

Executive Summary

A. Project Background

The government of Liberia through the funding from the World Bank is implementing the Rural Economic Transformation Project (RETRAP). The project development objective is to improve productivity and market access for smallholder farmers and agri-enterprises for selected value chains in project-participating counties. The project seeks to increase the income of rural poor households through sustainable agricultural livelihood enhancements and improved rural access and agricultural marketing infrastructure services. As its focus, the project will support the value chains of cassava, rubber, poultry, piggery, and vegetables. The project will be implemented in 10 of the 15 counties over a period of eight years, from 2021 to 2029. The RETRAP Additional Financing (AF) consists of five main components as follows:

- **Component 1:** Improving the Enabling Environment for Agribusiness Development (IDA US\$3 million): No change is proposed to this component.
- **Component 2:** Enhancing Competitiveness and Market Access through Productive Alliances (IDA US\$14 million): No change is proposed to this component.
- **Component 3:** Agri-Marketing and Road Infrastructure Investments (original project US\$31.5 million; with AF US\$116.5 million): Component 3 costs will be increased by US\$85 million (US\$76 million from IDA and US\$9 million from the TF) to scale-up investments in infrastructure.
- **Component 4:** Project Coordination and Management and Contingency Emergency Response (IDA \$6.5 million): No change is proposed to this component.
- **Component 5:** Support to Food Security (IDA US\$30 million): No change is proposed to this component.

According to a conceptual design carried out, the proposed design includes a full upgrade of the road to a two-lane carriageway with bituminous surfacing within the existing right-of-way (RoW) of 150ft (75ft on both sides from the center of the existing road in a rural area) and 100ft (50ft on both sides from the center of the existing road in an urban area) with possible limited realignments to improve geometric characteristics.

The proposed road rehabilitation works under component 3 will adversely affect assets found within the RoW, as well as persons living and conducting livelihood activities therein. The potential adverse impacts of component 3 civil works activities necessitate the preparation of this Resettlement Action Plan (RAP) to minimize and mitigate the potential negative impacts.

The RAP sets out the procedures and the actions to be undertaken by the World Bank through the Government of Liberia to properly resettle and compensate PAPs. It includes a project implementation schedule, eligibility criteria for PAPs, a legal and institutional framework, an asset valuation methodology, entitlements and eligibility, unit rates, participation and consultation outcomes, overall cost estimates for RAP implementation and funding arrangements, grievance redress mechanisms, monitoring and evaluation, and implementation arrangements, along with detailed annexes.

A.1. The Main Objective of the Resettlement Plan

The main objective of this RAP is to identify persons and or communities affected by the component 3 activities, compensate them for their losses, and assist them to restore their livelihoods to pre-project level or better. It aims to provide compensation and resettlement assistance to PAPs so that they can improve their income-earning capacity, production levels, and standards of living. As per the entitlement matrix, all persons affected by the project are entitled to compensation and resettlement assistance based on the eligibility classification stated in paragraph 10 of the ESS5.

A.2. Scope of Project Impacts on Affected Assets and Population

This RAP has been prepared for the proposed 85km road upgrading works under component 3 and outlines the resettlement principles and procedures for identifying resettlement needs. The Infrastructure Implementation Unit of the Ministry of Public Works (IIU/MPW) in collaboration with the RETRAP/MoA will adopt and implement the procedures for resettlement and potential loss of structures, economic crops, businesses, and livelihoods activities in compliance with the Liberian Legal/Institutional Frameworks and the requirements of ESS5 of the World Bank Environmental and Social Framework.

B. Socio-Economic Baseline Conditions of Project Affected Persons (PAPs)

A socio-economic census was conducted from December 6-17, 2024, as part of the RETRAP AF - Resettlement Action Plan (RAP) preparation. The project area is largely rural and comprises of 24 settlements that traverse Grand Gedeh County. The census has identified a total of 860 Project Affected Persons (PAPs) in the categories of private structure, grave, public structure, economic tree crop (farm), tenant, and small business owners without structures.

Out of the 860 PAPs, 660(76.7%) are private structure owners, 13(1.5%) are grave owners, 10(1.2%) are public structure (local community/town owned), 6(0.7%) are economic tree crop owners, 73(8.5%) are small business owners without structures, and 98(11.4%) are tenants to be affected by the civil works activities. There are 116(13.5%) vulnerable persons identified from the 860 PAPs under this RAP. The vulnerable persons under this RAP include: i) elderly of 65 years and above, ii) physically disabled persons, iii) the sick, and iv) female headed households.

Each affected household has access to basic facilities and utilities such as improved drinking water, primary and secondary schools, basic healthcare centers, and religious and recreational facilities that are located in the project area. These facilities are not within the RoW and will not be impacted by the RAP. In addition, most of the populated settlements have access to electricity.

The project affected population is generally literate (77%), with 23% having attended school as per their responses to the survey questionnaire. The census result indicates that the main source of income is small businesses (62%), followed by subsistence agriculture (25%), and the remaining 8% are employed (mostly as teachers), and 5% are unemployed.

The total number of structures including graves to be affected is 885. Of this number (885), a total of 854 (96.5%) privately owned structures will be affected by the project activities, of which 56% are situated in Zwedru City (263 structures), Zleh City (145 structures), and Senewin Town (66 structures), while the

ii

remaining 44% of these are located in the remaining 21 settlements. Ninety-three percent (93%) of the private structures will be fully affected, and the remaining 7% will be partially affected.

Of this number (885), a total of 15 (1.7%) graves will be affected. The compensation amount for these graves is intended to cover the full replacement cost for the tomb, the relocation cost, and the cost for family and traditional rituals/ceremonies. The graves are to be removed individually because they were not identified in a cemetery.

Of this number (885), a total of 16 (1.8) publicly owned facilities will be affected by the project. Public structures to be impacted include local community/town wells, hand pumps, offices, fences, and meeting halls. A portion of six (6) farms amounting to 2,185 mixed economic trees (cocoa, rubber, banana, and pineapple) owned by 6 entities will be affected by the rehabilitation works along the road corridor between Cote D'Ivoire - Toe Town - Zwedru.

A total of 84 formal and informal small businesses belonging to 73 PAPs (32 males and 41 females) that are not structure owners were identified along the Cote D'Ivoire - Toe Town-Zwedru Road corridor that will be affected. The project will also impact a total of 98 tenants. See Table ES 1 below.

Table ES 1: Summary of the RETRAP 85km RAP Project Beneficiaries

No.	Categories	75km - Total No. of PAPs	75km - Total No. of Properties	10km - Total No. of PAPs	10km - Total No. of Properties	85km - Total No. of PAPs	85km - Total No. of Properties
1	Property Owners						
1.1	Private Structures Including Landlords and Business Income Losses	551	713	109	141	660	854
1.2	Graves	9	11	4	4	13	15
1.3	Public Structures	7	7	3	9	10	16
1.4	Economic Tree Crops (Farms)	4	4	2	2	6	6
	Sub Total	571	735	118	156	689	891
2.0	Income/Livelihood Losses						
2.1	Business Income Loss (Non-Structure Owners Only)	73	84	0	0	73	84
2.2	Rental Income Loss (Tenants)	94	105	4	4	98	109
	Sub Total	167	189	4	4	171	193
	Grand Total	738	924	122	160	860	1084
3	Vulnerable Persons*	85	97	31	31	116	128
*The total number of vulnerable persons is inclusive of the total number of PAPs.							

C. Legal and Institutional Framework

The preparation of this Resettlement Action Plan (RAP) was carried out within the context and requirements of the relevant national regulatory and institutional framework and the ESS5 of the World Bank Environmental and Social Framework (ESF). The Liberian legal/institutional framework within which this RAP has been prepared includes the 1986 Constitution, land acts and policies, environmental

management law, zoning regulations, etc., and the roles and responsibilities of the relevant institutions and agencies for its implementation.

The World Bank social policies and standards, particularly ESS5 of the Environmental and Social Framework, have been taken into account for the development and implementation of this RAP. Where there are disparities or gaps between the Liberian legal framework and the requirements of ESS5, the Government of Liberia has committed itself to complying with the standards and policies deemed more stringent and will enhance the resettlement and livelihood restoration assistance to project affected persons or households.

D. Entitlements and Eligibility

All assets and persons found within the project impact zone (the RoW) before the cut-off date of December 15, 2024, and who will be impacted by the road rehabilitation works, are eligible and entitled to compensation and resettlement assistance to enable them to at least restore their affected assets and livelihoods to pre-project levels, or better. The combination of compensation measures and resettlement assistance offered to them has been determined based on the nature of the lost assets and the magnitude of the project's impact as well as the social and economic vulnerability of the project affected persons. The compensation packages had been designed to reflect full replacement costs for all losses (economic tree crops, structures, graves, businesses, and incomes).

Prior to the Cut-Off Date of December 15, 2024, public notices and announcements were aired through community radio stations, announcing the Government's intention to undertake a census of potential assets to be affected by the project in the project-affected area.

E. Asset Valuation and Compensation

The asset valuation exercise, valuation methods, and rates used to value the various categories of assets to be affected by the component 3 civil works activities (e.g., tree crops and structures) were determined using the Full Replacement Costs approach. This approach does not take into account depreciation of the existing asset but the cost of the replacement structure or asset, including transportation and transaction costs, based on prevailing costs of materials on the local market. Given the magnitude of the impacts on affected persons, the valuation methods used will yield compensation amounts that will enable PAPs to better improve their standards of living, or at least restore them to pre-project levels.

F. Stakeholders Consultation

The IIU/MPW along with the RETRAP/MoA conducted the first series of public consultations from December 6 to 17, 2024. A total of 276 people, including PAPs, local authorities, women's groups, and other stakeholders from the affected communities, participated in the consultation. Participants received information about the project, resettlement processes/procedures, mitigation measures including compensation and special assistance packages, eligibility and entitlement, the project timeline (especially for component 3), and the importance and role of the Grievance Redress Mechanisms. Participants expressed their support for the road rehabilitation works, as well as sharing their concerns and suggestions regarding compensation for affected assets and the project implementation timeline. Stakeholder consultations and information disclosure will be carried out throughout the road rehabilitation period to keep all parties abreast of project implementation progress and challenges.

G. RAP Budget

The overall RAP compensation and implementation budget is estimated at Three million, six hundred fifty-eight thousand, six hundred and eighty-six United States Dollars and ninety-seven cents (US\$ 3,658,686.97) to be financed by the World Bank through the Government of Liberia. This amount includes the compensation to be paid for affected private structures including landlords and business income losses is US\$ 2,482,121.62; the compensation to be paid for affected graves is US\$ 20,280.00; the compensation to be paid for affected public structures is US\$ 293,637.74; the compensation for economic crops is US\$ 31,026.73; the compensation for three months of business income loss to non-structure owners is US\$ 86,763.41; the compensation for loss of rental income to tenants is US\$ 24,754.12; and the compensation for special assistance to vulnerable persons is US\$ 38,400.00.

The amount allocated to support PAPs' reimbursement for obtaining proof of ownership documents and attestation is US\$ 44,550.00. Provision for RAP implementation support activities is US\$ 637,153.36, which includes allocations for social safeguards training and sensitization (targeting IIU/MPW and RETRAP/MoA staff, members of the Grievance Redress Committees, relevant local authorities, etc.), RAP Implementation, GRM activities, RAP implementation audit, and contingency.

H. Grievance Redress Mechanisms

The Grievance Redress Mechanism (GRM) has been established to apply to all component 3 road rehabilitation activities that will be financed by the project. Potential GRM cases include issues related to asset valuation, resettlement compensation and assistance, environmental issues, and other social issues that will arise during project implementation. Grievance Redress Committees have been established to resolve grievances that may arise in the course of the execution of the project.

The Grievance Redress Committees, comprising representatives of project-affected persons (PAPs), have been set up at the community level to make it easy for PAPs to access without incurring additional costs through long-distance travel. Because of its proximity to PAPs, it is expected that most of the grievances/complaints that may be filed will be handled and resolved at the Community Level GRC. Procedures for receiving, registering, reporting, and resolving complaints at each of the three levels are clearly laid out in the chapter on Grievance Redress Mechanism. Grievances that the Committees failed to resolve within stipulated timelines shall be referred to the National Grievance Committee at the IIU.

I. Monitoring and Evaluation

IIU/MPW and RETRAP/MoA shall take responsibility to ensure that effective M&E systems are maintained throughout the project period. Regular monitoring will enable the IIU/MPW and RETRAP/MoA to assess resettlement implementation progress and challenges, take corrective actions where and when necessary to ensure that the RAP is implemented as planned, and ensure achievement of the stated resettlement objectives.

The evaluation will also assess whether the compensation payment and other resettlement activities have been carried out in compliance with the Liberian legal and institutional framework and the requirements of ESS5 of the World Bank Environmental and Social Framework. The IIU/MPW and RETRAP/MoA will produce monitoring and evaluation reports at regular intervals and share them with the project stakeholders.

J. Arrangement for Adaptive Management

The RAP implementation activities under component 3, like activities under the other components of the project, will take place in uncertain and changing socioeconomic and physical environments and circumstances. Uncertain and changing circumstances within the project landscape and the wider socioeconomic environment prior to and during the implementation of the RAP are likely to have serious implications for the attainment of the stated objectives of this RAP. Measures have therefore been put in place in the chapter on Arrangement for Adaptive Management to adapt the RAP implementation in response to unanticipated and changing conditions and circumstances. These measures include rigorous and regular monitoring of implementation activities, provision in the contingency budget to address price inflation and legacy issues, and well-functioning grievance redress mechanisms that will proactively handle and address complaints/grievances before such grievances lead to problems that would disrupt implementation activities.

J.1: Risk of Potential Delays

Delays in civil works projects are a significant concern, impacting timelines, budgets, and overall project success. Identifying the potential causes of delay to civil works activities and assigning strategies to mitigate these delays is crucial for effective project management. Key potential delays to civil works activities were identified during the data collection process, which include: i) the issue of light poles within the RoW, ii) the issue of cemeteries within the RoW, and iii) the issue of the Kudah bypass.

Report Contents

RETRAP AF (85Km) – RAP Report Status	Error! Bookmark not defined.
Executive Summary.....	i
A. Project Background.....	i
A.1. The Main Objective of the Resettlement Plan	ii
A.2. Scope of Project Impacts on Affected Assets and Population.....	ii
B. Socio-Economic Baseline Conditions of Project Affected Persons (PAPs)	ii
C. Legal and Institutional Framework	iii
D. Entitlements and Eligibility	iv
E. Asset Valuation and Compensation.....	iv
F. Stakeholders Consultation	iv
G. RAP Budget	v
H. Grievance Redress Mechanisms	v
I. Monitoring and Evaluation	v
J. Arrangement for Adaptive Management	vi
J.1: Risk of Potential Delays	vi
Definition of Key Terms.....	xiii
Acronyms and Abbreviations.....	xv
CHAPTER 1: INTRODUCTION	1
1.1: Background of the Project	1
1.2: Justification for the preparation of a RAP.....	2
1.3: Aim and Objectives of the RAP	3
1.4: RAP Methodology	4
1.4.1: Initial Meeting.....	4
1.4.2: Literature Review.....	4
1.4.3: Census Questionnaire	4
1.4.4: PIU Engagement.....	5
1.4.5: Consultation with Communities and Stakeholders	5
CHAPTER 2: DESCRIPTION OF THE PROJECT AREA ENVIRONMENT AND SOCIAL BASELINE	6
2.1: Description of the Project Counties.....	6
2.2: Income Levels.....	6
2.3: Patterns of Social Interactions in Affected Communities	7
2.4: Demographic characteristics of the Project Area	7

2.4.1: Grand Gedeh County	7
2.5: Economic and Livelihood Activities and Existing Land Use in the Project Area.....	7
2.6: Social and Economic Infrastructure, among others.....	7
2.6.1: Grand Gedeh County	8
2.6.2 General Description of the Project Area.....	8
CHAPTER 3: 85 KMS TAPPITA-TOE ROAD PROJECT POTENTIAL IMPACTS.....	12
3.1: Project Component.....	12
3.2: Zone of Impact	12
3.3: Impacts of Project	12
3.3.1: Positive Social Impacts of the Project	12
3.3.2: Negative Social Impacts	13
3.3.3: Issues of Potential Delay to Civil Works.....	13
3.4: Mechanism to Minimize Resettlement during Project Implementation.....	16
3.4.1: Avoidance and Reduction	16
3.4.2: Diversions.....	17
CHAPTER 4: POLICY, REGULATORY AND INSTITUTIONAL FRAMEWORK	18
4.1: Land Tenure System.....	18
4.1.1: Customary Tenure.....	18
4.1.2: Freehold Tenure.....	19
4.1.3: Leasehold Tenure.....	19
4.1.4: Land Valuation System.....	19
4.2: The Real Property Laws.....	19
4.2.1: Zoning Law	20
4.2.2: Methods of Acquiring Land.....	20
4.2.3: Compensation	20
4.2.4: Liberian Freedom of Information Act of 2010	21
4.2.5: Environmental and Social Standard 5	21
4.2.6: Liberian Legal/Regulatory Framework.....	22
4.2.7: Land Rights Act, September 2018.....	22
4.2.8: The Liberian Constitution 1986.....	22
4.2.9: Aborigines Law of 1956.....	23
4.2.10: Property law of 1976.....	23
4.2.11: Land Act 1856	23
4.2.12: County Act 1969.....	23

4.2.13: Revised Rules & Regulations Governing the Hinterland of Liberia (2001)	23
4.2.14: Land Acquisition Act 1929.....	24
4.2.15: National Environmental Policy (2003)	24
4.2.16: World Bank ESS5: Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement	25
4.3: Comparison of Liberian Legal/Regulatory Framework with Requirements of ESS5.....	26
4.4: Institutional Framework	29
4.4.1: Environmental Protection Agency (EPA).....	29
4.4.2: Liberia Land Authority (LLA).....	29
4.4.3: Ministry of Finance and Development Planning (MFDP).....	30
4.4.4: Liberia Revenue Authority (LRA)	30
4.4.5: Ministry of Public Works (MPW).....	31
4.4.6: Ministry of Agriculture (MOA)	31
4.4.7: Local Government Authorities (LGA)	31
CHAPTER 5: CENSUS SURVEY AND BASELINE SOCIOECONOMIC STUDIES	32
5.1: Introduction	32
5.2: Socio-Economic Baseline Conditions of Project Affected Persons (PAPs)	32
5.2.1: Characteristics of PAPs Household Organization and Labor.....	33
5.3: Socioeconomics Survey of PAPs.....	34
5.3.1: Characteristics of PAPs Household Organization and Labor.....	34
CHAPTER 6: ELIGIBILITY.....	37
6.1: Definition of PAPs	37
6.2: Eligibility Criteria	37
CHAPTER 7: VALUATION METHODS.....	40
7.1: Introduction	40
7.1.1: Method and Basis of Compensation-Valuation Process and Methods	40
7.2: Valuation Responsibility.....	40
7.3: Valuation Principles	40
7.4: Valuation Methodology	41
7.4.1: Full Replacement Cost Approach.....	41
7.4.2: Investment Method	41
7.4.3: Technical Analysis for Residential and Commercial Flats	41
7.5: Valuation for Easements	41
7.6: Valuation and Compensation of Buildings and Structures	42

7.7: Valuation and Compensation of Economic Crops and Trees.....	42
7.8: Assistance for Income Losses.....	43
7.8.1: Assistance to Vulnerable People.....	43
7.9: Compensation and Resettlement Assistance	43
7.9.1: Summary of Compensation Packages.....	43
7.9.2: Disturbance and Transportation Allowances.....	48
CHAPTER 8: INSTITUTIONAL ARRANGEMENTS- ROLES AND RESPONSIBILITIES.....	49
8.1: Introduction	49
8.2: Roles and Responsibilities of Agencies	49
8.2.1: Project Implementation Units (PIUs)	49
8.2.2: IIU's Social Safeguard Officer	49
8.2.3: Environmental Protection Agency (EPA).....	50
8.2.4: MPW Engineering and ESAFE Division	51
8.2.5: Ministry of Agriculture (MOA)	51
8.2.6: Ministry of Internal Affairs (MIA).....	51
8.2.7: Liberia Land Authority (LLA).....	51
8.2.8: NGOs	52
8.2.9: GRM Committees.....	52
8.2.10 Resettlement Implementation Committee.....	52
8.2.11: Contractor	52
8.2.12: Institutional Capacity and Role	52
CHAPTER 9: STAKEHOLDERS CONSULTATION.....	53
9.1: Introduction	53
9.2: Active Stakeholder Participation	54
9.3: Stakeholders' Knowledge about the Road Project	54
9.4: Consultation Methods	55
9.4.1: Focus Groups Discussions:	55
9.4.2: Key Informant Interview:	55
9.4.3: Public/Community Consultation:.....	55
9.5: PAPs Rights and Choices	56
9.6: Summary of Views/Concerns Expressed by PAPs	56
9.7: Community Level GRMs Established	58
9.8: First Series of Consultations.....	58
9.8.1: Information on RAP Disclosure Process.....	58

9.8.2: Second Series of Consultations.....	58
CHAPTER 10: IMPLEMENTATION SCHEDULE	59
10.1: RAP Preparation and Implementation Timeline	59
CHAPTER 11: RAP IMPLEMENTATION COSTS AND BUDGET.....	62
11. 1: Introduction	62
11.2: RETRAP AF (85km) RAP Budget.....	62
11.3: RETRAP 10km RAP Budget	63
11.4: RETRAP 75km RAP Budget	63
11.5: Financing plan	64
11.6: Training Plan for IIU/RETRAP Social Staff.....	65
CHAPTER 12: GRIEVANCE REDRESS MECHANISMS	67
12.1: Introduction	67
12.2: Objective of the Grievance Redress /Complaint procedure	67
12.3: Scope of the Grievance Redress Mechanisms	67
12.4: Levels of the GRM.....	67
12.4.1: Community Level Grievance Redress Committee (GRC)	67
12.4.2: County Level Grievance Redress Committee (GRC).....	68
12.4.3: Project Level Grievance Redress Committee	69
12.5: Grievance Procedures.....	69
12.6: Determining and Implementing the Redress Action	70
12.7: Verifying the Redress Action.....	70
12.8: Appeal to the Court.....	70
CHAPTER 13: MONITORING AND EVALUATION.....	71
13.1: Internal Monitoring.....	71
13.2: Independent Monitoring	72
13.3: Monitoring Indicators	73
13.4: RAP Evaluation/ Completion Audit	75
CHAPTER 14: ARRANGEMENTS FOR ADAPTIVE MANAGEMENT	77
14.1: Introduction	77
14.2: Objectives	77
14.3: Measures/Provisions for Adapting the RAP Implementation.....	77
14.3.1: Contingency Allocation in the Budget	77
14.3.2: Rigorous Implementation Monitoring	78
14.3.4: Effective Grievance Redress Mechanisms	78

14.3.5: Early Warning System	78
REFERENCES/BIBLIOGRAPHY	79
ANNEXES	80

List of Figures

<i>Figure 1: Map of Liberia showing the Geographical focus and phased approach.....</i>	<i>6</i>
<i>Figure 2: Map showing the Project Route and Impacted Settlements</i>	<i>9</i>
<i>Figure 3: Typical cross-section in urban areas</i>	<i>10</i>
<i>Figure 4: Typical cross-section in rural areas.....</i>	<i>11</i>
<i>Figure 5: Map of Liberia showing the locations of Impacted Cemeteries.....</i>	<i>14</i>
<i>Figure 6: Map Showing the Kudah Bypass.....</i>	<i>15</i>
<i>Figure 7: Map of Liberia showing the locations of Consultation Meeting Points</i>	<i>55</i>

List of Tables

Table ES 1: Summary of the RETRAP 85km RAP Project Beneficiaries	iii
Table 1: Summary of Impacted Cemeteries.....	14
Table 2: Comparison between Liberian Legal framework on land acquisition and ESS5	26
Table 3: Gender Distribution of Project Affected Persons (PAPs)	32
Table 4: General Socio-Economic Baseline Data of Grand Gedeh County	33
Table 5: Age Distribution of PAPs by Gender.....	35
Table 6: Marital Status by Gender	35
Table 7: Educational Status of PAPs by Gender.....	35
Table 8: Livelihood Status of PAPs by Gender	36
Table 9: Summary of the RETRAP 85km RAP Project Beneficiaries	38
Table 10: Entitlement Matrix for PAPs	39
Table 11: Rates used for the Full Replacement Cost	42
Table 12: Summary of Compensation packages by Category of Impacts on Various Assets	43
Table 13: Summary of Private Structure to be Affected.....	44
Table 14: Summary of Graves to be Impacted.....	45
Table 15: Summary of Public Properties to be Affected.....	46
Table 16: Summary of Business Income Losses by Location and Gender	46
Table 17: Summary of Economic Tree Crops /Farms.....	47
Table 18: Summary of Vulnerable People	47
Table 19: Summary of Impacted Tenants	48
Table 20: Summary of Consultation Meeting Attendance	54
Table 21: Summary of Main Concerns and Views expressed during the first series of Stakeholder Consultations	56
Table 22: RAP Implementation Schedule.....	60
Table 23: RETRAP Lot - 2 (85Km) RAP Budget.....	62
Table 24: RETRAP Lot - 2 (10Km) RAP Budget.....	63
Table 25: RETRAP Lot - 2 (75Km) RAP Budget.....	64
Table 26: Training Plan for IIU/RETRAP Social Staff.....	65
Table 27: RAP Monitoring Indicators	74

Definition of Key Terms

Terms	Meanings
Adaptive Management	An approach that involves continuous monitoring and adjustment of project strategies based on new information or changing circumstances. In the ESF, adaptive management allows for responsive adjustments to environmental and social risks throughout the project lifecycle.
Allowance	A form of financial assistance provided to individuals or households affected by a project, often related to the cost of disturbance or relocation.
Asset	Any property or resource owned by individuals or households that may be affected by a project, such as structures, or farms.
Assistance	Support provided to project-affected persons, including financial compensation, livelihood restoration, and other forms of aid to help them recover from project impacts.
Census	A comprehensive survey or count of individuals and households affected by a project, used to determine eligibility for compensation and assistance.
Children	Under Liberian law, specifically the Children's Law of 2011, a child is defined as "any person below the age of 18 years". Dependents of households affected by projects, whose needs and rights must be considered in resettlement and compensation processes.
Community	A group of people living in an area affected by a project, including both host communities where displaced persons may be resettled and affected communities.
Compensation	Financial or other forms of payment provided to individuals or households for losses incurred due to a project, such as land acquisition or asset damage.
Cost of Disturbance	Expenses incurred by individuals or households due to project-related disruptions, such as relocation costs or loss of income.
Cut-Off Date	In this RAP context, the cut-off date refers to the specific date established by the RAP Team, which is also the end day of the census. The date after which new residents or developments in a project area are not eligible for compensation or resettlement assistance.
Disadvantaged or Vulnerable	Groups or individuals who are particularly susceptible to adverse project impacts due to factors like poverty, lack of legal rights, or social marginalization.
Economic Displacement	Loss of income sources or livelihoods due to project-related land acquisition or restrictions on land use.
Eligibility	Criteria used to determine which individuals or households qualify for compensation or assistance under a resettlement program.
Entitlement	Specific rights or benefits to which eligible individuals or households are entitled under a resettlement program, such as compensation or livelihood restoration.
Female Headed Household	A household led by a woman, often considered vulnerable and requiring special consideration in resettlement and compensation processes.
Full Replacement Cost	The total cost required to fully restore or replace assets lost due to a project, ensuring that affected individuals or households are not left worse off.
Grievance Procedures	Formal mechanisms through which project-affected individuals or communities can raise concerns or complaints about project impacts and seek resolution.

Head of the Household	The person recognized as the decision-maker within a household, often responsible for receiving compensation or assistance on behalf of the household.
Household	A group of people living together and sharing resources, considered the basic unit for census and compensation purposes.
Income Restoration	Efforts to restore the income or livelihoods of individuals or households affected by a project, ensuring they can maintain their standard of living.
Inventory of Loss (IOL)	A detailed list of assets lost or damaged due to a project, used to determine compensation entitlements.
Involuntary Resettlement	The forced relocation of individuals or communities due to project-related land acquisition or restrictions on land use.
Land Acquisition	The process of obtaining land for project purposes, which may involve compensation and resettlement of affected individuals or communities.
Livelihood	The means by which individuals or households support themselves economically, which may be impacted by projects and require restoration efforts.
Physical Displacement	The forced relocation of individuals or communities from their homes or land due to a project.
Private Property Owners	Individuals or entities that own land or assets affected by a project, entitled to compensation for losses incurred.
Project-Affected Person	An individual or household directly impacted by a project, including those experiencing physical or economic displacement.
Relocation	The process of moving individuals or communities to a new location due to project impacts, often involving resettlement assistance.
Resettlement	The process of relocating and assisting individuals or communities displaced by a project, with the goal of restoring their livelihoods and living standards.
Resettlement Action Plan (RAP)	A detailed plan outlining the steps and measures to be taken for the resettlement of affected individuals or communities, including compensation and assistance.
Resettlement Assistance	Support provided to individuals or communities during the resettlement process, including financial compensation, housing, and livelihood restoration.
Resettlement Policy Framework (RPF)	A comprehensive policy outlining the principles and procedures for resettlement, including eligibility criteria, compensation rates, and assistance measures.
Squatter	An individual or household occupying land without legal title or permission within the existing RoW before this RAP cutoff date, will be eligible for compensation for the structure and not the occupied land.
Stakeholder	All Persons or groups, affected by the project directly or indirectly and/or with interests in the project and who may be able to influence its outcome either positively or negatively.
Universal Access	The principle of ensuring that all individuals, regardless of their background or circumstances, have equal access to project benefits and assistance.

Acronyms and Abbreviations

Initials	Meanings
AF	Additional Financing
ARREST	Agriculture, Roads, Rule of Law, Education, Sanitation & Health, Tourism
EPA	Environmental Protection Agency
ESIA	Environmental & Social Impact Assessment
ESF	Environmental and Social Framework
ESS	Environmental and Social Standard
Ft	Feet
GBV	Gender-Based Violence
GM	Grievance Mechanism
GoL	Government of Liberia
GRC	Grievance Redress Committee
GRM	Grievance Redress Mechanism
IIU	Infrastructure Implementation Unit
Km	Kilometer
LLC	Liberia Land Commission
LRA	Liberia Revenue Authority
M	Meter
MIA	Ministry of Internal Affairs (MIA)
MoA	Ministry of Agriculture
MoFDP	Ministry of Finance and Development Planning
MME	Ministry of Mines and Energy
MPW	Ministry of Public Works
NGO	Nongovernmental Organization
OPRC	Output and Performance-based Road Contract
PAPs	Project Affected Persons
PDOs	Project Development Objectives
PFMU	Project Financial Management Unit
PIU	Project Implementation Unit
PPA	Project Preparation Advance
RAP	Resettlement Action Plan
RETRAP	Rural Economic Transformation Project
RMMU	Road Maintenance Management Unit
RoW	Right-of-Way
RPF	Resettlement Policy Framework
SEA	Sexual Exploitation and Abuse
SECRAMP	South Eastern Corridor Road Asset Management Project
SEP	Stakeholder Engagement Plan
SGBV	Sexual and Gender-Based Violence
TF	Trust Fund
ToR	Terms of Reference

CHAPTER 1: INTRODUCTION

1.1: Background of the Project

The Government of Liberia, through the Ministry of Agriculture, has sought Second Additional Financing (AF) from the World Bank for the implementation of the Rural Economic Transformation Project (RETRAP). The project seeks to increase the income of rural poor households through sustainable agricultural livelihood enhancements and improved rural access and agricultural marketing infrastructure services. As its focus, the project will support the value chains of cassava, rubber, poultry, piggery, and vegetables. The project will be implemented in 10 of the 15 counties over a period of eight years, from 2021 to 2029. The Project Development Objective (PDO) is to improve agricultural productivity and access to markets for selected value chains in the project-targeted areas.

Agriculture is the mainstay of the Liberian economy, upon which over 70 percent of the population depend for their livelihood and income. Agriculture is a major contributor to the country's GDP and is one of the key pillars in the government's five-year development plan – the ARREST¹ Agenda for Inclusive Development. Nonetheless, the development of a productive, viable, and sustainable agriculture sector has been greatly constrained, among other factors, by poor road infrastructure. Farmers' ability to access valuable markets and improved inputs to increase production is limited by the poor quality of the country's network of roads. During the May–September rainy season, movement from rural areas is significantly restrained due to heavy rainfall, especially in lowland swamp areas. As a result, smallholders tend to sell produce in local markets where prices are relatively lower. Despite the government's current initiative to rehabilitate main roadways and some key feeder roads in productive areas, more work is needed to improve road and bridge infrastructure in remote rural areas.

The project will support the rehabilitation of the 85km of the 125km road section of the Tappita-Zwedru Road, commencing at the Cote D'Ivoire and traversing through Toe Town and terminating at the end of the pavement section in Zwedru City, Grand Gedeh County. According to a conceptual design carried out, the proposed design includes rehabilitation of the road to a two-lane carriageway with bituminous surfacing along the existing right-of-way of 150ft (75ft on both sides from the center of the existing road in a rural area) and 100ft (50ft on both sides from the center of the existing road in an urban area) with possible realignments in certain sections to improve geometric characteristics. Once rehabilitated to bituminous standard, it is expected that the road will play a significant role in enhancing market access for farmers, businesses, traders, agro-processors, and transport service providers. This will constitute an essential part of an enabling environment that will contribute to unlocking the agricultural production potential of the southeastern region as a whole.

The construction of this road segment to an all-weather standard will support the food security crisis response by closing a critical gap in road connectivity that constrains market access and agricultural production in Grand Gedeh County. The road is expected to unlock the development potential of the

¹ The ARREST Agenda for Inclusive Development (AAID) is Liberia's fourth post-conflict National Development Plan, designed to advance the country toward achieving its Liberia 2030 Vision. This agenda aims to address significant challenges such as food insecurity, poor access to services, governance issues, and economic problems. The acronym ARREST stands for several key sectors that the agenda focuses on: Agriculture, Roads, Rule of Law, Education, Sanitation & Health, Tourism.

region; implementing Component 3 will involve road upgrading activities, including i) site clearing/grubbing, ii) earthworks, iii) drainage works, and iv) road pavement activities.

These civil work activities are expected to adversely impact private and public structures, economic tree crops/farms, businesses, tenants, landlords, and vulnerable persons whose livelihood activities are situated within the right-of-way (RoW) of the 85km road section.

This RAP report has been prepared under the relevant national regulations and the World Bank Environmental and Social Framework (ESF). The potential adverse social impacts of the project required the preparation of this RAP, and ESS5: Land Acquisition, Restriction on Land Use, and Involuntary Resettlement is deemed applicable to the project. The project development objective is to improve productivity and market access for smallholder farmers and agri-enterprises for selected value chains in project participating counties. The RETRAP Additional Financing (AF) consists of five main components as follows:

- **Component 1:** Improving the Enabling Environment for Agribusiness Development (IDA US\$3 million): No change is proposed to this component.
- **Component 2:** Enhancing Competitiveness and Market Access through Productive Alliances (IDA US\$14 million): No change is proposed to this component.
- **Component 3:** Agri-Marketing and Road Infrastructure Investments (original project US\$31.5 million; with AF US\$116.5 million): Component 3 costs will be increased by US\$85 million (US\$76 million from IDA and US\$9 million from the TF) to scale-up investments in infrastructure.
- **Component 4:** Project Coordination and Management and Contingency Emergency Response (IDA \$6.5 million): No change is proposed to this component.
- **Component 5:** Support to Food Security (IDA US\$30 million): No change is proposed to this component.

1.2: Justification for the preparation of a RAP

The implementation of a particular component has the potential to generate environmental and social risks and impacts. In particular, the execution of the 85km road will result in physical and economic displacement along the right of way (ROW). An initial screening revealed that more than 800 individuals and households living in the right of way of the project corridor will be displaced physically and economically, for which a resettlement action plan is required to mitigate the adverse impact of the displacement through compensation and resettlement support, among others.

The National Environmental and Social Impact Assessment (ESIA) Regulations of Liberia, established in 2017 under the Environmental Protection and Management Law (EPML), 2003, and the ESS5 recognize that project-related land acquisition and involuntary resettlement can have adverse impacts on individuals, households, and communities. Physical and economic displacement arising from land acquisition and/or restrictions on land use, if unmitigated, may give rise to severe economic, social, and environmental risks; entire production systems may be dismantled; and affected persons will face impoverishment if the resources or sources of income upon which they depend are lost.

This RAP is prepared to ensure that compensation and resettlement assistance to Project Affected Persons are provided in accordance with the requirements of the ESS5 to address losses arising from involuntary

physical and economic displacement arising from the project implementation. The RAP implementation will ensure that impacts are adequately mitigated through compensation to the extent that standards of living of project affected persons are made higher or at least restored to pre-project levels. The mitigation measures, actions, and procedures laid out in the RAP, when properly implemented, will also ensure that project implementation activities are not disrupted through unresolved PAP grievances.

1.3: Aim and Objectives of the RAP

The main objective of the Resettlement Action Plan (RAP) is to identify the adverse impacts associated with the Component 3 road rehabilitation works and to put in place measures and actions to be taken to mitigate the adverse impacts on project affected persons (PAPs), ensuring that their standards of living are better, or at least restored to pre-project levels. The specific objectives of the RAP are as follows:

- To establish eligibility criteria and an entitlement framework;
- To identify the total number of Project Affected Persons and estimate the total compensation costs and mechanisms for effective delivery;
- To provide compensation to eligible PAPs for losses at replacement costs;
- To maintain or improve living conditions for vulnerable persons who will be physically displaced through the provision of adequate resettlement assistance and support;
- To ensure that resettlement activities are planned and implemented with appropriate disclosures and through meaningful consultation with and the informed participation of project affected persons;
- To identify institutional responsibilities before and during project implementation;
- To establish mechanisms for handling and resolving project related complaints/grievances involving PAPs and project affected communities; and
- To establish a cut-off date and schedule for the resettlement activities, ensuring that all actions are completed in a timely manner.

This RAP will provide information on inter alia:

- The main RAP Objectives and Methodology;
- Findings of the Socio-Economic Baseline Assessment;
- Findings of an Analysis of the Policy, Legal and Regulatory Framework;
- Stakeholder Consultations;
- Entitlement and Eligibility and Cut-Off Date;
- The Valuation Methodology;
- Inventory of Affected Assets/Structures in the Project Area;
- Findings of Census of Project Affected Persons (PAPs);
- Compensation and Resettlement Assistance to be provided;
- Analysis of Impacts and Income Restoration Measures for Vulnerable Persons/PAPs;
- Grievance Redress Mechanism;
- Budget and Financing Arrangement;
- Procedure for Delivering of Entitlements;
- Institutional Arrangement for RAP Implementation;
- Arrangements for RAP Monitoring and Evaluation; and

- Implementation Schedule covering all Resettlement Activities.

1.4: RAP Methodology

The approaches and methodology adopted in the preparation of this RAP document include the following:

1.4.1: Initial Meeting

The initial project meeting was held involving the GoL and the World Bank Team, and it was later agreed for the IIU/MPW and RETRAP/MoA Teams to work together in implementing this task. Fast forward, the team met, at which time the socioeconomic survey questionnaire and other data collection instruments were updated and revised. This was followed by field-level consultations meeting with PAPs and relevant agencies, along with data collection in the field.

1.4.2: Literature Review

A number of project relevant documents were reviewed to prepare the original RAP. The documents reviewed include the following:

- RETRAP 40Km (Lot-1) Resettlement Action Plan
- RETRAP 85Km (Lot-2) Project Appraisal Document
- RETRAP 40Km (Lot-1) Stakeholder Engagement Plan
- RETRAP 40Km (Lot-1) Environmental and Management Plan
- RETRAP 40Km (Lot-1) Request for Project Preparation Advance
- RETRAP 40Km (Lot-1) Resettlement Policy Framework
- RETRAP Environmental and Social Management Framework
- World Bank Environmental and Social Framework
- Liberia Household Income and Expenditure Survey 2016
- 1986 - Constitution of the Republic of Liberia and other relevant national laws
- Liberia Demographic and Health Survey 2019/20
- Terms of Reference for Consultancy Services for Monitoring/Supervision for Cote D'Ivoire Border to Toe Town to Zwedru (85km) of the South Eastern Road Corridor
- RETRAP 85Km (Lot-2) AF ESRS Appraisal Stage

1.4.3: Census Questionnaire

A structured questionnaire was used to collect socio-economic information on the affected people. The PAP census data obtained include:

- Demographic Characteristics of the Project Affected Persons (PAPs);
- Information on vulnerable persons for whom special provisions may have to be made;
- Project Affected Household organization;
- Inventory of Affected Assets (structures and tree crops);
- Public or community infrastructure, property, or services that may be affected;
- Patterns of social interaction in the affected communities, including social networks and social support systems, and how they will be affected by the project; and
- Social and cultural characteristics of displaced communities, including a description of formal and

Informal institutions (e.g., community organizations, ritual groups, NGOs) that may be relevant to the consultation strategy and to designing and implementing the resettlement activities.

1.4.4: PIU Engagement

The RAP census included staff emanating from IIU/MPW and RETRAP/MoA. The staff worked together in updating the socioeconomic survey form and later went into the field to complete the data collection process on properties to be impacted that were identified to be within the right of way of the existing road.

1.4.5: Consultation with Communities and Stakeholders

The consultations with communities were carried out through town hall meetings, focus group discussions, and key informant interviews, all of which created an opportunity to convey project information to community stakeholders, including the project benefits and adverse impacts and the measures to be taken to mitigate the impacts.

The consultations also provided an opportunity for PAPs and affected communities to voice their concerns and views, which were documented and included in the preparation of this RAP.

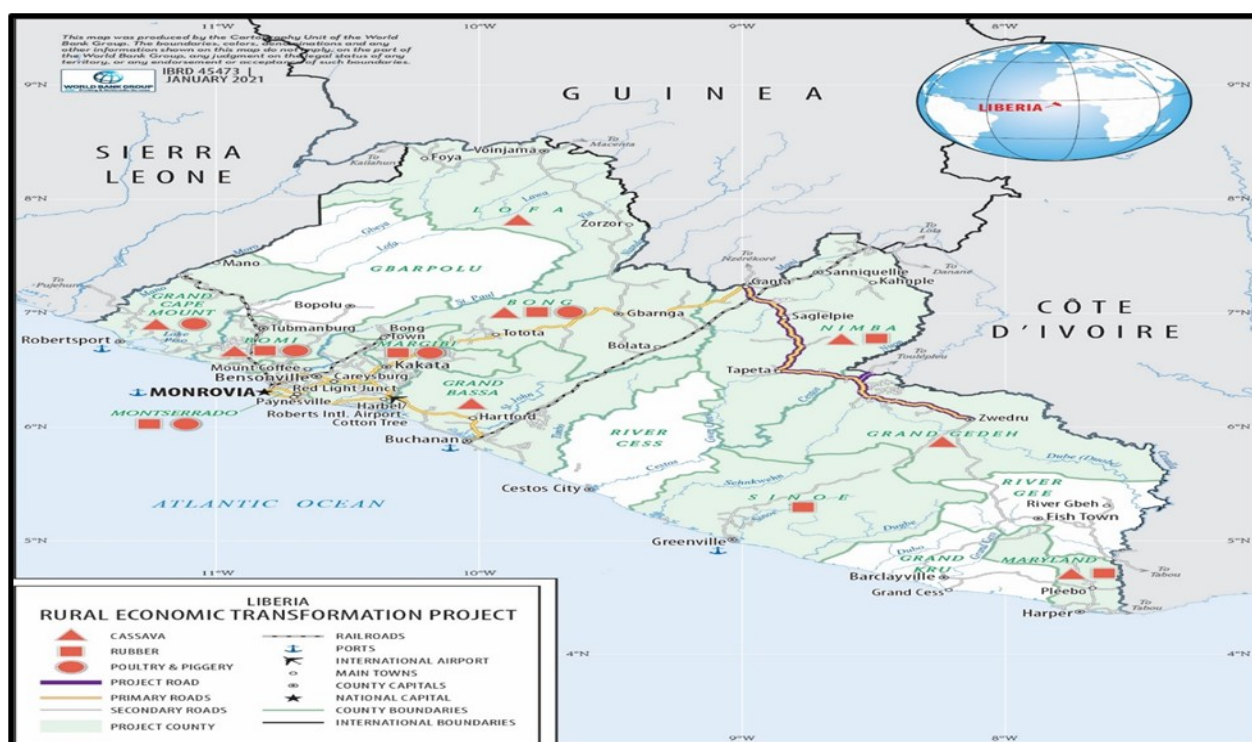
Additional approaches carried out included:

- Administration of a structured questionnaire to collect socioeconomic information on PAPs and Project Affected Households (PAH);
- Physical marking and valuation of affected assets, during which material and cost-related information on the affected assets was collected;
- Capturing GPS coordinates of affected properties to show their location,
- Photographing affected properties to show their entire dimensions; and
- Secondary information related to population and other demographic data was collected at different levels to give a broader demographic and socioeconomic profile of the project-affected locations in Grand Gedeh County.

CHAPTER 2: DESCRIPTION OF THE PROJECT AREA ENVIRONMENT AND SOCIAL BASELINE

2.1: Description of the Project Counties

The agriculture component of RETRAP will be implemented in 10 out of the 15 counties in Liberia, covering (i) Group 1: Bong, Sinoe, Lofa, Grand Bassa, Bomi, Grand Cape Mount, Margibi, Montserrado, and Nimba, which offer a comparative advantage for the production of cassava; (ii) Group 2: Nimba, Bong, Margibi, Maryland, Grand Bassa, and Grand Cape Mount, with advantages for rubber production; and (iii) Group 3: Grand Cape Mount, Bomi, Montserrado, Bong, Grand Bassa, Nimba, and Margibi for poultry/piggery production. The Project would give priority to counties where farmer organizations already exist and where there are market opportunities (processing factories, close to urban areas, border outlets, etc.) before moving to counties without any existing farmer organizations. However, this RAP applies only to the rehabilitation of the 85km road section from Cote D'Ivoire to Toe Town to Zwedru.



Map Source : RETRAP Project Appraisal Document

Figure 1: Map of Liberia showing the Geographical focus and phased approach

2.2: Income Levels

The local economy is mainly based on small businesses and subsistence agriculture (individual or family businesses), such as trading in dry goods, petroleum products, auto parts, entertainment centers, electrical appliances, tailoring, drug stores/pharmacies, cooked food centers, barbing shops, phone charging centers, repair shops and garages, timber centers, used and new clothing centers, and staples like cassava, palm oil, fruits, and vegetables. The socio-economic survey questionnaire did not include specific questions on income level for affected households, only for businesses with regard to revenue,

profit, and operating expenses. However, based on the predominant economic activities of the area, the majority are small business owners and subsistence farmers of low-income status.

2.3: Patterns of Social Interactions in Affected Communities

The settlements along the Cote D'Ivoire - Toe Town – Zwedru Road Corridor enjoy communal and cordial relationships; little or no discrimination exists among resident households because of ethnic, social, religious, or cultural heritage. Inter-marriage and cohabitation¹ between members of different ethnic groups are common. PAPs indicated membership of social groups, which served as a source of solidarity in times of financial and emotional needs.

Collective groups and individual networks exist in the area that may likely be affected by the project. Generally, such interactions are used to promote and protect personal relationships 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 businesswomen and other interested investors coming together for saving and loan purposes. The survey disclosed that social networks or support systems like the susu promote trust and solidarity and foster greater cohesion within the communities in the road project areas. The project will not disrupt or impact these arrangements.

2.4: Demographic characteristics of the Project Area

The project transverses through Grand Gedeh County, which is characterized by diverse ethnic compositions and plays vital roles in Liberia's cultural and demographic landscape. Grand Gedeh County has significant rural populations engaged primarily in agriculture. They differ significantly in terms of their dominant ethnic groups, and their household structures show male dominance across both regions.

2.4.1: Grand Gedeh County

Grand Gedeh County is located in southeastern Liberia. It is bordered by Nimba County to the west, Sinoe County to the southwest, River Gee County to the southeast, and Côte d'Ivoire to the north. It encompasses an area of about 10,484 square kilometers. According to the 2022 Census, the county has a population of 216,692, ranking it as the seventh most populous county in Liberia. Grand Gedeh is predominantly inhabited by the Krahn ethnic group. The county also hosts significant Muslim and Ivorian communities. Zwedru is the capital and largest city of Grand Gedeh County.

2.5: Economic and Livelihood Activities and Existing Land Use in the Project Area

The county balances agricultural development, forestry conservation, and mining activities, reflecting their diverse natural endowments and contributing to Liberia's overall economic landscape. Generally, Grand Gedeh often relies heavily on subsistence farming.

2.6: Social and Economic Infrastructure, among others

The county's transportation infrastructure faces challenges, particularly concerning road conditions. The Tappita-Zwedru highway, for instance, has been highlighted as needing pavement to improve connectivity and economic activities. Access to quality healthcare in Grand Gedeh is limited. The county has several health facilities, but challenges persist in terms of infrastructure, medical supplies, and personnel. Educational infrastructure in Grand Gedeh includes primary and secondary schools. However, there is a

need for improvements in facilities, teacher training, and educational resources to enhance learning outcomes.

2.6.1: Grand Gedeh County

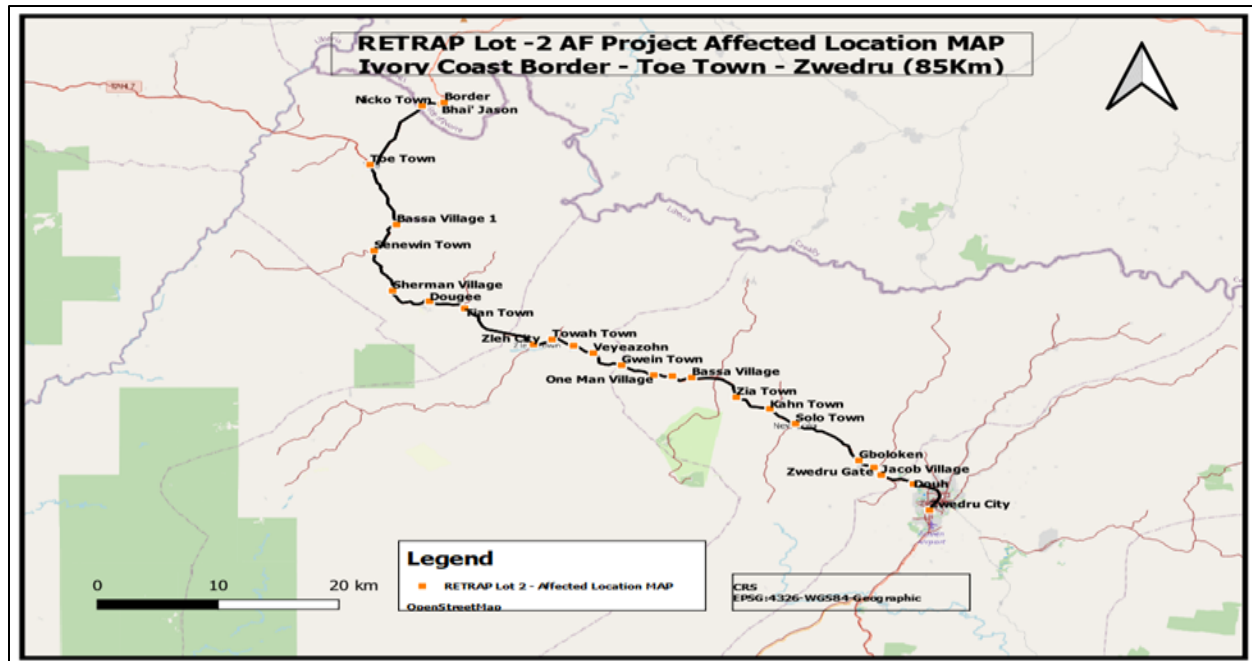
Access to quality healthcare in Grand Gedeh is limited. The county has several health facilities, but challenges persist in terms of infrastructure, medical supplies, and personnel. Educational infrastructure in Grand Gedeh includes primary and secondary schools. However, there is a need for improvements in facilities, teacher training, and educational resources to enhance learning outcomes. The county's transportation infrastructure faces challenges, particularly concerning road conditions. The Tappita-Zwedru highway, for instance, has been highlighted as needing pavement to improve connectivity and economic activities.

2.6.2 General Description of the Project Area

The planned roadworks under Component 3 lies between Cote D'Ivoire - Toe Town – Zwedru City, starting at coordinates -8.50256/6.4702715, traversing through -8.557903/6.4077615, and ending at coordinates -8.1396445/6.06026.

The existing road generally traverses rolling terrain and sharp curves in some places. The condition of road drainage is generally poor. The condition of the road surface is bad, especially during rainy seasons, impeding movement of traffic for long periods of time. Some sharp curves also require improvements. Widening in narrow sections is required in several parts along the corridor. The proposed width of this road section is within the 45.72meters (150ft) or 30.48meters (100ft) of the existing RoW and includes drainage. The proposed upgrading activities include rehabilitation, widening of road width from 6.5m to 10.5m within the existing 150ft (75ft on both sides from the center of the existing road in a rural area) and 100ft (50ft on both sides from the center of the existing road in an urban area), filling embankment to achieve road gradient, sub-base and base overlaying prior to bituminous wearing course, rehabilitation extension, and construction of side drains and cross drainages.

The road project, 85km in length, passes through 24 settlements. The seven (7) impacted settlements presented in descending order include; Zwedru City, Zleh City, Zia Town, Toe Town, Senewin Town, Dougee, and B'hai Jozon combined accounting for 81% of the total 891 project affected properties (private structures, public structures, graves, and economic tree crops/farms) to be affected by the project.



Map Source: RMMU/IIU/MPW

Figure 2: Map showing the Project Route and Impacted Settlements

The proposed road rehabilitation is a critical link in the transportation network. The road is to complement the ongoing feeder roads improvement by Swedish International Development Cooperation Agency (SIDA) to achieve a greater level of accessibility. The selection of the project road (which is part of the primary road network) was based on several factors:

- a) Firstly, rehabilitation of the selected road segment supports the ongoing attempts by the Government of Liberia to improve the southeastern corridor to an all-weather standard. This road is critical to the effective transportation of agricultural goods. Currently, the road condition is poor and frequently impassable to transit during the rainy season. Over the years, repeated grading has lowered critical sections to below the original ground level. This has created an entrenched cycle of “ponding” on the carriageway, resulting in significant rutting under truck loads and further deterioration of the road. In the absence of improved backbone infrastructure, the main bottlenecks to improved transportation will persist, with inordinately longer travel times leading to increased post-harvest losses.
- b) Secondly, there are government programs supported by donors that are investing in improvements in feeder roads. As of now, SIDA is supporting feeder road rehabilitation works in the project area, connecting small-scale farmers to a functioning road network. The selection of this road segment enhances the efforts by the government to improve the feeder road network to help meet service delivery requirements and will benefit inputs, i.e., the exchange of knowledge for sustainable operations and management through close collaboration with the donors who are already supporting the feeder roads.

- c) Thirdly, the road contributes significantly to market accessibility. The Bank has financed the rehabilitation of the 253km Monrovia-Guinea Border Road, which is one of the important transport links leading to the port of Monrovia. The ongoing works to improve the Ganta – Tappita are nearing completion, while planned improvements for the Tappita – Toe Town Road corridor is nearing the contractor’s mobilization. This will increase the mileage of the key transport infrastructure that provides the backbone for effective transportation.

The project will support the rehabilitation of 85km of the 125km section of the Tappita - Zwedru road corridor, including the Toe Town to Cote D’Ivoire 10km section. According to a conceptual design carried out, the proposed design includes a rehabilitation of the road to a two-lane carriageway with bituminous surfacing along the existing right-of-way, with a 20-year design life. Once rehabilitated, it is expected that the road will play a key role in improving market access for farmers, businesses, traders, agro-processors, and transport service companies and unlocking the agricultural potential of the entire southeastern region. Figures 3 and 4 show the typical cross sections of the road design in urban areas and rural areas, respectively. The cross-sections consist of 3.75m lanes and 1.5m paved shoulders. In urban areas, it will be modified with the addition of 1.5m-wide block-paved pedestrian walkways on both sides of the road with parallel concrete side drains wherever possible.

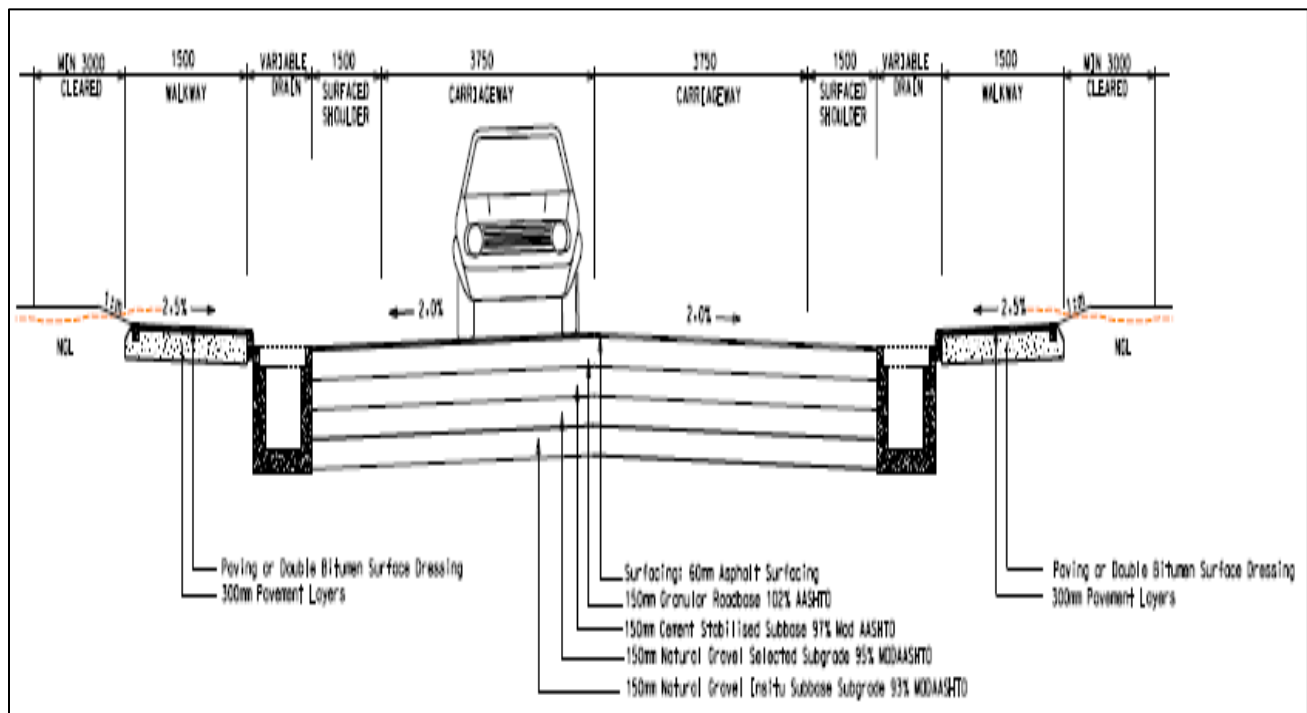


Figure 3: Typical cross-section in urban areas

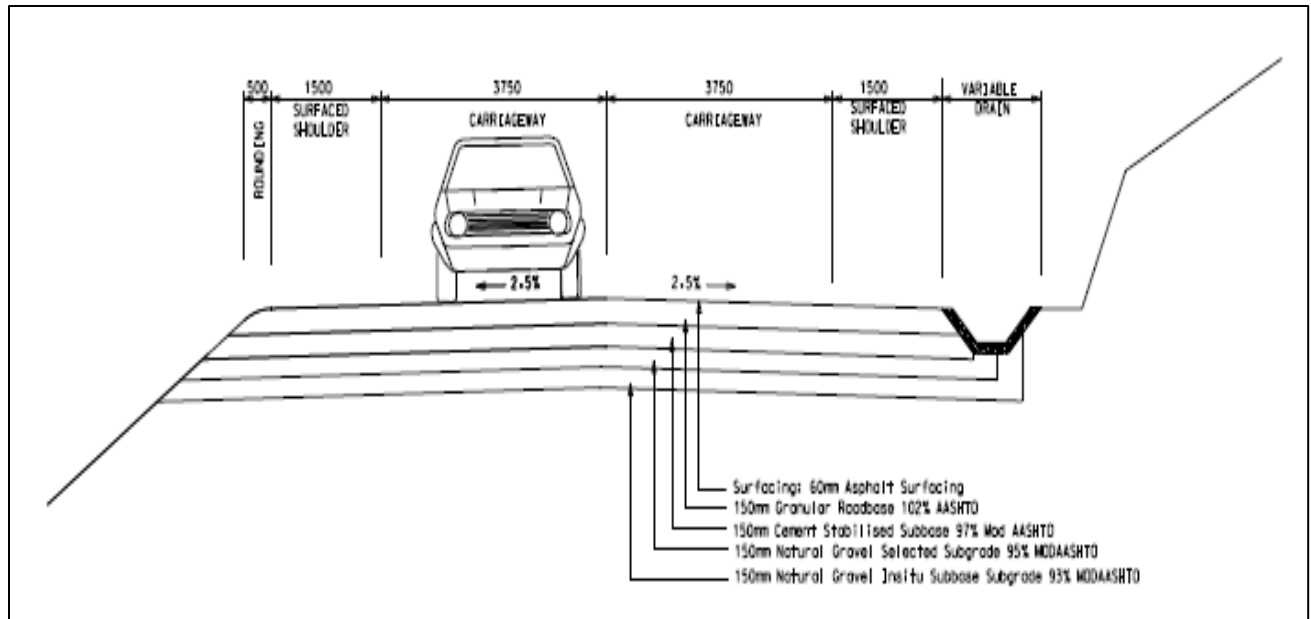


Figure 4: Typical cross-section in rural areas

CHAPTER 3: 85 KMS TAPPITA-TOE ROAD PROJECT POTENTIAL IMPACTS

This chapter provides details on project activities that give rise to involuntary physical and economic displacement, the zone of impact, the scope and scale of impacts on structures and other fixed assets, design alternatives considered to avoid or minimize displacement, and mechanisms established to minimize displacement, to the extent possible, during project implementation.

3.1: Project Component

The construction of the 85km road will involve specific activities such as earth excavation, haulage of materials, block laying, wood-works, steel bending, concrete works, drilling, etc., and the main equipment to be used are concrete mixer, excavator/backhoe, tipper truck, water storage tanks, light duty vehicles, etc. These activities will adversely impact private and public structures, economic tree crops/farms, businesses, livelihoods/incomes, and communities along the 85km road section.

3.2: Zone of Impact

Component 3 activities will affect twenty-four (24) locations in Grand Gedeh County, with 81% of all structures to be impacted in seven (7) locations: namely, Zwedru City, Zleh City, Zia Town, Toe Town, Senewin Town, Dougee, and B'hai Jozon in Grand Gedeh County.

3.3: Impacts of Project

3.3.1: Positive Social Impacts of the Project

Component 3 of the project is expected to have several positive impacts during construction and operation phases, and these are:

- Creation of temporary jobs for Liberians, including youth, women, and other categories of the population in the two counties during construction. Approximately 750 workers are expected to be employed during the 3-year rehabilitation phase. Industry norms suggest 15-25 workers per km for large-scale road projects. For 85km, this equals 600–1,000 workers, making 750 a reasonable estimate.
- In addition, the SECRAMP Project, which forms a boundary with the RETRAP project, has a range of 300–500 contractor workers, 25–50 consultant workers, 100-plus GRM committee members, GBV-NGO, and other subcontractor staff who are benefitting from the project as well.
- Reduction in travel time and vehicle operating costs during the operation phase.
- Creation of income-generating activities with greater movement of people and goods along the proposed road corridor.
- There will be improvement in the local economy through increased circulation of money from construction workers and vendors supplying goods and services.
- Improved market access for farmers, businesses, agro-processors, transport service providers, road users, and enhanced access to social and other vital services.
- Increased sales through enhanced local and cross-border traffic.
- Improved access to social services, including health and educational facilities along the road corridor.

3.3.2: Negative Social Impacts

The execution of component 3 of the project is expected to have several adverse social impacts that include:

- Loss of private and public structures;
- Loss of economic trees;
- Destruction of community graves
- Loss of local people's livelihoods/businesses;
- Impact on vulnerable persons;
- Loss of rental income;
- Sexual Exploitation and Abuse/Sexual Harassment (SEA/SH);
- Use of child labour;
- Influx of Workers;
- Economic Disparities; and
- Potential restrictions of access to homes, farms and businesses.

3.3.3: Issues of Potential Delay to Civil Works

Delays in civil works projects are a significant concern, impacting timelines, budgets, and overall project success. Identifying the potential causes of delay to civil works activities and assigning strategies to mitigate these delays is crucial for effective project management. Key potential delays to civil works activities were identified during the data collection process, which include:

3.3.3.1: The Issue of Light Poles within the ROW

During the RAP preparation exercise, the team was able to identify a number of functional electrical poles that are currently positioned on both sides within the right-of-way limits of the entire project route between Cote D'Ivoire – Toe Towns – Zwedru. As the situation is likely to cause potential delay to civil works activities, this RAP budget includes an allocation of US\$ 241,424.67 for the relocation or removal of electrical poles from within the right-of-way. In order to prevent the risk of delay in having those poles removed, the project team is to act proactively by engaging all relevant stakeholders as soon as possible to mitigate this risk of potential delay to civil works activities.

3.3.3.2: The Issue of Cemeteries within the ROW

During the RAP preparation exercise, the team was able to identify a total of 10 cemeteries along the entire 85km RoW. The issue of these cemeteries within the right-of-way (ROW) presents significant challenges for civil works activities, especially those that are located on both sides of the road. Cemeteries are often considered sacred spaces, and their proximity to roadways can complicate construction projects. Considering this situation, the team has decided to avoid these sites altogether, as they can lead to delays and additional costs associated with legal documentation, archaeological surveys, and compliance with EPA regulations regarding burial sites. As the situation is likely to cause a potential delay to civil works activities, this RAP budget includes an allocation of US\$ 150,890.42 for the relocation of the 10 cemeteries that might be partially affected.

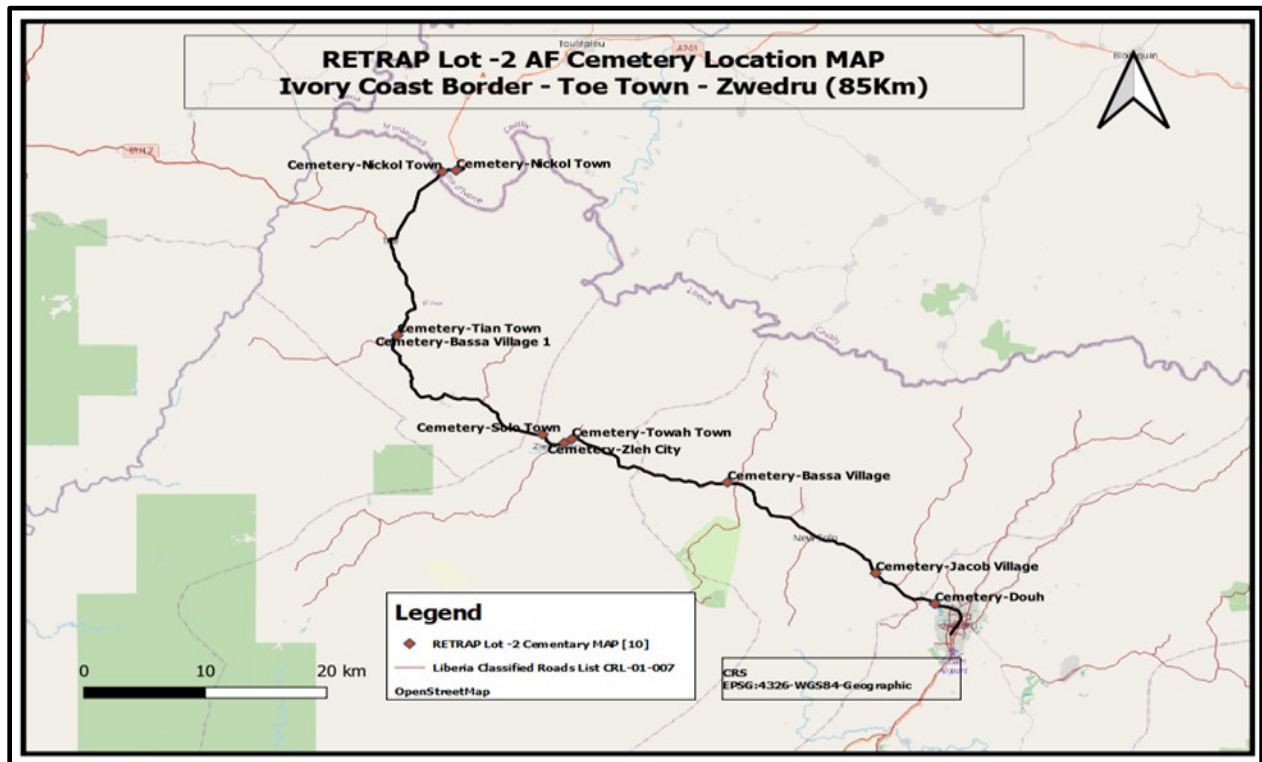
Moreover, the environmental impact of cemeteries must also be assessed when planning the RETRAP projects. Concerns about contamination from decaying organic matter and chemicals used in burial practices can affect nearby land use and water quality. The project is increasingly recognizing cemeteries

as valuable green spaces that contribute to biodiversity and community well-being. As such, integrating these areas into broader planning efforts is essential for creating sustainable communities while honoring the cultural significance of burial sites. In order to prevent the risk of delay in impacting these cemeteries, the project team is to act proactively by engaging all relevant stakeholders as soon as possible to mitigate this risk of potential delay to civil works activities.

Table 1: Summary of Impacted Cemeteries

Impacted Cemetery Details - 85Km					
No.	Grave Code	Location	Coordinate		Cost (US\$)
			X	Y	
1	Cemetery (Both side)	Nickol Town	-8.507907	6.4688615	TBD
2	Cemetery - LHS	Nickol Town	6.467762	-8.518222	TBD
3	Cemetery -RHS	Bassa Village 1	-8.551623	6.3237035	TBD
4	Cemetery - RHS	Tian Town	-8.443526	6.23624	TBD
5	Cemetery - RHS	Zleh City	-8.427446	6.228745	TBD
6	Cemetery (Both side)	Towah Town	-8.421873	6.2319355	TBD
7	Cemetery (Both side)	Bassa Village	-8.3060235	6.1938815	TBD
8	Cemetery - RHS	Solo Town	-8.1957255	6.1138735	TBD
9	Cemetery - RHS	Jacob Village	-8.1583435	6.0908465	TBD
10	Cemetery - LHS	Douh	-8.151802	6.0869315	TBD

Source: RETRAP RAP AF Field Survey Data (December, 2024)



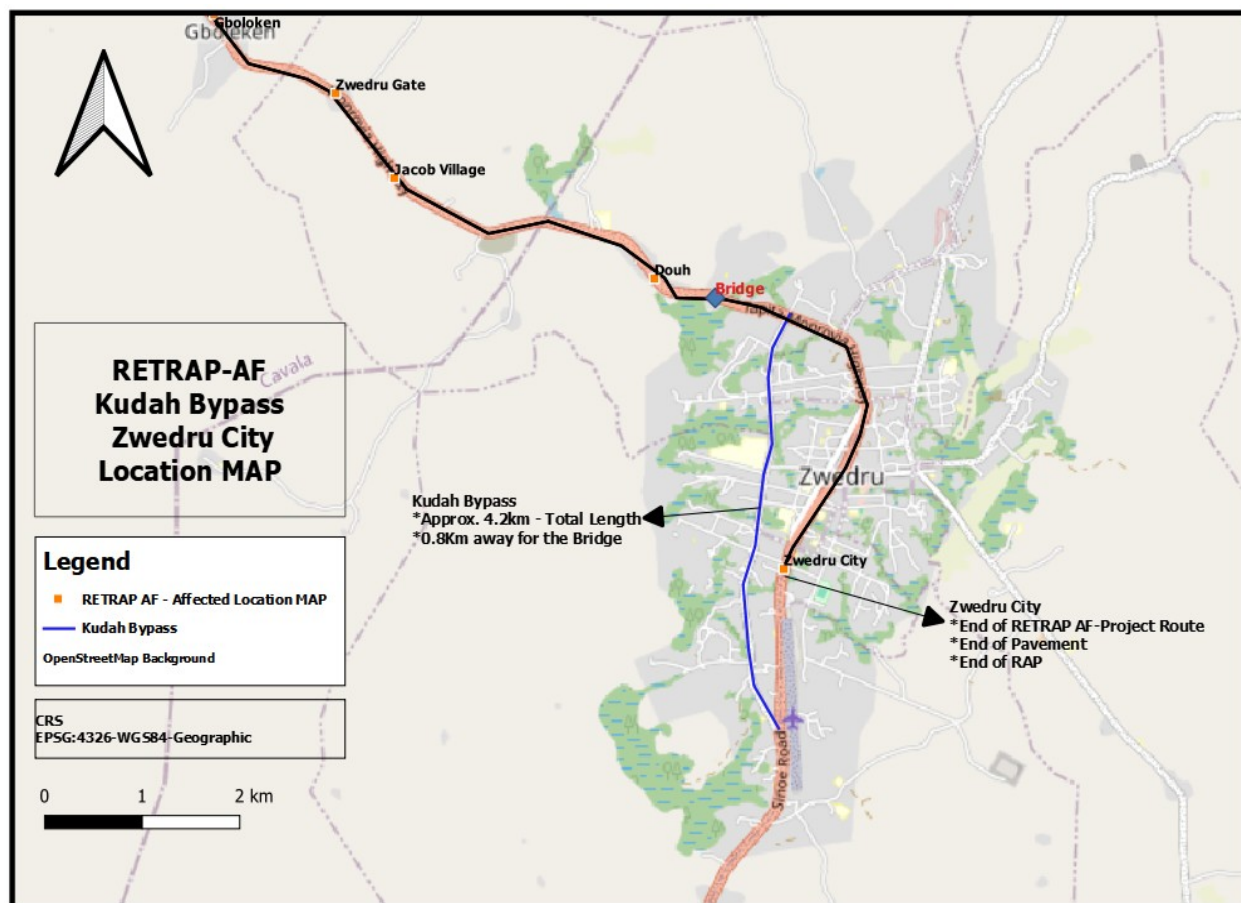
Map Source: RMMU/IIU/MPW

Figure 5: Map of Liberia showing the locations of Impacted Cemeteries

3.3.3.2: The Issue of Kudah Bypass

During the stakeholder engagement meeting held with residents in Zwedru, the majority of the attendees raised the issue of the new road being redirected to the Kudah Bypass. The Kudah bypass is a non-engineered road with fewer RAP impacts and is about 4.2 kilometers in length, and its start point/junction begins about 280 meters away from the bridge entering Zwedru city.

According to the residents, “Their parents paid taxes to the government at the time in the mid-80s to have this road paved.” Based on the justification that considered the road as a historical asset, the new road should not traverse through Zwedru City but rather use the Kudah Bypass. This is a trending discussion in the city of Zwedru and has the potential to delay that road segment of the project if not managed adequately. Based on the key findings on risks of potential delay, the team strongly recommends that a detailed assessment be conducted on each of the three (3) issues discussed above along with the relevant stakeholders. Below is the map showing the Kudah Bypass routes. This justification could be aligned with ESS8 because of its potential to impact cultural heritage.



Map Source: RMMU/IIU/MPW

Figure 6: Map Showing the Kudah Bypass

3.4: Mechanism to Minimize Resettlement during Project Implementation

During project implementation, the IIU/MPW will provide the lead oversight in collaboration with the RETRAP/MoA to ensure that the contractor does not encroach beyond the right of way of the road corridor to avoid further displacement. The contractor's contract will include requirements to remain within the RoW and comply with the approved project design. Any land acquired by the contractor for workers' camps, quarries, borrow areas, and sites for batching plants will be at the expense of the contractor. A RAP addendum will be prepared by the contractor for workers' camps, quarries, borrow areas, and sites for batching plants. It will be reviewed by the IIU and cleared by the Bank to ensure its consistency with this RAP and the requirements of ESS5.

3.4.1: Avoidance and Reduction

During project implementation, the IIU/MPW will provide the lead oversight in collaboration with the RETRAP/MoA to ensure that the contractor does not encroach beyond the right of way of the road corridor to avoid further displacement. The contractor's contract will include requirements to remain within the RoW and comply with the approved project design. Any land acquired by the contractor for workers' camps, quarries, borrow areas, and sites for batching plants will be at the expense of the contractor.

Also, during construction, diversions may be required for motorists to continue to use the route while the road construction activities are ongoing. The normal practice in Liberia is for the contractor to make a temporary earth track close to the actual road alignment to divert traffic for one to two months while the embankment, road formation, and surfacing are constructed. Long-term diversions may be required at culverts and bridge sites and through towns, where concrete drains and walkways may be built. As a contractor has not been selected at this stage of preparation of the RAP, and diversions along the entire road are unknown but anticipated. Diversion cost is the contractor's responsibility and is to be included in the contractor's civil works contract. In addition, this updated RAP has also made provision for a contingency amount of 10% of the total direct compensation cost, which is earmarked for addressing several unforeseen factors, including major diversions. Other measures to be considered include the following:

- I. Rehabilitation of the 85km road section will follow the existing alignment as closely as is technically feasible, with only minor deviations anticipated;
- II. All civil works activities will be confined within the government reserved right-of-way. This will avoid the acquisition of private land for these road upgrading works;
- III. Feasible design alternatives have been considered as part of the measures to drastically reduce the potential adverse impacts on individuals, households, and communities within the project area of influence. The design options will continuously be reviewed and appropriately readjusted throughout the duration of civil works to ensure that impacts are kept at the minimum and within environmentally and socially acceptable limits; and
- IV. Regular and rigors monitoring will be carried out to ensure that the contractor remains within the established RoW and carries out the works in accordance with the approved design.

3.4.2: Diversions

During construction, diversions may be required for motorists to continue to use the route while the road construction activities are ongoing. The normal practice in Liberia is for the contractor to make a temporary earth track close to the actual road alignment to divert traffic for one to two months while the embankment, road formation, and surfacing are constructed. Long-term diversions may be required at culverts and bridge sites and through towns, where concrete drains and walkways may be built. As a contractor has not been selected at this stage of preparation of the RAP, and diversions along the entire road are unknown but anticipated.

Diversion cost is the contractor's responsibility and is to be included in the contractor's civil works contract. In addition, this updated RAP has also made provision for a contingency amount of 10% of the total direct compensation cost, which is earmarked for addressing several unforeseen factors, including major diversions. The contractor's contract will include a provision for diversion. Moreover, the contingency cost covers unforeseen factors, including major diversion. The practice is that up to 50% of the road width is excavated and worked on, opened to the traffic, and the contractor later moves to the remaining 50% width. It is in very rare cases that private land is impacted.

CHAPTER 4: POLICY, REGULATORY AND INSTITUTIONAL FRAMEWORK

The preparation of this Resettlement Action Plan (RAP) was carried out within the context and requirements of the relevant national regulatory and institutional framework and the World Bank Environmental and Social Framework (ESF) governing project related Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement – ESS5.

This chapter begins with the review of the relevant Liberian laws, acts, and policies on the expropriation of land for national development and security purposes. It then considers the Bank's policies on land take under ESS5, noting points of convergence and divergence between the Liberian legal and regulatory framework and those of ESS5, with the aim of identifying gaps between the two and selecting the standards that are higher and more stringent in effectively and adequately addressing the adverse impacts of involuntary resettlement.

4.1: Land Tenure System

4.1.1: Customary Tenure

The Land Rights Law defines and delineates the different categories of land ownership and rights recognized in Liberia. It also prescribes how each of the categories of land may be acquired, used, transferred, and otherwise managed. The Act further ensures that all communities, families, individuals, and legal entities enjoy secure land rights free of fear that their land will be taken from them, except in accordance with due process of law, and confirms, declares, and ensures equal access and equal protection with respect to land ownership, use, and management, including ensuring that customary land and private land are given equal legal protection and that land ownership is provided for all Liberians, regardless of identity, custom, ethnicity, tribe, language, gender, or otherwise.

The procedures for obtaining customary land are provided for in Article 49 of the Law.

Article 49: General Provisions Pertaining to Sale, Lease, and Transfer of Customary Land

1. Customary land on which a Community Member(s) has his or her residence as of the effective date of this Act shall be automatically transferred to the Community Member and shall be owned by the Community Member in Fee Simple, consistent with the provisions of Section 2 of Article 36, Section 2 of Article 39, and Section 4 of Article 70.
2. The transfer of a Residential Area to a Community Member(s) shall be confirmed and formalized by a Deed to be issued by the Community Land Development and Management Committees (CLDMCs) in the name of the Community Member after the establishment of the CLDMC, except that the absence of such Deed shall not affect or defeat the Community Member's ownership of his or her Residential Area if otherwise provable.
3. Except for transfers of Residential Area as provided in Section I of this Article, Customary Land shall not be sold or otherwise permanently alienated to a private person until after a period of fifty (50) years following the Effective Date of this Act.
4. A Customary Land may be leased on such terms and conditions as the Community may determine by and through its CLDMC for areas smaller than fifty (50) acres, and by consensus of the

Community Membership for areas larger than fifty (50) acres. The total certain period of any lease of Customary Land shall not exceed fifty (50) years.

5. A lease agreement in respect of any Customary Land shall include payment of rent and equitable benefits to the community, an agreed payment schedule, and a mechanism to ensure full and timely payment of rent and the performance of all obligations assumed by the lessee.
6. A lease of a Customary Land may not be made to any Person until:
 - i. the Community has organized and established a CLDMC; and,
 - ii. the lease or transfer is duly authorized in keeping with the provisions of Articles 35 and 36 of this Act.

4.1.2: Freehold Tenure

It derives its legality from the constitution and its incidents from the written law. It 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.

4.1.3: Leasehold Tenure

This is created either by contract or by operation of the law; it is a form under which the landlord or lessor grants the tenant or lessor exclusive rights to the land, usually for a specific period in return for rent, granting the tenant security of tenure and a proprietary interest in the land.

4.1.4: Land Valuation System

Title to all land vests in the state. Thus, the GoL is the original grantor of land, and the public are all grantees. One who obtains land from the state has a bona fide title and right to full possession and use of the land. However, the state has the right to revoke any previously granted title. Before such power can be exercised, the state, through its institutions, is statutorily obliged to first evaluate the current market value of the property to be acquired with the aim of providing just compensation to the affected owner. Where the land to be revoked is in public use, the state has the burden of replacing it with one of commensurate value. In the case of public land, section 31 of the 1986 Liberian Code provides the procedure for determining the cost as follows:

- One dollar per acre for land on the margin of a river;
- Fifty cents per acre for land in the interior; and
- Thirty dollars per lot for town lots.

4.2: The Real Property Laws

The Real Property Laws of Liberia are based upon the doctrine of Eminent Domain which holds that Government owns the land within the borders of Liberia and that 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 does not cover Title. Squatter Right may be a city ordinance oriented and it is not a law. Squatter's Right is only intended as a temporary arrangement for accommodation and not a Title. The Government of Liberia granted land to settlers and aborigines based upon the doctrine of pre-emption, the measure in which prior occupancy accompanied by improvement gives superiority in ownership to

land. 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.

Worth noting in passing is the fact that in 1948, the William V.S. Tubman Administration demarcated public land in the then Hinterland among the tribal settlers by city, clan, and town, and made the tribal settlers' trustees of the public land of their respective locales. This makes the acquisition of public land in the Hinterland, now county areas, easier by tribal land certificate from the tribal authority.

4.2.1: Zoning Law

The Zoning Law prescribes designated sites for the construction of specific structures. Construction of unauthorized structures is a violation under this statute. Section 102 of the Law requires that a Zoning Permit be obtained prior to the construction of any structure. However, section 72 of the same statute also provides 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.

4.2.2: Methods of Acquiring Land

There are four ways of acquiring land:

- **Mutual agreement**-This is where two or more parties having claim to a land mutually agreed to be used for a particular purpose.
- **Eminent Domain**- This occurs when the government decides to forcibly take private land for development purposes in the sole interest of the state and provide just compensation to the landowner.
- **Donation**- As the name denotes, this is when private land is voluntarily given to the government or an individual for use without payment.
- **Reversion**- When land is bought wrongly, and the aggrieved party goes to court and gets power to own back such land.
- **Government-Owned Land Allocation** - the government can allocate public land for road construction. The Liberia Land Authority (LLA) and the Ministry of Public Works (MPW) oversee the acquisition process. No compensation is required if the land is already government-owned.

4.2.3: Compensation

Article 24 of the 1986 Liberian Constitution 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." For the expropriation to be successful, the following issues need to be addressed:

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 used for the intended purpose, the Republic shall accord the former owner the right of first refusal to reacquire the property.

4.2.4: Liberian Freedom of Information Act of 2010

The Freedom of Information Act Section 1.4 (b, c, and d) states as follows:

- Everyone has a right of access to information generated, received, and/or held by public bodies, subject only to such limitations as are necessary and narrowly established for reasons of an equally or more compelling public interest.
- The right of access to information includes both a right to request and receive information and an obligation on the part of public bodies and officials to disseminate essential information that the public would generally want to know, including their core functions and key activities.
- The right of access to information applies to private entities that receive public resources and benefits, engage in public functions, and/or provide public services, particularly in respect of information relating to the public resources, benefits, functions, or services.

4.2.5: Environmental and Social Standard 5

If the negative impacts are not mitigated properly, Project Affected Persons (PAPs) will face difficult economic, social, and environmental risks. Thus, ESS5 suggests avoiding, if it cannot be avoided, then minimize the acquisition and those risks and adverse impacts on PAPs and their livelihoods. The impacts must be mitigated or managed in a way that improves the condition of PAPs from their pre-project condition and if not improved, then at least restore it to the level of their pre-conditions.

The Bank requires the Government of Liberia (GoL) through MOA-RETRAP and MPW-IIU to comply with the ESS5 provisions when carrying out components' activities entailing involuntary land acquisition and land restriction. Hence, this Resettlement Action Plan, along with the ESS5, is to be applied during Project preparation and implementation phases. No civil works will start until compensation measures are fully implemented. Furthermore:

- Structural demolition that would cause physical relocation of households or businesses will be avoided as much as possible;
- Without any regard to land registration and ownership, PAPs will receive compensation or appropriate support in accordance with the Bank ESS5 and applicable Liberian legislations;
- PAPs will be informed about their rights and choices;
- PAPs will be consulted on, offered choices, and provided with technically and economically feasible resettlement alternatives and packages;
- PAPs will be offered effective compensation at full replacement cost for losses of assets;
- PAPs will be offered additional support in case impact is considered to be severe, to support their livelihood during the transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and living standards to pre-project level or better;
- Special attention will be paid to the needs of the most vulnerable groups of the PAPs, including women, the elderly, the disabled, etc.; and
- A fair and accessible grievance redress mechanism will be developed.

4.2.6: Liberian Legal/Regulatory Framework

The Constitution and other Liberian laws, acts, and policies provide the basis for land expropriation that may result in the physical and economic displacement of affected individuals, households, and communities. This section presents a detailed description of the relevant legal/regulatory framework for the expropriation of land for public interest projects and involuntary resettlement.

4.2.7: Land Rights Act, September 2018

The Land Rights Policy defines public land, government land, customary land and private land as well as protected areas that will be conserved for the benefits of all Liberians.

The formulation of the policy was guided by the following principles: secure land rights, economic growth, equitable benefits, equal access, equal protection, environmental protection, and participation. More significantly, the policy was primarily developed to address historic inequalities by recommending that customary lands, like private lands, are given equal protection.

4.2.8: The Liberian Constitution 1986

Article 22 (a) and (b) of the Constitution vests in all individuals the right to own property either on an individual basis or in conjunction with other individuals if they are Liberian citizens. This right, 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 a 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 a 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 most rural-based Liberians hold their land.

4.2.9: Aborigines Law of 1956

Chapter II of this law 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.

4.2.10: Property law of 1976

This law established the conditions under which a Liberian can own real property and dispose of the same. It states that one must hold title document for such land, and when transferring the same, it shall be done by title, duly registered.

4.2.11: Land Act 1856

Prior to independence, land acquisition and distribution were done based on relationships and class systems. Opposition to this system of land tenure led to the establishment of a set of rules known as the 'digest of law to govern the affairs of the settlers in terms of land distribution.' This later culminated in the Land Distribution Act of 1856, which removed the restriction to land distribution based on citizenship. This Act was repealed by the 1950 Land Act, which restricted land ownership to citizens and naturalized citizens, especially those of Negro descent.

4.2.12: County Act 1969

This Act officially distributed and demarcated land boundaries in Liberia. Prior to the Act, counties were created through political means. For instance, the three older counties in Liberia- Montserrado, Sinoe, and Maryland - were all products of political events.

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

These rules are a successor to the earlier laws 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.

Legal and policy requirements of Liberia, particularly those related to land acquisition and resettlement of persons affected by development projects, and the different land regulations as outlined above, provide guidance and steps to be taken. The Land Acquisition Act of 1929 lays out steps to be taken for land acquisition and payment of compensation to claim, whether in cash or land for land. With civil works activities of subcomponent 3.1 of the proposed RETRAP project planned to follow the existing road alignment and within the road's reserved RoW, no private lands are expected to be acquired.

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 Zoning Law prescribes designated sites

for the construction of specific structures. Construction of unauthorized structures is a violation under this statute. Section 102 of the Law requires that a Zoning Permit be obtained prior to the construction of any structure. However, section 72 of the same statute also provides that a Temporary Permit could be obtained from the Zoning Council for a period of not more than one year to construct a non-conforming structure.

The Real Property Laws of Liberia are based upon the doctrine of Eminent Domain which holds that the Government owns the land within the borders of Liberia and that the Government of Liberia is the original grantor of land in Liberia. Under the Real Property Laws of Liberia, the only instrument of Title is the Deed. Squatter Right is only intended as a temporary arrangement for accommodation. Originally, the Government of Liberia granted land to settlers and aborigines based upon the doctrine of pre-emption, the measure in which prior occupancy accompanied by improvement gives superiority in ownership to land.

4.2.14: Land Acquisition Act 1929

The Act lays down the procedure for obtaining rights to any piece of land in Liberia through purchase. The Act distinguishes land in Liberia into two categories: the Hinterland and the county areas. The procedures for obtaining land located in the Hinterland are as follows:

- Obtaining consent of Tribal Authority to have a parcel of land deeded to the individual by the Government,
- Pay a sum of money as a token of his intention to live peacefully with the tribesmen,
- Paramount or clan chief signs a certificate, which the purchaser forwards to the office of the City Commissioner (who also acts as the Land Commissioner for the area).
- The City Commissioner after satisfying himself that the land is not encumbered in anyway, approves that the land be deeded to the applicant and issues a certificate to that effect.

The procedure for obtaining land located in the County Area is as follows:

- Apply to the Land Commissioner in the county in which the land is located.
- The Commissioner shall issue a certificate if he is satisfied that the land is unencumbered.

Upon completion of the above steps, the purchaser shall pay the Bureau of Revenues the value of the land valued at a minimum rate of fifty (50) cents per acre (Land Article 24 of the 1986 Liberian Constitution). He shall obtain and submit a receipt to the president for an order to have the land surveyed. A deed will then be drawn up by the Land Commissioner, authenticated, and given to the purchaser.

4.2.15: National Environmental Policy (2003)

The National Environmental Policy aims at improving the physical environment, quality of life, and coordination and balancing economic development, growth, and sustainable management of natural resources.

Key objectives of the policy include:

- The systematic and logical framework with which to address environmental issues;
- Benchmarks for addressing environmental problems in the medium-to-long term;

- Context for financial/donor support to particular sectors and non-sectors;
- The means for generating information and awareness on environmental problems; and
- To demonstrate Liberia's commitment to sustainable management of the environment.

4.2.16: World Bank ESS5: Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement

4.2.16.1: Objectives of ESS5

Involuntary resettlement may cause severe long-term hardship, impoverishment, and environmental damage unless appropriate mitigation measures and actions are properly planned and implemented. For these reasons, the overall objectives of the Bank's ESS5 are as follows:

- Involuntary resettlement should be avoided where feasible or minimized, exploring all viable and feasible project design alternatives.
- Where it is not feasible to avoid resettlement, resettlement activities should be conceived and implemented 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 given the opportunity to participate in planning and implementing resettlement programs.
- Displaced PAPs should be assisted in their efforts to better 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.

4.2.16.2: Impacts Covered

This World Bank ESS5 covers direct economic and social impacts that result from development activities supported under the Bank's Investment Project Financing and are caused by:

- the involuntary taking of land resulting in
 - relocation or loss of shelter;
 - loss of assets or access to assets; or
 - loss of income sources or means of livelihood, whether or not the affected persons must move to another location; or
- the involuntary restriction of access to legally designated parks and protected areas resulting in adverse impacts on the livelihoods of the displaced persons.

4.3: Comparison of Liberian Legal/Regulatory Framework with Requirements of ESS5

The table below provides a comparison between ESS5 requirements and the Liberian legal framework, highlighting major differences between the two as well as measures to bridge the policy gaps.

Table 2: Comparison between Liberian Legal framework on land acquisition and ESS5

Theme	Liberian Legislation	World Bank ESS5 requirements	Measures to Bridge the Policy Gaps
Resettlement	Liberia has legal requirements mandating project proponents to develop a Resettlement Action Plan (RAP) when projects lead to displacement or loss of assets. The key national law governing this is the Environmental Protection and Management Law of Liberia (EPML), 2003 , which is enforced by the Environmental Protection Agency (EPA) .	Avoid or minimize involuntary resettlement and, where not feasible, assist displaced persons in improving or at least restoring their livelihoods and standards of living in real terms relative to pre-displacement levels or to levels prevailing prior to the project, whichever is higher.	No Gap Exists
Land acquisition procedure	Liberian law has a provision on how private land is acquired for public interests, which includes providing: "private property owners with reasons for expropriation"	ESS5 provides guidelines on how to acquire land for public interest projects	No Gap Exists
Owners of Displaced Permanent Structures and farms	In the event where inhabitants must be displaced, the State is to resettle them.	Affected people who are physically displaced are to be provided with residential housing, or housing sites, or, as required, agricultural sites at least equivalent to the old site. Preference to be given to land-based resettlement for displaced persons whose livelihoods are land-based.	Gap: Liberian law requires the affected persons to receive compensation based on replacement value when permanent structures are affected. Although the law can be interpreted to include labor and relocation expenses, these are not explicitly enumerated under Liberian law. Mitigation: Such owners will be paid full replacement, including labor and relocation expenses.
Owners of Non-permanent Structures/Tenants /Squatters including settlers/Migrants	There are no constitutionally or legislatively recognized resettlement rights or assistance for those without recognized (formal) legal rights to land.	For those without formal legal rights to lands or claims to such land or assets that could be recognized under the laws of the country, Bank policy provides for resettlement assistance in lieu of compensation for land, to help improve or at least restore their livelihoods	Gap: There is significant difference between Liberian laws and Bank policy. Those without formal legal rights or claims to such lands and/or semi-permanent structures are not entitled to resettlement assistance or compensation. Risk of making some PAPs worse off as compared to pre-displacement condition.

			<p>Mitigation: All PAPs and owners of pre-cut off date assets, regardless of legal tenure, will be considered for some level of resettlement assistance (but no compensation for land) and treated equally. Owners of non-permanent structures will be given supplemental assistance to remove their chattels and be supported to re-establish their livelihoods.</p>
Cut-off date for eligibility for compensation	Cut-off date for eligibility for compensation is not provided for directly in legislative or constitutional provisions.	The Bank provides opportunities for PAPs, affected communities and local NGOs as appropriate to be involved in arriving at a cut-off date for eligibility for compensation that will be convenient to them.	<p>Gap: The Liberian legislation and law do not effectively guarantee the rights of all PAPs.</p> <p>Mitigation: Adequate consultation of affected persons and other stakeholders in setting cut-off date for property inventory will be ensured.</p>
Categories of affected individuals	There is no distinction between affected individuals. Landowners, land tenants, land users, owners of buildings, and owners of perennial crops are all lumped together and treated likewise. There are no separate provisions for especially vulnerable classes of people.	There are three categories of affected people: (i) those who have formal legal rights; (ii) those who do not have formal legal rights to land at the time of the census but have a claim to such land or assets; and (iii) those who have no recognizable legal right or claim to the land they are occupying.	<p>RAP should be designed to distinguish between classes of affected individuals, and this should be taken into consideration in awarding compensation.</p> <p>Gap: Liberian laws do not provide distinction of different affected persons to receive compensation based on replacement value when permanent structures are affected.</p> <p>Mitigation: Such owners will be paid full replacement costs including labour and relocation expenses as stipulated by ESS5.</p>
Vulnerable groups	No provision in Liberian Laws	Particular attention is to be paid to vulnerable groups, especially those below the poverty line, the landless, the elderly, female heads of household, people with disabilities, the sick, and other marginalized groups.	<p>Gap: Vulnerable PAPs given the same treatment as all others under Liberian law.</p> <p>Mitigation: Further assistance to be given to this category of PAPs to enable them to restore their living standards to pre-project levels at least.</p>
Squatters	In Liberian law, "Squatter Rights" do not cover Title. Squatter's Right is only intended as a temporary arrangement for	Under ESS5, squatters are to be provided resettlement assistance for structures constructed by themselves, or moving allowances (but no	<p>Squatters will be provided resettlement assistance but not compensated for land.</p> <p>In the absence of provision for</p>

	accommodation and a Title.	compensation for land).	<p>squatters in the Liberian Laws, the Bank's ESS5 requirements shall prevail.</p> <p>The issue of squatters has to be clearly considered in any resettlement action plan and shall be offered options, whether through alternative shelters or fair compensation that enables them to find other shelter.</p>
Livelihood Restoration and Assistance	There are no specific laws or regulations specifying support for livelihood restoration and transition and moving allowances	Livelihoods and living standards are to be restored in real terms to pre- displacement levels or better.	<p>Gap: Liberian policy and legislation do not guarantee support for livelihood restoration and transitional assistance.</p> <p>Mitigation: Resettlement assistance in terms of moving allowances, loss of earnings etc. will form part of compensation framework, in addition to longer term livelihood development programs as the case may be.</p>
Compensation and Participation	<p>Affected persons are to be informed before possession of land. However, there is no provision on the notice period, neither is there a distinction between farm land, and developed land.</p> <p>Chapter 3 Article 17 of the Liberian Constitution (1986) provides the right to assemble and consult upon the common good...</p> <p>Section 1.4 (b, c, and d) of the Freedom of Information Act of Liberia states the principles that shall govern the construction, exercise, and protection of the right of access to information.</p>	<p>Affected persons should be:</p> <ul style="list-style-type: none"> • Informed in a timely manner on their options and rights pertaining to resettlement; • Offered choices among, and provided with technically and economically feasible resettlement alternatives; and • Provided with timely and relevant information to host communities receiving re-settlers. 	<p>Since common good is subject to different interpretations, it is important that land acquisition consultations conducted under Bank financed projects observe the principle of free, prior, informed, and consent.</p> <p>Affected groups should get access to full information about the resettlement process and options for compensation.</p> <p>Participatory planning and decision making should be applied in resettlement options and compensation.</p>
Calculation of compensation	Article 24 (a) 1 Provision is made for prompt payment of just compensation. However, the provision is not very clear.	Full replacement cost: a method used to determine the amount sufficient to replace lost assets and cover transaction cost.	Full replacement cost will be used.
Timing of compensation	Prompt payment of just compensation	Prompt compensation payment prior to commencing construction	Follow ESS5 requirements to pay compensation prior to

payment		or before acquiring land and assets	commencing construction or before acquiring the land and as Gap: Timing for Compensation payments is unspecified under Liberian Law Mitigation: Compensation payments will be done prior to displacement or commencement of civil works on the impacted land.
Grievances	Chapter 3, Article 17 of the Constitution of Liberia provides avenue for grievances.	Appropriate and accessible grievance mechanisms to be established.	Gap: No intermediate avenues for redress other than ADR and a court of law under the laws of Liberia. Mitigation: A project specific GRM, is proposed involving community, local and county and national judiciary system. The GRM will be accessible, reliable and transparent.
Monitoring and Evaluation	External evaluation is not required.	Internal monitoring and external evaluation are required.	Involve third party assessment of compensation and resettlement.

4.4: Institutional Framework

The institutions with a legal mandate and responsibility for the preparation and implementation of the RAP are listed below.

4.4.1: Environmental Protection Agency (EPA)

The EPA is mandated to set environmental quality standards and ensure compliance with pollution control and management measures. It is responsible for the development of guidelines for the preparation of Environmental Assessments and Audits, and the evaluation of environmental permits. These may include certification procedures for landfills and other activities potentially dangerous to the environment.

The EPA is also established to coordinate, monitor, supervise, and consult with relevant stakeholders on all activities related to the protection of the environment and the sustainable use of natural resources. It has an Inter-Governmental Steering Committee whose responsibility is to review, approve, and clear the RAP. The Committee is comprised of the Environmental Protection Agency (EPA), Ministry of Mines and Energy (MME), Ministry of Finance and Development Planning (MoFDP), Ministry of Agriculture (MoA), Liberia Land Authority (LLA), and Ministry of Health (MOH), with each institution providing its expertise based on applicable Liberian laws and international best practices.

4.4.2: Liberia Land Authority (LLA)

The Liberia Land Authority (LLA) was established with the passing of the LLA Act by the Legislature in October 2016. The LLA has the legal mandate for land administration in Liberia. The LLA will take on the

responsibilities and functions executed by the erstwhile Department of Lands, Surveys, and Cartography (DLSC) under the Ministry of Mines and Energy, as well as Deeds Registry and Archiving, currently within the Centre for National Documents and Records Agency (CNDRA).

The Land Authority controls and manages, in the interest of equitable development, access to and use of Public and Government Land except for Reserves, Protected Areas, Proposed Protected Areas, and Diplomatic Missions.

The Land Authority functions include administering the deed registry and land registry systems; establishing standards and regulating survey and mapping services; administering public survey and mapping services, and the national cadaster, promoting and regulating the proper development of private surveying profession, and therefore under no condition shall a surveyor or other staff of the Authority engage in the survey of private land or in the survey of communal land in a private capacity; value land and buildings for the Authority's land registry system; implement programs in support of property rights, including those of customary land owning communities; and adjudicate disputes arising in the context of systematic land registration.

Land use and management functions include promoting, supporting, and ensuring the development of land use management plans and zoning schemes and their implementation through counties, districts, and other local government structures (clans, etc.).

4.4.3: Ministry of Finance and Development Planning (MFDP)

The MFDP will sign off on the grant agreement and oversee financial management services through its Project Financial Management Unit (PFMU). The MFDP will lead on project negotiation between the Government of Liberia and the World Bank.

The MFDP leads the implementation of the National Development programs and coordinates multilateral funding support to the Government of Liberia (GoL). The ministry is the principal authority on fiscal and development planning and executing agency of GoL development programs from the fiscal standpoint.

The MFDP houses the Project Financial Management Unit (PFMU), which is responsible for fiduciary management of World Bank-supported projects. It will support RETRAP to prepare a consolidated work plan and budget for the project on an annual basis. The work plans and budgets will include planned expenditures under each component. The PMT will be expected to coordinate and monitor the implementation progress against the work plan/budget. The PFMU will be part of the RAP pay team.

4.4.4: Liberia Revenue Authority (LRA)

For land and asset verification, the LRA will play a critical role in verifying and confirming the value of project affected assets. Their continuous involvement to advance work related to land and property valuation and verification exercises is vital.

4.4.5: Ministry of Public Works (MPW)

The MPW is responsible for land-use zoning and will be engaged in site selection of subprojects. The Ministry of Public Works carries out the following broad functions:

- Provision of advice, technical services, planning, design, and construction of works projects for other Government Departments and Agencies.
- Management of works and maintenance programs associated with public buildings, roads, bridges, airfields, jetties, water supplies, sewerage, and rural electricity; and
- Maintenance and operation of facilities owned by the Government.

4.4.6: Ministry of Agriculture (MOA)

MOA's mission is to create an enabling environment for a more dynamic and vibrant agricultural sector to ensure sustainable food security and employment opportunities for all Liberians. In this role, MOA will support verification and validation of the replacement costs of economic crops that will be affected by the civil works activities of subcomponent 3.1 of the RETRAP.

4.4.7: Local Government Authorities (LGA)

The LGA oversees the operation of the local government system and implements policy in relation to local government structures, functions, human resources, and financing.

The LGAs are responsible for the local government administration, the maintenance of peace and healthy social relations, and cultural heritage in the hinterland. As such, LGAs will be included on the Grievance Redress Committees at the district and county levels to help in the resolution of PAPs' grievances, claims, and complaints. The support of LGAs has proved critical in previous projects, and it is expected that their meaningful involvement will enhance the implementation of the project.

CHAPTER 5: CENSUS SURVEY AND BASELINE SOCIOECONOMIC STUDIES

5.1: Introduction

A household-level census identifying and enumerating affected persons, structures, and other fixed assets, with the involvement of affected persons, was conducted from the 6th to the 17th of December 2024. The household-level census was conducted to:

- Identify characteristics of displaced households, including a description of production systems, labor, and household organization; baseline information on livelihoods (including, as relevant, production levels and income derived from both formal and informal economic activities) and standards of living (including health status) of the displaced population;
- Gather information on vulnerable groups or persons for whom special provisions may have to be made;
- Identify public or community infrastructure, property, or services that may be affected;
- Provide a basis for the design of and budgeting for the resettlement plan;
- Provide a basis for excluding ineligible people from compensation and resettlement assistance in conjunction with the established cut-off date; and
- Establish baseline conditions for monitoring and evaluation purposes.

The cut-off date for this RAP was December 15, 2024, when the IIU communicated its decision and intention to execute the 85km road project. This date was negotiated during field visits for the census, and once agreed upon it was widely published in the form of public notices and community radio announcements.

5.2: Socio-Economic Baseline Conditions of Project Affected Persons (PAPs)

A socioeconomic survey was conducted from December 6-17, 2024, by a group of enumerators emanating from IIU/MPW and RETRAP/MoA in the affected communities using structured survey questionnaires, through which the category, conditions, and sociocultural characteristics of the population that will be affected by component 3 civil works activities were identified and established. Most of the project activities will take place in 21 rural settlements and 3 urban settlements. A total of 860 persons will be affected by component 3 civil works through the loss of assets and means of livelihood and income. The main characteristics of the project-affected area are provided below in Table 3.

Table 3: Gender Distribution of Project Affected Persons (PAPs)

Category	No.	Percent (%)
Total number of project-affected persons (PAPs)	860	100
Number of Males PAPs	490	57
Number of Females PAPs	370	43
Number of vulnerable persons (% of total number of PAPs)	116	13
Others (if different from the above)	0	0

5.2.1: Characteristics of PAPs Household Organization and Labor

Table 4: General Socio-Economic Baseline Data of Grand Gedeh County

Variables	Description
Population	Grand Gedeh County: 152,887 (Male: 76,375; Female: 76,512); Sex ratio:99.8
Households	Grand Gedeh County: Number of HH (35,314); Average Household Size (4.3)
Age	Grand Gedeh County: 0-14 years (47.4 %); 15-64 years (49.4 %); 65+ years (3.1 %); 18+ years (46.7%) Age dependency ratio (102.2 %)
Poverty	Grand Gedeh County: Absolute Poverty (63.7); Food Poverty (47.8); Extreme Poverty (17.5)
Literacy Rate	Grand Gedeh County: 68.5%
Employment	Grand Gedeh County: Informal employment (84.6%); vulnerable employment (83.7%); and unemployment (2.8%)
Food vs. Non-food Consumption Expenditure	Grand Gedeh County: Share of food (67.9%); Share of food non-food (32.1%)
Housing/Dwelling structure (Rural)- Grand Gedeh County	Wall Type: Mud and Sticks (68.6%); Mud Bricks (24.9%); Zinc/Iron/Tin (0.4%); Stone/Clay Bricks (1.3%); Sand Crete/ Cement Blocks (4.1%); Other Materials (0.7%); Roof Type: Iron Sheets, Zinc/Tin (75.5%); Straw, Grass, Bamboo or Thatch (22.9%); Other Materials (1.6%).
Land area cultivated in Hectares	Grand Gedeh County: Male-headed households (1.2); Female-headed Households (1.1); All households (1.2); Land cultivated per capita (0.3).
Distribution of land tenure by County (percent of farms)	Grand Gedeh County: Community land (34.5); Tribal land (21.3); Distributed by family (34.9); Privately owned (6.3); Rented (1.2); Farming as a tenant (1.9).
Labour utilization in farming	Grand Gedeh County: Share of HH using hired/Kuu labour (86.2%); Share of female labour (46.3%)
Percent distribution of households that received different types of transfers by county	Grand Gedeh County: Money (41.8); Food goods (6.5); Non-food goods (10.0)

Source: Liberia Household Income and Expenditure Survey 2016²

Several criteria are commonly used to identify vulnerable persons within the project-affected population. This data helps policymakers, planners, and project managers to assess the impact, formulate appropriate policies, and allocate resources effectively. When identifying vulnerable persons for projects that may affect them, it is crucial to consider specific criteria to ensure their protection and inclusion. A generally agreed upon definition of vulnerability is the lack or inadequate capacity of an individual or group to anticipate, cope with, and/or recover the consequence or adverse impact of natural or human-induced action or event. When such an action or event takes place, persons with the same characteristics will not usually experience the same level of vulnerability.

Key indicators used as criteria for assessing vulnerability are many and differ depending on the complexity of the activity or event but would usually include personal factors (age, household composition, special

² The General Socio-Economic Baselines survey was lastly implemented by the Liberia Institute of Statistics and Geo-Information Services (LISGIS) over a 12-month period from January 2016 to January 2017; since then, there has been no survey.

needs of a person/household, health status, etc.), socio-economic factors (level of poverty, loss of livelihoods, assets, etc.), and the person/household's capacity to cope or recover. These indicators help in the identification of vulnerable persons. In this study the following indicators were used as criteria for identifying vulnerable groups:

- **Age:** Persons above 65 years or below 18 years.
- **Gender:** specifically, women or girls at risk of exploitation/abuse.
- **Poverty:** Persons living below the poverty threshold (person who falls below the poverty threshold and who is registered under the Department of Social). While generally most of the PAPs were living below the poverty threshold, none of them was registered as a recipient of a poverty stipend.
- **Persons with disability:** A person/child who has long-term physical, mental, intellectual, or sensory impairments which in interaction with various barriers may hinder their full and effective participation in society on an equal basis with others (Vulnerability Criteria, 2014).

Vulnerable groups under this RAP are those:

- Persons with physical disabilities;
- The elderly, above 65 years;
- The Sick; and
- Female Household Heads.

5.3: Socioeconomics Survey of PAPs

A structured questionnaire was used to collect socio-economic information on the affected people. The PAP census data obtained include:

- Characteristics of the Project Affected Persons (PAPs);
- Information on vulnerable groups or persons for whom special provisions may have to be made;
- Project Affected Household organization;
- Information on Tenants and Landlords;
- Inventory of Affected Assets (structures and tree crops/farms);
- Public or community infrastructure, property, or services that may be affected;
- Patterns of social interaction in the affected communities, including social networks and social support systems, and how they will be affected by the project; and
- Social and cultural characteristics of displaced communities, including a description of formal and Informal institutions (e.g., community organizations, ritual groups, NGOs) that may be relevant to the consultation strategy and to designing and implementing the resettlement activities.

5.3.1: Characteristics of PAPs Household Organization and Labor

Gender

Of the total 860 PAPs to be affected by the project, 490 (57%) are males, while 370 (43%) are females, and 11 out of the 370 females are household heads. See Table 5 below.

Table 5: Age Distribution of PAPs by Gender

Gender	Age Range							
	15 – 25	26 - 35	36 – 45	46 - 55	56 - 64	65 - above	Total	
Male	35	128	119	98	65	45	490	57%
Female	22	110	102	69	56	11	370	43%
TOTAL	57	238	221	167	121	56	860	100%

Source: RETRAP 2 - RAP Field Survey Data (December, 2024)

Marital Status

Of the total 860 property owners interviewed to be affected by the project, 503 (58%) are married, while 279 (32%) are single, 7 (1%) are divorced, 36 (4%) are widowed, and 35 (4%) are in consensual unions. See Table 6 below.

Table 6: Marital Status by Gender

Category	Sex of PAP		Total	%
	Male	Female		
Married	331	172	503	58%
Single	166	113	279	32%
Divorced	6	1	7	1%
Window/er	6	30	36	4%
Consensual Union	20	15	35	4%
Total	529	331	860	100%

Source: RETRAP 2 - RAP Field Survey Data (December, 2024)

Education

Of the total 860 property owners interviewed to be affected by the project, 37% of the PAPs are school dropouts (from either elementary, junior high, or senior high school), 28% are high school graduates, 26% have no formal education, while 9% have attended college and university. See Table 7 below.

Table 7: Educational Status of PAPs by Gender

Gender				
Education Status	Male	Female	Total	%
Never Attended	84	140	224	26%
High School Drop Out	204	112	316	37%
High School Graduate	184	60	244	28%
College & University	66	10	76	9%
Total	538	322	860	100%

Source: RETRAP 2 - RAP Field Survey Data (December, 2024)

Religion

The majority of the PAPs that responded to the interview questions are Christians (87.5%), followed by Muslims (12.4%) and Baha'i Faith (0.1%).

Access to Electricity

About 60% of the affected structures (Toe Town, Zleh City, and Zwedru City) have access to electricity.

Access to drinking water

All of the affected communities have access to drinking water from mostly hand pumps and few wells within about a 10 to 100 meters radius.

Household Population and Number of Rooms

Of the residential and commercial structures identified to be in the 85km Row, 45% have 1 to 5 inhabitants, 45% have 6 to 10 inhabitants, and 11% have inhabitants above 10.

Of the residential and commercial structures identified to be in the 85km Row, 24% are 1-room structures, 26% are 2-room structures, 27% are 3-room structures, and 15% are 4-room structures, while the remaining 9% include 5- to 8-room structures.

Livelihoods

PAPs are engaged in a variety of livelihood activities that include small business, farming and teaching. Most of the PAPs along the project route are self-employed, as evidenced by the majority of commercial structures, especially in the major towns such as Toe Town, Zleh City, and Zwedru City.

Findings from the socio-economic study revealed that most of the PAPs are small business owners and subsistence farmers who are mainly engaged in the growing of rice, vegetables, pineapple, cocoa, rubber, and other cash crops, as well as hunting activities. Most of the farms are not near the main road.

Of the total 860 PAPs interviewed to be affected by the project, 26.2% of the PAPs source their livelihood from farming, 60.3% are involved with small businesses, 8.4% are employed either in the public or private sector, with a few of them being teachers, while 5.1% are unemployed. See Table 8 below.

Table 8: Livelihood Status of PAPs by Gender

Sources of Livelihood	Gender		Total	%
	Male	Female		
Farmer	139	86	225	26.2%
Business Owner	301	218	519	60.3%
Teacher	29	0	29	3.4%
Employed (Public and Private Security Officers, Health Workers, School Principals, Local Government Officials, NGO Workers, etc.)	43	0	43	5.0%
Unemployed	43	1	44	5.1%
Total	555	305	860	100.0%

Source: RETRAP 2 - RAP Field Survey Data (December, 2024)

CHAPTER 6: ELIGIBILITY

This section deals with the definition of displaced persons and criteria for determining their eligibility for compensation and other resettlement assistance, including relevant cutoff dates.

6.1: Definition of PAPs

PAPs under this RAP are defined as:

- I. Those who are residing along the 85km section spanning from Cote D'Ivoire - Toe Town – Zwedru and found within the defined RoW of 150ft (75ft on both sides from the center of the existing road in rural areas) and 100ft (50ft on both sides from the center of the existing road in urban areas) in densely and sparsely populated areas;
- II. Those who will suffer direct economic and social impacts as a result of component 3 civil works activities;
- III. Those vulnerable groups in the project area whose livelihood and living conditions will be worsened through the direct impacts of the project; and
- IV. Those who are qualified for special assistance or packages, as it may be appropriate, such as tenants and landlords.

6.2: Eligibility Criteria

The World Bank ESS5 classifies affected persons; as persons:

- a) Who have formal legal rights to land or assets;
- b) Who do not have formal legal rights to land or assets but have a claim to land or assets that is recognized or recognizable under national law; or
- c) Who have no recognizable legal right or claim to the land or assets they occupy or use.

Category (a): Affected persons who have formal legal rights to land or assets are those who have formal documentation under national law to prove their rights or are specifically recognized in national law as not requiring documentation. In the simplest case, the land is registered in the name of individuals or communities. In other cases, persons may have a lease on the land and therefore have legal rights.

Category (b): Affected persons who do not have formal rights to land or assets but who have a recognized or recognizable claim under national law can fall into several groups. They may have been using the land for generations without formal documentation under customary or traditional tenure arrangements that are accepted by the community and recognized by national law. In other cases, they may have never been provided a formal title, or their documents may be incomplete or lost.

Category (c): Affected persons who have no recognizable legal right or claim to the land or assets they occupy or use are eligible for assistance under ESS5. Under this RAP, these are persons occupying the Right of Way in violation of applicable laws. Affected persons in these groups are not eligible for compensation for land but are eligible for resettlement and livelihood assistance and compensation for assets.

The conditions of eligibility also include meeting the cut-off date of December 15, 2024, when the IIU communicated its decision and intention to execute the 85km road project and negotiated during field

visits for the census. All persons encroaching into the defined area of the sub-project after this date are not eligible for compensation and/or resettlement assistance. The eligibility was based on the category of losses at the cut-off date identified through the various interests and rights derived from customary laws, common law and international conventions, and in specific cases, as agreed with the project affected persons.

Analysis of Assets and Livelihoods of PAPs

PAPs were categorized into the following categories:

- (i) Those who own property (private and public property)
- (ii) Destruction of graves
- (iii) Income/Livelihood losses
- (iv) Vulnerable persons

Table 9: Summary of the RETRAP 85km RAP Project Beneficiaries

No.	Categories	75km - Total No. of PAPs	75km - Total No. of Properties	10km - Total No. of PAPs	10km - Total No. of Properties	85km - Total No. of PAPs	85km - Total No. of Properties
1	Property Owners						
1.1	Private Structures Including Landlords and Business Income Losses	551	713	109	141	660	854
1.2	Graves	9	11	4	4	13	15
1.3	Public Structures	7	7	3	9	10	16
1.4	Economic Tree Crops (Farms)	4	4	2	2	6	6
	Sub Total	571	735	118	156	689	891
2.0	Income/Livelihood Losses						
2.1	Business Income Loss (Non-Structure Owners Only)	73	84	0	0	73	84
2.2	Rental Income Loss (Tenants)	94	105	4	4	98	109
	Sub Total	167	189	4	4	171	193
	Grand Total	738	924	122	160	860	1084
3	Vulnerable Persons*	85	97	31	31	116	128
*The total number of vulnerable persons is inclusive of the total number of PAPs.							

Type of Property/Structure and Extent of Impact

A total of 1,084 properties/entitlements associated with 860 PAPs will be affected by the 85km road construction. The type of property, number, extent of impact, and entitlement are provided in Table 10.

The basis of what is to be paid as compensation or resettlement assistance was determined by identifying the most appropriate entitlement for each loss or impact. Based on the entitlements, restitution options were selected in accordance with ESS5 and the merits of the option. Entitlements to which PAPs are qualified under each category of impacts.

Table 10: Entitlement Matrix for PAPs

Category of Impacts	No. of PAPs	Level of Impacts	Entitlement
Private Structures including landlords and business income loss (660)	603	Fully Affected - Loss of structures/properties	Full Replacement Cost
	57	Partially Affected - Loss of structures/properties up to 20%	Full Replacement Cost
Graves (13)	13	Fully Affected - Loss of structures/properties	Full Replacement and Relocation Cost
Public Structures include market building, town halls, hand pumps, checkpoint, and school fence (10)	8	Fully Affected - Loss of structures/properties	Full Replacement Cost
	2	Partially Affected - Loss of structures/properties up to 20%	Full Replacement Cost
Economic Tree Crops/Farms (6 Farms (2,185 of mixed Trees))	6	Partially Affected - Loss of Income	Compensated value for each affected economic tree crop making up a farm
Business without Structure - Income Loss (73)	73	Fully Affected - Loss of Income	Three months of income loss for each affected business on the basis of monthly net profit
Tenants (98)	98	Disturbance	Three months rental allowance on the basis of rent amount paid for a place occupied before the cutoff date.
Vulnerable People (116)	116	Disturbance	Three-month rental, living, and other supplementary allowances at a rate of US\$ 100 per person per month for a three-month transition period

CHAPTER 7: VALUATION METHODS

7.1: Introduction

This chapter reviews the asset valuation exercise and valuation methods and rates used to value the various categories of assets to be affected by the component 3 civil works activities (e.g., tree crops/farms and structures). This approach does not take into account depreciation of the existing asset, but the cost of the replacement structure or asset, including transportation and transaction costs, is based on prevailing costs of materials on the local market. Given the magnitude of the impacts on affected persons, the valuation methods used will yield compensation amounts that will enable PAPs to better improve their standards of living or at least restore them to pre-project levels.

7.1.1: Method and Basis of Compensation-Valuation Process and Methods

The World Bank ESS5 requires that any person whose property is affected by involuntary resettlement is entitled to compensation, which shall be assessed and paid at Full Replacement Cost. The methods for valuation for compensation and resettlement as a result of the losses are presented as follows:

- **Land** – Amount per square meter of lost land; (No one lost land as a result of the project, and so this did not arise for computation/valuation).
- **Building/Structure**—Amount per square meter (Amount depends on the type of wall material, status of completion and materials used).
- **Farms/Tree Crops**-Amount to be paid is based on the current economic crop rate established by the Ministry of Agriculture (see Annex C).
- **Loss of Graves**- Amount to be paid is based on the current rate established by the Ministry of Public Works (See Annex A2 & A2.1).
- **Loss of Rental Income and expenditure incurred on rent (Supplemental Assistance)** – Three months' rental income (See Annex A6).
- **Loss of income from sales/business** - Average estimated monthly income for a period of 3 months per person (See Annex A5).
- **Resettlement support/assistance for vulnerable persons (Supplemental Assistance)** – A flat rate of \$100 per person was negotiated and agreed upon (see Annex A7 & A7.1).

7.2: Valuation Responsibility

The governmental agency tasked with assessing real properties is the Division of Real Estate within the Liberia Revenue Authority (LRA). The Division has a Real Estate Valuation Guideline that estimates the values of real properties based on set criteria. The guideline distinguishes real properties based on residential, commercial, commercial-residential, and industrial categories. It further defines real properties in these categories based on the size, basic condition, and materials used for construction. This valuation is only applied for taxation purposes.

7.3: Valuation Principles

The valuation of assets to be affected by the component 3 civil works activities was determined using the full replacement cost. The valuation methodology employed the full replacement cost principles in

determining affected properties values necessary to achieve i) replacement cost for lost assets, ii) investment method, and iii) direct comparison method.

7.4: Valuation Methodology

The valuation was guided by the various asset valuation methods and rates currently used by the Liberia Revenue Authority, the Ministry of Public Works, the Ministry of Agriculture, and the Real Estate Surveyor (property valuator) for the various categories of assets to be affected by component 3 civil works activities (e.g., tree crops/farms and structures). Where the Liberian legal provision does not meet the principle of full replacement cost, provision has been made to supplement the values to achieve the principle of the World Bank ESS5 of full replacement of any property that will be affected. Given the magnitude of the impacts on affected persons, the valuation methods used will yield compensation amounts that will enable PAPs to better improve their standards of living or at least restore them to pre-project levels. The method of valuing assets was based on the full replacement cost approach.

7.4.1: Full Replacement Cost Approach

The valuation of assets to be affected by the component 3 road rehabilitation activities was determined using the full replacement cost necessary to achieve replacement of the lost assets. The method of valuation of assets that helps determine the amount sufficient to replace lost assets and transaction costs associated with asset replacement. In applying this method of valuation, depreciation of structures and assets was not taken into account.

7.4.2: Investment Method

This method treats assets like any other investment in the market, where the main factors influencing investment decisions are security of principal, adequate yield, security of income, administrative costs, and capital growth.

7.4.3: Technical Analysis for Residential and Commercial Flats

Structure types were categorized, and values were determined by the prevailing market prices of materials used, including labor and transportation costs necessary for construction. The unit of rate per structure type was based on structure kind, roof, wall, floor, storey level, and unit cost in US\$ per ft².

The project team calculated compensation amounts based on prevailing construction cost estimates for a given area. The assessed value of affected structures was estimated using the valuation guidelines of the Real Estate Division of the Liberia Revenue Authority (LRA), the ESAFE Division of the Ministry of Public Works, and the Ministry of Agriculture guidelines for tree crop valuation.

7.5: Valuation for Easements

Easements shall use market value or net present value as explained above. Where easement agreements allow future use of land for cultivation of low crops, compensation shall consider rental fees for the use of properties temporarily affected. This compensation value is distinct from compensation for any trees or other crops that would be destroyed by initial use of an easement for construction. These crops would be compensated at full value. Compensation for easement agreements will address land value lost

because of the temporary restriction of future uses during the construction phase of the project.

7.6: Valuation and Compensation of Buildings and Structures

The valuation considered the entire building and related structures, such as houses, toilets, kitchens, bathrooms, and temporary structures made of wood, along the proposed 85km route based on the principle of “Full Replacement Cost” in accordance with ESS5.

For houses and other structures, the market cost of the materials to build a replacement structure with an area and quality similar to or better than those of the affected structure, the cost of transporting building materials to the construction site, plus the cost of labor and/or contractors’ fees were considered. No deduction for depreciation and transaction costs was applied.

For the partial impact, where the loss is less than 20%, the valuation considered payment for the repair of the remaining affected structure. Uncompleted structures were valued based on the full replacement cost of materials.

The current rates are based on rates received from the Liberia Revenue Authority (LRA), which were revised in November of 2017 by the Ministry of Public Works for its specific use and adjusted to account for inflation. This was used to calculate the compensation amount to be paid for affected structures using the principle of full replacement cost. See Table 11 showing old and revised unit rates per structure type. See details in Annex B (1 and 2).

Table 11: Rates used for the Full Replacement Cost

Structure Types	Roof	Wall	Floor	Storey	Old Rates		Revised Rates	
					Unit cost per ft² (US\$)	Average range per ft² (US\$)	Unit cost per ft² (US\$)	Average range per ft² (US\$)
Concrete Flat	Zinc	Concrete	Concrete	Single	15.00	10.00 - 20.00	25.00	20.00 - 30.00
Mud Bricks	Zinc	Mud-brick	Concrete	Single	6.00	4.00 – 8.00	11.00	10.00 -12.00
Mud Bricks	Thatch	Mud-brick	None/soil	Single	4.50	4.00 – 5.00	7.00	6.00 - 8.00
Mud-Dub	Zinc	Mud-Dub	None/soil	Single	4.25	4.00 – 4.50	6.00	5.00 - 7.00
Mud-Dub	Thatch	Mud-Dub	None/soil	Single	3.50	3.00 – 4.00	4.50	4.00 - 5.00
Wooden Frame	Zinc	Round Pole	None/soil	Single	3.50	3.00 – 4.00	3.00	2.50 - 3.50
Wooden Frame	Thatch	Round Pole	None/soil	Single	2.50	3.00 – 4.00	3.00	2.50 - 3.50
Container	None	None	None	None	None moveable	None moveable	None moveable	None moveable

Source: Approved MPW Rates, November 2017

7.7: Valuation and Compensation of Economic Crops and Trees

For agricultural crops and trees, it is the pre-project or pre-displacement value, whichever is higher, that is considered. Economic crops affected by the project were valued for compensation based on the rates provided by MoA. Trees were valued based on their age, type, and productive value.

The MoA pricing guidelines make provision for the valuation of trees according to different methodologies depending on whether the tree lost is a wood tree or a productive tree. Wood trees are valued based on

age category (a. seedling; b. medium growth and full growth) and timber value and volume according to market references. Fruit/productive trees are valued based on age (a. seedling; b. adult-not fruit-bearing; and c. fruit-bearing). Stage (a) and (b) trees are compensated based on the value of the investment made; stage (c) trees are compensated at net market value of 1-year income times the number of years needed to grow a new fully productive tree. See Annexes A4 and C1 on Economic Tree Crops/Farms details.

7.8: Assistance for Income Losses

Income losses from business are calculated based on the average daily sales for three months. Affected business owners will be provided with assistance for the total of three months of income loss as well as moving allowances. The total calculated business income loss to be given to eligible small business owners (73 persons) is US\$ 86,763.41. See Annex A5.1 for detail on business income loss.

7.8.1: Assistance to Vulnerable People

Assistance to 116 vulnerable people is calculated based on a three-month special package (US\$ 100.00 per month) allowance to each person in this category to support their living expenses during the three-month transition period. The total amount calculated as special assistance to be given to eligible vulnerable persons is US\$ 38,400.00.

7.9: Compensation and Resettlement Assistance

Compensation and resettlement assistance to PAPs covers: i) private properties, ii) graves, iii) public properties, iv) economic crops, v) Loss of businesses income, vi) loss of rental income for tenants, vii) loss of houses/shelters and rental income for landlords, and viii) vulnerable persons.

7.9.1: Summary of Compensation Packages

The total compensation and assistance packages for mitigating impacts associated with the project amount to US\$ 3,021,533.60. Table 12 below presents a summary of the packages and assistance to be provided.

Table 12: Summary of Compensation packages by Category of Impacts on Various Assets

Compensation Packages - 85km RAP								
No.	Categories	No of PAPs	Fully Affected Structures (US\$)	Partially Affected Structures (US\$)	Income Loss (US\$)	Special Assistance (US\$)	Total (US\$)	Percentage (%)
1	Private Structures including landlords and business income loss	660	\$2,213,817.68	\$268,303.94			\$2,482,121.62	82.15%
2	Graves	13	\$20,280.00	\$0.00			\$20,280.00	0.67%
3	Public Structures	10	\$249,040.80	\$44,596.93			\$293,637.73	9.72%
4	Economic Crops/Farms	6			\$31,026.73		\$31,026.73	1.03%
5	Business Income Loss without Structures	73			\$86,763.41		\$86,763.41	2.87%

6	Tenants	98			\$24,754.12		\$24,754.12	0.82%
7	Special Assistance for Vulnerable Persons	116				\$38,400.00	\$38,400.00	1.27%
8	Transaction Fees Refunds	860				\$44,550.00	\$44,550.00	1.47%
	Total Compensation		\$2,483,138.48	\$312,900.87	\$142,544.25	\$82,950.00	\$3,021,533.60	100.00%
Source: RETRAP 2 - RAP Field Survey Data (December, 2024)								

7.9.1.1: Private Properties

A total of 854 privately owned structures will be affected by the project. The compensation cost for the private structures, including landlords and business income losses is US\$ 2,482,121.62. See Annex- A1 and A1.1 for details on private structures.

Compensation for private structures along the entire project route was evaluated based on the principle of “Full Replacement Cost.” As discussed earlier, the 85km road section passes through 24 settlements. Of these cities, towns, and villages, the largest impact on private properties will be 263 structures in Zwedru City, 145 structures in Zleh City, 67 structures in Zia Town, 66 structures in Senewin Town, and 64 structures in Toe Town. Of the overall 854 private structures to be impacted, 31% of the structures are in Zwedru City, 17% are in Zleh City, 26% are in Toe Town, Dougee, Senewin Town, and B’hai Jozon, while the remaining 26% are in small towns and villages, respectively. The table below shows that 93% of the private structures will be fully affected, and the remaining 7% will be partially affected.

Table 13: Summary of Private Structure to be Affected

No.	Locations	Fully Impacted	Partially Impacted	Total	Total US\$
		(A)	(B)	C= (A+B)	
1	Toe Town	64	0	64	\$ 166,687.61
2	Nicko Town	36	0	36	\$ 58,342.77
3	B'hai Jozon	41	0	41	\$ 109,367.18
4	Bassa Village 1	5	0	5	\$ 3,993.00
5	Senewin Town	66	0	66	\$ 132,873.14
6	Sherman Village	4	0	4	\$ 4,634.53
7	Dougee	50	0	50	\$ 115,986.38
8	Tian Town	9	0	9	\$ 6,576.55
9	Zleh City	145	0	145	\$ 389,114.78
10	Towah Town	3	0	3	\$ 13,161.49
11	Pouh Town	26	0	26	\$ 42,934.81
12	Veyeazohn	2	0	2	\$ 2,723.75
13	Gwein Town	14	0	14	\$ 16,986.05
14	One Man Village	4	0	4	\$ 4,376.25
15	Mianyee Village	2	0	2	\$ 1,218.86
16	Bassa Village	3	0	3	\$ 3,220.50
17	Zia Town	65	2	67	\$ 159,753.57
18	Kahn Town	4	0	4	\$ 4,710.25
19	Solo Town	16	1	17	\$ 34,741.22

20	Gboloken	16	0	16	\$ 43,412.55
21	Zwedru Gate	7	0	7	\$ 13,206.33
22	Jacob Village	3	0	3	\$ 7,944.60
23	Douh	3	0	3	\$ 9,271.27
24	Zwedru City	202	61	263	\$ 749,930.36
	Total	790	64	854	\$ 2,095,167.80
<i>Source: RETRAP 2 - RAP Field Survey Data (December, 2024)</i>					

7.9.1.2: Graves

A total of 15 graves in the project area are expected to be affected by the civil works activities. Compensation for graves followed the principle of “Full Replacement Cost.” The compensation amount was calculated using the market cost of the materials to build a replacement structure and the relocation assistance plus the cost of any labor and ritual fees. The total cost of restoring and relocating these graves is US\$ 20,280.00. All of the graves will be fully impacted. See Annex- A2 for details on graves.

Table 14: Summary of Graves to be Impacted

Impacted Graves - Location, Coordinates, and Costs					
No.	Grave Representative Name	Location	Coordinate		Cost (US\$)
			X	Y	
1	TIB-TO-21-R	Toe Town	-8.556655	6.408207	\$ 1,200.00
2	TIB-TO-66-R	Toe Town	-8.549751	6.416877	\$ 1,500.00
3	TIB-NK-67-R	Nickol Town	-8.51909	6.467005	\$ 2,580.00
4	TIB-NK-79-R	Nickol Town	-8.517411	6.467902	\$ 1,500.00
5	TZ-SW-67-L	Senewin Town	-8.554704	6.319802	\$ 1,200.00
6	TZ-DG-81-L	Dougee Town	-8.516068	6.271683	\$ 1,200.00
7	TZ-ZC-236-R	Zleh City	-8.431229	6.227003	\$ 1,200.00
8	TZ-ZC-244-R	Zleh City	-8.433019	6.226712	\$ 1,200.00
9	TZ-TW-276-R	Towah Town	-8.424556	6.229969	\$ 1,200.00
10	TZ-ZI-339-R	Zia Town	-8.297687	6.193804	\$ 1,200.00
11	TZ-GK-427-R	Gboloken Town	-8.190365	6.106583	\$ 1,200.00
12	TZ-GK-438-L	Gboloken Town	-8.192411	6.110268	\$ 1,200.00
13	TZ-GK-439-L	Gboloken Town	-8.192407	6.11029	\$ 1,500.00
14	TZ-ZG-441-R	Zwedru Gate	-8.183744	6.104427	\$ 1,200.00
15	TZ-ZG-442-R	Zwedru Gate	-8.183728	6.104402	\$ 1,200.00
Total (US\$)					\$ 20,280.00
<i>Source: RETRAP 2 - RAP Field Survey Data (December, 2024)</i>					

7.9.1.2: Public Properties

A total of 16 public structures in the project area are expected to be affected by civil works activities. Public structures to be impacted include offices, wells/hand pumps, security checkpoints, water towers, bathrooms, agriculture catchment basins, churches, and meeting centers. Compensation for public structures followed the principle of “Full Replacement Cost.” The compensation amount was calculated using the market cost of the materials to build a replacement public structure with an area and quality similar to or better than that affected by the project, or to repair a 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 US\$ 293,637.73. Of the total public structures to be impacted, 87.5% will be fully impacted, while 12.5% will be partially impacted. See Annex- A3 for details on public structures.

Table 15: Summary of Public Properties to be Affected

Public Properties to be Affected					
No.	Locations	Fully Impacted	Partially Impacted	Total	Total US\$
		(A)	(B)	C= (A+B)	
1	B'Hai Town-Border	9	0	9	\$ 216,045.80
2	Dougee	1	0	1	\$ 3,600.00
3	Towah Town	1	0	1	\$ 9,030.00
4	Pouh Town	1	0	1	\$ 5,600.00
5	Gboloken	1	0	1	\$ 14,415.00
6	Zwedru Gate	1	0	1	\$ 350.00
7	Zwedru City	0	2	2	\$ 44,596.93
	Total	14	2	16	\$ 293,637.73

Source: RETRAP 2 - RAP Field Survey Data (December, 2024)

7.9.1.3: Businesses

A total of 84 formal and informal small businesses with 73 owners that do not own structures were identified along the Cote D'Ivoire - Toe Town - Zwedru Road corridor. These small businesses provide sources of income and means of livelihood for PAPs in the project affected area and are likely to be affected by civil works activities. Compensation for losses of income to businesses is determined by multiplying the monthly net profit of each business by three months to arrive at the total business transitional allowance for each business owner. The total compensation to be paid for affected businesses is US\$ 86,763.41. The table below provides information on business income losses by location and gender. (See Annex- A5 for details on Business).

Table 16: Summary of Business Income Losses by Location and Gender

No.	Location	No. of PAPs			Income Loss by Gender		Total Income Loss (US\$)
		Male	Female	Total No. of PAPs	Male (US\$)	Female (US\$)	
1	Senehwen	1	0	1	\$695.68	\$-	\$695.68
2	Zai Town	2	0	2	\$1,170.00	\$-	\$1,170.00
3	Zleh City	8	8	16	\$11,636.76	\$7,652.43	\$19,289.19
4	Zwedru City	28	26	54	\$39,451.14	\$26,157.41	\$65,608.54
	Total	39	34	73	\$52,953.57	\$33,809.84	\$86,763.41

Source: RETRAP 2 - RAP Field Survey Data (December, 2024)

7.9.1.4: Economic Tree Crops

There are six (6) partially affected farm owners (4 males and 2 female) who will be affected by the road project. A total of 2,185 economic trees summing up to 6 farms along the road corridor between Cote D'Ivoire - Toe Town - Zwedru Road corridor will likely be affected, and the total value of the affected

economic tree crops is estimated to be US\$ 31,026.73. The type of crops to be affected are mainly rubber trees. Table 17 provides information on economic trees/farms. (See Annex- A4 for details on Economic Tree Crops).

Table 17: Summary of Economic Tree Crops /Farms

Type of Crops	Type of Economic Crop	Magnitude of Impact	No. of Farms	Qty of Affected Economic Tree Crops	Value of Economic Tree Crops/Farm (US\$)
Toe Town	Cocoa	Partially Affected	1	1,134	\$8,380.26
Toe Town	Banana	Partially Affected	1	150	\$315.00
Toe Town	Rubber	Partially Affected	1	90	\$2,573.10
Bassa Village 1	Rubber	Partially Affected	1	30	\$857.70
Senewin Town	Rubber	Partially Affected	1	656	\$18,755.04
One Man Village	Pine Apple	Partially Affected	1	125	\$145.63
Total			6	2,185	\$31,026.73
<i>Source: RETRAP 2 - RAP Field Survey Data (December, 2024)</i>					

7.9.1.5: Vulnerable Persons

A total of 116 potential PAPs within the project area are considered as vulnerable people. The category of vulnerable PAPs includes: i) the elderly, ii) the disabled, iii) the sick, and iv) female household heads. This category of vulnerable people will be qualified for special packages that shall be designed and geared towards assisting them. The total special package for vulnerable people is estimated to be US\$ 38,400.00. The special package covers living costs for a transition period of three months. These vulnerable people are spread across 16 settlements. Of the total vulnerable people to be impacted, 34% are female, while 66% are male. Table 18 provides updated information on vulnerable persons. Annex – A8 provides further details on vulnerable persons.

Table 18: Summary of Vulnerable People

Category	Sex			Total Assistance Allocated (US\$)
	M	F	Total	
Elderly	45	11	56	\$20,400.00
Disable	14	8	22	\$6,600.00
The Sick	0	1	1	\$300.00
Female Household Heads	26	11	37	\$11,100.00
TOTAL	85	31	116	\$38,400.00
<i>Source: RETRAP 2 - RAP Field Survey Data (December, 2024)</i>				

7.9.1.6: Tenants

The project will impact a total of 98 tenants (51 males and 47 females). Tenants will lose their rental shelters due to civil works activities. A total of US\$ 24,754.12 is allocated in this RAP to offset impacts associated with shelters lost. The table below presents a consolidated picture of rental allowances for tenants by location. Of the total tenants to be impacted, 52% are males, while 48% are females. Further details of affected tenants are provided in Annex A6.

Table 19: Summary of Impacted Tenants

No.	Location	No. of PAPs			Total Allowances (US\$)
		Male	Female	Total	
1	Toe Town	1	0	1	\$50.11
2	Nicko Town	1	0	1	\$50.11
3	B'hai Jozon Town	0	2	2	\$132.65
4	Dougee Town	1	0	1	\$65.00
5	Zleh City	9	4	13	\$1,137.30
6	ZIA Town	3	2	5	\$346.49
7	Solo Village	1	1	2	\$160.00
8	Douh Town	1	3	4	\$320.00
9	Zwedru City	35	34	69	\$22,492.46
Total (Tenant)		52	46	98	\$24,754.12
Source: RETRAP RAP Field Survey Data (December, 2024)					

7.9.2: Disturbance and Transportation Allowances

Disturbance allowances shall be paid in addition to the compensation value of the affected assets/properties. A disturbance allowance should be paid from the contingency allocation in the case of an individual property/landowner whose property/land is being acquired for the proposed project, or where a project site has been subsequently abandoned in favor of another site and the landowner of the abandoned site was required to relinquish interest over the land, or where during the course of executing the proposed project an individual's interest in land suffered proven physical damage/disturbance. Transportation assistance shall be paid/extended from the contingency allocation to all PAPs who will be relocated as a result of the project. This amount will be provided to enable them to cover all moving expenses to new locations. However, for persons eligible for compensation for structures, the transportation allowance shall be calculated based on location.

CHAPTER 8: INSTITUTIONAL ARRANGEMENTS- ROLES AND RESPONSIBILITIES

8.1: Introduction

This chapter discusses the institutional framework required to effectively plan and coordinate RAP preparation and implementation activities, as well as the organizational procedures for delivery of entitlements, including line ministries, dependents, units, committees, RETRAP/MoA, and the IIU/MPW.

In order to ensure efficient resettlement activities preparation and implementation, as well as compliance with the Bank's ESS5 and the relevant Liberian legal provisions and policies on involuntary resettlement, the following institutional arrangements shall be used to connect and mobilize resources and capabilities of all relevant organizations that will be involved in the preparation and implementation of the RAP associated with component 3 activities.

8.2: Roles and Responsibilities of Agencies

8.2.1: Project Implementation Units (PIUs)

The Ministry of Public Works is responsible for infrastructure development (roads, bridges, buildings, railways, etc.) and zoning regulation in Liberia. The MPW will approve all drawings for civil works and issue construction licenses to works contractors under this project.

The IIU, located in the MPW, will execute component 3 activities, with its Program Manager taking full responsibility for the implementation, coordination, and oversight of the resettlement activities. The MPW through the IIU will liaise with the MOA through the RETRAP to secure funding from the World Bank to pay compensation to PAPs and will be responsible for overseeing and ensuring the preparation and implementation of this RAP.

The RETRAP-PIU will secure funding to implement the RAP prior to the commencement of civil works. The RETRAP-PIU houses the Project Financial Management Unit (PFMU), which is responsible for fiduciary management of this RAP. The RETRAP-PIU and the IIU/MPW project management team will be expected to coordinate and monitor the implementation progress against the work plan/budget.

8.2.2: IIU's Social Safeguard Officer

The Social Safeguard Officer, who is a staff member of the IIU, will be part of and shall be embedded in the day-to-day implementation of the RETRAP component 3 activities. Under the overall supervision of the Program Manager, he/she will be responsible for overseeing the preparation and implementation of social safeguard instruments as well as supervising the broader social development works for the RETRAP component 3. Major responsibilities to be performed by the IIU Social Safeguard Officer include:

- Managing all social development aspects of component 3 activities;
- Ensuring the highest standard of quality in social impact assessment and mitigation activities related to component 3 in accordance with the ESMF and the RPF;
- Ensure continuous engagement of all stakeholders throughout implementation;
- Disclosure of relevant social safeguard instruments;
- Grievance management;

- Overseeing resettlement compensation and livelihood restoration plans and measures, and providing guidance to consultants involved in resettlement implementation of the requirements of the RAP and ESMPs for the road component;
- Ensuring that RETRAP component 3 activities are in full compliance with ESS5 requirements and objectives;
- Ensuring that project design and site selection include all considerations and options to avoid and minimize land acquisition;
- Conduct a socioeconomic study targeting potential PAPs as well as carry out a census surveys where avoidance is not possible particularly when road diversions will be needed during construction to: a) identify Project Affected Persons (PAPs) in the affected area, b) establish characteristics and typology of affected households, d) provide information on vulnerable groups and people, e) determine the magnitude of potential losses – partial or full, and f) establish communication systems to ensure two way communication channel from PAPs to the components and from RETRAP component 3 activities to PAPs, and g) carry out consultations;
- Ensure that compensation and resettlement assistance cover all permanent and temporary physical and economic displacement resulting from land acquisition or restrictions on land use in connection with the RETRAP component 3 activities;
- Prepare, with the assistance of IIU and consultants, Resettlement Action Plans (RAPs) and ensure their clearances and disclosures whenever required;
- Ensuring that funding for RAPs is made available and deposited in a special and separate account and tracking and maintaining compensation and resettlement assistance payments;
- Ensuring prompt compensation and resettlement assistance payments to PAPs are made well ahead of civil work commencement;
- Ensuring all PAP are fully compensated prior to the taking of land and assets and the start of civil works;
- Monitoring and overseeing RAP implementation and the performance of Grievance Redress Committees (GRCs);
- Work on the broader social issues, including ensuring that contractors' workers are fully sensitized on HIV/AIDS, STDs, and GBV/SEA and are following the Code of Conduct (CoC) they signed; and
- Preparing monthly and consolidated quarterly RAP implementation reports and social safeguards performance reports.

8.2.3: Environmental Protection Agency (EPA)

The EPA will oversee all environmental and social impact assessments of the project to ensure basic compliance regarding all environmental protocols during the project implementation. The EPA will issue environmental compliance certificates to construction contractors under the project. The EPA is the main authority for the management of the environment and is mandated to coordinate, monitor, supervise, and consult with the relevant stakeholders on all activities in the protection of the environment and sustainable use of natural resources. The Agency promotes environmental awareness and implements the national environmental policy and the EMPL. The EPA oversees the implementation of international

environment related conventions. The EPA will issue construction permits and be involved in field monitoring to ensure compliance with construction permits and ESIA requirements.

8.2.4: MPW Engineering and ESAFE Division

For the verification of land and structures/buildings, the MPW Engineering and ESAFE Division will play a critical role in verifying and confirming the value of these project affected assets. Their continuous involvement to advance work related to land and property valuation and verification exercises is vital for this work.

8.2.5: Ministry of Agriculture (MOA)

The Ministry of Agriculture (MOA) is the key implementing agency for this project. Staff of MOA will be part of the RAP implementation team and will assist with crop valuation and verification exercises, which are part of their mandate. Involvement of agricultural extension officers at the local level will be sought to support PAPs whose livelihoods focus on agricultural produce and products to restore their livelihoods. In circumstances where farmers are substantially affected by the project, the agricultural extension officers would work closely with IIU/MPW to assist and track the progress of the affected farmers.

8.2.6: Ministry of Internal Affairs (MIA)

The role of the Ministry of Internal Affairs (MIA) at the local level has been and will continue to be very vital in advancing social safeguard works at district and community levels. The relationship with local authorities has been very pleasant, and their contribution will continue to enhance the RETRAP/MoA and IIU/MPW works. Furthermore, their guidance and involvement in conflict resolution and reaching amicable solutions would remain very critical while handling compensation and resettlement related issues. Thus, coordination and close partnership with MIA local authorities will be strengthened during the implementation of RETRAP.

8.2.7: Liberia Land Authority (LLA)

The LLA subsumes land functions that were performed by several agencies of the Government, including the key land administration agencies: the Department of Lands, Survey, and Cartography of the former Ministry of Lands, Mines, and Energy (MLME), now the Ministry of Mines and Energy; The Deeds and Titles Registry of the Center for National Documents Records Agency (CNDRA), and functions of County Land Commissioners from the Ministry of Internal Affairs. The LLA will assist with the settlement of land disputes and validation of land deeds and titles. As the one-stop shop for land matters in Liberia, the Act provides LLA with three key functions: land governance, land administration, and land use and management.

In instances where private land is acquired and compensation payment needs to be made, the main role and responsibility of the LLA will be to scrutinize and validate the authenticity of land deeds provided by PAPs and sign off on them. Payment will only be made for lands whose titles or deeds are validated by the LLA. Agencies included in this implementation arrangement shall meet periodically to review and assess implementation progress and challenges and agree on measures and actions that may be required to address challenges encountered and to accelerate progress.

8.2.8: NGOs

NGOs might be responsible for resettlement services such as the implementation of socioeconomic surveys, education and awareness, construction of resettlement housing, promotion of development initiatives, or the monitoring of RAP implementation. It is important to note that during the RAP preparation phase, no NGO of such was identified to carry out this task.

8.2.9: GRM Committees

The overall role of the grievance mechanism is to deploy a reliable, effective, and timely process for capturing and responding to the concerns and grievances of Project Affected Persons. A well-functioning grievance mechanism is one that addresses concerns in a transparent manner that is culturally appropriate and readily accessible to all segments of the affected communities, at no cost and without retribution. The GRM is therefore a part of the institutional arrangement for the effective implementation of this RAP.

8.2.10 Resettlement Implementation Committee

Resettlement Implementation Committee comprising the project sponsor (the Government of Liberia, through the Ministry of Public Works, with support from the World Bank), relevant government line and administrative departments, community-based organizations and NGOs involved in support of resettlement activities, and representatives of communities affected by the project. Their role shall include 1) ensuring the regular exchange of information and 2) coordinating and serving as a channel for redressing grievances between communities and the project implementation unit.

8.2.11: Contractor

The contractor role will include the execution of the civil works in accordance with the project Environmental and Social Management Framework, the Environmental and Social Impact Assessment and Environmental and Social Management Plan. The Contractor will prepare Environmental and Social Management Plan based on these instruments to mitigate the risks and the impact and the impact reduction measures laid out in this RAP.

8.2.12: 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 define organizational structure exists within the MPW, there is a strong need to strengthen RAP implementation and supervision capacity of the IIU. Equally, the level of awareness and understanding about the World Bank ESS5 by line ministries is extremely low. Sensitization and awareness workshops on the Bank's ESS5 and on RAP preparation and implementation processes for these line ministries are very critical and should be undertaken as soon as possible. Policy makers, planning and technical departments, districts, and local level officials, as well as MPW resident engineers, property valuers, and contractors, should be targeted. In order to strengthen the existing capacity, a third-party monitoring and evaluation arrangements should be considered, such as the involvement of an ES firm or a local NGO.

CHAPTER 9: STAKEHOLDERS CONSULTATION

9.1: Introduction

In accordance with national regulations and requirements as provided for in the Constitution and the Freedom of Information Act of Liberia, the World Bank's policy on Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement, the project proponent (GOL), through IIU/MPW and RETRAP/MoA, took the necessary measures to inform individuals, households, and communities likely to be affected by the project, as well as other relevant stakeholders about the upcoming RETRAP Project.

The main objectives of the consultations were to:

- Inform PAPs about their rights and choices;
- Disseminate information about the RETRAP AF, particularly component 3 civil works activities to PAPs and other stakeholders;
- Notify project affected persons and communities about the project setup and development objectives;
- Establish and maintain a two-way process of dialogue and understanding between the project and its stakeholders;
- Obtain the input of the PAPs in the RAP preparation process and seek feedback on how to ensure their active participation in the preparation and implementation process in order to create ownership; and
- Elicit broader inputs and suggestions that will ensure project sustainability and success in the long term.

A total of eight stakeholder consultation meetings per round were held at village/town/city levels across the project impact area during the socioeconomic survey, asset marking, and inventory of losses phase of the RAP preparation. Information provided to stakeholders on the project included: i) the project description, objectives, and activities, especially the civil works activities to be implemented under component 3; ii) the positive and negative impacts associated with the proposed works; iii) the actions and measures, including compensation and resettlement assistance payments, that will be put in place to mitigate and offset the project's direct social and economic adverse impacts related to land acquisitions and RoW clearing; and iv) the establishment of grievance redress mechanisms to address project-related grievances/complaints throughout the implementation period.

The first round of consultation meetings was held from the 7th to the 10th of December 2024 at various locations (as indicated in Figure 7 on the map shown below). The consultation meetings targeted the appropriate levels of local government (commissioners, city mayors), community and opinion leaders (town/village chiefs and elders), PAPs, and the affected communities in the villages/towns/city along the project impact corridor. The table below shows the total number of people who attended the various stakeholders' meetings. Of the total PAPs that attended both consultations, 39% are female, while 61% are male. Annex E1 provides details on stakeholder consultation.

Table 20: Summary of Consultation Meeting Attendance

Number of Attendees during the 1 st Round of Consultations				
No.	Locations	Male	Female	Total
1	B'Hai Town-Border	12	5	17
3	Senewin Town	20	15	35
4	Dougee Town	21	14	35
5	Zleh City	29	19	48
6	Zia Town	20	11	31
7	Gboloken Town	27	15	42
8	Zwedru City	38	30	68
	Total	167	109	276

9.2: Active Stakeholder Participation

Stakeholders, particularly PAPs, actively participated in the consultations. During the interactive meetings, PAPs expressed several concerns, one of which was about the asset marking and valuation carried out under SECAMP, the project previously proposed for implementation but about which they were told has either been cancelled or would be implemented under new and different arrangements.

“After marking our houses over three years ago, the people from MPW told us to obtain a paper from the court to prove that we own the affected properties. We spent a lot of money to get that court paper, including transportation expenses. Now that the project has been cancelled, will we get our money back?” they asked.

It was explained to them that the reason why the project proponent demanded PAPs to obtain a proof of ownership (attestation) of the affected properties from the court was to avoid making compensation payments to the wrong people. In the past, some people had tried impersonating as owners of properties they did not own. As a result, some PAPs have suffered unduly through that process. As lessons learned, going forward under this compensation payment, measures would be put in place to ensure that the rightful PAPs are paid their compensation without having to go to the court for attestation. The measures or arrangements would involve the use of credible town/village leadership and the grievance redress committees that will be established to vet and certify PAPs for payment, if needed. These leaders will then monitor to ensure that only PAPs who have been vetted and certified by them are paid during compensation. Such arrangements, once in place, would eliminate the need for PAPs to go to the court for proof of ownership as a requirement for receiving their compensation.

9.3: Stakeholders’ Knowledge about the Road Project

From the socioeconomic survey and the stakeholder consultations conducted, it is established that information about the proposed road project is widely disseminated in communities along the project impact corridor and even beyond. In all consultation meetings, PAPs and other stakeholders confirmed that they have heard about the pending road project. Thus, while concerns have been expressed about aspects of the project that are related to displacement and resettlement, the overwhelming majority of individuals (including PAPs), households, and the wider communities in the project area warmly welcome the project as a development they have long waited for and which, when implemented, will relieve them

of the enormous travel difficulties they currently face. They said the upgraded road will enhance their access to markets and vital social services and will open up the region for social and economic development that will contribute to improvement in their standards of living.

9.4: Consultation Methods

Consultations were conducted using these methods: i) Focus Group Discussions, ii) Key Informant Interviews, and ii) Town hall meetings. During these consultations, care was taken to ensure that everyone's voice was heard, responded to, and recorded.

9.4.1: Focus Groups Discussions:

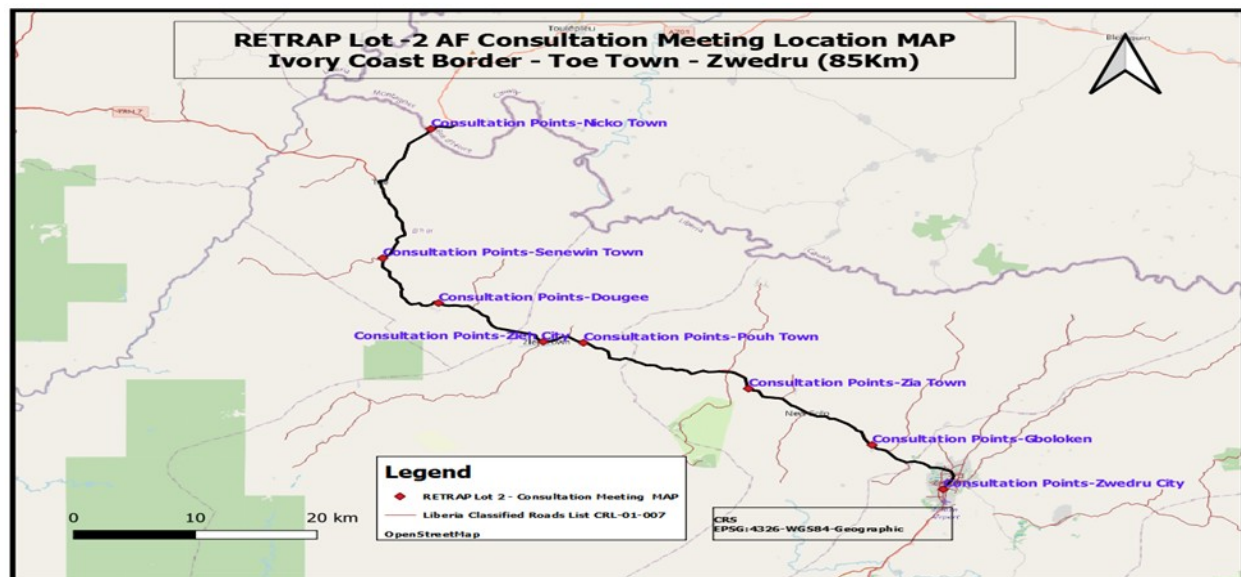
Consultations were held at various locations with chiefs and elders, youths, women, businesspeople, farmers, and road users (drivers and passengers). From each of these groups, important information was collected and used in the preparation of the RAP.

9.4.2: Key Informant Interview:

In addition to focus group discussions, information was also collected through interviews with knowledgeable individual PAPs, opinion leaders, and interested individuals. The interviews with individual PAPs also provided an opportunity to clarify to each PAP misinformation he/she had received about the project from unofficial sources, including rumors.

9.4.3: Public/Community Consultation:

Town hall meetings were the main method used to convey the project information to entire communities. The answers provided to questions raised and concerns expressed by PAPs and other stakeholders got disseminated to the wider village/town population in a short space of time. To that extent, town hall meetings were an effective platform for disseminating the project information to the wider community audience, as well as listening to the concerns and views of community members, especially the PAPs.



Map Source: RMMU/IIU/MPW

Figure 7: Map of Liberia showing the locations of Consultation Meeting Points

9.5: PAPs Rights and Choices

Throughout the consultation meetings, town hall, focus groups, and key informant interviews, PAPs were informed about the rights and choices available to them under the Resettlement Plan. They were told that it was their right to be consulted and to participate in all resettlement decisions that affect them, that they have the right to accept or reject the value of their affected assets when disclosed to them and can demand revaluation, and that they have the choice to request cash or in-kind compensation for their affected assets.

9.6: Summary of Views/Concerns Expressed by PAPs

Table 21: Summary of Main Concerns and Views expressed during the first series of Stakeholder Consultations

First series of Stakeholder Consultations - Concerns and Response	
Issues/Concerns	Responses
My property was marked before by the GOL, but it is demolished as we speak. Are you saying I won't be compensated for it?	Yes, in as much as there is no physical presence of the structure, it won't be captured for compensation as this process is subject to audit by external parties.
Instead of destroying the existing road for which our parents pay their high earn monies to build without national government funding, let this new project use the alternative route by passing the road through the FDA community and Kula Bye-pass to get to the Sinoe road at the end of the existing pavement. The current road should be seen as a legacy of our parents'/grandparents' generation.	We take note of your suggestion and will share this information with our bosses, but we will encourage you to elevate it with your leaders, who are the policymakers, and based on whatever decision is derived, it will be shared with the project proponent at that level. Additionally, as the team will be on the field conducting the coding and socio-economic census exercise, they will also be getting responses from others along the existing pavement to know as to those who want the project to use the existing road or an alternative suggested.
Can you please explain more when it comes to farmland eligibility and what type of farms will be considered?	Yes, let me restate that the project is not compensating for farmland, but rather if your farm, such as rubber, cocoa/coffee, palm, plantain/banana, etc., falls within the ROW as per the measurement of 75ft left or right, said farm will be eligible, and it is the number of trees affected that will be compensated for based on the MoA-approved price listing.
Are you only compensating for cash crop farms? If so, what if I have my rice farm along the road and it is affected by the project?	It's not just cash crops; like you heard our colleague make mention of plantains/bananas, as long as it falls within the ROW, it will be compensated, but for farms like rice, no! We all know within three months it can be harvested, and so once it falls within the required space, we only encourage you to clear it within a given timeframe.
If someone is occupying a place but refusing to pay rent and the project is now coming to meet them in the place, what will become of that person?	Under this project, we have compensation for tenant and landlord, and so, during the socio-economic census, if the team gathers information about a structure that is occupied by a tenant, we take both the landlord and tenant information, i.e., monthly rental fees, and both of them will receive the same value, and the landlord will also be compensated for his/her structure.
Who is eligible for compensation in the case where a place was leased and the leaser built on the land?	Like we said, we are paying compensation for the structure on the land and not for the land, except in the instance where a stretch of the road goes within private land with a deed that's not within the ROW. Again, if it happens, the government will hold discussions with said property owner to derive a just compensation.

What happens in the case where land was leased and when the marking was going on, first the lease was told not to build anything on it, and since then the place has been undeveloped? What becomes of the person who leased the place?	Nothing, because as long as a said area falls within the ROW, it belongs to the government, for which whoever went into said arrangement shouldn't have done so, and by doing that was at their own risk.
Are we going to pay again for papers from the court the third time as we did pay 25.00 USD the last time?	What we can say is that after this final marking, just keep a record of your codes and keep it safe, as we will come and tell you what to do next; perhaps we will try to mitigate the burden of making you pay another money.
How long will it take to get the compensation before the project starts, and after that, how long will we be given to move after receiving payment?	We can't say how soon the payment will be made to you, the PAPs, but the first part of the process is what we are on now, following which we will announce the next phase, but the period to leave after you are paid is normally 3 months.
If my area was marked before but the paper given to me got lost, what is going to become of me?	As long as the structure was initially coded, it will be remarked with the same old code.
When will the marking start? If graves are found along the road, will they be destroyed/removed too? If so, will the families be compensated?	Yes, as long as the grave was marked. If it was not marked but it gets impacted by the road, you can complain to the GRC, and you will then be captured and processed for compensation.
Houses built after the marking, what will be done about them? Will inhabitants of the town/villages along the road be given the opportunity to work during the road project?	Houses built after the marking are not eligible for compensation, as we have talked about the cut-off date of December 15, 2024.
House marked before but have fallen, will the owners be compensated?	Yes, they will be compensated.
At the time of the first marking, Vault wasn't around father's grave, but we built it. Now will it be considered during this last marking?	Once it falls in the required space, it will be captured and marked, thereby being eligible for compensation.
Will I be compensated for my business too that are in the structures that are marked?	Yes, businesses within affected structures will be eligible for compensation once the census captures them.
If the estimated value for my property is lower than what I spent to construct it, what will be the remedy?	You can file in your complaint through the GRM, and you will get a redress in 7 days.
In the case where I have a rental in my house during the period of this final marking, who will be eligible for the compensation?	Both the rental and the landlord will be eligible once the information was captured during the census within the cut-off-date period.
Will the road works from Tappita-Toe Town and Ivory Coast Border-Zwedru be done at once?	No, they are 2 different projects, with different project teams.
Will our land be paid for along the road?	No, land is not paid for, as the project will be done only within ROW, which belongs to the government. ONLY what is on the land, like buildings, farms, or graves, will be paid for.
When will the project kick off, and when will we receive our compensation following this final marking?	This exercise is part of the kickoff, as we need this information to inform the World Bank and the Government of Liberia as to the number of persons that will be impacted and ensure they are justly compensated and relocated, after which we can now turn the site over for civil work. We will get back to you to announce the next step.

Note: Stakeholder Consultation Meeting Minutes are presented in Annex - E.

9.7: Community Level GRMs Established

During the stakeholder consultations, Community Level Grievance Redress Committees (CGRCs) were constituted and set up in eight settlements in Grand Gedeh county across the project impact corridor. The CGRCs were charged with the responsibility to handle and address project-related grievances/complaints that may be filed by PAPs and other community members during the construction phase of the project. The CGRCs will operate in accordance with the grievance redress procedures laid out in the chapter on Grievance Redress Mechanisms. Each CGRC consists of a chair, co-chair, secretary, and members. The details of each of the eight established CGRCs, including the names and contact phone numbers of members, are found in Annex E.

9.8: First Series of Consultations

The first series of stakeholder consultations will be carried out during the disclosure of the findings of the RAP report. The focus of the first series of consultations will, inter alia, be on disclosure of the estimated values of affected assets to individual PAPs, payment procedures and requirements, and the time the compensation payment will be made. PAPs will have the right to ask questions and obtain clarity on any of these.

9.8.1: Information on RAP Disclosure Process

The disclosure of information relative to the approved Resettlement Action Plan (RAP) is a critical process to ensure transparency, accountability, and engagement with all stakeholders, particularly Project-Affected Persons (PAPs) and affected communities during the implementation of the resettlement process. The project will foster trust and cooperation among all stakeholders while safeguarding the rights and interests of PAPs.

During the disclosure process, information regarding the approved RAP will be disclosed using multiple methods to ensure broad accessibility and comprehension by all stakeholders are adhered to, including: public meetings and consultations, printed materials, online platforms, media engagement, grievance redress mechanisms, and engagement with stakeholders.

9.8.2: Second Series of Consultations

The second series of stakeholder consultations will be carried out during the disclosure of the findings of the RAP report. The focus of the second series of consultations will, inter alia, be on disclosure of the estimated values of affected assets to individual PAPs, payment procedures and requirements, and the time the compensation payment will be made. PAPs will have the right to ask and obtain clarity on any of these.

A joint team comprised of staff from the RETRAP/MoA and the IIU/MPW will conduct the next series of consultations under IIU leadership. Consultations with stakeholders are vital for the effective and smooth implementation of the RAP and the project as a whole. Thus, consultations with PAPs and other stakeholders shall be conducted throughout the construction period.

CHAPTER 10: IMPLEMENTATION SCHEDULE

10.1: 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 the commencement of civil works. This RAP was prepared under an exceptionally condensed process. The exceptional approach was taken to assist the project in meeting its board date and appraisal requirements. The preparation of this RAP occurred between December 2024 and February 2025. The RAP implementation activities provide the tasks to be carried out before and during implementation involving disclosure of the RAP, verification of valuated assets, preparation of compensation and resettlement assistance packages, payment of compensation to PAPs, and demolition of compensated properties.

The IIU/MPW and the RETRAP/MoA will be required to complete all tasks listed under activity columns when implementing the RAP. No civil work shall commence unless these steps are completed and compensation is paid to PAPs in full. An indicative implementation schedule for the RAP is given in Table 22 below. This is, however, tentative, as delays in approval processes may affect the duration allocated herein. The IIU/MPW and the RETRAP/MoA will ensure that there is a clear linkage between RAP implementation and civil works commencement.

Timetable for the Resettlement Action Plan

An indicative timeline for the RAP implementation activities is contained in the table below:

Table 22: RAP Implementation Schedule

No.	Item	Month-1				Month-2				Month-3				Month-4				Month-5				Month-6				Month-7				Month-8			
		W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12	W13	W14	W15	W16	W17	W18	W19	W20	W21	W22	W23	W24	W25	W26	W27	W28	W29	W30	W31	W32
1	Disclose Approved Final RAP																																
2	Conduct RAP Verification and conduct the assessment on the potential delay issues (The Issue of Light Poles within the ROW, the Issue of Cemeteries within the ROW, and the Issue of the Kudah Bypass)																																
3	Disclosure of Compensation Amount to PAPs																																
4	Dispute Resolution and Correction of Mistakes (if any)																																
5	Start and Complete Entitlement Delivery/Compensating PAPs																																
6	Grievance Management																																
7	PAP Relocation																																

N o .	Item	Month-1				Month-2				Month-3				Month-4				Month-5				Month-6				Month-7				Month-8			
		W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12	W13	W14	W15	W16	W17	W18	W19	W20	W21	W22	W23	W24	W25	W26	W27	W28	W29	W30	W31	W32
8	Demolition of Affected Properties																																
9	Site Handover to Contractor																																
10	Monitoring of RAP Implementation																																
11	Submission of RAP Implementation Report																																
12	RAP Completion Audit																																

CHAPTER 11: RAP IMPLEMENTATION COSTS AND BUDGET

11.1: Introduction

This chapter provides a detailed budget for PAPs' compensation and other entitlements. The budget is prepared based on inventory and valuation of affected assets, income loss, and special assistance to project affected persons, as well as implementation support costs. This chapter provides information relating to the cost estimates for all resettlement activities, allowances for inflation factors in the rate applied to private structures, graves, public structures, and farms and other contingencies, and a financing plan indicating the sources of funds and arrangements for the timely flow of funds.

11.2: RETRAP AF (85km) RAP Budget

The overall RAP compensation and implementation budget for the entire 85km is estimated at Three million, six hundred fifty-eight thousand, six hundred and eighty-six United States Dollars and ninety-seven cents (US\$ 3,658,686.97). Table 23 presents the breakdown of the budget as follows:

Table 23: RETRAP Lot - 2 (85Km) RAP Budget

RETRAP Lot - 2 (85Km) RAP Budget Summary						
Item N°	Budget Item	No. of PAPs	No. of Property	Direct Impacts Cost (US\$)	Indirect Impacts Cost (US\$)	Total (US\$)
A	COMPENSATION AND SPECIAL ASSISTANCES:					
A1	Private Structures Including Landlords and Business Income Losses	660	854	2,482,121.62	\$-	2,482,121.62
A2	Graves	13	15	\$20,280.00	\$-	\$20,280.00
A3	Public Structures	10	16	\$293,637.74	\$-	\$293,637.74
A4	Economic Tree Crops/Farms	6	6	\$31,026.73	\$-	\$31,026.73
A5	Business Income Loss (Non-Structure Owners Only)	73	84	\$86,763.41	\$-	\$86,763.41
A6	Rental Income Loss (Tenants)	98	109	\$24,754.12	\$-	\$24,754.12
	Sub Total	860	1084	\$2,938,583.61	\$-	2,938,583.61
A7	Resettlement Assistance to Vulnerable Persons	116	128	\$38,400.00	\$-	\$38,400.00
A8	Refund to PAPs for processing Attestation and other required documents	689	891	\$44,550.00	\$-	\$44,550.00
	Sub Total					\$82,950.00
Sub Total (A1+A2+A3+A4+A5+A6+A7+A8)						\$3,021,533.61
B	Allocation of Key Activities	Unit		Direct Impacts Cost (US\$)	Indirect Impacts Cost (US\$)	Total (US\$)
B1	Allocation for the Partial Removal / Relocation of Cemeteries	Lump Sum		\$-	\$130,000.00	\$130,000.00
B2	Allocations for Social Safeguards Training and Sensitization	Lump Sum		\$-	\$50,000.00	\$50,000.00
B3	RAP Implementation Audit	Lump Sum		\$-	\$80,000.00	\$80,000.00
B4	GRM and RAP Implementation Committee	Lump Sum		\$-	\$50,000.00	\$50,000.00
B5	Supervision and Monitoring	Lump Sum		\$-	\$25,000.00	\$25,000.00
B6	CONTINGENCIES (10%)	Percentage		\$-	\$302,153.36	\$302,153.36
Sub Total (B1+B2+B3+B4+B5+B6)						\$637,153.36
GRAND TOTAL (A+B)						\$3,658,686.97

11.3: RETRAP 10km RAP Budget

The overall RAP compensation and implementation budget for the 10km road section (Cote D'Ivoire - Toe Town) is estimated at Seven hundred seventy-one thousand, eight hundred forty-three United States Dollars and one cent (US\$ 771,843.01).

Table 24: RETRAP Lot - 2 (10Km) RAP Budget

RETRAP Lot -2 (10Km) RAP Budget Summary						
Item N°	Budget Item	No. of PAPs	No. of Property	Direct Impacts Cost (US\$)	Indirect Impacts Cost (US\$)	Total (US\$)
A	COMPENSATION AND SPECIAL ASSISTANCES:					
A1	Private Structures Including Landlords and Business Income Losses	109	141	\$375,548.80	\$-	\$375,548.80
A2	Graves	4	4	\$6,780.00	\$-	\$6,780.00
A3	Public Structures	3	9	\$216,045.80	\$-	216,045.80
A4	Economic Tree Crops/Farms	2	2	\$8,695.26	\$-	\$8,695.26
A5	Business Income Loss (Non-Structure Owners Only)	0	0	\$-	\$-	\$-
A6	Rental Income Loss (Tenants)	4	4	\$232.86	\$-	\$232.86
	Sub Total	122	160	607,302.73	\$-	607,302.73
A7	Resettlement Assistance to Vulnerable Persons	31	31	\$9,300.00	\$-	\$9,300.00
A8	Refund to PAPs for processing Attestation and other required documents	118	156	\$7,800.00	\$-	\$7,800.00
	Sub Total					\$17,100.00
Sub Total (A1+A2+A3+A4+A5+A6+A7+A8)						624,402.73
B	Allocation of Key Activities	Unit		Direct Impacts Cost (US\$)	Indirect Impacts Cost (US\$)	Total (US\$)
B1	Allocation for the Partial Removal / Relocation of Cemeteries	Lump Sum		\$-	\$30,000.00	\$30,000.00
B2	Allocations for Social Safeguards Training and Sensitization	Lump Sum		\$-	\$10,000.00	\$10,000.00
B3	RAP Implementation Audit	Lump Sum		\$-	\$30,000.00	\$30,000.00
B4	GRM and RAP Implementation Committee	Lump Sum		\$-	\$10,000.00	\$10,000.00
B5	Supervision and Monitoring	Lump Sum		\$-	\$5,000.00	\$5,000.00
B6	CONTINGENCIES (10%)	Percentage		\$-	\$62,440.27	\$62,440.27
Sub Total (B1+B2+B3+B4+B5+B6)						\$147,440.27
GRAND TOTAL (A+B)						\$771,843.01

11.4: RETRAP 75km RAP Budget

The overall RAP compensation and implementation budget for the 75km road section (Toe Town - Zwedru) is estimated at Two million eight hundred eighty-six thousand eight hundred forty-three United States dollars and ninety-six cents (US\$ 2,886,843.96).

Table 25: RETRAP Lot - 2 (75Km) RAP Budget

RETRAP Lot - 2 (75Km) RAP Budget Summary						
Item N°	Budget Item	No. of PAPs	No. of Property	Direct Impacts Cost (US\$)	Indirect Impacts Cost (US\$)	Total (US\$)
A	COMPENSATION AND SPECIAL ASSISTANCES:					
A1	Private Structures Including Landlords and Business Income Losses	551	713	\$2,106,572.81	\$-	\$2,106,572.81
A2	Graves	9	11	\$13,500.00	\$-	\$13,500.00
A3	Public Structures	7	7	\$77,591.93	\$-	\$77,591.93
A4	Economic Tree Crops/Farms	4	4	\$22,331.47	\$-	\$22,331.47
A5	Business Income Loss (Non-Structure Owners Only)	73	84	\$86,763.41	\$-	\$86,763.41
A6	Rental Income Loss (Tenants)	94	105	\$24,521.26	\$-	\$24,521.26
	Sub Total	738	924	\$2,331,280.87	\$-	2,331,280.87
A7	Resettlement Assistance to Vulnerable Persons	85	97	\$29,100.00	\$-	\$29,100.00
A8	Refund to PAPs for processing Attestation and other required documents	571	735	\$36,750.00	\$-	\$36,750.00
	Sub Total					\$65,850.00
Sub Total (A1+A2+A3+A4+A5+A6+A7+A8)						\$2,397,130.87
B	Allocation of Key Activities	Unit		Direct Impacts Cost (US\$)	Indirect Impacts Cost (US\$)	Total (US\$)
B1	Allocation for the Partial Removal / Relocation of Cemeteries	Lump Sum			\$100,000.00	\$100,000.00
B2	Allocations for Social Safeguards Training and Sensitization	Lump Sum			\$40,000.00	\$40,000.00
B3	RAP Implementation Audit	Lump Sum			\$50,000.00	\$50,000.00
B4	GRM and RAP Implementation Committee	Lump Sum			\$40,000.00	\$40,000.00
B5	Supervision and Monitoring	Lump Sum			\$20,000.00	\$20,000.00
B6	CONTINGENCIES (10%)	Percentage			\$239,713.09	\$239,713.09
Sub Total (B1+B2+B3+B4+B5+B6)						\$489,713.09
GRAND TOTAL (A+B)						\$ 2,886,843.96

11.5: Financing plan

The World Bank, through the Government of Liberia, has committed to providing the overall estimated RAP implementation costs of Three million, six hundred fifty-eight thousand, six hundred and eighty-six United States Dollars and ninety-seven cents (US\$ 3,658,686.97) to finance the resettlement-related costs for the 85km Cote D'Ivoire - Toe Town -Zwedru Road section under RETRAP AF. The IIU/MPW will liaise with the RETRAP/MoA to secure funding to manage implementation of the RAP in a timely manner, while the Project Financial Management Unit at the RETRAP/PIU will perform the financial management role.

The total RAP implementation cost will be reflected in the overall project costs. The IIU/MPW and RETRAP/MoA will not commence works until payment of compensation and resettlement support to all

eligible PAPs has been made and payment completion reports have been submitted to the Bank and cleared.

11.6: Training Plan for IIU/RETRAP Social Staff

The training plan indicated below is inclusive of the number of targeted staff, the content and focus of the various trainings, along with the duration and budget.

Table 26: Training Plan for IIU/RETRAP Social Staff

Month	Training Module / Activity	Location	Duration	Content / Focus	No. of Participants	Estimated Cost (USD)
1	Introductory Workshop on WB Social Safeguards & ESS	Local (Country HQ)	3 days	Overview of WB ESF, 10 ESS principles, project social risks, safeguard plans and tools basics	4	\$5,000.00
3	Advanced Social Safeguards & Road Project Case Studies	Local	3 days	In-depth application of ESS in road projects, land acquisition, resettlement, community engagement	4	\$5,000.00
5	International Training on WB Environmental and Social Framework	International (e.g., World Bank HQ or regional center)	5 days	Intensive training on ESF implementation, safeguard policies, monitoring and evaluation, SEA/SH Risk Investigation	4	\$8,000.00
6	Sensitization Activities	Local	7 Days	Community/stakeholder engagement sessions to raise awareness	4	\$4,000.00
7	Specialized Training: Environmental Standards & Impact Management	Local	2 days	Focus on ESS related to environmental risks: biodiversity, pollution, natural habitats, forestry	4	\$4,000.00
8	International Training on WB ESF & Labour Standards	International (e.g., World Bank HQ or regional center)	5 days	Intensive training on ESF implementation, ESS2 labour standards, OSH, workers' rights, contractor management, and monitoring	4	\$8,000.00
9	Stakeholder Engagement and Grievance Redress Mechanisms	Local	2 days	Community participation, Labour relations, freedom of association, collective bargaining, communication strategies, grievance handling aligned with ESS2, ESS4 and ESS10	4	\$3,000.00

11	Monitoring, Reporting, and Compliance Workshop	Local	2 days	Safeguard monitoring, labour compliance, audits, reporting requirements, OSH inspections, compliance checklists, and audit preparation	4	\$4,000.00
12	Refresher & Evaluation Workshop	Local	1 day	Review of key ESS, lessons learned, evaluation of training impact, recommendations for improvement	4	\$2,000.00
Ongoing	E-learning and Self-study Materials	Remote	Continuou s	Access to WB ESF online courses, ILO labour standards webinars, and reading materials on ESS and social safeguards	4	\$2,000.00
Contingency & Miscellaneous	Travel, logistics, materials, and administrative support	Local/International	-	Covers unforeseen expenses, training materials, venue, and facilitation costs	4	\$5,000.00
Total US\$						\$50,000.00

CHAPTER 12: GRIEVANCE REDRESS MECHANISMS

12.1: Introduction

The potential adverse impacts associated with component 3 of the RETRAP AF are substantial and, if not properly managed and mitigated, will give rise to conflicts among the affected population. Grievance Redress Mechanisms are essential tools for allowing affected people to voice their concerns and grievances arising from project implementation, often related but not limited to resettlement and compensation issues. These mechanisms are fundamental to addressing and resolving project affected persons' concerns, claims, and grievances outside of the judicial system (the court), as well as helping to prevent disruption of project implementation activities through violent demonstration by aggrieved PAPs.

This RAP has incorporated some members (male and female) of the existing community structures into the GRM set up to resolve resettlement related complaints (see Annex – E3). This chapter seeks to set out procedures for receiving, handling, and resolving PAP's grievances/conflicts in a transparent, fair, and timely manner throughout the project implementation period, particularly the civil works component, which is in accordance with the RPF and ESS5.

12.2: Objective of the Grievance Redress /Complaint procedure

The objective of this mechanism is to provide an easily accessible platform for PAPs to file and seek redress for their concerns, claims, grievances, complaints arising from the implementation of the project.

12.3: Scope of the Grievance Redress Mechanisms

The proposed grievance redress mechanism will apply to all component 3 activities that will be financed by the project. It includes issues related to asset valuation, resettlement compensation and assistance, environmental, and other social issues that will arise during project implementation.

The Grievance Mechanism has been established in a number of projects affected communities and will be established at two additional levels (county and project levels) to make it easy for PAPs to access without incurring additional costs through long distance travel. Because of its proximity to PAPs, it is expected that most of the grievances/complaints that may be filed will be handled and resolved at the community level.

12.4: Levels of the GRM

Many grievances/complaints are originated from misunderstanding of compensation issues and procedures. Grievance Redress Mechanisms (GRMs) at various levels will be established. Allocation for the requisite funding in order to offset its operational and administrative cost is catered for in this RAP. A grievance redress mechanism committee of knowledgeable persons experienced in the area of conflict resolution will be identified and established at various levels. The Ministry of Public Works and its Infrastructure Implementation Unit (MPW/IIU) in collaboration with the RETRAP-PIU at the MoA and PAPs will be responsible for establishing the GRMs as described below:

12.4.1: Community Level Grievance Redress Committee (GRC)

A community level GRM is a system of dispute resolution that shall be established at the impact corridor/location. Its objective is to bring the GRM closer to PAPs. The first instance of dispute/grievances

shall be handled at the community level where the impact area is. All effort shall be made to resolve issues at the first instance.

The Community Level GRM shall have the following members:

- Town Chief/City Mayor, Chairperson, Member
- Vice Chairperson, Member
- Secretary, Member
- Youth Representative, Member
- Women Representative of PAPs, Member
- Men Representative of PAPs, Member
- Vulnerable Group Representative, Member
- Monitoring Consultant Representative, Member
- Contracting Entity Representative, Member

The Community 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 a record of all decisions related to each case. During the RAP census, a total of eight (8) CGRCs were established along the entire 85km road corridor.

12.4.2: County Level Grievance Redress Committee (GRC)

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 community level in the project area.

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 project level GRM. The chairperson of the GRM committee shall communicate the committee's decision to the aggrieved (PAPs) in writing and keep a record of all decisions related to each case.

The County Level GRM shall be composed of the following members:

- County Superintendent, Chairperson
- District Commissioner, Vice Chairperson
- District Magistrate/Circuit, member
- City Mayor, Member
- Clan Chief, Member
- Land Commissioner Representative, Member
- MIA County Inspector, Member
- MPW County Resident Engineer, Member
- EPA Representative, Member

The County Level GRM shall do everything possible to resolve issues within fifteen (15) days from the date the case has been transferred from the Community Level GRM Committee. The chairperson 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.

12.4.3: Project Level Grievance Redress Committee

This is 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 GRM in the project impact area or corridor. The Project Level GRM shall be comprised of the following members:

- Deputy Minister for Administration, MPW, Chairperson
- IIU Program Manager, Vice Chairperson
- IIU Social Safeguards Officer, Secretary
- RETRAP/PIU Project Manager, Member
- MPW ESAFE Director, Member
- RETRAP Social Safeguards Officer, Member
- MPW Legal Counsel, Member
- Property Valuator (MPW), Member
- Internal Audit, Member
- PAPs Representative (Male)
- PAPs Representative (Female)
- Monitoring Consultant Representative, Member
- Contracting Entity Representative, Member

The Project 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 Project GRM Committee Level will be the final decision. The committee shall keep a record of all decisions related to each case.

12.5: Grievance Procedures

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

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 Complaints:** 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 assistance are required to submit written complaints to the appropriate level of GRMs.
- **Mediation meetings and outcomes:** Mediation meetings and outcomes will be recorded and kept in safe places at each of the Grievance Redress Mechanism Committee's locations.

12.6: Determining and Implementing the Redress Action

The project will encourage the grievance redress setups in the local Government (community and county levels) to determine the redress action in consultation with the complainant, if necessary. The proposed redress action and the timeframe in which it is to be implemented should be discussed within 1 week of receipt of the grievance. The grievance issue should be resolved within 2 weeks of receipt of complaints, unless it requires further investigation, which could go to 4 weeks.

12.7: Verifying the Redress Action

The Grievance Redress Committee will visit the affected property site or get in touch with the complainant to confirm that the redress action is carried out. If the complainant is not satisfied with the outcome of the redress action, additional steps may be taken to resolve the issue or reach an amicable agreement. Verification should be completed within one week of the redress action being taken. The Grievance Redress Committee will issue a Grievance Redress Form (GRF) to the complainant confirming resolution of grievance.

12.8: Appeal to the Court

The court of law will be a "last resort" option if all mediation efforts to resolve the complaint(s) at the four GRM levels fail. As per the Constitution of the Republic of Liberia, any aggrieved person has the right to take his/her case to the court of law.

CHAPTER 13: MONITORING AND EVALUATION

Arrangements for monitoring of displacement and resettlement activities by the implementing agency, supplemented by third-party monitors as considered appropriate by the Bank, are to ensure complete and objective information; performance monitoring indicators to measure inputs, outputs, and outcomes for resettlement activities; involvement of the displaced persons in the monitoring process; evaluation of results for a reasonable period after all resettlement activities have been completed; using the results of resettlement monitoring to guide subsequent implementation.

Monitoring and Evaluation (M&E) shall constitute key components of this RAP implementation. As such, the IIU/MPW and RETRAP/MoA shall take the responsibility to ensure that effective M&E systems are maintained throughout the project period. Regular monitoring will enable the IIU/MPW and RETRAP/MoA to assess resettlement implementation progress and challenges, take corrective actions where and when necessary to keep the project on course, and ensure achievement of the stated resettlement objectives.

13.1: Internal Monitoring

An Internal Monitoring and Evaluation body comprising representatives of the Ministry of Public Works/IIU and the Ministry of Agriculture/RETRAP will carry out the Internal Monitoring and Evaluation. The purpose of monitoring and evaluating will be to ensure that the implementation of compensation is carried out as per plan and to take necessary and immediate corrective measures where there are lapses.

The Internal Monitoring and Evaluating Committee will ensure an appropriate social screening process as well as coordination of the overall implementation of the RAP with regards to the processes of financial compensation. This Committee will carry out the following tasks:

- Collection and verification of title deeds for properties (if applicable) and attestation documents;
- Registration of legal owners of affected structures;
- Registration of affected persons indicated in the RAP;
- Preparation of checks to beneficiaries; and
- Maintenance of appropriate financial records for all payments.

The Internal Monitoring and Evaluation Committee will be led by the IIU/MPW - Social Safeguards officer in collaboration with the M&E Officer at the RETRAP/MoA.

The Internal Monitoring and Evaluation Committee basic indicators that the Program Manager of IIU/MPW and RETRAP Project Coordinator shall consider in monitoring will include:

- RAP Implementation timetable/schedule for structures demolition;
- Number of legal documents presented and verified;
- Number of beneficiaries on the census rooster;
- Number and category of PAPs compensated;
- Accuracy and soundness of financial records; and
- Number of complaint/grievance cases filed/resolved.

An internal progress monitoring report reflecting the resettlement process will be prepared for onward submission to the IIU/MPW, RETRAP/MoA, and the World Bank. A final report will also be prepared after completion of the resettlement exercise and submitted to both the IIU/MPW, RETRAP/MoA, and the World Bank. The final report shall indicate:

- Project context and resettlement issues,
- Detailed description of the resettlement process,
- Types of different Impacts: Structures demolished or relocated, livelihood, restriction of access etc.,
- The values of affected structures,
- Statistics of affected people,
- Status of Payment of compensation,
- Highlights of challenges and difficulties encountered in the implementation of the resettlement plan and workable solutions employed, and
- Lessons learnt from the RAP preparation, implementation, and M&E exercise.

13.2: Independent Monitoring

An Independent or External Monitoring and Evaluation body comprising a third party or hired consultant shall be appointed to ensure that the appropriate social screening processes as well as coordination of the overall RAP activities with regards to the processes of financial compensation are implemented as planned.

The objectives of external monitoring are as follows: i) to provide a source of independent evaluation and advice during the implementation of resettlement and compensation activities; ii) verify compliance of the implementation with the requirements of the RAP, Liberian Laws, and the World Bank ESS5 requirements and standards; and iii) to conduct and prepare the RAP completion audit from a global perspective with a view to drawing lessons that can be used for future RAPs.

The following issues will be monitored by the independent consultant that IIU/RETRAP will appoint for this task:

- (i) Compensation must be paid in full to the affected/displaced persons before the demolition of affected assets;
- (ii) The amount of the compensation must be sufficient to replace the affected assets;
- (iii) Compensation for affected buildings shall be equivalent to the cost of replacement of materials and labor, including transaction costs at current prices;
- (iv) No deduction shall be made for the depreciation of the building or the value of recoverable materials;
- (v) The payment procedure must be transparent, and the PAPs must be correctly informed of the procedure and their possibilities of appeal; and
- (vi) Conduct periodic external assessments of resettlement progress.

It is important that the hired independent consultant assessing performance and compliance with applicable standards helps identify non-compliances and provides unbiased advice for corrective actions. The periodic external assessments of the entire resettlement progress will be done twice a year during the active resettlement implementation phase and once a year after the implementation phase is completed.

The IIU Social Safeguards Officer and the RETRAP/MoA-M&E and Social Safeguards Officers will develop a detailed monitoring work plan for the terms of reference, based on the resettlement plan submitted to and approved by the World Bank. IIU/MPW and RETRAP/MoA will select a firm with extensive experience in social survey and resettlement monitoring for this work.

IIU/MPW and RETRAP/MoA will review and approve the questionnaires and inventory forms developed by the external monitoring consultant, as well as the research methods, analytic techniques, and reporting formats proposed by the external monitoring consultant.

The aim of this independent monitoring is to provide verification of key concerns in resettlement, such as compliance with resettlement policies, implementation progress, the extent of effective consultation and participation of local populations, and the direction and extent of changes of income and livelihood among displaced persons. Careful attention to monitoring matters such as these will help ensure equitable benefits for every displaced person.

13.3: Monitoring Indicators

Monitoring also encompasses regular consultation with and feedback from PAPs and other stakeholders regarding resettlement implementation progress or the lack thereof. Some techniques for stakeholder engagement and consultation will include one-on-one meetings/interviews, community meetings/group interviews, and focused group discussions. IIU/MPW and RETRAP/MoA shall be responsible for incorporating and tracking progress on these indicators. These indicators measure inputs, outputs, and outcomes relative to the resettlement activities. Key resettlement monitoring indicators shall include the following:

- Number of PAPs relocated/resettled;
- Number of vulnerable people assisted;
- Type of support provided during transitional period;
- Type of assistance provided to PAPs;
- Number and nature of complaints filed by PAPs;
- Number of complaints amicably resolved;
- Number of complaints unresolved/pending;
- Existence and functioning of the GRM;
- PAPs access to the GRM;
- Compensation payment processing and delivery time;
- Number of PAPs who are better off because of the resettlement assistance;
- Number of PAPs who are worse off because of the project; and
- Status of resettlement plan implementation.

Table 27: RAP Monitoring Indicators

No.	Monitoring	Specific Indicator	Frequency
1	Social and Economic Monitoring	Provide the 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	Annually
2	Private structures	Provide the number of PAPs: i) whose livelihoods have been restored to pre-project level, ii) whose livelihoods improved beyond pre-project level, iii) whose livelihoods are worse than pre-project level	Monthly
3	Public Structures	Provide the 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	Monthly
4	Economic Crops	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 farmers 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	Monthly
5	Assistance to Businesses	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 resumed operations.	Monthly
6	Vulnerable Groups	Provide the 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) the number of disability-friendly facilities constructed by the project, such as access ramps from the main road to their living quarters or neighborhood	Monthly
7	Tenants	Provide the 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.	Monthly
8	Grievances and Grievance Management System	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 procedures.	Monthly

9	Post RAP Compensation Payment Audit	<p>On the basis of the census and entitlement matrix, the post RAP compensation payment audit exercise will verify and confirm:</p> <ul style="list-style-type: none"> i) overall total number of PAPs paid full compensation) total number of private structure owners (PAPs) paid full compensation; ii) total number of public structures (fences and signboards) paid full compensation iii) total number of economic crops (rubber trees, oil palm trees and sugar cane) paid; iv) total number of business owners (loss of income/revenue) paid compensation; v) total number of tenants paid three months rental assistance on; vi) total number of landlords paid three months rental losses: vii) total number of vulnerable people paid full special assistance (3 months rental, living and transitional allowances); viii) number of PAPs who are not paid full compensation; x) compensation cases disputed channeled to GRMs and status of each case; xi) potential and actual residual social risks and proposed mitigation measures. 	Annually
---	-------------------------------------	--	----------

13.4: RAP Evaluation/ Completion Audit

The ESS5 requirement under planning and implementation, paragraph 24, states, “...For all projects with significant involuntary resettlement impacts, the Borrower will commission an external completion audit of the plan when all mitigation measures have been substantially completed. The completion audit will be undertaken by competent resettlement professionals, who will assess whether livelihoods and living standards have been improved or at least restored and, as necessary, will propose corrective actions to meet objectives not yet achieved. Paragraph 33 under the requirements for economic displacement also states, “...The mitigation of economic displacement will be considered complete when the completion audit concludes that affected persons or communities have received all of the compensation and other assistance for which they are eligible and have been provided with adequate opportunity to relocate and to re-establish their livelihoods.

In adherence to and fulfillment of the above requirements, an Independent or External Monitoring and Evaluation body comprising a third-party consultant shall be appointed to carry out the audit. The objectives of the audit shall include the following:

- (i) General assessment of the compliance of the implementation of the Resettlement Action Plan with general objectives and methods as set out in this document.
- (ii) Assessment of the compliance of the implementation of the Resettlement Action Plan with laws of Liberia and other regulations and safeguard policies, in particular those of the World Bank.
- (iii) Assessment of the consultation procedures that took place at the community level, together with the involvement of the relevant local community institution and the Project Team.
- (iv) Assessment of fair, adequate, and prompt compensation as they have been implemented.
- (v) Evaluation of the impact of the compensation on income and standard of living.

- (vi) Identification of actions as part of the ongoing monitoring to improve the positive impact of the project and mitigate any possible negative impact, if any.

CHAPTER 14: ARRANGEMENTS FOR ADAPTIVE MANAGEMENT

14.1: Introduction

Preceding chapters of this resettlement plan have identified and established the adverse impacts associated with component 3 civil works activities and clearly laid out measures and actions to be carried out to reduce/minimize and mitigate the potential impacts on various categories of the population living and/or conducting livelihood activities within the project impact zone. However, the successful implementation of this resettlement plan and the satisfactory attainment of its expected outcomes are largely contingent on a number of factors operating in the project and the wider socioeconomic environment. Unanticipated global and/or national economic slowdowns or changes in local market prices may undermine assumptions regarding the measures laid out in this RAP to mitigate their impact on PAPs. Other developments, including government programs may induce unanticipated changes in the area; political or legal changes can promote influx or other changes in the local economy. Such unforeseen changes and circumstances underscore the need for adaptive management arrangements to support the effective implementation of this RAP and the achievement of its agreed outcomes.

14.2: Objectives

The objective of this chapter is to put in place measures/provisions for adapting the RAP implementation in response to unexpected changes in project conditions or the wider socioeconomic, political, and physical environments that may preclude or significantly diminish achievement of the stated RAP objectives and outcomes.

14.3: Measures/Provisions for Adapting the RAP Implementation

In accordance with the above objective, this chapter considers and elaborates on the following measures intended to promote the RAP implementation adaptability under changing conditions: i) contingency allocation in the budget, ii) rigorous implementation monitoring, iii) well-functioning Grievance Redress Mechanisms, and iv) establishment of Early Warning Systems.

14.3.1: Contingency Allocation in the Budget

Contingency allocation is a major provision made in the budget to adapt the RAP implementation to uncertain and changing conditions and circumstances. The contingency allocation, which constitutes 14.21% of the total compensation to PAPs, is intended to help address the following:

- i) inflation, particularly changes in local market prices during or prior to implementation of the resettlement plan, which, if not addressed, may undermine attainment of the agreed objectives and outcomes;
- ii) claims from PAPs related to legacy issues and under valuation of assets,
- iii) “Chance finds”- the unexpected discovery of earthen graves and other properties of cultural significance within the impact zone during construction.

14.3.2: Rigorous Implementation Monitoring

Consistent and rigorous monitoring of the RAP implementation is key to identifying problems early and taking the actions necessary to ensure that the implementation continues as planned or is appropriately readjusted to achieve the intended objectives while there is still time. While monitoring may not be the panacea for all implementation problems, without it, much can go wrong in terms of achieving the stated objectives. Thus, well-planned and carried out, implementation monitoring is one of the main measures for adapting the implementation of this resettlement plan to uncertain and changing conditions.

The details of the plan for monitoring and evaluating this RAP implementation are well laid out in chapter 15: Monitoring and Evaluation. The challenge is to implement the RAP in accordance with the established Monitoring and Evaluation Framework.

14.3.4: Effective Grievance Redress Mechanisms

Grievance Redress Mechanisms provide the means for addressing unusual circumstances. A well-functioning grievance redress mechanism can also serve as a form of arrangement for adaptive management. Where unanticipated impacts or circumstances arise during the resettlement implementation process, the grievance redress mechanism contained in chapter 14 provides an opportunity for formulating a response satisfactory to those affected. The GRCs will be provided financial support from the supervision, monitoring, and GRM allocation to support their running costs associated with administrative and operational activities.

14.3.5: Early Warning System

Combined, the above measures serve as an early warning system that will help to support the adaptive management of this resettlement plan implementation in response to unpredictable and changing conditions and circumstances in both the project and the broader socioeconomic environment.

Prior to and during the RAP implementation, the IIU/MPW, RETRAP/MoA, and other collaborating agencies will continue to review and consider other adaptive management measures deemed appropriate for enhancing the implementation and outcomes of the resettlement plan.

REFERENCES/BIBLIOGRAPHY

- Rural Economic Transformation Project, Concept Note on proposed credit (November, 2020)
- Rural Economic Transformation Project - Project Appraisal Document P175263 (December, 2020)
- RETRAP Stakeholder Engagement Plan
- RETRAP Request for Project Preparation Advance (PPA)
- RETRAP Draft Environmental and Social Management Framework
- Draft ESIA/ESMP prepared for the proposed 40 KM road section
- Approved SECAMP RAP for Ganta to Tappita Road Section (100km) (January, 2021)
- Constitution of the Republic of Liberia (1986)
- RETRAP Draft Resettlement Policy Framework (RPF) P175263 (January, 2021)
- Safeguard Guidance Note: Displacement and Resettlement Preparing and Implementing Resettlement Planning Instruments. Retrieved from <https://www.dfat.gov.au/sites/default/files/safeguard-guidance-note-displacement-and-resettlement-planning-and-implementation.pdf>
- Handbook for Preparing a Resettlement Action Plan. Retrieved from <https://www.ifc.org/wps/wcm/connect/ee19f150-f505-41db-891f-ef5557195b6/ResettlementHandbook.PDF?MOD=AJPERES&CACHEID=ROOTWORKSPACE-ee19f150-f505-41db-891f-6ef5557195b6-jkD0CRL>
- World Bank Environmental and Social Framework. Retrieved from <http://pubdocs.worldbank.org/en/837721522762050108/Environmental-and-Social-Framework.pdf>
- Liberia Demographic and Health Survey 2019/20. Retrieved from <https://dhsprogram.com/publications/publication-PR117-Preliminary-Reports-Key-Indicators-Reports.cfm>

ANNEXES

ANNEX A: LIST OF PROJECTS AFFECTED PERSONS AND THEIR COMPENSATION

- A1: List of the 10km Private Affected Persons and Their Compensation
- A1.1: List of the 75km Private Affected Persons and Their Compensation
- A2: List of 10km Graves Owners and Their Compensation
- A2.1: List of 75km Graves Owners and Their Compensation
- A3: List of 10km Public Affected Persons and Their Compensation
- A3.1: List of 75km Public Affected Persons and Their Compensation
- A4: List of 10km Business Income Loss and Their Compensation
- A4.1: List of 75km Businesses Income Loss and Their Compensation
- A5: List of 10km Economic Tree Crops and Their Compensation
- A5.1: List of 75km Economic Tree Crops and Their Compensation
- A6: List of 10km Vulnerable Persons and Their Compensation
- A6.1: List of 75km Vulnerable Persons and Their Compensation
- A7: List of 10km Tenants and Their Compensation
- A7.1: List of 75km Tenants and Their Compensation
- A8: List of 10km Landlords and Their Compensation
- A8.1: List of 75km Landlords and Their Compensation
- A9: Photos of 10km Private and Public Structures
- A9.1: Photos of 75km Private and Public Structures

ANNEX B: COST DERIVATION TABLE FOR AFFECTED STRCUTURES AND LANDED PROPERTY

- B1: MPW Rates
- B2: MPW Policy

ANNEX C: COST DERIVATION TABLE FOR [AFFECTED] CASH CROPS/ECONOMIC TREES

- C1: MOA Rates

ANNEX D: CBL EXCHANGE RATE, 2021 and 2024

- D1: CBL Exchange Rate, December 2024

ANNEX E: CONSULTATION ATTENDANCE LIST

- E1: First series of Stakeholder Consultations Attendances
- E2: First Stakeholder Consultations Meeting of Meeting
- E3: List of Community GRM Committees

ANNEX F. Census and Socioeconomic Baseline Survey Questionnaire

- F1: RAP Census and Socioeconomic Baseline Survey Questionnaire
- F2: RAP Preparation and Cut-off date Public Service Announcement
- F3: Cut-off date Form