implementation. It also carries out the processing and payment of resettlement compensation through its Public Financial Management Unit (PFMU).

3.4.5 Liberia Revenue Authority (LRA)

The Liberia Revenue Authority is the agency of Government responsible for the valuation of structures and land mainly for tax purposes but also for compensation. It is also responsible for the collection of Government revenues such as taxes.

3.4.6 General Auditing Commission (GAC)

The General Auditing Commission is the agency of Government responsible for ensuring accountability and transparency. The entity will ensure that the funds provided are expended for the intended purposes as stipulated in the RAP.
3.5 Institutional Capacity and Role

The RAP implementation will involve various agencies; however, the overall responsibility lies with the Infrastructure Implementation Unit of the Ministry of Public Works (IIU/MPW). While a well defined, organizational structure exists within the MPW, there is a strong need to strengthen RAP preparation, supervision and implementation capacity of the IIU.

Equally, the level of awareness and understanding of MPW of OP 4.12 policy is extremely low. Sensitization and awareness workshops on the Bank’s involuntary policy, on RAP preparation and implementation processes for MPW is very critical and shall be implemented between January 8-19, 2018. A total of about 60 policy makers, planning and technical department staff, district, and local level officials as well as MPW resident engineers, property valuators and contractors should be targeted. The training is estimated to cost USD 60,000. This provisional budget will cover local participants’ costs including per diem and transportation cost. The training will be conducted outside of Monrovia. The GoL is committed to ensuring the implementation of this training as planned.

To strengthen existing weak capacity, the GoL will continue to utilize the service of Monitoring Consultants in order to ensure proper supervision and monitoring of RAP implementation. The GoL has committed and agreed to hire a monitoring consultant before the implementation of the RAP.
Chapter Four: Entitlement and Eligibility

This Resettlement Action Plan is designed to meet Liberian legal provisions and that of the World Bank policy on involuntary resettlement (OP 4.12) on entitlement and compensation. In case of conflict between the Liberian legal provision and that of the World Bank Policy, the superior legal provision or policy that offers better and fair entitlement benefits to PAPs shall prevail. The IU/MIW shall be responsible for ensuring that the superior policy or legal provision is applied in all cases where gaps have been identified between the Bank’s Policy and the Liberian Legislation. The GoL is committed and agreed to implement this RAP as stated in this paragraph.

4.1 Entitlement

The entitlement matrix below defines the criteria for qualification to receive compensation for assets and means of livelihoods affected by component I of SECRAMP. It outlines: i) the category of assets to be affected, ii) number of assets to be impacted, ii) the type of impact and iv) entitlement to which PAPS are qualified under each category of impact.

<table>
<thead>
<tr>
<th>Description of Loss</th>
<th>Category of Affected Persons</th>
<th>Type of Impact</th>
<th>No. Assets or means of livelihoods impacted</th>
<th>Entitlement</th>
<th>Special Assistance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Building structures used for:</td>
<td>PAPs with legal or customary ownership</td>
<td>Full or partial losses of structures/properties</td>
<td>1,113 structures</td>
<td>Full Replacement Cost for structures If building structure is affected partially and the remaining part of the structure is not usable, the owner/PAP will receive full replacement compensation for the entire structure.</td>
<td>No</td>
</tr>
<tr>
<td>• Residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Business</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Rental</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PAPs with no legal or customary title but with occupancy prior to the cutoff date</td>
<td>Full or partial losses of structures/properties</td>
<td>1,113 structures</td>
<td>Full replacement costs for structures only If building structure is affected partially and the remaining part of the structure is not usable, the owner/PAP will receive full replacement compensation for the entire structure.</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Description of Loss</td>
<td>Category of Affected Persons</td>
<td>Type of Impact</td>
<td>No. Assets or means of livelihoods impacted</td>
<td>Entitlement</td>
<td>Special Assistance</td>
</tr>
<tr>
<td>---------------------</td>
<td>------------------------------</td>
<td>----------------</td>
<td>------------------------------------------</td>
<td>-------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Vulnerable Groups with legal or customary title</td>
<td>Full or partial losses of structures/properties</td>
<td>200 vulnerable</td>
<td>Full Replacement Cost for structures</td>
<td>If building structure is affected partially and the remaining part of the structure is not usable, the owner/PAP will receive full replacement compensation for the entire structure.</td>
<td>Six-month rental, living and other supplementary allowances at a rate of USD150 per person as well as priority access to health and other public services. Assistance moving if required</td>
</tr>
<tr>
<td>Vulnerable Groups with no legal or customary title</td>
<td></td>
<td></td>
<td>Full replacement costs for structures only</td>
<td>If building structure is affected partially and the remaining part of the structure is not usable, the owner/PAP will receive full replacement compensation for the entire structure.</td>
<td></td>
</tr>
<tr>
<td>Tenants</td>
<td>Loss of residence</td>
<td>86 tenants</td>
<td>Six months’ rental allowance based on rent paid for a place occupied before the project.</td>
<td></td>
<td>Not eligible</td>
</tr>
<tr>
<td>Landlord</td>
<td>Loss of income of rental</td>
<td>86 structures</td>
<td>Six months’ rental income based on rent received for a place occupied before the project.</td>
<td></td>
<td>Not eligible</td>
</tr>
<tr>
<td>Public Properties</td>
<td>Local</td>
<td>Full or partial losses</td>
<td>29 structures</td>
<td>Full Replacement</td>
<td>Not eligible</td>
</tr>
<tr>
<td>Description of Loss</td>
<td>Category of Affected Persons</td>
<td>Type of Impact</td>
<td>No. Assets or means of livelihoods impacted</td>
<td>Entitlement</td>
<td>Special Assistance</td>
</tr>
<tr>
<td>---------------------</td>
<td>-------------------------------</td>
<td>----------------</td>
<td>--------------------------------------------</td>
<td>-------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>used for: • Health centers, • Radio station, • School sign boards and fences</td>
<td>government/community</td>
<td>of structures/properties</td>
<td>Cost of public health centers, radio station, school sign boards and fences</td>
<td>Cost of public health centers, radio station, school sign boards and fences</td>
<td></td>
</tr>
<tr>
<td>Economic Crops: Oil Palm Trees Rubber Trees Sugar Cane</td>
<td>PAPs with legal or customary title</td>
<td>Loss of income/revenue or means of income</td>
<td>18 Oil Palm Trees, 9797 Rubber Trees, 345 bundles of sugar canes</td>
<td>Full replacement value for loss of production trees based on life of species and maturity/productive value.</td>
<td>Not eligible</td>
</tr>
<tr>
<td></td>
<td>PAPs with no legal or customary title but with occupancy prior to the cutoff date</td>
<td></td>
<td></td>
<td>Full replacement value for loss of production trees based on life of species and maturity/productive value.</td>
<td>Not eligible</td>
</tr>
<tr>
<td>Business</td>
<td>Owner of business – both formal and informal</td>
<td>Loss of income/revenue or means of livelihoods</td>
<td>355</td>
<td>Three months’ net income for each affected business based on monthly net income loss. Full replacement cost of structure and land</td>
<td>Not eligible</td>
</tr>
<tr>
<td></td>
<td>Person with no legal or customary title but with occupancy prior to the cutoff date</td>
<td></td>
<td></td>
<td>Three months’ net income for each affected business based on monthly net income loss</td>
<td></td>
</tr>
</tbody>
</table>

4.2 Eligibility
All persons in the project area who suffer direct social and economic impacts and whose livelihoods shall be disturbed because of: a) the involuntary taking of land leading to relocation or loss of shelter, b) loss of assets or access to assets, c) loss of income sources or mean of livelihood, whether affected persons must move to another location shall qualify for compensation and special assistances (three months rental, transportation and living assistance)

The GoL is committed and agreed to compensate those PAPs who do not have the legal title to land but reside in the project affected area before the cut-off date. They will be compensated for improvements they have made for structures and crops but not for the land they occupy. Structures owners will have the option to demolish their own structures and salvage the value that will be useful to them once compensation payment has been received by PAPs. PAPs will have the right to salvage materials without reduction in their compensation amount.

4.2.1 Definition of PAPs

PAPs under this RAP are defined as:

i) Those who are residing within the distance of 100km of Ganta- Tappita road corridor and found within the defined RoW of 100ft (50ft on either side of the road) in cities, and 150ft (75ft in either side of the road) in rural area;

ii) Those who have suffered direct economic and social impacts as a result of land acquisition for the purpose of advancing the project objective;

iii) Those vulnerable group in the project area who are directly affected by the project;

iv) Those who are qualified for special assistance or packages as it may be appropriate such as tenants and landlords;

4.2.2 Criteria for Determining Eligibility

While determining the criteria for eligibility to receive compensation and other assistances, the World Bank’s policy on involuntary resettlement shall supplement the Liberian legal provision for land acquisition and asset replacement.

In line with the Bank’s involuntary policy and the Liberian legal provision, the census determined that a total of 1019 PAPs will be directly affected by the project and shall be qualified for resettlement and special assistance. The PAPs described below shall be entitled to compensation for loss of structures, economic crops (rubber trees, oil palm trees and sugar cane), source of income, land other special assistances,(rental, transportation and living allowance).

- PAPs who have formal ownership and other rights to land (including customary, free hold, lease hold rights as recognized under Liberian law);
- Those with temporary or leased rights to use land;
- PAPs who do not have formal legal rights to lands or other assets at the time of the census, but who have claim to such legal rights by virtue of occupation or use of those assets; and
- Affected Businesses within the RoW.
• Affected vulnerable groups residing within the RoW and affected directly by the project.
• Affected tenants and landlords

4.2.3 Cut-off Date

The cut-off-date for the census was on November 1, 2016. Prior to the cut-off date, public notice announcing the project intention to undertake census of potential assets to be affected by the project in the project affected area had been made.

All PAPs residing, owning land or assets but are not residing in the affected corridor(s), conducting businesses and, earning income within the corridor(s) affected by the project at the cut-off date, November 1, 2016, the last day of inventory of affected assets, will be entitled and eligible to receive compensation and resettlement assistance.

Persons who encroach into the project affected area after the cut-off-date are not entitled to compensation or any form of assistance.

Chapter Five: Valuation and Compensation for Losses

This chapter discusses methodologies used in valuing assets impacted and in determining their full replacement cost. It provides a description of proposed types and levels of compensation under local law as well as OP 4.12 supplementary measures considered as are necessary to achieve full replacement cost for lost assets.

5.1 Valuation Methodologies

The assets valuation exercise is guided by valuation methods currently used by the Liberia Revenue Authority (LRA), the Ministry of Agriculture and that of Real Estate Surveyor (property valuator) and valuation rates for land, tree crops and structures. In events where Liberian legal provision does not meet the principle of full replacement cost as required by the World Bank policy on involuntary resettlement, compensation amount under this RAP is supplemented by Bank’s OP 4.12 provision. The objective is to achieve the principle of the World Bank policy of full replacement. To that end the GoL is committed and has agreed to honor the principle of full replacement cost for affected properties/assets as required by the World Bank Policy on Involuntary Resettlement. This requirement will be incorporated into the legal agreement between the Bank and the GoL.

5.1.1 Private Structures

A total of 1,113 private structures in the project area are expected to be impacted by the project. Compensation for structures followed the principle of “Full Replacement Cost.” Full replacement cost is calculated using market cost of the materials to build a replacement structure with an area and quality like or better than those of the affected structure, or to repair a fully or partially affected structure, plus the cost of transporting building materials to the construction site, plus the cost of any labor and contractors’ fees, plus the cost of any registration and transfer taxes.
The census categorized several structures by type and value of affected structures. Their values were determined by the prevailing market price of building materials including labor cost necessary for construction. This methodology is adapted from the Real Estate Division of the Ministry of Finance and Development Planning (Now the Liberia Revenue Authority (LRA)).

The market value is reviewed, revised and updated periodically based on prevailing material market value and labor cost. The prevailing rates per area of structure and materials used for construction are used as published by the agency. It was used to determine the rates to be applied for arriving at full replacement cost for affected structures captured in this RAP.

Eight (8) main types of structures constructed from various materials were identified to be affected. The unit rates of each of these structures are shown in **Table 5.1** below:

**Table 5.1: Unit Rates of Structure Types**

<table>
<thead>
<tr>
<th>Structure Types</th>
<th>Roof</th>
<th>Wall</th>
<th>Floor</th>
<th>Storey</th>
<th>Unit cost per ft² (US$)</th>
<th>Average range per ft² (US$)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete Flat</td>
<td>Zinc</td>
<td>Concrete</td>
<td>Concrete</td>
<td>Single</td>
<td>15.00</td>
<td>10:00-20:00</td>
</tr>
<tr>
<td>Mud Bricks</td>
<td>Zinc</td>
<td>Mud-brick</td>
<td>Concrete</td>
<td>Single</td>
<td>6.00</td>
<td>4:00-8:00</td>
</tr>
<tr>
<td>Mud Bricks</td>
<td>Thatch</td>
<td>Mud-brick</td>
<td>None/soil</td>
<td>Single</td>
<td>4.50</td>
<td>4:00-5:00</td>
</tr>
<tr>
<td>Mud-Dub</td>
<td>Zinc</td>
<td>Mud-Dub</td>
<td>None/soil</td>
<td>Single</td>
<td>4.25</td>
<td>4:00-4:50</td>
</tr>
<tr>
<td>Mud-Dub</td>
<td>Thatch</td>
<td>Mud-Dub</td>
<td>None/soil</td>
<td>Single</td>
<td>3.50</td>
<td>3:00-4:00</td>
</tr>
<tr>
<td>Wooden frame</td>
<td>Zinc</td>
<td>Round Pole</td>
<td>None/soil</td>
<td>Single</td>
<td>3.50</td>
<td>3:00-4:00</td>
</tr>
<tr>
<td>Wooden frame</td>
<td>Thatch</td>
<td>Round Pole</td>
<td>None/soil</td>
<td>Single</td>
<td>2.50</td>
<td>3:00-4:00</td>
</tr>
<tr>
<td>Container</td>
<td>None</td>
<td>none</td>
<td>None</td>
<td>none</td>
<td>None moveable</td>
<td>None moveable</td>
</tr>
</tbody>
</table>

The total compensation cost for the above private structures in the affected project area is 2,797,505 United States Dollars. This total is based on the assessed and verified value of private structures in accordance with the rates presented in the Real Estates Properties Evaluation of the Liberia Revenue Authority.

This budget for this RAP included 20% contingency provision of the total compensation and assistance cost in order to offset potential price inflation that may result in increase in material and labor costs. Potential PAPs are informed about this provision.

5.1.2 Public Structures

A total of 29 public structures in the project area are expected to be affected by the project. Compensation for public structures followed the principle of “Full Replacement Cost.” The compensation amount was calculated using market cost of the materials to build a replacement public structure with an area and quality like or better than those affected by the project, or to
repair fully or partially affected public structure, plus the cost of transporting replacement materials to the new site, plus the cost of any labor and contractors' fees.

The total cost of restoring these public structures is USD 76,892. Full replacement cost is calculated in accordance with the rates presented in the Real Estates properties valuation of the Liberia Revenue Authority and supplemented by OP 4.12 provision.

5.1.3 Economic Crops

A total of 10,160 economic trees in the project area are expected to be impacted by the project. The compensation costs of the various types of economic crops that will be affected by the project were calculated using rates issued by the Ministry Agriculture.

5.1.4 Businesses

A total of 355 businesses in the project area are expected to be impacted. Compensation for losses of income to businesses is determined by multiplying the monthly net income of each business by three months' income stream to arrive at the total business restoration allowance for each business owner.

The total compensation to be paid for affected businesses is $USD 150,771. This amount represents loss of revenue suffered by businesses.
Chapter Six: Resettlement Measures

6.1 PAPs Informed about Resettlement Options

This Resettlement Action Plan (RAP) is prepared in line with OP 4.12 stipulations as well as the Liberian legal provision. In accordance with these provisions: i) each affected PAP was informed about his/her options and rights pertaining to affected asset and compensation offered, ii) all PAPs in the project area have been consulted and were requested to propose/suggest resettlement, or entitlement options that are feasible and acceptable to them and all PAPs have proposed cash compensation. , iii) all PAPs have been informed that they shall be provided prompt and effective compensation at full replacement cost for losses of assets attributable directly to the project’s component I activities .PAPs in Ganta City, Saclepea City and Tappita City were informed or consulted on cash entitlement offered on November 3, October 25 and October 23, respectively. The values of the assessed/valuated properties and methods used to arrival at compensation amounts were explained as the basis for the consultation with PAPs.

During individual PAPs interview, of the total PAPs to be impacted by the project, 96% indicated that their preference for cash compensation. In view of the preferences expressed, 96% of the compensation package shall be paid out in cash while the remaining 4% shall be applied on case-by-case bases.

6.2 Description of Compensation Packages

The total compensation and assistance packages for mitigating impacts associated with the project amount to USD 3,208,522. The compensation package is geared toward assisting 1,019 PAPs. It is geared toward mitigating the direct economic and social impacts associated with impacts under component I of SECRAMP. Table 6.1 below shows the packages and assistance packages provided.

---

1"Replacement cost" is the method of valuation of assets that helps determine the amount sufficient to replace lost assets and cover transaction costs. In applying this method of valuation, depreciation of structures and assets should not be taken into account.

2If the residual of the asset being taken is not economically viable, compensation and other resettlement assistance are provided as if the entire asset had been taken.
### Table 6.1: Compensation packages by category of impacts on various assets

<table>
<thead>
<tr>
<th>No.</th>
<th>Categories of Affected Assets</th>
<th>Fully Affected Structures</th>
<th>Partially Affected Structures</th>
<th>Income loss</th>
<th>Special Assistance</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Private Structures</td>
<td>2,871,384</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>2,871,384</td>
</tr>
<tr>
<td></td>
<td>Public Structures</td>
<td>76,892</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>76,892</td>
</tr>
<tr>
<td>2</td>
<td>Economic Crops</td>
<td>0</td>
<td>0</td>
<td>58,821</td>
<td>0</td>
<td>58,821*</td>
</tr>
<tr>
<td>3</td>
<td>Businesses</td>
<td>0</td>
<td>0</td>
<td>150,771</td>
<td>0</td>
<td>150,771</td>
</tr>
<tr>
<td>4</td>
<td>Renter and Landlords</td>
<td>0</td>
<td>0</td>
<td>51,600</td>
<td>0</td>
<td>51,600</td>
</tr>
<tr>
<td>5</td>
<td>Special Assistance</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>60,000</td>
<td>60,000</td>
</tr>
<tr>
<td></td>
<td>Total Compensation</td>
<td>2,948,276</td>
<td>0</td>
<td>261,192</td>
<td>60,000</td>
<td>3,269,468</td>
</tr>
</tbody>
</table>

*The GoL is committed and agreed to reassess the value of economic crops on the basis of productive value of economic tree crops and sugar cane and it will revise this cost on the basis of its finding and will submit the new value to the Bank.

#### 6.3 Impacts Covered

Impacts covered by compensation and assistance packages are outlined below:

- **Loss of shelter**: Compensation for USD 2,871,348 will be paid for 1,113 private structures fully impacted by the project,
- **Loss of public structures**: Compensation for USD 76,892 will be paid for 29 public structures fully impacted by the project,
- **Loss of means of livelihoods**: Income restoration allowance for USD 58,821 will be paid to 52 economic crops owners whose incomes are impacted by the project,
- **Loss of Source of Income**: Income restoration allowance for USD 150,771 will be paid for 354 businesses whose incomes are impacted by the project,
- **Loss of income and shelter**: Income restoration allowance and rental assistance for USD 51,600 will be paid to 86 tenants (shop/store renters) whose livelihoods are disturbed and their incomes are impacted by the project,
- **Disturbance**: Restoration allowance in the amount of USD 60,000 to 200 vulnerable people who are impacted by the project.
Chapter Seven: Public Participation and Consultation

7.1 Consultation with Stakeholders

A multi-stakeholder consultation has been held across the project area. PAPs in Ganta City, Saclepea City and Tappita City were informed or consulted on cash entitlement offered on November 3, October 25 and October 23, respectively. The values of the assessed/valuated properties and methods used to arrive at compensation amounts were explained as the basis for the consultation with PAPs. Stakeholders who participated in the consultation included: i) the Assistant Superintendent for Development of Nimba County, ii) the Mayor of Ganta City, iii) the mayors of Saclepea City, iv) the Mayors of Tappita City, vi) council men and women, vii) community leaders, ix) Town Chiefs, ix) Clan Chiefs, x) household heads, xi) business owners, xii) landlords, xiii) structure owners, xiv) tree crops owners, xv) local authorities and, xvi) leaders from various administrative levels.

During the consultation exercise all stakeholders indicated their full support for the project and their willingness to support its smooth implementation.

7.2 Consultation Strategy

During the consultation with stakeholders, various consultation methods were used, including: i) focus group discussions, ii) informal interviews and, ii) public consultations. In each of these consultations care was taken to ensure that everyone’s voice was heard, responded to and recorded.

7.2.1 Focus Groups Discussion

As part of the focus group discussions, the field visit also included interviews and discussions with various groups of PAPs, local authorities and other stakeholders along the Ganta–Tappita Road. Their views have been accommodated, attempts have been made to give appropriate responses to their concerns, and their concerns have been recorded and addressed in this RAP.

7.2.2 Informal Interview

In addition to focus group discussions, numerous informal interviews with individual PAPs were conducted to supplement information obtained from other sources. This, to some extent, has helped to eliminate misinformation about the project. The interview with individual PAPs was also used as an opportunity to clarify to each PAP the goal of resettlement and the intention of compensation for assets to be impacted by the project.

7.2.3 Public/Community Consultation
In addition to the focus groups and interviews with individual PAPs, public consultations were held in various locations as shown. Important background information was obtained and discussions on the socio-economic aspects as well as on general and specific concerns which was needed to be addressed have been highlighted.

7.2.4 Summary Views Expressed

Summary of views expressed by PAPs are listed below:

- Concerns over loss of shelter and social networks;
- Worries over the possibility of inadequate notice from the authorities in charge of resettlement implementation;
- Tenants who have made advance payment to house owners are concerned about refunds;
- Some were concerned that they might not be given adequate compensation, thus afraid of being made worse off than they were before the project;
- The most important issues over which all PAPs raised concerns were adequacy of compensation for affected assets, and restoration of livelihoods;
- Affected people are concerned about the inconvenience of potential relocation, if any, and loss of livelihoods;
- Suggested that their businesses be restored to their original state as part of the resettlement plan;
- Make fair and timely compensation available for their affected assets as this goes a long way in establishing community trust in the government’s effort;
- Adequate notice for displacement has also been identified as imperative to the resettlement plan.
- Harmonization of the relocation schedule with the school calendar to avoid disruption of academic activities of affected children and gain the support of concerned parents.
- Many PAPs show cash preferences over the project taking responsibility for replacing fully and partially affected structures.

7.3 Resettlement Alternatives

During the consultation exercises as well as during face-to-face meetings, PAPs were offered with the following alternatives including choices related to forms of compensation and resettlement assistance:

7.3.1 Alternatives Offered

In line with OP 4.12 requirement as well as the national provision, PAPs have been offered with the following alternatives:

i) cash compensation for affected structures using full replacement cost of the affected structure;
ii) project take the responsibility for replacing the fully or partially affected structures;

iii) Paying three months’ net income loss for businesses that may be partially and fully affected;

iv) Paying three months’ rental/lease allowance for tenants who will be affected,

vi) Providing three months’ rental, living and supplemental allowances to vulnerable people,

vii) Providing social services and other services to vulnerable people on need basis.

7.3.2 Choices Related to Compensation and Resettlement Assistance

Following the consultation processes carried out at various locations, PAPs have chosen the followings and these choices are incorporated into this RAP compensation and resettlement assistance package:

1. **Cash Compensation**: Cash compensation will be paid to land owners and users, with consideration to the following:
   a) Where land or property is not the preferred resettlement option for the affected persons;
   b) Where livelihoods are, land based but the land taken for the project is a small fraction of the affected asset and the residual is economically active;
   c) Where active markets for land, housing and labor exist, and there is sufficient supply of land and housing; or
   d) Where livelihoods are not land based cash compensation for loss of non-moveable assets is given preference for this form of compensation.

2. **Replacement Land**: Where the land owner prefers replacement land in lieu of cash, the project will provide an alternative plot commensurate in size and productive potential with the one foregone. Suitable residential replacement land will be identified, which is either of similar quality or/and economic value. The compensation committee will work with each affected individuals or household to ensure that replaced land is acceptable. I1U MPW will acquire the identified replacement land on their behalf and subsequently transfer title to the affected persons who will have a right of occupancy prior to the commencement of the Ganta-Tappita Road upgrading project.

3. **Resettlement Allowance**: In addition to the compensation for crops, houses and land, relocation allowances will be paid to PAPs. These relocation allowances will cover relocation and resettlement costs, including rent of temporary accommodation, where necessary. The cost of moving all household items and any salvageable materials to new location, or from the rented house to a new house (i.e. moving allowance) will also be paid. These allowances will be payable in lump-sum to the PAP.

4. **Compensation for loss of Business**: In a situation where the PAPs incurred losses of income from business, the compensation method should be the following:
   - Estimate of net monthly profit of the business based on records if any, on operator’s statements, cross-checked by an assessment of visible stocks and activity.
• Application of these net monthly profits to the period during which the business is prevented to operate; and a disturbance allowance of 10% of total compensation which the PAP is entitled to.

5. **Vulnerable Households:** Special attention will be paid to vulnerable groups defined as those already experiencing some form of hardship (e.g. because of extreme poverty, sickness, handicap, female-headed households, the aged, etc.) and for whom loss of land/poverty/income sources could lead to further hardship. To ensure that resettlement does not further exacerbate the conditions of these groups additional assistance such as special access to health centers, opening of bank account, helping to process document relevant to their compensation payment will be provided for their households. The IIU is responsible for these tasks and committed to carrying out as stated in this paragraph.

6. **Form of payment:** Payment will be made by bank check to each PAP. In case an individual is absent during payment, the IIU/MPW will immediately communicate a new date of payment to such individual(s). In the meantime, the amount will be deposited in escrow account that will be opened for this purpose. All PAPs will present passport-sized photographs of themselves along with a clearance or proof of ownership to the RAP Payment Team to qualify for payment or assistance, and serve as a means of identification. Notification of compensation payment will include locations where payments will be made, the time and date of payment as well as the beneficiaries of such payment.

7.4 **Provision for updating Information on PAPs**

The Infrastructure Implementation Unit of the Ministry of Public Works (IIU/MPW) is responsible for conducting public consultations and disclosure. The goal of consultations and disclosure shall be to inform affected people and to solicit feedback that will assist the implementation of the RAP. It shall include:

- Creation of multi-stakeholder communities to identify and address project impact and community concerns including compensation and resettlement progress,
- Crafting communication strategy to ensure that affected persons are informed and kept knowledgeable of resettlement policies and can ask and responding to questions/comments appropriately in local dialects or English,
- Choosing the venue of public consultations,
- Hosting regular meetings of PAPs and their representatives,
- Maintenance of an open-door policy through which PAPs can seek advice and lodge complaints, The focal point to be contacted on safeguard issues is Stephen Kolee, IIU/MPW, Monrovia. Telephone numbers: (+231) 0886 608 763 and 0770 032 844.
- Creation of GRMs at different levels.

7.5 **Grievance Redress Mechanism and Procedures**

Many grievance/complaints are originated from misunderstanding of compensation issues and procedures. Grievance Redress Mechanisms (GRMs) at various levels shall be established. GRMs will provide opportunities and venues for PAPs to file complaints related to compensation. It will also be open to people who believe they have erroneously been left out of the
census. It shall be provided with the requisite funding in order to offset its operational and administrative cost. A grievance redresses mechanism committee of knowledgeable persons experience in the area of conflict resolution shall be constituted at all levels. PAPs have been informed about the role of GRMs and the procedures to access the committees at each level. The committees will be established prior to the implementation of RAP. Rapid training shall be offered to GRMs members before the start of RAP. The IIU/MPW will, on ongoing basis, inform PAPs on the existence of GRMs and will track cases on a monthly basis. The Ministry of Public Works and its Infrastructure Implementation Unit (MPW/IIU) in collaboration with PAPs is responsible for establishing the GRMs as described below:

7.5.1 Project Level Grievance Redress Mechanism (GRM)

A project level GRM is a system of dispute resolution that shall be established at the impact corridor/location. Its objective is to bring GRM closer to PAPs. First instance dispute/grievances shall be handled at the project level where the impact project area is. All effort shall be made to resolve issues at the first instance. If the project level committee is unable to resolve the issues, the case will be transferred to District Level GRM. Inability to resolve issues at project level will triggered automatic transfer of the case to District Level GRM.

The project level GRM shall have the following members:
- The Monitoring Consultant, Chair
- The County Resident Engineer, Member
- The Contracting Entity, Member
- Paramount Chief, Member
- PAPs’ representative (male)
- PAPs’ representative (female)

Project level GRM committee shall resolve or reach a decision five (5) days from the date the complaint is received. The chairperson of the GRM committee shall communicate the committee’s decision to the aggrieved PAPs in writing and keep record of all decisions related to each case. The committee will have registration log of complaints and the log shall be kept in a place accessible to the public.

7.5.2 District Level Grievance Redress Mechanism (GRM)

The objective of the district level GRM is to resolve complaints that the project level GRM is unable to resolve. All effort shall be made to resolve issues at the district level. If the district level committee is unable to resolve the issues, the case will be transferred to County Level GRM. Inability to resolve issues at district level will be triggered automatic transfer of the case to County Level GRM. The chairperson of the GRM committee shall communicate the committee’s decision to the aggrieved PAPs in writing and keep record of all decisions related to each case. The committee will have registration log of complaints and the log shall be kept in a place accessible to the public.

The District level GRM shall comprise of the following members:
- District Commissioner, Chair person
- City mayor, member
• District Magistrate/Circuit, member
• PAPs’ representative (male)
• PAPs’ representative (female)

District level GRM shall do everything possible to resolve issues within fifteen (15) days from the
date the case has been transferred to it from the project level GRM. The chairperson of the
GRM committee shall communicate the committee’s decision to the aggrieved (PAPs) in writing
and keep record of all decisions related to each case.

7.5.3 County Level Grievance Redress Mechanism (GRM)

A committee of knowledgeable persons, experienced in the subject area, shall be constituted at
the county level to handle complaints that have not been addressed or resolved at the district
level. All effort shall be made to resolve issues at the County Level. If the county level
committee is unable to resolve the issues, the case will be transferred to IIU/MPW Level GRM.
Inability to resolve issues at project level will be triggered automatic transfer of the case to
IIU/MPW Level GRM. The chairperson of the GRM committee shall communicate the
committee’s decision to the aggrieved PAPs in writing and keep record of all decisions related to
each case. The committee will have registration log of complaints and the log shall be kept in a
place accessible to the public.

The county level GRM shall be composed of the following members:
• County Superintendent, chair person
• Land Commissioner, Member
• County Inspector, Member
• County Engineer, member
• PAPs’ representative (male)
• PAPs’ representative (female)

The county level GRM shall do everything possible to resolve issues within fifteen (15) days
from the date the case has been transferred to it from the District level GRM Committee. The
chair of the committee shall communicate the committee’s decision to the aggrieved project
affected persons (PAPs) in writing and keep record of all decisions related to each case.

7.5.4 IIU/MPW Level Grievance Redress Mechanism

A committee of knowledgeable persons, experience in the subject area, shall be constituted at
the IIU/MPW to handle complaints that have not been addressed or resolved at the county level.
All effort shall be made to resolve issues at the IIU/MPW level. This is the last level of appeal
and the decision at IIU/MPW level shall be the final and binding. The chairperson of the GRM
committee shall communicate the committee’s decision to the aggrieved PAPs in writing and keep record of all decisions related to each case. The committee will have registration log of complaints and the log shall be kept in a
place accessible to the public.

The IIU/MPW level GRM shall be comprised of the following members:
• Deputy Minister for Administration, MPW, Chair person
• MPW Legal Council, Member
The IIU MPW level Grievance Redress Mechanism committee shall do everything possible to resolve issues within fifteen (15) days from the date the case has been transferred to it from the county level GRM committee. The chairperson of the committee shall communicate the committee’s decision to the aggrieved PAP(s) in writing. The decision reached at the IIU/MPW GRM committee level will be the final decision. If PAP is not satisfied with the GRM processes set for the project, the PAP will have the right to seek remedy through the court. The committee shall keep record of all decisions related to each case.

7.6 Grievance Procedures

The following procedures shall be followed while filing and processing complains:

- **Grievance Register Book**: A grievance register book shall be opened and kept in the office of each GRM committee. All grievances shall be registered when and upon the receipt of complaints from the aggrieved. The book shall have: i) case reference number, ii) the aggrieved name, iii) the date the case is received, iv) the date the case is resolved and, v) a remarks column.
- **Responsibility for Registering Complains**: the Monitoring Consultant in the project area shall register in the Grievance Register Book all written complaints received.
- **Case Receipt**: Within 24 hours of receiving complaints, the monitoring consultant shall issue a letter to the aggrieved acknowledging receipt of the case and providing a date when the case will be reviewed as well as the venue.
- **Public Access to the book**: The book shall be accessible to the public,
- **PAPs**: All PAPs who have issues with their compensation and assistances are required to submit written complaints to the appropriate level of GRMs.
- Mediation meetings and outcomes will be recorded and kept in safe places at each of the Grievance Redress Mechanism Committee’s locations.
Chapter Eight: Organizational Responsibilities for RAP Implementation

8.1 Roles and Responsibilities of the Implementing Institutions

The key organizations responsible for RAP implementation, their role and responsibilities are summarized below:

i. Ministry of Public Work: The MPW is the executive agency and is responsible for ensuring the upgrading of the Ganta-Tappita road. Under the umbrella of the MPW, the IIU is responsible for coordinating and supervising the implementation of the RAP.

ii. Ministry of Finance and Development Planning: The MFDP is responsible for providing safeguard for the project financial resources. Under MFDP umbrella, the “RAP Pay Team”, under the supervision of the PFMU, is responsible for preparing compensation payments, for supervising compensation payments and, for ensuring period financial reporting.

iii. Liberia Revenue Authority: This Agency is responsible for validating market value of affected properties that will be paid for by the Government;

iv. Local Authorities at various levels are responsible for: identifying legitimate project affected property owners, providing clearance including affidavit of proof ownership to PAPs, and for helping to resolve conflicts related to ownership claims and compensation.
Chapter Nine: RAP Implementation Schedule

9.1 Objective of the RAP Preparation and Implementation Timeline

The objective of the RAP preparation and implementation schedule is to ensure that all RAP-related activities are fully completed before commencement of component 1 civil works. The entire RAP preparation and implementation activities are scheduled to be completed within a period of 12 months after which component 1 civil works is expected to commence in month 13 as shown in the below implementation schedule.

Table 9.1: Tentative implementation schedule

<table>
<thead>
<tr>
<th>#</th>
<th>Activities</th>
<th>Phase I</th>
<th>Phase II</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>November 2016 – July 2017</td>
<td>November 27, 2017- February 2018</td>
</tr>
<tr>
<td>---</td>
<td>--------------------------------------------------</td>
<td>--------------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>1</td>
<td>Complete Socioeconomic studies and census</td>
<td>M1 M2 M3 M4 M5 M6 M7 M8 M9</td>
<td>M10 M11 M12 M13 M14 M15 M16</td>
</tr>
<tr>
<td>2</td>
<td>Conduct consultation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Complete valuation and verification</td>
<td>M1 M2 M3 M4 M5 M6 M7 M8 M9</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Agree with PAPs on compensation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Start and complete entitlement delivery</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Post RAP Compensation Payment Audit</td>
<td></td>
<td></td>
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<tr>
<td>7</td>
<td>Grace period to vacation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Site handover to contractor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Resolve potential residual issues</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Monitoring RAP</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

9.2 Implementation Phases

RAP preparation and implementation are organized in two phases. The period covering November 2016 – July 2017 is the RAP preparation phase while the period covering November 2017 –February 2018 is RAP implementation phase.
9.2.1 Phase I

All activities under phase I have been implemented between November, 2016 and July 2017.

Socioeconomic Studies and Census: These activities were carried out between November 2016 and February 2017. Outcomes of the socioeconomic studies and the census results have been used in developing this RAP.

Consultations: PAPs and other relevant stakeholders were consulted between March and June 2017. Outcomes of the various consultations are incorporated into this RAP.

Valuation and Verification: These activities were carried out between November 2016 and June 2017. Results of valuation and verification exercises are used for developing compensation packages for private and public structures affected by the project as well as for providing special assistance to vulnerable people and tenants.

Agree with PAPs on Compensation Amount: These activities have been completed between July 2017. The IIU in collaboration with the MPW verification team have finalized agreements with PAPs on July 31, 2017.

9.2.2 Phase II

All activities under phase II are planned to be implemented between November 27, 2017 and February 2018.

Entitlement Delivery: This activity will be implemented in January 2018 and Post entitlement payment audit is scheduled to be completed in February 2018. Completion of entitlement deliver and the outcome of post entitlement payment audit will lead to the process of vacating PAPs and handing over the site to contracting entity. The IIU in collaboration with PFMU is expected to complete all payments and assistance to PAPs by January 31, 2018.

Grace Period: This activity will be implemented between January, 2018 and February 2018. The overall grace period given to PAPs to vacate site is two months. PAPs are expected to vacate the site by February 28, 2018.

Site Handover: Following the site vacating exercise which is scheduled to be completed by February 28, 2018, the site is expected to be handed over to the contracting entity by March 5, 2018. Full compliance to OP 4.12, which requires that no civil works shall commence prior to making prompt payment to PAPs for affected structures, shall be observed. To ensure compliance to the policy requirement, all entitlements or compensation must be paid to PAPs by October 30, 2017 as stipulated in the entitlement delivery section of this RAP. The GoI has committed and agreed to follow on the implementation schedule shown in this section.

As shown in the RAP preparation and implementation schedule, monitoring exercises shall be carried out during implementation of phase I activities.
Chapter Ten: Cost and Budget

10.1 Items Covered by the Budget

The overall RAP implementation cost and budget is **USD 4300,309**. The amount includes the following items as shown in the table below.

- **Private properties USD 2,871,384.12.** This compensation payment is to be made to PAPs for their affected properties at full replacement value.
- **Public properties USD 76,892.** This compensation payment is to be made to PAPs for their affected properties at full replacement value.
- **Economic crops USD 58,821.** This compensation payment is to be made to PAPs for their affected economic crops for the losses of the value of their produce covering six months of production period.
- **Business/Loss of income USD 150,771.** This compensation payment is to be made to PAPs whose businesses are affected. The compensation amount covers three months of net income loss for the transition period.
- **Tenants USD 25,800.** This compensation payment is to be made to PAPs whose are tenants and affected by structure take. The compensation amount covers six months of rental cost for the transition period.
- **Landlords USD 25,800.** This compensation payment is to be made to PAPs whose are landlords and affected by structure take. The compensation amount covers six months of rental revenue loss for the transition period.
- **Special assistance to vulnerable Groups USD 60,000.** This compensation payment is to be made to PAPs who are vulnerable. The compensation amount covers six months of rental cost, livening and other allowances.
- **Post compensation payment audit allocation of USD 50,000.** This amount represents 15% of the compensation cost which is earmarked for addressing unforeseen factors such as price inflation and population growth. These are summarized in Table 10.1 below.
- **Provision for RAP implementation USD 326,947.** This amount represents 10% of the compensation cost which is earmarked for supporting RAP implementation related to supervision and GRMs activities.
- **Contingency allocation of USD 653,894.** This amount represents 20% of the compensation cost which is earmarked for addressing unforeseen factors such as price inflation and new value for economic crops. These are summarized in Table 10.1 below.
Chapter 11: Monitoring and Evaluation

Monitoring and Evaluation are key components of the RAP. The IIU is responsible for ensuring its implementation.

11.1 Monitoring

While taking the lead responsibility, the IIU shall track the preparation and implementation of this RAP and shall closely monitor the following indicators:

Table 11.1: RAP Monitoring Indicators

<table>
<thead>
<tr>
<th>#</th>
<th>Monitoring</th>
<th>Specific indicator</th>
<th>Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Social and economic</td>
<td>On the basis of pre project’s baseline survey, provide number of PAPS: i) whose livelihoods have been restored to pre-project level, ii) whose livelihoods have improved beyond pre-project level.</td>
<td>annual</td>
</tr>
</tbody>
</table>

* the GoL is committed and agreed to reassess the value of production trees on the basis of productive value of economic tree crops and sugar cane and it will revise the section of this RAP related to economic crops on the basis of its finding and submit to the Bank.
<table>
<thead>
<tr>
<th>Monitoring</th>
<th>Project level, iii) whose livelihoods are worse than pre-project level.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Private Structures</td>
<td>Provide number of PAPs: i) whose livelihood have been restored to pre-project level, ii) whose livelihoods improved beyond pre-project level, iii) whose livelihood are worse than pre-project level</td>
</tr>
<tr>
<td>3 Public Structures</td>
<td>Provide number of PAPs: i) whose livelihoods have been restored to pre-project level, ii) whose livelihoods have improved beyond pre-project level, iii) whose livelihoods are worse than pre-project level</td>
</tr>
<tr>
<td>4 Economic Crops</td>
<td>Track progress on: i) number and type of economic crops replanted by affected farmers, ii) number of farmers who have restored their income to pre-project level, iii) number of farmers who have not restored their income to pre-project level, iv) number of farmer whose income has been restored beyond pre-project level, v) number of affected farmers who have changed their livelihoods from farming to other livelihood activities,</td>
</tr>
<tr>
<td>5 Assistance to Businesses</td>
<td>Track progress on: i) number of affected businesses that have resumed business operation, ii) number of businesses that have restored their net income to pre-project level, iii) number of businesses that have restored their net income beyond pre-project level, iv) number of affected businesses that have not resume operations.</td>
</tr>
<tr>
<td>6 Vulnerable Groups</td>
<td>Provide number of vulnerable PAPs: i) whose livelihoods have been restored to pre-project level, ii) whose livelihoods have improved beyond pre-project level, iii) whose livelihoods are worse than pre-project level, iv) who have received assistance from the special package, v) who are sick and who benefited from health service in the project area, vi) number of disable friendly facilitates constructed by the project such as access ramp from main road to their living quarters or neighborhood,</td>
</tr>
<tr>
<td>7 Tenants</td>
<td>Provide number of affected tenants: i) who have found new rental places, ii) who reported that the rental allowance is inadequate, iii) who showed satisfaction over their new rental places compared to the ones they occupied before the project, iv) number of tenants who have not yet found rental places.</td>
</tr>
<tr>
<td>8 Grievances and grievance management system</td>
<td>Track grievances and report: i) number of cases at each impact location, ii) the number of cases resolved, iii) number of cases pending, iv) reasons for pending cases, v) frequency of GRMs meetings, vi) description of compliance to GRM</td>
</tr>
<tr>
<td>9</td>
<td>Post RAP Compensation Payment Audit</td>
</tr>
</tbody>
</table>

11.2 Evaluation

Evaluation exercise is aimed at ensuring that this RAP is fully implemented. The exercise shall provide feedback needed for adjusting plan and for taking corrective action. The evaluation shall have the following specific activities

- General assessment of the implementation of resettlement activities under RAP,
- Examine compliance of the implementation of resettlement activities with national laws, regulations and that of the World Bank policy on involuntary resettlement,
- Assessment of resettlement and compensation procedures as outlined in the RAP and OP4.12,
- Evaluation of the impact of the resettlement and compensation programs on PAPs income and standard of living, with focus on the “no worse-off if not better-off” requirement,
- Identification of actions to be taken as part of the on-going monitoring exercises to improve RAP implementation, if any.
While conducting the evaluation process, the project shall utilize:

- This RAP as its guiding instrument as well as the RPF
- The Liberian laws and regulations as described in chapter three
- OP 4.12 on Involuntary Resettlement, also described in chapter three

Evaluation of resettlement activities will be part of the general assessment and review activities undertaken for SECRAMP.
References

Policy Objectives

Involuntary resettlement may cause severe long-term hardship, impoverishment, and environmental damage unless appropriate measures are carefully planned and carried out. For these reasons, the overall objectives of the Bank's policy on involuntary resettlement are the following:

(a) Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs.

(b) Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits. Displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs.

(c) Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

Impacts Covered

This World Bank policy OP 4.12 covers direct economic and social impacts that both result from Bank-assisted investment projects, and are caused by:

(d) the involuntary taking of land resulting in
   
i) relocation or loss of shelter;
   
ii) loss of assets or access to assets; or
   
iii) loss of income sources or means of livelihood, whether or not the affected persons must move to another location; or

(c) the involuntary restriction of access to legally designated parks and protected areas resulting in adverse impacts on the livelihoods of the displaced persons.

Required Measures

(d) To address the impacts covered under para. 3 (a) the GoL will prepare a resettlement plan and undertake measures that to ensure that the PAPs are

i) Informed about their options and rights pertaining to resettlement;

ii) Consulted on, offered choices and provided with technically and economically feasible resettlement alternatives; and

iii) Provided prompt and effective compensation at full replacement cost for losses of assets attributable directly to the project.
iv) If the impacts include physical relocation, the resettlement plan or resettlement policy framework includes measures to ensure that the displaced persons are
v) provided assistance (such as moving allowances) during relocation; and
vi) provided with residential housing, or housing sites, or, as required, agricultural sites for which a combination of productive potential, location advantages, and other factors is at least equivalent to the advantages of the old site.

vii) Where necessary to achieve the objectives of the policy, this resettlement plan or resettlement policy framework also include measures to ensure that displaced persons are

viii) offered support after displacement, for a transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and standard of living; and

ix) provided with development assistance in addition to compensation measures described in paragraph 6(a);

x) such as land preparation, credit facilities, training, or job opportunities.

In projects involving involuntary restriction of access to legally designated parks and protected areas (see para. 3(b)), the nature of restrictions, as well as the type of measures necessary to mitigate adverse impacts, is determined with the participation of the displaced persons during the design and implementation of the project. In such cases, the borrower prepares a process framework acceptable to the Bank, describing the participatory process by which

a) specific components of the project will be prepared and implemented;

b) the criteria for eligibility of displaced persons will be determined;

c) measures to assist the displaced persons in their efforts to improve their livelihoods, or at least to restore them, in real terms, while maintaining the sustainability of the park or protected area, will be identified; and potential conflicts involving displaced persons will be resolved.

The process framework also includes a description of the arrangements for implementing and monitoring the process.

To achieve the objectives of this policy, attention is paid to the needs of vulnerable groups among those displaced, especially those below the poverty line, the landless, the elderly, women and children, indigenous peoples, ethnic minorities, or other displaced persons who may not be protected through national land compensation legislation.

The implementation of resettlement activities is linked to the implementation of the investment component of the project to ensure that displacement or restriction of access to assets does not occur before necessary measures for resettlement are in place. Taking of land and related assets may take place only after compensation has been paid and, where applicable,
resettlement sites and moving allowances shall be provided to the displaced persons.

Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based. These strategies may include resettlement on public land, or on private land acquired or purchased for resettlement. Whenever replacement land is offered, PAPs are provided with land for which a combination of productive potential, location advantages, and other factors is at least equivalent to the advantages of the land taken. If land is not the preferred option of the PAPs, non-land-based options built around opportunities for employment or self-employment should be provided in addition to cash compensation for land and other assets lost.

Payment of cash compensation for lost assets may be appropriate where (a) livelihoods are land-based but the land taken for the project is a small fraction of the affected asset and the residual is economically viable; (b) active markets for land, housing, and labor exist, displaced persons use such markets, and there is sufficient supply of land and housing; or (c) livelihoods are not land-based. Cash compensation levels should be sufficient to replace the lost land and other assets at full replacement cost in local markets.

For impacts covered under para. 3(a) of this policy, the Bank also requires the following:

b. PAPs and their communities, and any host communities receiving them, are provided timely and relevant information, consulted on resettlement options, and offered opportunities to participate in planning, implementing, and monitoring resettlement. Appropriate and accessible grievance mechanisms are established for these groups.

c. In new resettlement sites or host communities, infrastructure and public services are provided as necessary to improve, restore, or maintain accessibility and levels of service for the displaced persons and host communities. Alternative or similar resources are provided to compensate for the loss of access to community resources (such as fishing areas, grazing areas, fuel, or fodder).

d. Patterns of community organization appropriate to the new circumstances are based on choices made by the PAPs. To the extent possible, the existing social and cultural institutions of PAPs and any host communities are preserved and PAPs’ preferences with respect to relocating in preexisting communities and groups are honored.

Eligibility Criteria

Upon identification of the need for involuntary resettlement in a project, the GoL carries out a census to identify the persons who will be affected by the project to determine who will be eligible for assistance, and to discourage inflow of people ineligible for assistance. The borrower also develops a procedure, satisfactory to the Bank, for establishing the criteria by which displaced persons will be deemed eligible for compensation and other resettlement assistance. The procedure includes provisions for meaningful consultations with affected
persons and communities, local authorities, and, as appropriate nongovernmental organizations (NGOs) and it specifies grievance mechanisms.

PAPs may be classified in one of the following three groups:

e. those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country);

f. those who do not have formal legal rights to land at the time the census begins but have a claim to such land or assets--if such claims are recognized under the laws of the country or become recognized through a process identified in the resettlement plan; and

g. those who have no recognizable legal right or claim to the land they are occupying.

Persons covered under para. 15(a) and (b) are provided compensation for the land they lose, and other assistance in accordance with para. 6. Persons covered under para. 15(c) are provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objectives set out in this policy, if they occupy the project area prior to a cut-off date established by the borrower and acceptable to the Bank. Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance. All persons included in para. 15(a), (b), or (c) are provided compensation for loss of assets other than land.