



RESETTLEMENT ACTION PLAN (RAP) REPORT

Mano River Union Road Development and Transport Facilitation Programme (MRU/RDTFP) Phase-IV

**of Lot 3 (Paving of John Davis Town to Zwedru (48.5 km) Road in Grand Gedeh County)
of the
Ganta – Harper Road (510Km) Project**

Programme ID No.: P-Z1-DB0-259

ADF Loan No: 2100150044243

TSF Loan No: 5900150003901

MINISTRY OF PUBLIC WORKS

THE GOVERNMENT OF LIBERIA

February 25, 2026 (Revised)

ROYAL ENVIRONMENTAL



GROUP, RE-GROUP

Client Name	Ministry of Public Works			
Project Name	Mano River Union Road Development and Transport Facilitation Programme (MRU/RDTFP) Phase-IV of Lot 3 (Paving of John Davis Town to Zwedru (48. 5 Km) Road in Grand Gedeh County)			
Report Title	Resettlement Action Plan (RAP)			
Document Reference		Date	Revised February 25, 2026	
Document Status	Final	Issue No.	1	
Consultant	ROYAL ENVIRONMENTAL GROUP, RE-GROUP		Signature and Date:  February 25, 2026	
Submitted By:	ROYAL ENVIRONMENTAL GROUP, RE-GROUP 			

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LIST OF ACRONYMS

Abbreviation/ Acronym	Full Term
AC	Asphalt Concrete
ADF	African Development Fund
AfDB	African Development Bank
ARAP	Abbreviated Resettlement Action Plan
BoQ	Bill of Quantities
dB	Decibel
E&S	Environmental and Social
EIA	Environmental Impact Assessment
EPA	Environmental Protection Agency
EPAA	Environmental Protection Agency Act
EPML	Environmental Protection and Management Law of Liberia
ESAFE	Environmental, Social and Safety Division
ESIA	Environmental and Social Impact Assessment
ESMP	Environmental and Social Management Plan
ESRS	Environmental and Social Review Summary
FDA	Forestry Development Authority
FRAP	Full Resettlement Action Plan
GAC	General Auditing Commission
GoL	Government of Liberia
GRM	Grievance Redress Mechanism
HIES	Household Income and Expenditure Survey
HIV/AIDS	Human Immunodeficiency Virus / Acquired Immunodeficiency Syndrome
IAA	Internal Audit Agency
IIU	Infrastructure Implementation Unit
ISS	Integrated Safeguards System
km	Kilometre
LEC	Liberia Electricity Corporation
LISGIS	Liberia Institute of Statistics and Geo-Information Services
LLA	Liberia Land Authority
LNP	Liberia National Police
LRA	Liberia Revenue Authority
LRRRC	Liberia Refugee Repatriation and Resettlement Commission
LWSC	Liberia Water and Sewer Corporation
m ³	Cubic Metre
MFDP	Ministry of Finance and Development Planning
MIA	Ministry of Internal Affairs
MOA	Ministry of Agriculture
MOJ	Ministry of Justice
MOL	Ministry of Labour
MOT	Ministry of Transport
MPW	Ministry of Public Works
MRU	Mano River Union

MRU/RDTFP	Mano River Union Road Development and Transport Facilitation Programme
NEP	National Environmental Policy
NGO	Non-Governmental Organization
NO _x	Nitrogen Oxides
NRF	National Road Fund
NTPS	National Transport Policy and Strategy
OFID	OPEC Fund for International Development
OS	Operational Safeguard
PAP	Project Affected Person
PIU	Project Implementation Unit
PM	Particulate Matter
PPE	Personal Protective Equipment
ppm	Parts per Million
RAP	Resettlement Action Plan
RE	Resident Engineer
RoW	Right of Way
SES	Socio-Economic Survey
SMT	Senior Management Team
SO ₂	Sulfur Dioxide
STD	Sexually Transmitted Disease
ToR	Terms of Reference
TSF	Transition Support Facility
UA	Unit of Account
UNEP	United Nations Environment Programme
USD	United States Dollar
VRU	Vulnerable Road User

Glossary of Terms

<i>Terms</i>	<i>Meaning</i>
<i>Business Owner</i>	A person who owns or conducts a business within the project-affected area, the operation of which may be disrupted by the construction work under the project. S/he can be a legal owner, non-titled structure owner, or tenant and will receive different compensation and R&R packages as per the EM
<i>Economic Displacement</i>	Loss of income streams or means of livelihood resulting from land acquisition or obstructed access to resources (land, water, or forest) which results from the construction or operation of a project or its associated facilities
<i>Compensation</i>	Payment in cash or in kind to replace an asset, resource or income source which has been acquired or affected by a project for which the person affected is entitled and the amount of money required to keep a person in the same socio-economic position that he held before acquisition
<i>Cut-off date</i>	Date of completion of the census and assets inventory of persons affected by a project. Persons occupying the project area after the cut-off date are not eligible for compensation or resettlement assistance. The cut-off date for being eligible for compensation was May 20, 2023, which is the last day during which the socio-economic survey was completed. The cut-off date was explained and agreed with the Project Affected Persons (PAP).
<i>Displaced persons</i>	In the context of involuntary resettlement, displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihood) as a result of involuntary acquisition of land, or involuntary restrictions on land use or on access.
<i>Eligibility</i>	The qualification criteria for receiving benefits under a resettlement program. These criteria serve as the basis for defining resettlement entitlements accrued to each eligibility category - affected residential or commercial property owners, renters, vendors, encroachers, squatters, and so on
<i>Encroacher</i>	Someone who has illegally expanded, or extended the outer limit of his/her private premises beyond the approved building line or agricultural land and has occupied public space beyond his/her plot or agricultural land.
<i>Entitlement</i>	Resettlement entitlements with respect to a particular eligibility category are the sum total of compensation and other forms of assistance provided to displaced persons in the respective eligibility category. It includes a range of measures comprising compensation, income restoration, transfer assistance, income substitution and relocation which are due to affected people, depending on the nature of their losses, to restore their economic and social base

<i>Host Population/Community</i>	People living in or around areas to which those physically displaced by a project will be resettled, who in turn may be affected by the resettlement. Special attention must be paid to the needs and concerns of the host population/community/hosts in a resettlement program in order to minimize social risks and avoid potential social conflicts.
<i>Involuntary Resettlement</i>	Resettlement is involuntary when it occurs without the consent of the PAPs or if they give their consent without having the power to refuse resettlement
<i>Implementation Schedule</i>	Timeframe of activities of the project
<i>Income Restoration</i>	Re-establishing productive livelihood of the displaced persons to enable income generation equal to or, if possible, better than that earned by the displaced persons before the resettlement.
<i>Landowners</i>	Owners of land with or without trees, crops, or structures affixed to the land with clear title in government records. In some exceptional cases, a person who owns land/s within the project-affected areas regardless of proof of such ownership will also be entitled, provided that such ownership is recognized under the law.
<i>Non-Resident Land and Structure Owners</i>	Legal landowners who do not have land either because they have rented or leased out their said land and property affixed to it, or such land has been taken possession of by any other person
<i>Physical Displacement</i>	Relocation, loss of residential land, or loss of shelter as a result of involuntary acquisition of land, or involuntary restrictions on land use or access.
<i>Project Affected Person (PAP)</i>	Any person who, as a result of the implementation of CEP, etc., loses the right to own, use or otherwise benefit from a built structure, land (Residential, agricultural, commercial) annual or perennial crops, and trees, or any other fixed or movable assets, either in full or in part, permanently or temporarily
<i>Protected Tenants</i>	Tenants occupying a legal property, commercial, or residential and are protected under its later amendments which prevent the landowners from evicting them or increasing the rent at their own will
<i>Relocation</i>	A process through which physically displaced individuals or households or communities are provided with a one-time lump sum compensation payment for their existing residential structures and move from the Project Area.
<i>Rehabilitation</i>	Re-establishing incomes, livelihoods, living and social system
<i>Replacement Cost</i>	Replacement cost involves replacing an asset at a cost prevailing at the time of its acquisition. This includes fair market value, transaction costs, interest accrued, transitional and restoration costs, and any other

	applicable payments, if any. Depreciation of assets and structures should not be taken into account for replacement costs. Where there are no active market conditions, replacement cost is equivalent to the delivered cost of all building materials, labor cost for construction, and any transaction or relocation costs.
<i>Resettlement effect</i>	Loss of physical and non-physical assets, including homes, communities, productive land, income-earning assets and sources, subsistence, resources, cultural sites, social structures, networks and ties, cultural identity, and mutual help mechanisms
<i>Vulnerable groups</i>	Distinct groups of people might suffer disproportionately from resettlement effects, People who may by gender, ethnicity, age, physical or mental disability, economic disadvantage, or social status get more adversely affected by resettlement than others; and who may have limited ability to claim or take advantage of resettlement assistance and related development benefits
<i>Resettlement Action Plan (RAP):</i>	The document in which a project sponsor or other responsible entity specifies the procedures that it will follow and the actions that it will take to mitigate adverse effects, compensate losses, and provide development benefits to persons and communities affected by an investment project.
<i>Grievance Procedures:</i>	The processes established under law, local regulations, or administrative decisions enable property owners and other affected and/or displaced persons to redress issues related to acquisition, compensation, or other aspects of resettlement.

EXECUTIVE SUMMARY

The Resettlement Action Plan (RAP) is a critical component of development projects that involve the displacement of people as a result of project implementation. It ensures that Project Affected Persons (PAPs) are properly resettled and compensated prior to the commencement of civil works. The RAP serves as an essential instrument for managing the resettlement process, minimizing potential conflicts and social unrest, and safeguarding the successful implementation of the project. Additionally, it provides a framework for meaningful engagement with affected individuals and communities throughout the project cycle.

The Ministry of Public Works (MPW), with financial support from the African Development Bank (AfDB), has proposed the construction of a 48.5 km road corridor from John Davis Town to Zwedru City in Grand Gedeh County under the Mano River Union Road Development and Transport Facilitation Programme (MRU/RDTFP) Phase IV. In compliance with the AfDB's Social Safeguards requirements and national regulatory frameworks, Royal Environmental Group (RE-GROUP), Inc. was engaged to undertake an assessment and prepare the RAP for the project corridor.

This report presents updated findings from the RAP study, incorporating data obtained through remarking and scoping assessments. The information reflects current impacts along the 48.5 km corridor, including affected assets, land use restrictions, tenants, vulnerable groups, and property owners. It also considers changes resulting from design reviews and adjustments to the road alignment where applicable.

The primary objective of the project is to reduce travel time and vehicle operating costs through improvements in road alignment and pavement conditions. The project is also expected to enhance regional and inter-regional traffic flow and trade, thereby contributing to strengthened economic integration. Furthermore, the inclusion of road safety measures will improve safety standards along the corridor. The project will facilitate improved access to markets and social services for farmers and traders, ultimately increasing income opportunities and supporting the Government's efforts toward economic development and poverty reduction.

Project Location and Affected Areas

The project is located in Grand Gedeh County and covers a 48.5 km road corridor from John Davis Town to Zwedru City. The African Development Bank (AfDB) and the OPEC Fund for International Development have approved a loan facility for the upgrading and paving of this corridor to an asphaltic standard. The project corridor traverses several key communities, including John Davis Town, CVI Junction, Duo Town, Karlorwleh Town, Wroto Village, Royal Village, Kwiah Village, Kamanye Village, Monger Village, Jarwleh Village, Sayon Village, Wilson Taye

Village, George Kuiah Village, Paul Tarlue Village, Tarn Village, Gaye Village, Garden of Eden, Jaibo, Gbarbo Town Junction, Pellezon, Polah, Boleyville, and Zwedru City.

Objectives of the Resettlement Action Plan (RAP)

The primary objectives of the Resettlement Action Plan (RAP) are as follows:

- To ensure full compliance with the safeguard policies of the African Development Bank (AfDB) on involuntary resettlement;
- To prevent, minimize, or mitigate adverse social and economic impacts arising from the implementation of the road project;
- To ensure timely and fair delivery of entitlements and compensation to all Project Affected Persons (PAPs);
- To promote and maximize the participation of PAPs throughout all stages of RAP planning and implementation; and
- To ensure that the livelihoods and standards of living of PAPs are improved or, at a minimum, restored to pre-project levels through appropriate compensation and support measures.

The RAP further aims to collect comprehensive and detailed information on individuals and communities directly affected by project activities, including the nature and extent of impacts. It identifies suitable options and strategies for compensation, resettlement, and livelihood restoration.

To achieve these objectives, the RAP outlines compensation and rehabilitation measures designed to restore income-earning capacity and ensure the sustainability of affected persons' livelihoods.

Scope of the Resettlement Action Plan

The formulation of the RAP report is designed to meet the requirements of the African Development Bank's Operational Safeguard No. 5 on involuntary resettlement and the requirements of the Liberia's legislation, policies and guidelines. The project activities under this RAP include:

- Obtaining and clearing the Right of Way
- Engagement of the Project Affected Persons (PAPs)
- Survey, Valuation and identification of Project affected Persons.

Justification for the Resettlement Action Plan (RAP)

The main objectives of the RAP are to ensure that project-affected persons do not lose their sources of livelihoods or assets. The ESIA of the project indicated that the current road reconstruction project will induce adverse social impacts. As required by the AfDB, the Ministry of Public Works has from the EPA the conduct of this RAP to be carried out on the proposed road corridor. The

RAP includes a social-economic survey, a description of the compensation to be provided, public consultation, grievance procedures, institutional responsibility for the operations, monitoring arrangements, and a budget. The RAP was prepared following the guidelines of the African Bank's Operational Policy (OS5) on Land Acquisition, Restrictions on Access to Land and Land Use, and Involuntary Resettlement. The RAP will specify all resettlement arrangements and measures for avoiding or compensating losses or other negative social impacts resulting from resettlement.

Planning Principle

In order to ensure that the RAP complies with international best practices as regards resettlement, the implementing agency shall abide to the following guiding principles:

- Raise awareness of the project and its consequences among the public in general and those who will be directly affected by it.
- Estimate the costs necessary for resettlement/land acquisition
- Prepare a Resettlement Action Plan (RAP) that sets out strategies and schedules to mitigate adverse effects. The RAP sets the parameters and establishes entitlements for project-affected people (PAP), the institutional framework, mechanisms for consultation and grievance resolution, the schedule and budget, and the proposed monitoring and evaluation system. The agreed entitlement package includes both compensation and measures to restore the economic and social base of those affected.
- Address the requirements of the Government of Liberia, as fostered by the Environmental Protection Agency, and the African Development Bank for land acquisition and resettlement.

Project Impacts and their Mitigations

The goal of the project is to improve transportation, and social welfare and enhance the living standards of residents of southeastern Liberia, and all Liberians through an efficient road transport network. However, the Mano River Union Road Development and Transport Facilitation Program (MRU/RDTFP) Phase-IV: Paving of John Davis Town to Zwedru (48.5Km) of the Zwedru – Harper Section of the Ganta – Harper Road Project (510Km) link transverses through areas of diverse land uses. Therefore, its construction is expected to have a widespread positive impact on overall the socio-economic status and livelihoods of the road users, project-affected people (PAPs) as well as the economy of counties in the southeast of the country. There will, however be some negative impacts. For the negative impacts, mitigation measures are presented to mitigate these impacts. The major negative impacts include permanent losses of residential and commercial structures, loss of land, loss of public facilities, and adjustment of fences and relocation of businesses.

Positive Impacts

The construction of this corridor will improve transportation. The construction and pavement of the proposed 48.5 KM road will improve transportation in the south-eastern region of Liberia, moving from John Davis Town to Zwedru project, which is also linked to the Karloken to Harper and Harper Junction to Cavalla Customs, all three of which are currently under construction.

Advance Regional Road Network. The rehabilitation of the road will also advance the planned regional transportation network between the West African States as the Zwedru – Harper Road connects with other road networks in the country, which connect with roads in bordering countries. The 16 km Harper Junction to Cavalla Customs connects Liberia to Cote D'Ivoire.

Gender Mainstreaming. The improved road network will benefit women by reducing travel time affording them more time to participate in other productive services. The improved access to markets will not only allow women to participate more in local economic development but will lead to an increase in rural health, education, and other services. The construction and maintenance phases could lead to great job opportunities for women, empowering them to be self-sufficient. These phases could enhance women's participation in both the skilled and unskilled labor force; ensuring equal pay is given to women and men.

Negative Impacts

Loss of Residential and Domestic Structures: A total of **170** structures, representing 100% of the residential and associated buildings within the 48.5 km project corridor, will be affected. These structures are predominantly constructed from mud (wattle) with thatch and zinc roofing materials. Overall, **205** Project Affected Persons (PAPs) will experience impacts on critical assets, including dwelling houses, churches, graves, hand pumps, wells, kitchens, farmlands, tree crops, and business premises.

The road construction project is expected to cause physical displacement of persons living along the project corridor. During the assessment, a total of 197 Project Affected Persons (PAPs) (of 205 total confirmed PAPs; 8 were verified but unavailable at time of survey) were identified and interviewed, of which 116 were male and 81 were female. The affected population spans a broad age range, from 21 to 82 years. Efforts are ongoing to locate and engage these individuals to ensure their inclusion in the survey and to guarantee that they are duly considered in the resettlement planning and compensation process.

The table below summarizes the typology of impacts, corresponding compensation modalities, and associated livelihood effects, as derived from the project area's tenure status, PAP preferences, and safeguard requirements:

Typology of Impacts, Compensation Modalities, and Livelihood Effects for John Davis Town to Zwedru (48.5 km) Road Corridor

Impact Type	Asset Affected	Compensation Type	Description/Notes
Permanent physical displacement	Residential structures (170 units)	Cash or in-kind at full replacement cost	In-kind prioritized for primary residence unless infeasible
Economic displacement	Commercial structures (109 units)	Cash compensation for income loss	Based on verified activity and market replacement cost
Other displacement	Non-residential, non-commercial (8 units)	Cash compensation	Includes kitchens, latrines, animal pens
Loss of livelihood	Farms and tree crops (17 farms)	Cash compensation for crops and earnings	Based on land size, productivity, and current market rate
Loss of public properties	Public wells and clinics (5 units total)	In-kind public asset replacement	Ensures continuous community services
Loss of Cemeteries/Graves	Public Cemeteries (3 cemeteries); (3 Graves)	Mitigated through road realignment	If avoidance is impossible, cash compensation for relocation
Vulnerable PAP support	Women, elderly, disabled persons (79 persons)	Additional financial assistance	As per national and AfDB vulnerability criteria

Summary of the RAP

Description	Data
A. General	
Region	Southeastern Liberia
County	Grand Gedeh County
Type of Civil Work & Road Length	Paving of John Davis Town to Zwedru (48.5 Km) Road in Grand Gedeh County
Village/ Suburban	John Davis Town, CVI Junction, Duo Town, Karlorwleh Town, Wroto Village, Royal Village, Kwiah Village, Kamanye Village, Monger Village, Jarwleh Village, Sayon Village, Wilson Taye Village, George Kuiah Village, Paul Tarlue Village, Tarn Village, Gaye Village, Garden of Eden, Jaibo, Gbarbo Town Junction, Pellezon, Polah, Boleville, and Zwedru City
Activity(ies) that trigger resettlement	Paving of John Davis Town to Zwedru (48.5 Km)

Description	Data
	Road in Grand Gedeh County
Project overall cost	US\$60,000,000.00
Overall resettlement cost	US\$1,455,176.42
Applied cut-off date	May 20, 2023
Dates of consultation with the people affected by the project (PAP)	May 15–19, 2023 and of February 14-19, 2026
Dates of the negotiations of the compensation rates / prices	February 14-19, 2026
B. Specific information	
Number of people affected by the project (PAP)	205
Number of Physically displaced	195
Number of economically displaced	88
Number of affected households	205
Number of females affected	81
Number of vulnerable affected	79
Number of major PAP	195
Number of minor PAP	10
Number of total right-owners and beneficiaries	205
Number of households losing their shelters	195
Total area of lost arable/productive lands (ha)	7 hectares
Number of households losing their crops and/or revenues	17
Total areas of farmlands lost (ha)	7 hectares
Estimation of agricultural revenue lost (USD)	US\$39,653.50
Number of buildings to demolish totally	279
Number of buildings to demolish totally at 50%	0
Number of buildings to demolish totally at 25%	0
Number of tree-crops lost	2,270

Description	Data
Number of community-level service infrastructures disrupted or dismantled	5
Total Number of Males interviewed	116
Total Number of Females interviewed	81
Total Number of Affected Persons, including members of household and vulnerable (Ave. household size– 4.18)	857
Number of Affected Communities	23
Number of Affected Public Utilities (Hand pump / well)	5
Graves and Cemeteries	3 graves and 3 cemeteries
Church	3
Total RAP Budget	US\$1,455,176.42

Mitigation Measures

In line with the Environmental Protection Agency regulatory requirements and the African Development Bank's Integrated Safeguards System (ISS 2023), this project is classified as a Category I Project. Based on these requirements, this RAP Report was prepared in compliance with AfDB's environmental and social assessment guidelines and procedures specifically OS5 for the project in that category and the Environmental Protection Agency (EPA) of Liberia. The RAP was undertaken with the primary aim of identifying the potential environmental and social risks associated with the project, its positive and negative impacts, and developing a sustainable Environmental and Social Management Plan (ESMP) to mitigate the negative impacts satisfactorily and at the same time enhance the positive impacts of the proposed project. The ESMP summarizes the commitment to address and mitigate risks and impacts identified as part of the assessment through avoidance, minimization, and compensation. It also is expected to guide the decision and policymakers on the most appropriate ways to handle the relevant environmental issues that may arise during the project lifecycle. Adverse impacts ranging from the risk of disease prevalence in the project area due to labor influx, changes in cultural orientation, human displacement, and environmental pollution need to be appraised keenly to avoid where feasible and minimize the negative impacts associated with the proposed project.

To arrive at a mitigation plan, the PAPs have been involved in the decision-making process whereby they have been informed about their options and rights about resettlement namely:

- Cash for compensation
- Land or another place
- A combination of the above.

Compensation is mainly skewed towards cash compensation for structures (housing, crops, etc.) that will be affected. Cash compensation has been adopted as the mitigation measure at full replacement cost rates. And as requested by the PAPs, prompt compensation will readily enable them to relocate quicker.

All the PAPs interviewed (100%) expressed support and willingness to move to facilitate the implementation of the project although the majority about 96% wanted 90 days (3 months) for relocation upon compensation.

Environmental and Social Impacts

It is clear that there is a strong need for the project, and none of the possible alternatives are credible in a country that aims for development and prosperity. Consequently, several positive benefits of the project are identifiable. These can be summarised as follows:

- Improved access to social services, including health and educational facilities
- Reduced dust nuisance and less sediment in roadside watercourses from the current unpaved road.

As usual with the development of infrastructure, the benefits are generally focussed on the socio-economic environment, while the adverse impacts are likely to affect the bio-physical environment most. Nevertheless, as listed above, there will be some positive impacts on the bio-physical environment, and conversely, there are also potential adverse socio-economic impacts from the project.

The project covers a large area – a road corridor across (48.5 km) of rural landscape – and so can potentially cause significant damage unless care is taken. Among the many negative impacts that will occur, the following list provides a summary:

- The removal of vegetation, and the risk of serious soil erosion and sediment supply into watercourses through the quarrying of materials and construction of major earthworks;
- General degradation of the environmental resources along the road corridor – especially the forests and watercourses, and the habitats they provide – as a result of the largescale project activities;
- Pollution of soil, water, or air from the use or generation of hazardous materials;
- The danger of injury or death to both members of the public and project workers from construction activities, including traffic;
- Loss of property or livelihoods to people living close to the road; and
- Damage to social systems and community health as a result of a large transient workforce.

In the ESIA, these identified risks are disaggregated into potential impacts, against each of which a mitigation strategy is adopted. Following this, the methodology for the management of environmental and social risks and impacts is described for the project.

Environmental and Social Mitigation, Management, and Monitoring

The process of developing a mitigation plan involved the PAPs in the decision-making process by informing the PAPs about their options and rights of resettlement; namely:

- Cash for compensation
- Land or another place
- A combination of the above

As per this developed 2023 RAP document, the preferred compensation option is mainly skewed towards cash compensation to PAPS for their affected structures (housing, land, crops affected. Cash compensation has been adopted as the mitigation measure at full replacement cost rates. And as requested by the PAPs, prompt compensation will readily enable them to relocate quicker.

The survey reported 94% of the PAPs indicated an adequate period of 3 months would be needed to relocate – this length would allow them swiftly reconstruct new structures or acquire new properties. The PAPs and affected communities expressed support and willingness for the project. Even though from a construction perspective, the construction of the average affected structure will be a little strenuous, the PAPs are willing to achieve this to facilitate the commencement of the construction works.

For each of the adverse environmental and social impacts identified, a mitigation strategy is defined and categorized as one or more of the standard practices of avoidance, prevention, reduction or minimization, restoration, and compensation. For each impact, an approach to fulfill the appropriate strategy is then identified. This is then translated into practical mitigation actions in the Environmental and Social Management Plan (ESMP).

The ESMP is the sole reference, management, and monitoring document for all project safeguards. Rather than have separate plans for managing health and safety, gender and social inclusion, biodiversity, hazardous materials, etc., the ESMP encompasses all of these aspects. The disadvantage of numerous sub-plans is the risk of contradiction, duplication, and omission where topic areas overlap. The strength of a single, encompassing plan is that actions, standards to be achieved, and responsibilities are clearly defined and can be easily monitored to ensure effectiveness.

In order to make it possible to manage the identified adverse environmental and social impacts in a structured way, they are disaggregated within areas of risk. This led to the following safeguard categories and impact mitigation headings that are used as the basis of the overall ESMP.

Overall safeguards

1. General Environmental Protection

Protection of society

2. Environmental Health and Safety
3. Occupational Health and Safety
4. Community Impacts Management
5. Traffic Management
6. Cultural and Archaeological Heritage Management

Pollution control

7. Hazardous Materials Management (including Spill Contingency and Emergency Response)
8. Construction Materials Management
9. Waste Management

Environmental safeguards

10. Soil Erosion Control
11. Water Resources Management
12. Air Emissions Management
13. Ecological Management Plan
14. Noise and Vibration Management

Through these categories, the ESMP lays out the management system to ensure that all of the safeguards required by the Government of Liberia and the African Development Bank are addressed to adequately defined standards and that this can be ascertained through monitoring. Most of the ESMP content is given over to practical actions in all project activities, and guidelines to support these actions in meeting national and international standards. The ESMP also cross-refers to the project's Resettlement Action Plan, which is the equivalent working document to provide safeguards against losses of property and livelihoods.

The ESMP allows the identified potential impacts to be reduced to acceptable residual levels. Mostly they are categorized as negligible. A few are classed as minor residual impacts, where it is impossible to remove risk or restore environmental conditions completely. Examples of these are traffic safety risks and the restoration of altered landforms following quarrying. Beyond issues of this nature, the ESMP, if implemented as proposed, will provide an effective mitigation system for the project.

Socio-Economic Characteristics of Project-Affected Persons

The social economic condition of the affected households was collected by the social assessment team during the months of May 2023. The socioeconomic household baseline assessment interviewed a total of **197** project affected households within the project corridor. In the socio-economic assessment, information on individual characteristics of household heads and other members, household characteristics (socio-demographic characteristics), household sources of income, levels of access to health services, potential impact of the planned project, land ownership and housing status, vulnerability, resettlement and relocation options of affected households. This was carried out across the 23 towns along the project corridor commencing from John Davis Town to Zwedru City (48.5km).

Educational attainment across the PAPs is generally low, with the majority either having attained only primary-level education or no formal education at all. This indicates a population with limited formal employment opportunities, relying largely on informal and self-employed economic activities. In terms of household income, most PAPs fall below the national poverty threshold This aligns with the international extreme poverty benchmark of USD 2.15 per person per day (World Bank, 2022) and is further supported by national poverty trends reported in the Liberia Household Income and Expenditure Survey (HIES, 2016) by LISGIS, which confirms that a significant share of Liberian households live below the poverty line These economic conditions heighten the vulnerability of PAPs and underscore the need for fair and timely compensation to prevent further impoverishment. The gender distribution among PAP heads shows a predominance of male ownership of affected structures, although a number of female-headed households were also recorded. These women, many of whom are widows or single mothers, represent a particularly vulnerable segment. *Sources: World Bank Poverty and Inequality Platform, 2022; LISGIS Household Income and Expenditure Survey (HIES), 2016; Field Survey Data, Royal Environmental Group, Regroup Updated RAP for John Davis Town to Zwedru (48.5 km), February 2026).*

Additionally, household sizes range between 5 to 9 persons, with dependency ratios skewed towards a high number of dependents (children and elderly), further increasing the socio-economic burden. The survey also recorded that the majority of the structures affected are constructed with mud walls and thatch roofs, indicating limited access to durable housing materials, further reinforcing their low-income status.

Below is a summary table highlighting the key socio-economic characteristics:

Socio-Economic Indicator	Key Observations
Main Source of Livelihood	Farming, petty trade, mining
Education Level	Primary school and below; majority with no formal education
Household Income Level	Below USD 2/day (informal sector reliance)
Gender of PAP Household Head	Majority male; presence of female-headed households
Average Household Size	5–9 individuals per household
Housing Structure Type	Predominantly mud walls and Zinc and thatch roofs

Of the **312** affected properties identified during the survey, **170** are used for residential or related purposes, **109** are used for commercial or related purposes, **5** are used for public purposes and **5** are used for ancillary domestic purposes, including kitchens and bathrooms that are not related to residential or commercial purposes and **17** farms. **Three (3)** cemeteries and **3** standalone graves were identified along the project-affected corridor. The avoidance of these cemeteries will be prioritized through appropriate design adjustments to minimize or eliminate potential impacts. Where feasible, the project alignment will be modified to ensure that these culturally sensitive sites remain undisturbed.

However, in the event that avoidance is not entirely achievable, provisions have been made to include the cost of relocating any affected graves within these cemeteries as a provisional sum in the RAP budget. Any such relocation will be carried out in close consultation with affected families, community leaders, and relevant religious authorities, and in accordance with applicable cultural practices, legal requirements, and safeguard policies.

Land Regime, Status, and Constraints in the Project Area of Influence

The project corridor between John Davis Town and Zwedru (48.5 km) in Grand Gedeh County falls under a customary land tenure system, in line with Liberia's *Land Rights Act (2018)* and the *Revised Rules and Regulations Governing the Hinterland of Liberia (2001)*. All lands outside the project's Right-of-Way (RoW) are under communal ownership, with allocation and use based on traditional authority and customary inheritance. However, lands inside the project's Right-of-Way (RoW) are under government ownership. No formal statutory land deeds or surveyed plots were recorded for the affected assets in this corridor.

Status of the Land: All PAPs confirmed land occupation or use rights based on customary authority, supported by town and clan leaders. The project encountered no statutory encumbrance, land title dispute, or overlapping private concessions during the field survey. However, the lack of legal documentation creates a dependency on local leadership validation.

Constraints Observed:

- Absence of registered land titles or deeds;
- Limited formal knowledge of land registration or land rights law among PAPs;
- Absence of any resettlement-host site or pre-identified relocation area within the customary regime;
- Women's rights to land were confirmed primarily through marital or household affiliation, with no individual claims documented.

These realities informed the RAP's compensation structure, which applied full replacement value for affected assets and emphasized local validation, including the use of signed consent forms and photographic records to authenticate ownership or use rights.

The survey sought to find out preferred modes of compensation as a way of developing popular and PAPs driven compensation mechanisms. 100% of the PAPs stated their preference for cash or financial assistance so that they can seek relocation. 100% of PAPs interviewed stated the project will be of benefit to the communities, therefore they would relocate to allow for its implementation.

Public Participation and Consultation

Consultations were held with a wide range of stakeholders including community leaders, household heads, business owners, landlords, and structure owner's **15th – 19th of May 2023** and **14th-19th of February 2026**. Local authorities and leaders from various administrative levels were also consulted as part of the preliminary phase of this project. The objectives of these consultations were to seek their opinion, inform them of the details of the project, and solicit their cooperation during the project implementation. Stakeholder consultation and disclosure are key elements of engagement and essential for the effective delivery of this project. The consultation process was used for prior disclosure of relevant and adequate project information to enable stakeholders to understand the nature, scope and impact of the project.

Policy, Regulatory, and Institutional Framework

The RAP considers applicable existing policy, institutional and regulatory frameworks within the context of Liberian Law. Preparation of this RAP draws on the requirements of the African Development Bank's Environmental and Social Assessment Procedures specifically the OS5 (Land Acquisition, Restrictions on Access to Land and Land Use, and Involuntary Resettlement), and relevant social safeguard policies. The RAP also draws on the Liberian Constitution of 1986, the Aborigine Law of 1956, the Property Law of 1976, Revised Rules and Regulations Governing the Hinterland of Liberia (2001), the recent Land Right Policy (2013), and the 2016 Act establishing Liberia Land Authority (LLA).

The National Legislation on a Resettlement Action Plan

The requirements to comply with environmental and social issues of infrastructure development such as roads are derived from or laid down by policy, legal and regulatory framework of the funding institution and host country. Some of the legal provisions are cross-sectoral and are only partially related to environmental and social issues. The environmental policy and environmental assessment legislation and procedures of Liberia shall be considered as the key policy of this report. The African Development Bank Operational Policies for the preparation of Environmental and Social Impact Assessment (ESIA) and Management Plans as well as the Resettlement Action Plan (RAP) shall be considered for the funding agency. This section outlines the relevant policies, legal, and administrative procedures for the project.

1) The National Environmental Management requirements include:

- a. Liberia's National Environmental Policy

- b. Environmental Protection Agency Act
- c. Environmental Protection and Management Law
- d. National Biodiversity Strategy and Action Plan

2) National Land, Labor, Safety and Health Requirements:

- a. Lands Rights Policy
- b. National Environmental and Occupational Health and Safety Policy
- c. Public health law
- d. Labour Law
- e. National Youth Act
- f. National Gender Policy
- g. Forestry Reform Law
- h. National Forestry Policy and Implementation Strategy

3) The following African Development Bank Operational Safeguards (OS) Policies were also considered:

- a. Assessment and Management of Environmental and Social Risks and Impacts (OS1)
- b. Labor and Working Conditions (OS2)
- c. Resource Efficiency and Pollution Prevention and Management (OS3)
- d. Community Health, Safety and Security (OS4)
- e. Land Acquisition, Restrictions on Access to Land and Land Use, and Involuntary Resettlement (OS5)
- f. Habitat and Biodiversity Conservation and Sustainable Management of Living Natural Resources (OS6)
- g. Vulnerable Groups (OS7)
- h. Cultural Heritage (OS8)
- i. Financial Intermediaries (OS9)
- j. Stakeholders Engagement and Information Disclosure (OS10)

All standards and Legal Framework Analysis as it relates to RAP were taken into serious account. The Ministry of Public Works through the consultant employs relevant Liberian laws and the relevant African Development safeguard guidelines and standards using the Integrated Safeguard System (ISS) to provide the basis for resettlement and compensation for all categories of Project Affected Persons (PAPs). For example, the Liberian Constitution of 1986 provides the mandate for compensation of citizens whose lands have been expropriated by the Government, while the Land Rights Act of 2018 outlines the various means for land acquisition. The AfDB E&S safeguards policies operate to prevent and mitigate potential adverse impacts associated with the Bank financed infrastructure projects. Institutional Arrangements and Coordination The institutional framework for the implementation of this RAP and subsequent RAP(s) involves

government ministries and agencies as well as private institutions, but the MPW has overall responsibility. The Ministry of Public Works comprises personnel at central, and county levels, as well as staff and safeguards officers. The Senior Management Team (SMT) located at headquarters in Monrovia is the executive body of the MPW with the organized Project Implementation Unit (PIU). It is responsible for overall policy direction and implementation decisions regarding the sector and, therefore, is the main decision-making body for RAP implementation. Specifically, the MPW's Environmental Social and Safety Division (ESAFE) works closely with the PIU which will be responsible for coordinating the implementation of all aspects of the RAP. The PU currently has E&S Officers; that will handle all E&S issues arising from the project. Government institutions to be involved in the implementation of the RAP(s) will, among others, include the Ministry of Public Works (MPW), the Project Implementation Unit (PIU) the Environmental Protection Agency (EPA), the Liberia Land Authority (LLA), the Ministry of Internal Affairs (MIA), the Ministry of Agriculture (MOA) and Liberia Revenue Authority (LRA) etc.

Institutional Framework

The institutions that have the statutory roles in the implementation of this RAP are as follows:

- Ministry of Public Works
- Environmental Protection Agency (EPA)
- Ministry of Finance and Development Planning (MFDP)
- Internal Audit Agency (IAA)
- General Auditing Commission (GAC)

Eligibility Criteria for Project-Affected Persons

For one to be eligible they should be considering people who will be displaced by the project and they are treated fairly, equitably, and in a socially and culturally sensitive manner. For a person to be considered a project-affected person (PAP), the property, crops or activity of the person must fall within the ROW designated for the construction of the MRU/RDTFP Phase-IV. Those eligible for compensation are occupants (tenants, land, and crop owners) of properties that will be affected, demolished, or destroyed. Vulnerable people who will be considered include PAPs as household heads who are female and 60 or more years of age that are at risk of being deprived of productive assets such as land/house and farms/crops. These persons are earmarked for vulnerability assistance, in addition to other payments or assistance.

Land Tenure and Compensation Entitlement

Although the land belongs to the Government of Liberia, it is expected that PAPs will be entitled to compensation for the tree crops and structures in accordance with the law of Liberia.

Cut-off Date

The cut-off date was essential in the process of drawing up lists to ensure that ineligible persons do not take the opportunity to claim eligibility. The cut-off date for this project was set for May 20, 2023.

Resettlement and Compensation Strategy

The procedures and processes for the acquisition of the Right of Way for the proposed project corridor and assessment of compensation are guided by the laws of Liberia. In the assessment, PAPs are to relocate from the Right of Way within 90 days after compensation. For a person to be considered a project-affected person (PAP), the property, crops or activity of the person must fall within the right-of-way designated for the construction of MRU/RDTFP Phase-IV: Paving of John Davis Town to Zwedru (48.5 km). Those eligible for compensation are occupants (tenants, land, and crop owners) of properties that will be affected, cracked, demolished, or destroyed.

Vulnerable persons to be considered under the project include Project Affected Persons (PAPs) who are physically challenged or living with some form of disability, as well as female-headed households and male household heads aged 65 years and above who are at risk of losing productive assets such as land, housing, farms, or crops. These individuals are eligible for targeted vulnerability assistance in addition to standard compensation and other forms of support. The survey identified a total of seventy-nine (79) vulnerable persons. Of these, sixteen (16) are male PAPs classified as vulnerable due to being aged 65 years and above. The remaining sixty-three (63) are female household heads, including eight (8) who are also above the age of 65.

All the properties to be affected by the construction of the road have been valued and assessed according to the laid down procedure by the Ministry of Agriculture for affected crops, and the Ministry of Public Works for affected structures. The regulations for the valuation of real properties set by the Real Estate Division of the Ministry of Finance and best practices were used. For crops, the price list set by the Ministry of Agriculture was used while the Ministry of Public Works' price list was used for structures.

Buildings and structures to be affected by the project were identified. A compensation valuation of all affected properties was carried out to assess commensurable values. However, only PAPs registered during the socio-economic and asset surveys were eligible for either compensation or supplementary assistance. In other words, May 20, 2023, was the cut-off date for persons in the project area to be eligible for receipt of compensation or any assistance.

Stakeholder Engagement

Consultations were held in May 2023 and February 2026 with stakeholders in the areas affected by the project. Individuals, groups, and institutions interested in and potentially affected by the project were engaged in a stakeholders' forum where issues relating to the project's impacts were discussed. The people who attended the planned meetings were allowed to ask questions and

contribute on areas they thought needed improvement and the RAP teams made sufficient clarifications to all matters raised.

The objectives of these consultations were:

- Dissemination of information among potentially affected communities about the intended project;
- Getting the perception of communities towards the project;
- Identification of anticipated project impacts on the socio-economic and cultural life of the community; and
- Identification of stakeholders and their roles in project activities.

PAPs and the communities expressed overwhelming support for the project move to facilitate. The majority of the PAPs indicated an adequate period of 90 days would be needed to relocate once compensation is made, they stated that the length would allow them swiftly reconstruct new structures, or acquire new properties.

The consultant completed consultative meetings in selected towns along the John Davis Town to Zwedru Road Corridor. This report provides detailed information on discussions held with PAPs in John Davis Town, Duo Town, and Zwedru. This team stopped at each town along the way towards Zwedru, to direct villagers to either of three consultation meetings, depending on which was closer to them: the John Davis Town meeting which was held on May 15th, 2023, at 9:30 a.m.; the Duo Town meeting which was held on May 15th, 2023 at 4:00 p.m. and the Zwedru meeting which was held on the May 16th, 10:30 am.

Key points and attendance for the May 2023, John Davis Town meeting are recorded below.

The RAP Team Leader welcomed the PAPs to the meeting and expressed his appreciation for the favorable turnout. He took the opportunity to stress the importance of consulting with them, informing them that it was critical for their understanding of the basis upon which they would be compensated, and the significance of the whole resettlement exercise to the construction of the planned road. He said that the government of Liberia intends to improve the corridor and has planned to implement road works from John Davis Town to Zwedru.

The team stated to the PAPs that the team members were from the Royal Environmental Group (RE-GROUP), Inc. Each participant introduced himself and stated the entity represented. The PAPs were informed that the John Davis Town to Zwedru road project is a continuation of the Harper to Zwedru Road Project financed by the African Development Bank. Concerning the value of properties, the PAPs were cautioned by the Director of the consultant, that cost of structures is based on several aspects including the kind of material used and size of the affected structure. Superficially comparing one house to another, and concluding that a value is too small or too big, might be erroneous. The PAPs were assured that their structures will be fairly evaluated. The present-day value would be used, without a reduction for depreciation and taxes.

Those who would have any issue regarding the process were encouraged to seek the means provided for redress. PAPs were advised not to escalate any issue hastily, as this would only incur unnecessary expenses (e.g., transportation cost to Monrovia to seek redress), whereas it would be more feasible to avail themselves of the GRM structure on the ground, which was much more accessible. The PAPs should opt to explain their problems to the Committee, and if the committee was not able to handle the issue for any reason, it would be reported to the PIU, who in turn would, deploy a social safeguard officer to ensure that a well GRC is set up on the project at the community level to address issues coming from the project. It was stressed that government does not want PAPs to be spending their hard-earned money unnecessarily.

People who might be representing authentic structure owners were warned not to present themselves as real owners. Mere caretakers should not claim to be actual owners. If for any reason someone had processed papers for another's property (e.g., because he/she did not want his/her landlord to lose out), it was not late to divulge the information to the team. The team made it clear that if nothing was said, and a complaint came to the Ministry later, the one making the false claim would be in trouble with the government of Liberia, as this would be an instance of corruption. It was made clear that the consultant was not in the business of collecting any money, so if anyone made a claim linking the team to the collection of any processing fee, it is false. It was emphasized that the consultant had come to conduct a study to map up on people that will be affected by the project, not impoverish them further. PAPs were encouraged to divulge the name of any such person, just in case and the team will ensure that such person is arrested and prosecuted.

All the PAPs (100%) expressed support and willingness to move to facilitate the implementation of the project. Most of the PAPs indicated that a period of 90 days (3 months) is adequate to move from the project area.

Gender Relations and Project Participation

The study attempted to identify problems concerning relationships between women and men, in particular their workloads, limited participation, and contribution to decision-making. It was observed that sociocultural attitudes and practices often result in specified gender roles and the gender division of labor, especially given the male-dominated environment, and the low position of women in the project area, and Liberia for that matter.

While there were non-existing barriers to female participation in project activities (road construction activities), men see women as being generally weak and, as a consequence recommended that women's participation should be limited to the following activities:

- Cooking and serving meals to workers

- Hauling water for construction works
- Secretariat and clerical work.

PAPs questioned why payments can delay after submission of attestation: Consultations also revealed some experiences of the unintended consequences of previous road project activities. Often, delayed payments of compensation have resulted in reinforced poverty due to loss of properties, land, agricultural potential, and change in the socio-economic environment. In light of these, communities would therefore appreciate potential employment opportunities and the impact of the proposed project on livelihoods. Possible solutions could include training and mobilization for women and skills development for new income-generating activities for both men and women. Furthermore, engagement with surrounding communities regarding employment opportunities should be fair, transparent, and communicated clearly to avoid disappointment.

Grievance Redress Mechanism

A Grievance Redress Mechanism (GRM) for the project has been developed to address all project-related complaints including those that may arise from RAP implementation. It follows customary norms and fits into the statutory administrative process of the Government of Liberia. The GRM also satisfies the ISS requirements of the AfDB. The AfDB Integrated safeguards system requires the client, in this respect, the PIU to establish a grievance mechanism as early as possible in the project development phase. The establishment of the Grievance Management will allow PIU to receive and address specific concerns about valuation and compensation raised by PAPs or members of host communities in a timely manner, including a recourse mechanism designed to resolve disputes in an impartial approach. The grievance mechanism will also be another form of promoting participation and consultations. The requirement is consistent with the Liberian laws which recognize the need for a mechanism for the PAPs to air their grievances, mainly land-related grievances in local government structures, customary authorities, and courts of law. It is on that account that this document proposes a grievance management mechanism (GM) to resolve grievances, concerns, and issues related to compensation, or other aspects of resettlement for the John Davis Town to Zwedru (48.5 km) Road Project.

Implementation Schedule

Based on the activities identified, it is proposed that the RAP implementation will run for 8 months.

RAP Implementation Budget

The population affected by this project includes people occupying the right-of-way along (MRU/RDTFP) Phase-IV: Paving of John Davis Town to Zwedru (48.5 km). This covers the road link from John Davis Town to Zwedru in Grand Gedeh County. However, since structures and farmland within the project area were considered under MRU Phase IV, this RAP considers affected structures and farmland up to Zwedru, the capital city of Grand Gedeh County. Some of

these PAPs are legitimate structures owners and will therefore receive full replacement costs for their property. Some do not have legitimate titles and are not entitled to compensation for loss of land under the AfDB policy. However, they are entitled to compensation for any improvement made to the land as well as to resettlement assistance if they occupied the project area before the established cut-off date. Vulnerable persons will also receive some form of assistance. The values presented assume a standard permanent house, even when it is temporary, to comply with the requirement of the provision of AfDB policy for preparing a resettlement action plan, which outlines that PAPs should be assisted to improve their standards of living or at least to restore them to their pre-displacement levels.

The total cost for compensation and resettlement of PAPs for structures in the affected areas amounts to **US\$890,417.30**; the cost for loss of farm/tree crops is **US\$39,653.50**. The cost for loss of business income is **US\$24,525.00**. And the cost for Relocation/Resettlement Assistance is **US\$6,050.00**. Assistance to vulnerable persons is **US\$11,850.00**. The sum of **US\$242,875.00** is allocated as provision for three affected **(3) cemeteries** in the event that avoidance is not entirely achievable. There is no cost for land as no PAPs have produced a genuine deed for land. Should the same be produced in the future, a cost of **US\$50,000.00** is allocated and set aside to cover this cost for PAPs to acquire new land. Other indirect RAP implementation combined costs are **US\$189,805.62**. Hence, the overall cost for RAP Implementation is **One Million Four Hundred Fifty-Five Thousand One Hundred Seventy-Six United States Dollars Forty-Two Cents (US\$1,455,176.42)** is required.

The total estimated cost of compensation for damages/losses to PAPs and the cost of RAP Implementation is as detailed in the table below:

Cost Item	2026 Estimated Cost (US\$) - Total of 48.5 km
Compensation to Affected Persons	
Compensation for all structures-Private	\$890,417.30
Compensation for all structures-Public (including 3 cemeteries)	242,875.00
Compensation for loss of business income	24,525.00
Relocation/Moving Assistance	6,050.00
Assistance to Vulnerable Persons	11,850.00
Compensation for affected land	50,000.00
Compensation for affected crops	39,653.50
SUB-TOTAL:	\$1,265,370.80
RAP Implementation Administrative Cost	
Internal Review and Implementation (5% of Direct Compensation)	\$63,268.54
External Monitoring & Evaluation (5% of Direct Compensation)	63,268.54
Demolition (1% of Direct Compensation)	12,653.71

Cost Item	2026 Estimated Cost (US\$) - Total of 48.5 km
GRM Implementation at Local Level (1% of Direct Compensation)	12,653.71
Completion Report (0.5% of Direct Compensation)	6,326.85
Contingency: (2.5% of Direct Compensation)	31,634.27
SUB-TOTAL:	\$189,805.62
Total RAP Budget	US\$1,455,176.42

Internal Review, Monitoring & Evaluation

The Consultant proposed that a Monitoring and Evaluation system together with an audit should be undertaken to assess the progress and effectiveness of the RAP. The exercise should be able to determine the following:

1. Percentage of compensation payments not disbursed within the agreed payment period.
2. Whether the eligibility criteria complied with the RAP report.
3. Checks of the compensation packages to the PAPs.
4. Evidence of compensation received
5. Photos of PAPs and identifications

Disclosure

This RAP report will be disclosed in compliance with relevant Environmental Protection Agency regulations and the AfDB disclosure and access to information policy. The documents will be disclosed and will also be available to any interested persons through the media in Liberia. The RAP report will also be at the county level and Executing Agency will assist the community leadership to carry out sensitization campaigns to inform PAPs of the upcoming project and what it entails.

1.0 INTRODUCTION

1.1 Background

The Resettlement Action Plan (RAP) plays a vital role in almost all development projects where people are required to be displaced due to the implementation of project activities. Project-affected persons must be resettled before the commencement of the construction activity. The RAP is an essential tool in managing the resettlement process and the potential for conflict and unrest that could have a negative impact on the successful implementation of the project. It is also an important tool in engaging affected people and communities in the project.

The Government of Liberia is in talks with the African Development Bank (AfDB) to construct the remaining portion of Section 2 of the Ganta-Harper (510 Km) Road in Nimba, Grand Gedeh River Gee, and Maryland Counties. In keeping with the Integrated Safeguards System (ISS) of the AfDB and National Regulatory requirements, Royal Environmental Group (RE-GROUP), Inc., Inc. was contracted to prepare a resettlement Action Plan (RAP) report for the Mano River Union Road Development and Transport Facilitation Programme (MRU/RDTFP) Phase-IV: Paving of John Davis Town to Zwedru (48.5Km). This RAP assessment and scoping exercise contain recent information on the existing road and estimates gathered through a remarking process. This recent information is specific to the 48.5 km and reflects the current impact on assets, their use and restriction, tenants, vulnerable groups, and property owners along the proposed project corridor; as well as the impact from the revised design and road alignment recommended by the Ministry of Public Works.

The project aims to reduce travel time and vehicle operating costs by improving road alignment and pavement conditions. The road project will also enhance the flow of regional and inter-regional traffic and trade, and reduce road user costs, thereby strengthening regional economic integration. The road safety measures that would be put in place will enhance safety standards on the project road. In addition, the project will also facilitate easy access by farmers and traders to social services along the corridor expected to generate more income to augment the Government's effort in achieving economic development and poverty reduction.

It is proposed that the above-mentioned section of the road will be upgraded to improve the living condition of the people, ensure traffic safety, and accommodate evident increases in traffic flow. In addition to the construction and pavement of the road, the project will also deliver asphalt paved surfaces, new bridges of varying sizes, culverts, side drains, etc. There will also be realignments of the road at several locations along the corridor. The project aims at ensuring suitable operating conditions for safe driving on the selected routes during the entire year by providing adequate running surface and drainage systems.

Against this background, the services of Royal Environmental Group (RE-GROUP), Inc. were hired to conduct an environmental and social impact assessment of the project area, to provide for the reconstruction and paving of the road between John Davis Town to Zwedru City (48.5Km) in Grand Gedeh County. Hence, the environmental and social impact study is intended to assess the settlements along the road, identify possible environmental causes, and human and economic impacts, which may evolve from the proposed activity, and determines the feasibility of the project. Finally, taking into consideration internationally acceptable standards, it proposes measures aimed at the mitigation or prevention of adverse outcomes.

1.2 Project Location and Area

1.2.1 Project Location

The Ganta – Harper Road network runs from Northeastern Liberia to Southeastern Liberia. Section 2 – Zwedru – Harper runs entirely in the southeastern part of Liberia. Figure 1 to Figure 4 show details about the project areas and the road section (John Davis Town-Zwedru) considered under MRU Phase IV. The proposed road project (John Davis Town to Zwedru City (48.5Km)), which is a remaining portion of Zwedru to Fish Town in Grand Gedeh and River Gee counties, is a continuation of the 510Km road development from Ganta/Nimba County to Harper/Maryland County. The entire 510 km road corridor was portioned into two (2) Sections. Section 1 is the road from Ganta, Nimba County to Zwedru, Grand Gedeh County, while Section 2 is the road from Zwedru, Grand Gedeh County to Harper and Harper Junction to Cavalla Custom in Mary Land County. Section 2 comprises the below road projects:

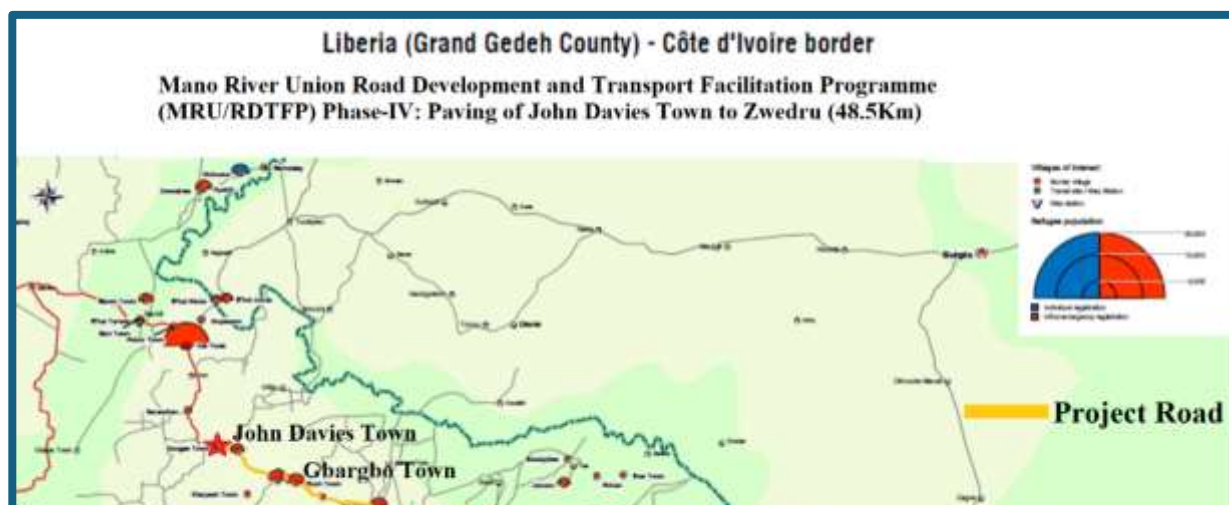
- Fish Town Harper Road Project Phase I: Paving of Harper to Karloken (50km) and Harper Junction to Cavalla Border (16km) - Completed
- Mano River Union Road Development and Transport Facilitation Programme (MRU/RDTFP) Phase I: Paving of Karloken to Fish Town (80km) - Ongoing
- Mano River Union Road Development and Transport Facilitation Programme (MRU/RDTFP) Phase II Lot I: Paving of Fish Town to Kelipo (20km) - Ongoing
- Fish Town Harper Road Project Phase I Extension: Paving of Kelipo to Putuken (11.5km) - Pending
- Mano River Union Road Development and Transport Facilitation Programme (MRU/RDTFP) Phase III: Paving of Putuken to John Davis Town (50km) – Pending
- Mano River Union Road Development and Transport Facilitation Programme (MRU/RDTFP) Phase IV: Paving of John Davis Town (48.5km) – Requesting approval



Figure 1: The Political Map of Liberia showing Grand Gedeh County where the project



Figure 2: The 8 District of Grand Gedeh County showing the district where the Project fall



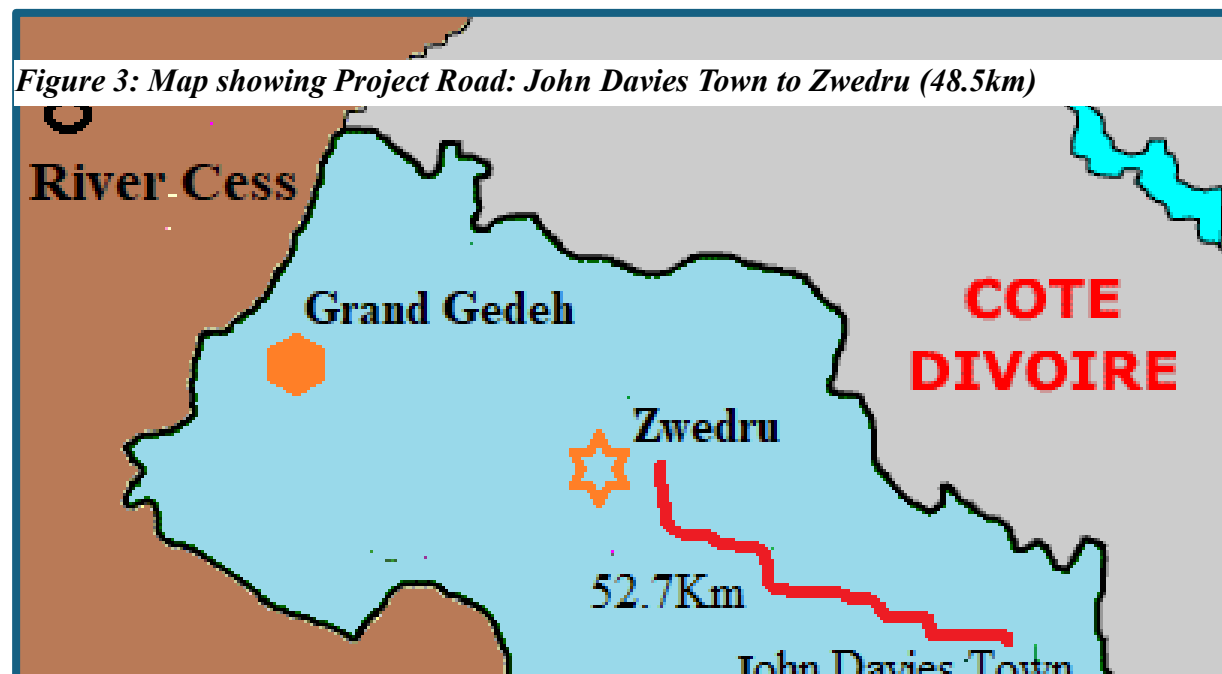


Figure 4: Map showing Project Road and National and Neighboring Boundaries

1.2.2 Project Area

The project areas comprise approximately 23 towns and villages, 3 churches, 2 market buildings, a Rock Deposits/Quarry area; two campsites (Liberia Logging Company's Camp, and unknown campsite); six (6) bridges (Neemi River Bridge, Feeley River Bridge, Jay River Bridge, Gbornee River Bridge, Dugbeh River Bridge, and unknown bridge before the City of Zwedru) along the corridor in Grand Gedeh County.

It is expected that the right-of-way along this road length from John Davis Town to Zwedru City will be affected as a result of its reconstruction. There is also going to be a slight diversion to the existing road in several places, and have other environmental and social impacts, among others. As a result of this, the project is likely to lead to environmental and involuntary resettlement issues within the right of way along the road corridor. This has therefore triggered the EPML, (2003), Section 6, and the AfDB's Integrated Safeguards System (ISS) on the environment, which warrants the preparation of the ESIA and the RAP. Right-of-way (ROW) of 75 feet (or 22.86 m) will also be established to meet statutory and international standards.

1.3 Objective of the Resettlement Action Plan (RAP)

The RAP is aimed at collecting detailed information on persons who will be directly affected by the project activities, types, and magnitude of impacts, as well as identifying options and strategies for compensating such affected persons for resettlement. To achieve these objectives, the plan provides compensation and rehabilitation measures so that the income-earning potential of individuals is restored and sustains their livelihoods.

The Resettlement Action Plan (RAP) also provides details on:

- The likely impacts resulting from land acquisition for the rehabilitation and construction of the project road and the mitigatory measures that will be put in place to address these adverse impacts;
- The policies governing land expropriation, the range of adverse impacts and entitlements;
- Present strategy for achieving the objectives of the resettlement/ land acquisition policy;
- A framework for implementation of the stated strategies to ensure timely acquisition of assets, payment of compensation, and delivery of other benefits to project-affected persons (PAP);
- The public information, consultation and participation, and grievance redress mechanisms in project planning, design, and implementation;
- Provide identified sources and estimates of required resources for the implementation of the RAP; and
- A framework for supervision, monitoring, and evaluation of resettlement implementation.

Justification for the Resettlement Action Plan (RAP)

The main essence of the RAP is to ensure that project-affected persons do not lose their sources of livelihoods or assets. The RAP ensures the compensation and relocation of PAPs comply with the safeguards policies of the EPA and AfDB on involuntary resettlement. The RAP assists in minimizing the negative economic and social impacts that arise from either involuntary resettlement or loss of property/ livelihood for the Project Affected/ Impacted Persons. This may result in the below:

- Relocation or loss of shelter
- Loss of assets or access to assets
- Loss of income sources and livelihoods

The RAP guides how the Project Affected Persons (PAP) along the proposed project corridor will be adequately compensated and state how activities leading to compensation will be implemented in a way that is compliant with international best practices. The RAP ensures the below:

- Provides awareness of the project and its consequences among affected communities.
- Identifies the project alignment and clearly defines the Project Affected Persons that are eligible for compensation
- Sets a cut-off date for eligibility.
- Provides a socio-economic basis for identification of entitlements and strategies for minimizing the impacts on the Project Affected Persons.
- Establishes land acquisition and compensation process and establish a grievance resolution mechanism to address any grievances arising from the displacement

- Establishes rates for compensation on loss of assets and the methodology of determining the values.
- Provides proposals for resettlement options, particularly for the vulnerable PAPs.

1.4 Planning Principle

To achieve the underlying objectives of the project (i.e. the PAPs derive maximum benefit), the planning process considered public education, stakeholder sensitization, and evaluation of project impacts.

The Resettlement Action Plan should be implemented taking into consideration the below principles:

- Ensure that all people affected by the project should be compensated fully and fairly for lost assets including both permanent and temporary structures.
- Ensure that involuntary resettlement is conceived as an opportunity for improving the livelihoods of the affected persons.
- Ensure that all PAPs are consulted and involved in the resettlement planning to avoid adverse effects and enhance the benefits of resettlement.
- Ensure awareness of the project and its consequences among the public in general and those who will be directly affected by it.
- Estimate the costs necessary for resettlement/land acquisition
- Prepare a Resettlement Action Plan (RAP) that sets out strategies and schedules to mitigate adverse effects. The RAP sets the parameters and establishes entitlements for project-affected people (PAP), the institutional framework, mechanisms for consultation and grievance resolution, the schedule and budget, and the proposed monitoring and evaluation system. The agreed entitlement package includes both compensation and measures to restore the economic and social base of those affected.
- To address the requirements of the Government of Liberia, as fostered by the Environmental Protection Agency, and the African Development Bank for land acquisition and resettlement.

1.5 Scope of the Resettlement Action Plan

The scope of the RAP is in line with social safeguards guidelines of the Environmental Protection Agency along with the African Development Bank's Policy on Involuntary Resettlement (2023). The below undertakings were carried out to ensure that the EPA and AfDB guidelines and policies were complied with,

- Secondary data information from official reports was reviewed and analyzed.

- Project Affected Persons were identified along the proposed project corridor.
- An asset inventory, which includes affected land, structures, crops, livelihood, and cultural assets, was compiled for all the identified Project Affected Persons.
- The Environmental Protection Agency of Liberia guidelines and legal provisions were reviewed and compared with the AfDB policies to identify any gaps and necessary recommendations to harmonize the two have been incorporated in resettlement planning.
- The land acquisition schedule and the resettlement plan were prepared with the necessary budget to facilitate the implementation.

1.6 Approach and Methodology of the RAP

The methodology and approach adopted in preparing the RAP are consistent with the Liberian Constitution (2006) and other Statutory Laws and Regulations among others, coupled with the African Development Bank's ISS. A social baseline has been developed and a valuation for compensation costs prepared to maintain the livelihoods of the PAPs.

1.6.1 Approach

The approach adopted in the RAP is consistent with existing Liberian laws, the project objectives, and the policies of the African Development Bank. The Liberian Constitution recognizes the rights of individuals to property. The Constitution also considers that private property can be utilized for public use, fulfilling certain obligations. There is also a Poverty Reduction Strategy being implemented by the Government, whereby the lives of ordinary people are been improved through the reduction of poverty and ensuring sustainable economic growth.

In compiling the RAP, various steps were taken to meet the requirements of national legislation and objectives of AfDB Environmental and Social Assessment Procedures. To ensure that the concerns of major stakeholders were incorporated into the RAP, consultation meetings were held throughout the RAP preparation process and are expected to continue up to the implementation.

1.6.2 RAP Methodology

Initially, data about the project site was collected through the review of the existing data sources which included the Liberian Census 2008 Report and maps of the project area. Secondly, a reconnaissance survey was undertaken by a team of consultants comprising environmentalists to get a deeper understanding of the technological, biophysical, and socio-economic environment of the project site. Thirdly, focused group discussions were held with county and community leaders to have a feel of their desires and expectations concerning the project.

Finally, a socioeconomic survey of the project area was conducted to evaluate the socioeconomic conditions of the project-affected people (PAPs) before the project works. The understanding of critical socio-economic parameters of the PAPs, and the valuation of the properties to be lost, will enable the project proponent to address the impacts of resettlement positively.

1.7 Report Structure

This report provides the RAP for the Mano River Union Road Development and Transport Facilitation Program (MRU/RDTFP) Phase-IV: Paving of John Davis Town to Zwedru (48.5Km) of Lot 3 of the Zwedru – Harper Section of the Ganta – Harper Road Project (510Km). The report has been prepared to cover the following:

Chapter One:	Introduces the Project, Location, Objectives, Justification, Scope, and Methodology.
Chapter Two:	Regulatory, Policy, Institutional Frameworks,
Chapter Three:	Socio-Economic Study of the Proposed Project Area and Socio-Economic Characteristics of Project-Affected Persons
Chapter Four:	Project Impacts and Mitigations
Chapter Five:	Public Participation and Consultation
Chapter Six:	Resettlement Compensation to Project-Affected Persons
Chapter Seven:	Responsible Agencies for RAP Implementation, Monitoring and Evaluation
Chapter Eight:	Grievance Redress Mechanism
Chapter Nine:	Budget and Schedule for RAP Implementation

2.0 REGULATORY, POLICY AND INSTITUTIONAL FRAMEWORKS

The RAP considers applicable existing policy, institutional and regulatory frameworks within the context of Liberian Law. Preparation of this RAP draws on the requirements of the African Development Bank's Environmental and Social Assessment Procedures and relevant social safeguard policies. The RAP also draws on the Liberian Constitution of 1986, the Aborigine Law of 1956, the Property Law of 1976, Revised Rules and Regulations Governing the Hinterland of Liberia (2001), and recent Land Right Policy (2013), and the 2016 Liberia Land Authority's Act.

2.1.0 Regulatory Framework

The Liberian Constitution and other laws provide for resettlement and compensation. This section provides a detailed description of the legal framework for the implementation of involuntary resettlement projects in Liberia, considering the following applicable Liberian Laws. **2.1.1**

Liberian Constitution 1986

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

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

Articles 65 also contain 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 many rural Liberians hold their land.

2.1.2 Aborigines Law of 1956

Chapter II of this Act states that each tribe is entitled to the use of as much of the public land in the area inhabited by the tribe, as is required for farming and other enterprises essential to tribal necessities. It shall have the possession of such land as against any other person. It goes further to say that the omission of a tribe to have its territory so delimited shall not, however, affect in any way its right to the use of the land.

2.1.3 Property Law of 1976

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

2.1.4 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 hinterland but also to land in older counties, under the customary land tenure system.

Articles 66 and 67 of the rules grant tribal people in a 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.

2.2.0 Policy Framework

2.2.1 Land Right Policy of Liberia (2013)

The Land Right Policy of 2013 provides policy recommendations for land rights in Liberia, centered on four basic types of rights: Public Land, Government Land, Customary Land, and Private Land.

The Policy also fosters equal protection of all relative to land matters. The policy recognizes that since the founding of Liberia, the lands of customary communities have been less secure than private lands. This must end such that lands under customary practice and norms are given protection equal to that of private lands. This policy aims to give equal protection to the land rights of men and women.

2.2.2 National Environmental Policy (2003)

The National Environmental Policy aims at improving the physical environment, quality of life, and coordination between economic development, growth, and sustainable management of natural resources. Key objectives of the policy include:

- Systematic and logical framework with which to address environmental issues
- Benchmarks for addressing environmental problems in the medium- to long-term
- The context for financial/donor support to sectors and non-sector
- Means for generating information and awareness on environmental problems
- Demonstration of Liberia's commitment to sustainable management of the environment.

2.2.3 African Development Bank Policy on Involuntary Resettlement

The AfDB Policy on Involuntary Resettlement covers economic and social impacts associated with Bank-financed projects involving involuntary acquisition of land or other assets which results in:

- Relocation or loss of shelter by the persons residing in the project area
- Loss of assets or involuntary restriction of access to assets including national parks, protected areas or natural resources; or
- Loss of income sources or means of livelihood as a result of the project, whether or not the affected persons are required to move.

Displaced persons in the following two groups are entitled to compensation for the loss of land or other assets taken for the project purposes:

- Those who have formal legal rights to land or other assets recognized under the laws of the country. This category will generally include people who are physically residing at the project site and those who will be displaced or may lose access or suffer a loss in their livelihood as a result of the project activities; and
- Those who may not have formal legal rights to land or other assets at the time of the census can prove that they have a claim such as land or assets that would be recognized under the customary laws of the country. This category may also include those people who may not be physically residing at the project site or persons who may not have any assets or direct sources of livelihood derived from the project site, but who have spiritual and/or ancestral ties with the land (e.g., graveyards, sacred forests, places of worships). This category may also include sharecroppers or tenant farmers, seasonal migrants, or nomadic families losing user rights, depending on the country's customary land use rights. Additionally, where resettles lose access to resources such as forests, waterways, or grazing lands, they would be provided with replacements in kind.
- A third group of displaced persons are those who have no recognizable legal right or claim to the land they are occupying in the project area and who do not fall into any of the two categories described above. This category of displaced persons will be entitled to resettlement assistance instead of compensation for land to improve their former living standards (compensation for loss of livelihood activities, common property resources, structures, and crops, etc.), provided they occupied the project area before a cut-off date established by the borrower and acceptable to the Bank. At the minimum, under the Bank's policy (with no contradiction to the borrower's legislation), land, housing, and infrastructure should be provided to the adversely affected population, including indigenous groups, ethnic, linguistic, and religious minorities, and pastoralists who may

have usufruct rights to the land or other resources taken for the project. The cut-off date must be communicated to the project-affected population. Persons who encroach on the project area after the cut-off date are not entitled to any form of resettlement assistance.

2.4 Land Tenure Systems

2.4.1 Customary Tenure

Customary tenure involves the use of land which the government has granted to people in the hinterland through customary rights. The process begins with the Town Chief, then the Clan or Paramount Chief, and finally the District Commissioner who prepares Customary Land Grant Certificates which are subsequently legalized by the President of Liberia.

2.4.2 Freehold Tenure

This 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.

2.4.3 Leasehold Tenure

This tenure is created either by contract or by operation of the law. Under the tenure, the landlord or lessor grants the tenant or lessee exclusive possession of the land, usually for a specific period in return for a rent, granting the tenant security of tenure and a proprietary interest in the land.

2.5 Land Valuation System

The Republic of Liberia is the original grantor of land and the public are all grantees. Anyone who obtains land from the State has a bona fide title and right to full possession and use of said land. However, the State has the right to revoke any previously granted title it has given. In the exercise of such power of condemnation, the State, through its institutions, is statutorily obligated to first evaluate the current market value of the property to be acquired to provide just compensation to the affected owner. Where the land to be condemned is for public use, the State has the burden of replacing it with one of commensurate value.

2.6 Compensation

The basis for one to receive compensation for acquired land is provided by Article 24 of the 1986 Liberian Constitution. The provision states that expropriation may be authorized for national security issues or where public health and safety are endangered, or for any other public purposes, provided:

- The reasons for such expropriation are given and it should be intended for public/national use;
- 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 re-acquire the property.

This basis is also supported by the recent Land Right Policy of 2013 that lands under customary practice and norms are given protection equal to that of private lands. For customary practices, deeds are not usually issued for the transfer of land.

2.7 Grievance Remedial

The laws of Liberia provide an avenue for which an aggrieved party can seek redress. In the instance where the grievance lies against an entity of government, the first step in seeking redress is to complain to the agency, which shall then conduct an administrative hearing and decide on the matter. Such decisions are subject to appeal to a court of competent jurisdiction. An appeal may also be taken to a higher court from a lower court if the aggrieved is not satisfied with the judgment of the lower forum. An aggrieved may seek appellate review up to the Supreme Court of Liberia. The Supreme Court is the highest judicial body to which an appeal may be lodged and its decision is not appealable.

Besides the judicial system, a dispute may be resolved through mechanisms such as mediation at administrative agencies, where the aggrieved party refers the dispute to a third party for a decision binding on both parties; or arbitration, where both parties appoint a broad or arbitrators who may make a binding decision on resolution of the dispute.

2.8 Comparison of Liberian Legislations and AfDB Environmental and Social Assessment Procedures

Table 1 shows the comparison between the Liberian legislation and AfDB Assessment Procedures.
Table 1: Comparison between Liberian Legislations and AfDB Policies

Theme	Liberian Legislation	AfDB Policy	Mitigation Measures
Categories of affected individuals	There is no distinction between affected individuals. Landowners, land tenants, land users,	Involuntary Resettlement should be avoided where feasible, or minimized. Particular attention should be given to	The project should be designed to distinguish between classes of affected individuals and this should be taken into consideration in awarding compensation.

Theme	Liberian Legislation	AfDB Policy	Mitigation Measures
	owners of buildings, and owners of perennial crops are all grouped and treated likewise. There are no separate provisions, especially for	vulnerable groups Displaced persons should be assisted to improve their livelihoods and standards of living or at least to restore them to pre-project levels.	
Impacts	Addresses only the direct physical impact of acquiring land. Socioeconomic considerations are not given priority.	Compensation should involve direct economic and social impact caused by acquisition. It is not required to cover indirect social or economic impacts, but it is good practice for the project proponent to undertake social assessment and implementation measures to minimize adverse impacts, particularly to poor and vulnerable groups	Design a project to consider socio-economic issues in determining compensation.
Compensation & Participation	Affected persons are to be informed before the repossession of land. However, there is no provision on the notice period, and neither is there a distinction between farmed land and developed land.	Affected persons should be: • Informed in a timely manner of their options and right pertaining to resettlement Offered choices among, and provided with technically and economically feasible resettlement alternatives Provided with timely and relevant information to	Adequate communication between government agencies and affected individuals well ahead of the scheduled period of repossession.

Theme	Liberian Legislation	AfDB Policy	Mitigation Measures
		host communities receiving re-settlers.	
Eligibility for compensation & benefits	Compensation is restricted to individuals having a legal title to affected land or property	The absence of legal title to land or other assets is not a bar to compensation for lost assets or other resettlement assistance	Design project to extend compensation (social and economic) to individuals who do not have legal title to property
Monitoring & Evaluation	External evaluation is not required	Internal monitoring and external evaluation are required	Design project to involve third-party input in the assessment of compensation to be paid.

In case of conflict between the Liberian regulations and the African development bank policies during the implementation of this rap, the AfDB policies will prevail.

2.9.0 Institutional Framework

The institutions that have the statutory roles in the implementation of this RAP are as follows:

Ministry of Public Works

This ministry has the statutory responsibility to approve the design and construction of all civil works, including motor roads. Additionally, it is also responsible to carry out urban and town planning, as well as provide architectural and engineering supervision of infrastructure required for waste management.

Ministry of Internal Affairs

The Ministry of Internal Affairs is responsible for the administration of the local government, which involved the collection of taxes, maintenance of peace and tranquility, and seeking the welfare of the people.

Liberia Land Authority

This Ministry, besides its pivotal role in mineral resource development, is also in charge of administering and regulating public and private lands. This includes land tenure, land policy, land reform, land use, planning, and other aspects of land administration.

Ministry of Agriculture

The Ministry of Agriculture is the government ministry mandated to approve rates paid as compensation for economic and other crops on government projects. The MPW/PIU shall pass on

the compensation of crops to the Ministry of Agriculture for approval before payments would be affected.

Environmental Protection Agency (EPA)

The EPA is responsible for monitoring, coordinating, and supervising the sustainable management of Liberia's environment. It is mandated to ensure the conduct of environmental impact assessments for all projects and activities that are likely to have significant adverse effects on the environment.

Ministry of Finance and Development Planning (MFDP)

The Ministry of Finance Development and Planning is the agency of Government responsible for the allocation of funds for the RAP implementation.

General Auditing Commission (GAC)

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

Internal Audit Agency (IAA)

The Internal Audit Agency is the agency of the Government responsible for ensuring compliance monitoring. The entity will ensure that funds are provided and expensed for the intended purposes as stipulated in this RAP.

3.0 SOCIO-ECONOMIC

3.1.0 Socio-Economic Study of the Proposed Project Area

Table 2: Summary Table of the RAP prepared for the project

Description	Data
A. General	
Region	Southeastern Liberia
County	Grand Gedeh County
Type of Civil Work & Road Length	Paving of John Davis Town to Zwedru (48.5 Km) Road in Grand Gedeh County
Village/ Suburban	John Davis Town, CVI Junction, Duo Town, Karlorwleh Town, Wroto Village, Royal Village, Kwiah Village, Kamanye Village, Monger Village, Jarwleh Village, Sayon Village, Wilson Taye Village, George Kuiah Village, Paul Tarlue Village, Tarn Village, Gaye Village, Garden of Eden, Jaibo, Gbarbo Town Junction, Pellezon, Polah, Boleyville, and Zwedru City
Activity(ies) that trigger resettlement	Paving of John Davis Town to Zwedru (48.5 Km) Road in Grand Gedeh County
Project overall cost	US\$60,000,000.00
Overall resettlement cost	US\$1,455,176.42
Applied cut-off date	May 20, 2023
Dates of consultation with the people affected by the project (PAP)	May 15–19, 2023 and February 14-19, 2026
Dates of the negotiations of the compensation rates / prices	February 14-19, 2026
B. Specific information	
Number of people affected by the project (PAP)	205
Number of Physically displaced	195
Number of economically displaced	88
Number of affected households	205
Number of females affected	81
Number of vulnerable affected	79
Number of major PAP	195
Number of minor PAP	10

Description	Data
Number of total right-owners and beneficiaries	205
Number of households losing their shelters	195
Total area of lost arable/productive lands (ha)	7 hectares
Number of households losing their crops and/or revenues	17
Total areas of farmlands lost (ha)	7 hectares
Estimation of agricultural revenue lost (USD)	US\$39,653.50
Number of buildings to demolish totally	279
Number of buildings to demolish totally at 50%	0
Number of buildings to demolish totally at 25%	0
Number of tree-crops lost	2,270
Number of community-level service infrastructures disrupted or dismantled	5
Total Number of Males interviewed	116
Total Number of Females interviewed	81
Total Number of Affected Persons, including members of household and vulnerable (Ave. household size– 4.18)	857
Number of Affected Communities	23
Number of Affected Public Utilities (Hand pump / well)	5
Graves and Cemeteries	3 graves and 3 cemeteries
Church	3
Total RAP Budget	US\$1,455,176.42

3.1.1 Survey Methodology and Approach

The socio-economic survey was conducted by qualified sociologists and asset evaluators that focused on the collection of primary data on demographic characteristics, income and livelihoods, and housing conditions. The primary data sources used to describe the existing socio-economic situation are as follows:

- Census of all project-affected people

- A household survey based on households that are to be directly affected by the project
- Public/community consultations that provide qualitative data; and
- Inventory of affected assets in the area.

Questionnaires were used to obtain census and socio-economic information about the affected people. The objective of the survey was to establish the magnitude of the project's impacts on the affected households as well as establish an inventory of assets likely to be impacted. To ensure concise responses, pre-coded multiple-choice questions were used during the interviews. The project team members held training and practical sessions focusing on interview techniques, recording responses, and standardization of assessments. The collected data were checked by supervisors, re-checked by a data analyst, and edited for consistency, error, and coding, both in the field and before data entry

3.1.2 PAPs Means of Livelihood

The majority of the PAPs are engaged in some form of activities to obtain their livelihood. Most are farmers, and miners, especially those in rural communities. Few PAPs with commercial structures are involved in petty trading. Still, fewer PAPs, especially in urban areas, are employed in the public and private sectors.

3.1.3 Types and Nature of Structure Owned by Project Affected Persons (PAPs)

A total of 295 structures will be affected by the project. The structures include concrete blocks building and/or porches, mud bricks buildings with zinc and thatch roofs, mud dub buildings with zinc and thatch roofs, wood frame structures with zinc and thatch roofs, graves, hand pumps, huts, clinics, market buildings, and others, which include a kiosk and a water well. Some of the PAPs own more than one structure. Table 3 and Figure 5 show the structure types in the project area.

Table 3: Types of Structures Affected

Structure Types	No. of Structure	Percentage
Concrete	3	1%
Container	2	1%
Mud Bricks Zinc	53	17%
Mud-dubbed /Thatch	81	26%
Muddubbed /Zinc	114	37%
Wooden Zinc	9	3%
Wooden Thatch	3	1%
Wooden	18	6%
Graves /Cemeteries	6	2%
Hand Pumps	5	1.60%
Well without Culvert Stick/Thatch	1	0.32%

Tree crops	17	5.45%
Total	312	100%



Figure 5: Graph showing structure types

Out of the 295 structures observed during the survey, about 170 are used for residential or related purposes, 109 are used for commercial or related purposes, 3 cemeteries, 3 graves, 5 hand pumps and 5 are used for other purposes not related to residential or commercial purposes. Table 4 and Figure 6 indicate the nature of the structures observed.

Table 4: Nature of Structure

Nature of Structure	Survey Result	
Residential	170	58%

Commercial	109	37%
Cemetery	3	1%
Graves	3	1%
Handpumps	5	2%
Others	5	2%
Total	295	100%

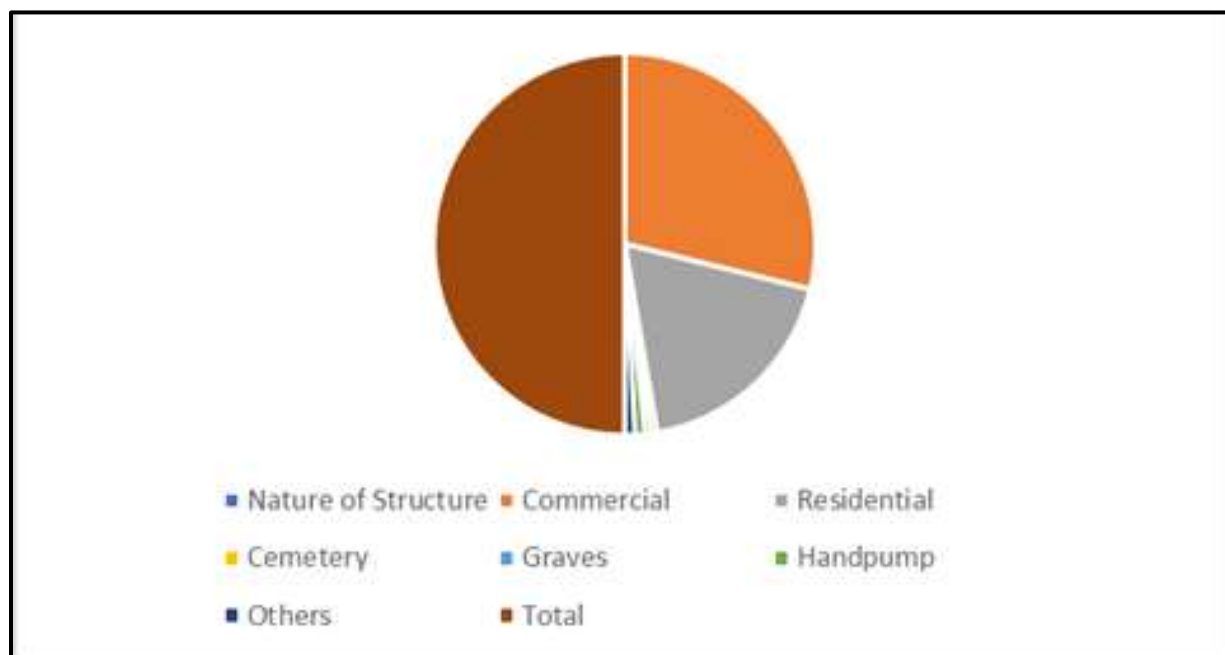


Figure 6: Graph showing the nature of the structure Affected by the Project

3.1.4 Effect of Project on Affected Properties

The survey shows that out of the 295 structures to be affected by the project, some will be fully affected or demolished, while others that are removable will be removed to another location. Partially affected structures include structures where only porches or fences will be affected. Other structures like kiosks, hand pumps, and graves will not be destroyed or demolished, but simply relocated to another location. Note on asset count figures: Three figures appear in this RAP and are fully consistent with one another. (1) 312- all affected properties as listed in Table 3, comprising 295 physical structures plus 17 farm and tree-crop plots. (2) 295 - physical structures only, as shown in Table 4. (3) 279-structures requiring full demolition only, as recorded in Tables 2 and 5. The difference of 16 between 295 and 279 represents the 6 graves and cemeteries, 5 hand pumps, and 5 other structures that will be relocated or partially compensated rather than fully demolished, as described above.

Though some structures were marked in the middle, those structures were considered as going to be fully affected since the remainder of the structures will not serve the purpose for which the entire structures served. Therefore, the survey considered such structures to receive 100% compensation.

3.1.5 Land Tenure of PAPs

During the conduct of the survey, despite being educated on tenure, some PAPs claimed to have fee simple ownership (deed) for the property they occupy, while the majority indicated that they did not have genuine deeds. To those who claimed to have a deed, when requested to exhibit the same, none was exhibited. Some claimed to have inherited the property from earlier ancestors. It can therefore be concluded that the majority of the PAHs may be considered without a genuine title. For some structure owners who were not available during the survey, his/her tenure could not be established, even though this does not change the situation in any way. Table 5 and Figure 7 present the land tenure of the PAPs as stated during the survey. Since the majority of the PAPs did not properly establish their tenure, it is necessary to confirm their tenure before and during the implementation of the RAP.

Table 5: Land Tenure of PAPs

Land tenure of PAPs	Survey Report
PAPs who claimed to have Deed	79
PAPs with No Deed	216
	295

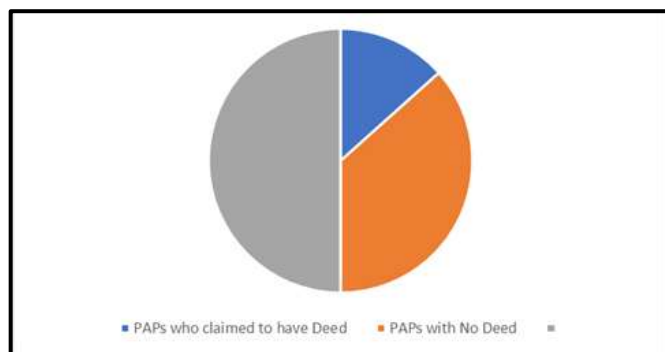
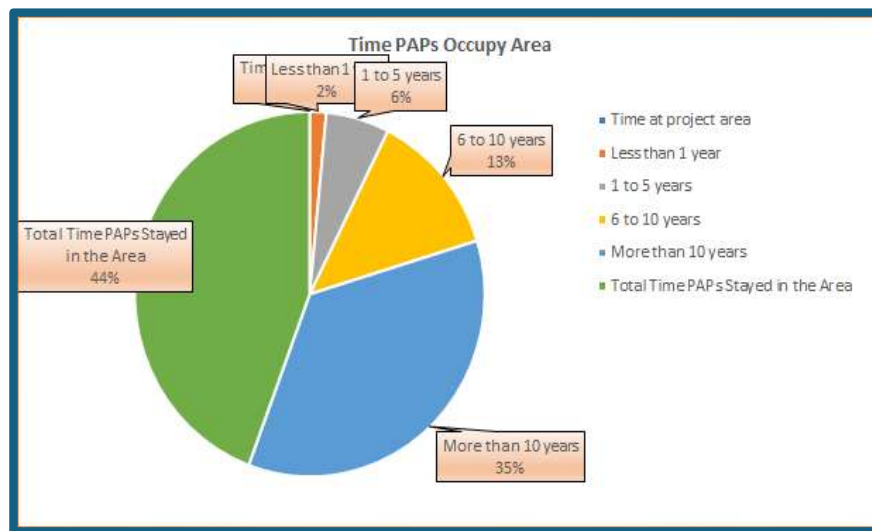


Figure 7: Graph showing the land tenure of PAPs with Deeds and No Deeds

The majority of the PAPs were born in the structures surveyed or have resided therein for more than ten (10) years. This situation exists for PAPs mainly in the rural areas, as compared to those in the urban areas who have resided in the structures for less than ten (10) years. These PAPs have moved into the area because of employment or search for jobs. However, the periods of stay at the project site, as stated by the PAPs could not be independently verified. Table 6 and Figure 8 show the length of time the PAPs who responded to this question claimed to have occupied the project area.

Table 6: Time PAPs Occupy Area

Time at the project area	Survey Report	
Less than 1 year	9	2%
1 to 5 years	31	6%
6 to 10 years	68	13%
More than 10 years	187	35%
Total Time PAPs Stayed in the Area	234	44%
Total Time PAPs Stayed in the Area	295	100%



Regarding their support for the project and willingness to move to ensure its implementation, all the PAPs who responded to this question expressed positive support for the project and indicated that they are willing to move so that the project can be implemented where they are compensated.

3.1.6 Period to Relocate

A total of 197 PAPs along the road corridor (of 205 total confirmed PAPs; 8 were verified but unavailable at time of survey) were also questioned as to what period would be adequate for them to relocate from the area, after receiving compensation. 6% of the PAPs indicated that they would need up to 30 days (1 month) to relocate while 94% stated that they would need up to 3 months to

relocate. Hence, a period of up to 90 days (3 months) would be reasonable for the PAPs relocation as required by EPA and AfDB. These results are presented in Table 7 and Figure 9.

Table 7: PAPs' Time to Relocate

Land tenure of PAPs	Survey Report	
1 month	12	6%
3 months	185	94%
Total # PAPs for Relocation Timeframe	197 (of 205 total; 8 verified but unavailable at survey)	100%

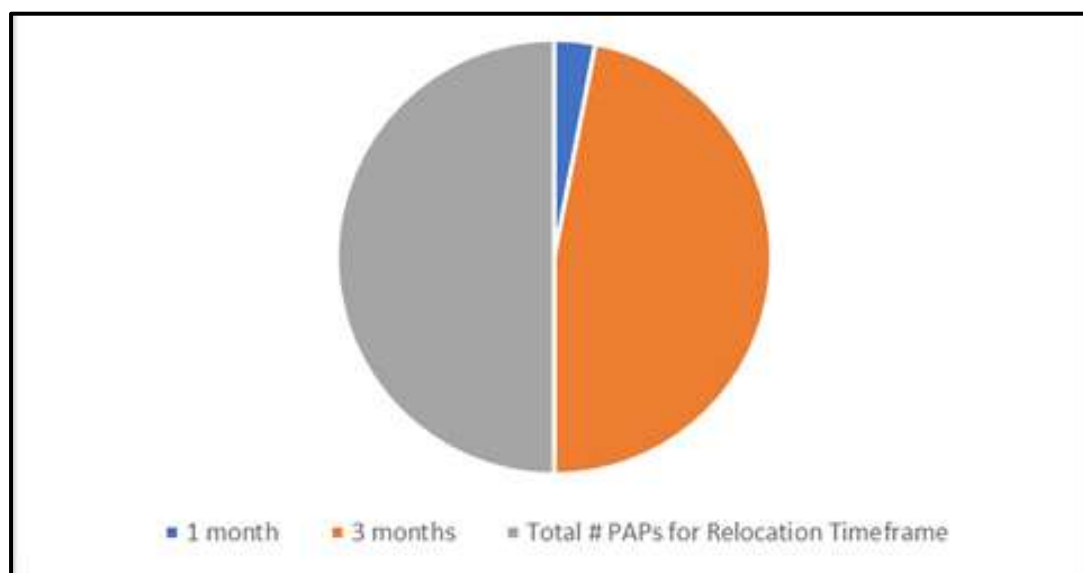


Figure 9: Graph showing the PAP's time to relocate

3.1.7 PAPs Preferred Mode of Compensation

The survey sought to find out preferred modes of compensation as a way of developing popular and PAPs driven compensation mechanisms. All the PAPs (100%) interviewed stated that the project was beneficiary to the community and that they would move to allow for its implementation. All the PAPs interviewed also prefer cash compensation or financial assistance so that they can seek relocation.

The choice of the mode of compensation of the PAPs in the project area is largely influenced by the fact that the nature of tenure on land is not clear for the majority of the PAPs. This makes them most likely to qualify for cash compensation for structures lost and relocation and loss of income allowance

3.2. Socio-Economic Characteristics of Project-Affected Persons According to the AfDB, it is recommended that where involuntary resettlement is unavoidable, either as a result of a negotiated settlement or expropriation, a census should be carried out to collect appropriate socio-economic baseline data to identify the persons who will be displaced by the project, determine who will be eligible for compensation and assistance, and discourage ineligible persons, such as opportunistic settlers, from claiming benefits. In compliance with the AfDB standard, and socioeconomic studies to guide further RAP planning and Implementation.

The project proponent ensured that a Socio-Economic Survey (SES) was conducted of the Project Affected Persons (PAPs), who are the owners and tenants of structures within the right of way of the area designated John Davis Town to Zwedru (48.5 Km). However, as the project proponent has already conducted RAPs for Lots 1 and 2, which included the Fish Town, Kelipo, Putuken to John Davis Town areas, the survey completed the remaining portion of the project corridor beginning from John Davis Town to Zwedru in Grand Gedeh County.

Most of the project-affected households (PAHs) were interviewed to gain information on their situation and present living standards. Most PAHs will lose a portion of the entire structures within the project area. Even though some indicated having a legitimate title for the land they occupy, they did not exhibit genuine deeds. Hence, the PAPs will therefore not lose land. The exercise (SES) could not cover all the possible PAPs (majority-owning graves) because few were not available when the survey was conducted.

From John Davis Town at Km 0+000 to Zwedru (48.5km), 295 structures and 17 farms were recorded. It was observed that some PAPs own more than one structure. Hence, 197 PAPs in the project area were interviewed. 8 PAPs were unavailable for the survey. The demographic tables in Sections 3.3.2, 3.3.3, and 3.3.5, and the relocation timeframe table (Table 7), show totals of 197 as they are based on interview data only and do not contradict the official total of 205 PAPs. The items interviewed in the survey were basic demography, vulnerability of the people, income, household condition, preferred mode of transportation, preferred mode of resettlement, etc. The following discussion of the socio-economic characteristics of the consulted PAPs is based on a field survey conducted between May 13 and June 6, 2023. The RAP cut-off date was set as May 20, 2023.

Human settlement, commercial activities, and farming are the major undertakings in the project area. About 205 PAPs were identified along the project road between John Davis Town to Zwedru City. A total of 857 household members including children/wards/elderly will be directly affected by the project. There are 295 structures and 17 farms that will be affected by the project. The structures include concrete block buildings, mud bricks buildings with zinc and thatch roofs, mud dub buildings with zinc and thatch roofs, wood frame structures with zinc and thatch roofs, graves, hand pumps, market buildings, clinics, and others which include kiosks, fences, palava huts, toilets, and wells, etc. Some of the PAPs own more than one structure, grave, or farm and a small number of owners were unavailable during the survey.

Of the 312 affected properties identified during the survey, 170 are used for residential or related purposes, 109 are used for commercial or related purposes, 5 are used for public purposes and 5 are used for ancillary domestic purposes, including kitchens and bathrooms that are not related to residential or commercial purposes and seventeen (17) farms. Three (3) cemeteries and three (3) standalone graves were identified along the project-affected corridor. The avoidance of these cemeteries will be prioritized through appropriate design adjustments to minimize or eliminate potential impacts. Where feasible, the project alignment will be modified to ensure that these culturally sensitive sites remain undisturbed.

The survey sought to find out preferred modes of compensation as a way of developing popular and PAPs driven compensation mechanisms. All the PAPs interviewed (100%) stated that the project was beneficiary to the community and that they would move within the stipulated timeframe (90 days) after compensation to allow for its implementation. All the PAPs also prefer cash compensation or financial assistance so that they can seek relocation. The summary table of the RAP can be seen in the report.

Acquiring Land in the project area: getting land in this region or along the proposed corridor is not as difficult as acquiring land near border corridors. Once the PAPs are compensated, the local authority will help them in getting ownership of new lands through local authority from their district land office.

3.3.0 Socio-Environment

3.3.1 Population

Human settlement, commercial activities, mining, and farming are the major undertakings in the project area. 205 PAPs were identified along the project corridor. A total of 857 children/wards/elderly will also be directly affected by the project. There are 295 structures and 17 farms that are owned by 205 PAPs that will be affected by the project. The structures include concrete block buildings, mud brick buildings with zinc and thatch roofs, mud dub buildings with zinc and thatch roofs, wood frame structures with zinc and thatch roofs, graves, cemeteries, hand pumps, market buildings, and others which include kiosks, fence, palava huts, toilets, and wells, etc. Some of the PAPs own more than one structure, grave, or farm and a small number of owners were unavailable during the survey.

Out of the 295 structures observed during the survey, about 170 are used for residential or related purposes, 109 are used for commercial or related purposes, and 6 are used for other purposes not related to residential or commercial purposes.

3.3.2 PAPs Gender

Out of the one hundred ninety-seven (197) PAPs interviewed, males are in the majority comprising 116 persons, while females make up the minority of 81 persons. Out of the total number of PAPs interviewed, PAPs aged between 21- 82 years with 80% ranging from 21-40 and 20% between 50 to 82 years. The assessment observed most PAPs to be young people than older people as shown in Table 8 and Figure 10.

Table 8: Gender of the PAPs

Population by Gender		Survey Report
Male	116	74%
Female	81	26%
Total Male & Female	197 (interview data only; total confirmed PAPs = 205)	100%

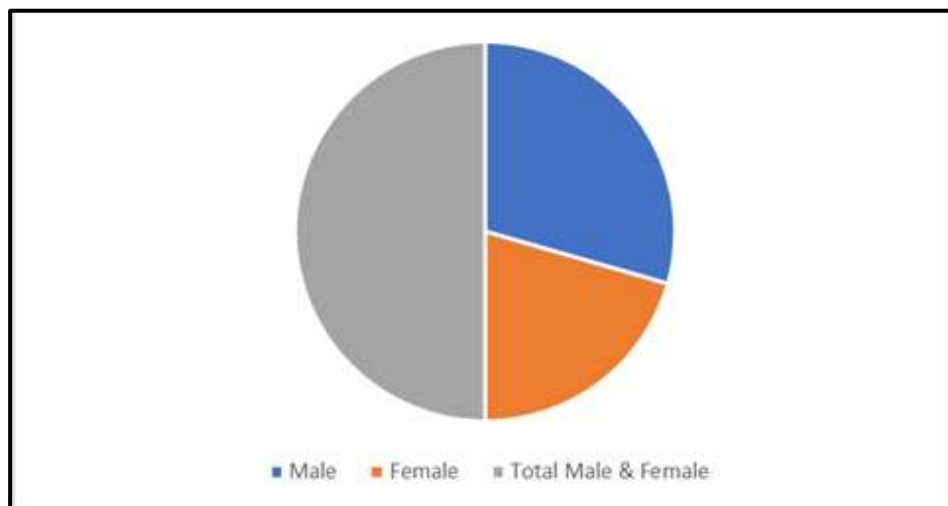


Figure 5: Graph shows the gender of PAPs

3.3.3 PAPs Educational Level

Based on the total number of PAPs interviewed, 20% have formal education, though most only completed secondary school. 42% dropped out of school at some time in primary or secondary school, and 38% never entered school. Table 9 and Figure 11 show the educational status of the PAPs interviewed

Table 9: Educational Status of PAPs

Population by Gender	Survey Report	
Never Attended	53	27%
Drop Out	95	48%
Secondary & above	49	25%
Total	197 (interview data only; total confirmed PAPs = 205)	
		100%

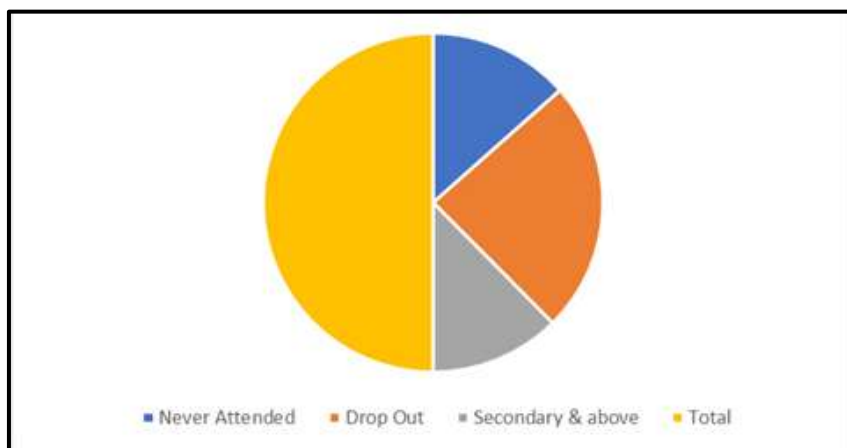


Figure 6: Education Status of PAPs

3.3.4 Main Occupation for PAPs

Based on the occupation of PAPs, most of them are engaged in mining, commercial activities, and farming, which are the major activities in the proposed project area.

3.3.5 Marital Status of PAPs

The majority of the PAPs mentioned are single with few being married. The rest are divorced and widows as indicated in Table 10 and Figure 12.

Table 10: PAPs Marital Status

Population by Gender	Survey Report	
Married	59	30%
Divorce	39	20%
Single	75	38%
Widow	24	12%
Total	197 (interview data only; total confirmed PAPs = 205)	100%

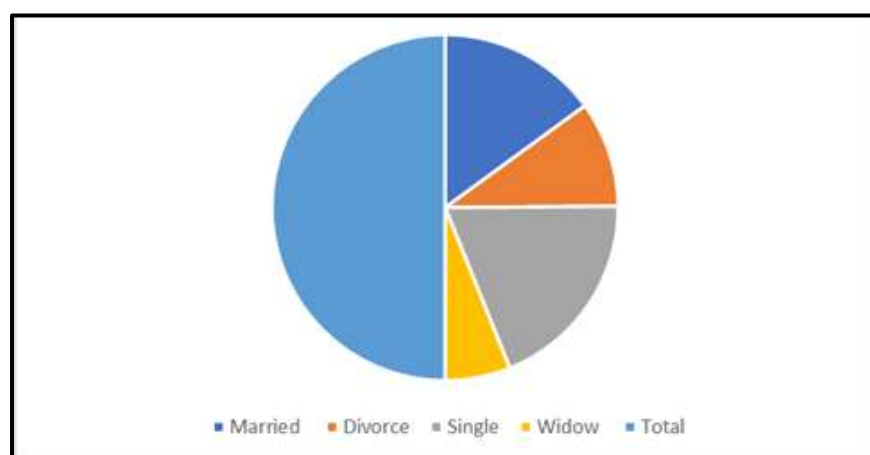


Figure 7: PAPs Marital Status

3.3.6 Ethnicity of PAPs

The majority of the people living along this corridor are from the Kran and Grobo ethnic groups. The survey recorded 80 % that speak Kran and are from Grand Gedeh, while 10% speak Grobo and are from River Gee. The remaining 10% are a few people from other ethnic groups of the 16 major ethnic groups of Liberia.

3.3.7 Vulnerability of the Project Affected Persons

Vulnerable persons to be considered under the project include Project Affected Persons (PAPs) who are physically challenged or living with some form of disability, as well as female-headed households and male household heads aged 65 years and above who are at risk of losing productive assets such as land, housing, farms, or crops. These individuals are eligible for targeted vulnerability assistance in addition to standard compensation and other forms of support. The survey identified a total of seventy-nine (79) vulnerable persons. Of these, sixteen (16) are male

PAPs classified as vulnerable due to being aged 65 years and above. The remaining sixty-three (63) are female household heads, including eight (8) who are also above the age of 65.

3.4 Access to Basic Facilities

During the survey, it was observed that some residents access various basic facilities through various means. Through motorbikes, residents who were unable to afford the relatively high costs of the transport made their journeys by walking. For instance, nearly 27% of the sampled population (62% of which are women) walk over 4 hours to sell mostly farm products to nearby market centers or to have access to health centers. This poses a potential challenge to both men and women.

3.5 Transportation Challenges

Both men and women face similar challenges in the conduct of daily operations through transportation. For instance, fewer men (21.2%) compared to women (52.9%) mentioned unavailability of transport services as a challenge; while 29.4% (5) of women and 24.2% (8) of men are constrained by high transport costs. Poor road condition is equally a problem for both genders, but it concerns more men (12.2%) than women (11.8%). A similar situation is being experienced in petty trading and so on.

When asked what the project could do to reduce these constraints, both men and women responded that the project should consider addressing the challenges highlighted above by improving access to public transport; improving the road conditions, for both primary and feeder roads, and enhancing access to basic services. The survey showed equal interest by both genders in the use of transport opportunities to enhance public and economic activities irrespective of the prevailing differences in transport demand arrangements.

3.6 Poverty Conditions

It was observed during the field survey that livelihoods are predominantly land-based, primarily focusing on subsistence agriculture, small-scale commercial activities and supported by artisanal gold mining. The standard of living is generally relatively poor in the absence of cash-based employment opportunities as well as basic amenities such as electricity. There are, however, fewer boreholes and installed hand pumps in most of the villages within the vicinity of the project area.

3.7 Approach and Methodology

The methodology and approach adopted in preparing the RAP is consistent with The Liberian Constitution (2006) and other Statutory Laws and Regulations among others, coupled with the African Development Bank Environmental and Social Assessment Procedures. A social baseline

has been developed and a valuation for compensation costs prepared to maintain the livelihoods of the PAPs.

4.0 PROJECT IMPACTS AND MITIGATIONS

4.1 Types of Impacts

The goal of the project is to improve transportation, and social welfare and enhance the living standards of residents of southeastern Liberia, and all Liberians through an efficient road transport network. However, Mano River Union Road Development and Transport Facilitation Program (MRU/RDTFP) Phase-IV: Paving of John Davis Town to Zwedru (48.5Km) of the Zwedru – Harper Section of the Ganta – Harper Road Project (510 km) links transverses through areas of diverse land uses. Therefore, its construction is expected to have a widespread positive impact on overall the socio-economic status and livelihoods of the road users, project-affected people (PAPs) as well as the economy of counties in the southeast of the country. There will however be some negative impacts. For the negative impacts, mitigation measures are presented to mitigate these impacts. The major negative impacts include permanent losses of residential and commercial structures, loss of land, loss of public facilities, and adjustment of fences and relocation of businesses.

4.1.1 Positive Impacts

- **Improved Transportation** - The construction and pavement of Lot-3 of the MRU/RDTFP Phase-IV link will improve transportation in southeastern Liberia, making the movement of goods and services efficient.
- **Advance Regional Road Network** - The rehabilitation of the road will also advance the planned regional transportation network between the West African States as the project road connects with other road networks in the country, which connect with roads in bordering countries

4.1.2 Negative Impacts

- **Loss of Residential houses and other Domestic Structures** - 295 of the structures within both corridors of Lot 3 of the MRU/RDTFP Phase-IV, which are solely residential or related, will be affected. The buildings are mainly constructed of mud dubbed with thatch and zinc roofs.
- **Loss of Portions of Farmland or Tree Crops** - About 17 farmlands or tree crops will be affected.
- **Loss of shops and business places** – About 170 structures are used for residential and 109 structures are used for commercial purposes. These are mostly petty trading establishments of little shops, market stalls, and kiosks.

- **Displacement of People (homelessness)** - About 195 persons will be displaced by road construction work. PAPs were interviewed, the majority of which are males and the majority of the affected persons are between the ages of 18 – 69 years.

The components for which land acquisition and resettlement are required are:

- General road improvement will affect people who have residences or businesses located along the road right-of-way.
- People settled in the right-of-way which will be affected by construction works during the construction process.

The cut-off date was essential in the process of drawing up lists to ensure that ineligible persons do not take the opportunity to claim eligibility. The cut-off date for this project was set at May 20, 2023, after the socio-economic survey, making anyone who makes a claim for loss of land or any assets after this date to be ineligible for expropriation/compensation.

4.2 Mitigation Measures

To arrive at a mitigation plan, the PAPs have been involved in the decision-making process whereby they have been informed about their options and rights about resettlement namely:

- Cash for compensation
- Land or another place
- A combination of the above.

Compensation is mainly skewed towards cash compensation for structures (housing, crops, etc.) that will be affected. Cash compensation has been adopted as the mitigation measure at full replacement cost rates. And as requested by the PAPs, prompt compensation will readily enable them to relocate quicker.

All the PAPs interviewed (100%) expressed support and willingness to move to facilitate the implementation of the project although the majority about 96% wanted 90 days (3 months) for relocation upon compensation.

5.0 PUBLIC PARTICIPATION & CONSULTATION

During the RAP preparation process, consultations were held with a wide range of stakeholders including local authorities and leaders, community leaders, NGOs, household heads, business owners, landlords, and structure owners. The objectives of these consultations were:

- Dissemination of information among potentially affected communities about the intended project
- Getting the perception of communities toward the project
- Identification of anticipated project impacts on the socio-economic and cultural life of the community; and
- Identification of stakeholders and their roles in project activities.

5.1 Consultations with Stakeholders

Consultations were held with stakeholders in the areas affected by the project. Individuals, groups, and institutions interested in and potentially affected by the project were engaged in a stakeholders' forum where issues relating to the project's impacts were discussed. Key stakeholders identified in the project area include:

- County leaders
- Community leaders
- Households' heads
- Business owners; and
- Structure owners

Prior to this study and during this exercise, meetings were held with communities along the project corridor as well as the county authority, offices of the Superintendents of Grand Gedeh County as well as city officials. These meetings were intended to notify affected communities, local authorities, and leaders of the project and likely impact it may have on them. It was also resolved that PAPs will be adequately informed and would be allowed to participate in the process, and fair compensation will be provided. One (1) meeting was held with the Environmental Consultant in Monrovia, while four (4) meetings were held with the PAPs and other stakeholders in the project area from the 13- 18 of May 2023. These meetings were held in John Davis Town, Karlorwleh Town, Gbargbo Town, and Zwedru. During the meetings, detailed information on the cut-off date for the census of affected individuals, assets, and resources was provided to the PAPs. Appendix B contains the minutes of the meetings referenced herein, together with the corresponding attendance records. Ownership of the properties was also discussed and the mode of compensation and remedy available to the PAPs. The PAPs also elected community members at each of the meetings to serve as their representatives on the Resettlement Implementation Committee. Table

11 also shows participants who attended the opening meeting with Executing Agency (Ministry of Public Works) held in Monrovia.

Table 11: Consultation in Monrovia

Location	Name	Organization/Designation	Concern Raised
Monrovia	Min. Amos Barclay	Ministry of Public Works	-Make sure you submit a good quality report at the earliest possible time
	Rawlings Baco Kesselly	Project Implementation Unit, Project Coordinator	-Ensure that environmental and social impacts are accurately assessed under natural, physical, and social settings.
		Environmental Officer	-Liaise with the Ministry of Public Works ESAFE Division,
	Richard S. B. Kpehe	Director ESAFE/MPW	-Liberia Revenue Authority and the
	Amando Paye	RE GROUP Inc.	-Ministry of Agricultural to get accurate rates in the preparation of RAP Use a ROW of 48.5 km for the project corridor and settlements for accessing the RAP.
	Clarence E. Buigbo		

5.1.1 Perception of PAPs

Residents in the area were generally receptive to the road reconstruction. However, many PAPs expressed concerns over the loss of homes and livelihood. Most people were doubtful about receiving adequate or any compensation, thus being made worse off than they were before the project. The most important issues over which all PAP raised concerns were compensation for affected assets and financial assistance to ensure the restoration of livelihoods.

5.2 Future Consultation Plan

PIU/MPW has the responsibility for conducting future public consultation and disclosure plans. The goal of the plan will be to improve decision-making through dialogue with individuals, groups, and organizations having a legitimate interest in the project. These will be held before the payment of compensations to the individual PAPs. They will be notified about compensations due them and where to collect the compensation. They will also be notified of the start date of civil works.

5.3 Resettlement Consultation

PIU/MPW will be responsible for undertaking a comprehensive and formal negotiation process with the PAPs and other stakeholders to determine mutually agreed compensation procedures and rates. The negotiation process should be complemented by a series of consultation and disclosure activities. The activities will involve formal and informal dialogue with stakeholders and relevant agencies on the implementation process. This process will involve:

- The formation of a Resettlement Implementation Committee, involving all stakeholders;
- Collaboration between stakeholder groups at the Resettlement Implementation Committee;
- An agreement on the compensation procedures and rates describes in this document;
- Alleviating pressures, fears, and anxieties of both impacted persons/households and PIU/MPW promoting broad community support for the Project.

5.4 Disclosure of RAP Document

The Resettlement Action Plan for The Mano River Union Road Development and Transport Facilitation Program MRU/RDTFP Phase-IV: Paving of John Davis Town to Zwedru (48.5Km) of Lot 3 of the Zwedru – Harper Section of the Ganta – Harper Road Project (510Km) will be disclosed in Liberia by the Ministry of Public Works, through its Project Implementation Unit (PIU) and the Environmental Protection Agency (EPA) Liberia. A summary of the RAP will be hosted in the affected areas. Copies will also be disclosed at the Administrative Buildings in major communities of the project area in Grand Gedeh County. The public disclosure version shall exclude or redact all consent forms, PAP identification documents, signatures, photographs, phone numbers, bank/payment details, and other personal or sensitive information. A confidential implementation version containing such personal data and verification records shall be retained only by authorized entities, including MPW/PIU, AfDB, relevant auditors, and RAP implementation personnel for compensation, verification, monitoring, and audit purposes.

6.0 RESETTLEMENT COMPENSATION TO PROJECT AFFECTED PERSONS

6.1 Eligibility Criteria for Project Affected Persons as per the African Development Bank Integrated Safeguards System

Operational Safeguard 5 (OS 5): Land Acquisition, Restrictions on Access to Land and Land Use, and Involuntary Resettlement

For one to be eligible they should be considering people who will be displaced by the project and they are treated fairly, equitably, and in a socially and culturally sensitive manner. For a person to be considered a project-affected person (PAP), the property, crops or activity of the person must fall within the ROW designated for the construction of the MRU/RDTFP Phase-IV. Those eligible for compensation are occupants (tenants, land, and crop owners) of properties that will be affected, demolished, or destroyed. Vulnerable people who will be considered include PAPs as household heads who are female and 60 or more years of age that are at risk of being deprived of productive assets such as land/house and farms/crops. These persons are earmarked for vulnerability assistance, in addition to other payments or assistance.

All the properties to be affected by the construction of the road have been valued and assessed according to the laid down procedure. The regulations for the valuation of real properties set by the MPW and the Real Estate Division of the Ministry of Finance and best practices were used. For crops, the price list set by the Ministry of Agriculture was used. Details of compensation due PAPs for affected properties and crops are provided in the annexures.

Buildings and structures to be affected by the project were identified. A compensation valuation of all affected properties was carried out to assess commensurable values. However, only PAPs registered during the socio-economic and asset surveys were eligible for either compensation or supplementary assistance.

6.2 Valuation Process/Methodology

Valuation of lost assets has been made at their Replacement Cost. This is in line with the provisions of the AfDB Integrated Safeguards System (ISS, 2023), specifically Operational Safeguard 5 (OS5) on Land Acquisition, Involuntary Resettlement and Restrictions on Land Use, which requires that PAPs should be assisted to improve their living conditions or at least to be restored to their PR displacement levels. Some of the affected households and landholders lack legal claims for land ownership. In the valuation process, the element of land value has been omitted for such PAPs, and the individual structure values are given in isolation. However, top-up on their compensation will be included in their payment to enable PAPs to acquire new lands for relocation. This is shown in Table 12.

Table 12: Valuation Process

<i>Assets</i>	<i>Process</i>
<i>Structures</i>	Steps ✓ A detailed inventory of all persons, possession, assets, and stock requiring resettlement is made; ✓ Accurate and real valuation of structures is undertaken; ✓ Determination of compensation package according to valuation carried out. Recommendation: ✓ GOL/MPW to provide compensation for affected structures.
<i>Loss of Farm/Tree Crops</i>	✓ A detailed inventory of all farms/tree crops. ✓ Accurate and real valuation of crops is undertaken. ✓ Determination of compensation package according to valuation carried out. Recommendation: ✓ GOL/MPW to provide compensation for affected crops
<i>Loss of land and earning</i>	✓ Compensation is to be paid on the loss of land and income during the period of relocation or disturbance to the structure. Recommendation: ✓ GOL/MPW to aid with relocation and disturbance. However, the Compensation package should include payments for acquiring new lands/

6.3 Mode of Restitution

Owners of structures and crops whose properties are affected by the project are protected by law and would receive adequate compensation for their properties. All affected properties will be compensated at the present market value or replacement cost. And if the property owner is not satisfied with the offer of GOL/MPW, he/she has the option of requesting a private valuer of his/her choice to reassess the property and submit the same to GOL/MPW for consideration and final determination of the value of the property. The determined figure will be considered.

However, in the situation where the affected person is still not satisfied with the amount of compensation payable to him/her, he/she is at liberty to seek redress at the courts. However, the property cannot be demolished until the issue is resolved.

6.4 Compensation and Other Assistance

Land taking or property demolition typically entails compensation for land, houses, crops, and other structures on that land, as well as other assistance to mitigate the adverse consequences that affect people and communities when they give up property for the public good. The form of resettlement agreeable to the PAPs for land, structures, and crops is monetary compensation to enable them to relocate. The method of valuation of the structures is that set by MPW and the Real Estate Division of the MFD and that of tree crops is that set by the MOA. Title deeds of affected land will be verified through the Liberia Land Authority, and the Ministry of Mines and Energy to ascertain land ownership.

This RAP intended compensation according to the following three options:

- Cash compensation
- Alternative land, or
- Combination of both.

However, as deduced from the survey, nearly all the PAPs prefer cash compensation. Cash compensation will do for the below categories:

(a) Loss of structures

For compensation, the squatters are to be compensated at full replacement value for structures. There will also be payment for transportation, disturbance allowance, and vulnerability. The majority of PAPs fall under this category. They will receive the same treatment as the private property owners as regards compensation, except for payment for land.

(b) Loss of perennial and annual crops

All PAPs with cash crops or trees will be compensated for the said crops/trees as per the price listing of the Ministry of Agriculture, presented in Appendix “D”.

(c) Loss of livelihood or business income

All PAPs with businesses to be relocated will receive assistance for loss of income during the relocation process before the ninety (90) days for evacuation.

(d) Vulnerable groups

This group includes household heads who are female and males that are 65 years of age or above, physically challenged or sick. In addition to other compensation that will be due to them, they will receive some special assistance to help them. They will be given first preference in processing their documents, they will not have to stand in line or any long queue.

6.5 Unit Cost Per Structure

For the survey, several structure types were categorized. Values of affected structures were determined by the prevailing market price of materials used including labor cost necessary for construction. This methodology is supported by the Regulation of the Real Estate Division of the Ministry of Finance, Development & Planning, and the Ministry of Public Works to determine structure value. The regulation is reviewed and revised periodically based on prevailing market value and labor cost. Therefore, the prevailing rates per area of structure kind based on the materials of construction, as published in the regulation, were used to determine the rates of structure kinds for the RAP.

Eight (8) main structure kinds were identified during the survey. The unit rates of each kind are shown in Table 13.

Table 13: Unit Rates of Structure Kinds

Structure Kinds	Roof	Wall	Floor	Storey	Unit Cost US\$/m	Average Range/m
Concrete Flat	Zinc	Concrete	Concrete	Single	35.00	30.00 – 40.00
Mud Bricks	Zinc	Mud Bricks	Concrete	Single	6.00	4.00 – 8.00
Mud Dub	Zinc	Mud Dub	none/soil	Single	4.25	4.00 – 4.50
Mud Dub	Thatch	Mud Dub	none/soil	Single	3.50	3.00 – 4.00
Round Poles	Zinc	Round Pole	none/soil	Single	3.50	3.00 - 4.00
Round Poles	Thatch	Round Pole	none/soil	Single	2.50	2.00 – 3.00
Zinc Round	Thatch	Zinc	none/soil	Single	4.25	4.00 – 4.50
Wooden	Zinc	Wood	none/soil	Single	3.00	2.50 – 3.50

Other structures such as fences, handpumps, and water wells including labor costs necessary for construction were also studied to estimate unit cost based on prevailing market value. The results of the specific rates are listed in Table 14.

Table 14: Unit Rates for Other Structures

Structure Kinds	Unit Cost US\$/m
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Fence	1.50
Hand Pump	3,600/pump
Well	540 per well
Grave	1,350 per grave

6.6 Compensation and Entitlement Matrix

The provision of an adequate right-of-way for the John Davis Town to Zwedru road will adversely affect the livelihood of persons who live, work, or earn their livelihood within the right-of-way that will be acquired for the project. Before the commencement of the project, there needs to be in place a mechanism for compensation of Project Affected Persons (PAPs) to avoid household economic difficulties that will result due to the loss of residential houses, businesses, or farm profits derived from occupying within the affected area.

For this report, the affected persons can be adequately defined as follows:

- Persons who have a right in structures (owners of buildings)
- Persons who own cash/tree crops in the project area. (Owners of crops)
- Persons who use the structures or persons whose businesses, occupations, or habitat are adversely affected; or
- Persons whose standards of living are adversely affected because of resettlement activities.

Therefore, all those persons who are affected regardless of their legal status concerning the affected area should be considered as Project Affected Persons (PAPs). Table 15 shows the Compensation and Entitlement Matrix for PAPs.

Table 15: Compensation and Entitlement Matrix for PAPs

Category of PAPs	Entitlement / Type of Loss	Compensation		Payment Regime
		Compensation for loss of structure/ land or crops	Compensation for loss of Accommodation/income	
Owner of structure	Loss of structure	Replacement value	Relocation and transportation assistance	Lump sum of total

Owner of crops	Loss of crops	Stipulated Compensation	N/A	Lump sum of total
Owner of land	Loss of land	Replacement value	N/A	Lump sum of total
Business owners	Loss of income	N/A	Assistance for loss of business income and Relocation Assistance	Lump sum payment
Vulnerable Persons	Loss of accommodation	Special assistance	Relocation and disturbance assistance	Lump sum payment
Public Properties	Loss of community asset	In-kind replacement	In-kind replacement	In-kind replacement

7.0 RESPONSIBLE AGENCIES FOR RAP IMPLEMENTATION, MONITORING & EVALUATION

7.1 RAP Implementation

Implementation of the RAP will involve relevant institutions with experience in displacement and resettlement programs. These institutions, as shown in Figure 13, will include (1) the Ministry of Public Works/Resettlement, Environmental and Social Safeguards Division (MPW/ESAFE) (2) the Project Implementation Unit (PIU), (3) the Ministry of Internal Affairs (MIA), (4) General Auditing Commission (GAC), (5) Internal Audit Agency (IAA) (6) Liberia Land Authority (LLA), (7) Ministry of Finance, Development & Planning (MFDP); and (8) Environmental Protection Agency (EPA). The respective roles of the institutions involved in the implementation of the RAP are as follows:

MPW/ESAFE: as a supervisory entity to ensure the reconstruction of the John Davis Town to Zwedru Highway. It will also coordinate and supervise the activities of the Committee.

PIU The Project Implementation Unit will monitor and verify all RAP activities.

MIA: Provide assurance on owners of affected properties.

MFDP: This institution will provide the funding for the implementation of the RAP and disburse compensation to PAPs.

GAC: This institution will be responsible to ensure transparency and accountability on funds provided for the RAP implementation

IAA: This institution responsible for compliance monitoring.

EPA: The EPA will be responsible to assess the environmental suitability of proposed actions including the choice of resettlement areas.

LLA: This institution will resolve all land cases or grievances arising from RAP Implementation.

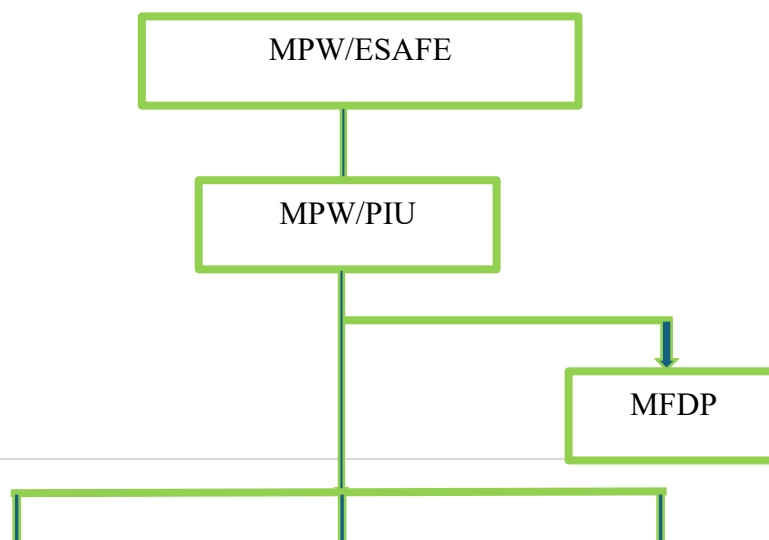


Figure 8: RAP implementing entities

7.2 Internal Review, Monitoring & Evaluation

Some of the risks that will be associated with resettlement, in this case, are wrongful payment of compensation, deletion of rightful PAPs from the process, impoverishment, and destitution caused by inappropriate spending of compensation money by some heads of households. This practice of profligate spending of compensation money by the head of households, at the detriment of other members of the household, is common practice and should be expected in this resettlement plan. Other risks involve the breaking up of social cohesion and loss of access to community facilities.

Hence, there will first be an internal review process to be conducted by the Projected Implantation Unit (PIU) to ensure that all those listed on the compensation listing are qualified and certified. It is to these PAPs that payment will be made. Further, an external monitor should be selected to conduct the external monitoring and evaluation stage to strengthen consistency and follow-up of the whole project process. Earth Environmental Consultancy will work in an advisory role for the implementation committee and report accordingly.

Continuous evaluation is necessary for the identification of problems and difficulties occurring after the process of implementation. Monitoring and evaluation will pay special attention to vulnerable groups, such as the aged family heads. Baseline data from the socio-economic survey and census of the PAPs will be used as the control data measuring improvements or deterioration of the PAPs relocation, after displacement.

Monitoring will focus on:

- Information about PAPs post compensation and entitlement spending
- Relevance of relocation RAP implementation timetable to what took place moving out of the site.
- Content of grievances, efficiency of procedures, and accountability in handling the grievance; and
- Use of compensation money for those who “invested” it in profit-making enterprises.

7.2.1 Performance Monitoring Indicators

These indicators measure inputs, outputs, and outcomes relative to the resettlement activities. The indicators shall include:

- The number and categories of affected people compensated
- Number of owners of structures compensated

- The number of owners of cash crops compensated.
- Number of owners of land compensated
- Adherence to schedules for compensation
- Resolved cases of complaints and grievances
- Accuracy of payment records

7.2.2 Reporting

The independent monitoring reports will be prepared by the Implementation Committee, and the final report to follow at the end of the resettlement process.

8.0 GRIEVANCE REDRESS MECHANISM

8.1 GRM Overview

A Grievance Redress Mechanism (GRM) for the project has been developed to address all project-related complaints including those that may arise from RAP implementation. It follows customary norms and fits into the statutory administrative process of the Government of Liberia. The GRM also satisfies the ISS requirements of the Bank. The GRM's basis is described in the ESIA and the practical implementation of it is also given in the ESMP. Cash compensation will be paid to all PAPs whose structures, crops, and/or land are to be demolished or cleared to allow for the implementation of the project.

Each PAP has the right to refuse the compensation rate proposed if he/she finds the compensation to be inadequate and unfair under replacement cost. The PAP is at liberty to seek redress at the courts. The proposed process requires the PAP to first seek recourse through the Committee set up for that purpose to implement the RAP. The PAP can engage his/her valuer to determine the compensation due. The evaluator and the Grievance Committee together with the relevant valuation will negotiate a settlement. If the PAP is still not convinced with what has been proposed, as stated above, he/she can take the case to the court for redress and the property cannot be demolished until the issue is resolved.

There is a procedure set to receive grievances from local people, in case of noise, dangerous driving behavior, destruction of any crops, or related to any aspects for resettlement. The levels of the Grievance Redress Mechanism present the various stages at which concerned stakeholders are to be involved during the grievance resolution and/or redress process. The grievance mechanism will be widely advertised to the stakeholders so that they are aware of the process, know they have the right to submit a grievance and understand how the mechanism will work and how their grievance will be addressed. The process of information dissemination will be part of the Stakeholder Engagement Plan that will be primarily carried out through community visits and distributing flyers. Figure 14 depicts the GRM handling processes by various stakeholders.

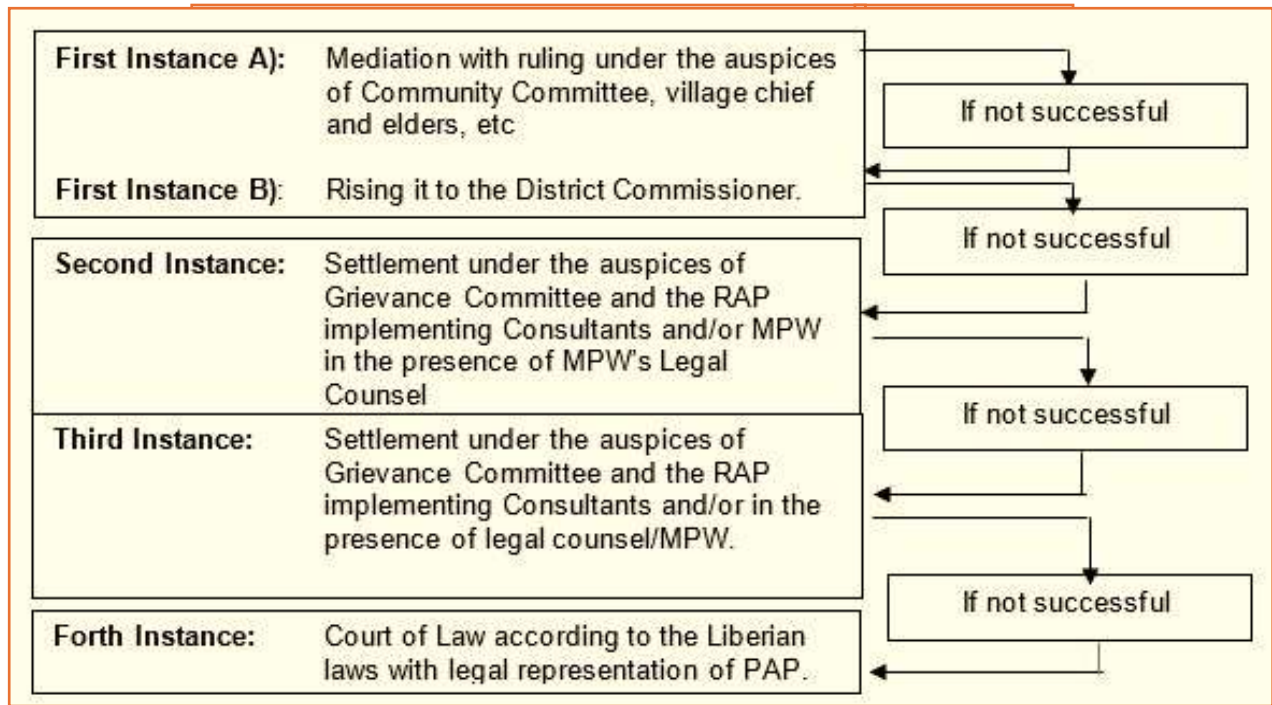


Figure 9: Levels of Project GRM

8.2 Object of the GRM

The prime objective of establishing the GRM is to resolve problems in an efficient, timely, and cost-effective manner in a cordial environment with the participation of all stakeholders including affected parties. Under the GRM, it shall describe the options available to the project for grievance redress. Any environmental or social impacts (other than issues of valuation and compensation) that would be adversely affecting the general public in the project area should be resolved by the GRC. The GRM is also part and parcel of the machinery of any project. No project can claim to be accountable, responsive, and user-friendly unless it has established an efficient and effective grievance redress mechanism. The grievance redress mechanism of this project (John Davis Town to Zwedru (48.5 km) Road) is an instrument to measure its efficiency and effectiveness as it provides important feedback on the working of the project.

The John Davis Town to Zwedru (48.5Km) Road project is a category “A” Project hence, required the Grievance Redress Mechanism (GRM) to address issues raised by the public about the project implementation since a GRM provides a predictable, transparent, and credible process to all parties, resulting in outcomes that are seen as fair, effective, and lasting. Subsequently, the Grievance Redress Committees (GRC) is been set up to handle all matters arising from the project. The social structure of the project implementing area is to some extent affected by the project. This caused several adverse social and cultural impacts on the community. As a result, it could be identified that several psychosocial issues have taken place. On these grounds, more attention must

be paid to the community for the successful implementation and sustainability of the project. Also, the implementation of the GRM is required to follow the gender policy of the GOL and the African Development Bank (AfDB). Accordingly, there should be equal opportunities for men and women to be given at any stage of the GRM and to encourage women's participation in the decision-making process in development activities.

The following objectives provide benefits to both the project and the affected persons:

- Establish a prompt, easy-to-understand, consistent, and respectful mechanism to support the receiving, investigating, and responding to complaints or grievances from community stakeholders;
- Ensure proper documentation of complaints or grievances and any corrective actions taken;
- Contribute to continuous improvement in the performance of the John Davis Town to Zwedru (48.5 km) Road Project through the analysis of trends and lessons learned.
- Provide a forum for redressing grievances and disputes at the lowest level;
- Create effective communication between the project and affected persons;
- Build up a productive relationship among all stakeholders including affected persons;
- Provide access to affected persons to negotiate and influence the decisions and policies of the project which might be adversely affected them;
- Mitigates, avoids, or prevents adverse impacts of the project on communities and produces appropriate corrective or preventive action;
- Harmonize both projects and affected persons' activities.

Grievance Redress Mechanism is part and parcel of the machinery of any project. No project can claim to be accountable, responsive, and user-friendly unless it has established an efficient and effective grievance redress mechanism. The grievance redress mechanism of this project (John Davis Town to Zwedru (48.5 km) Road) is an instrument to measure its efficiency and effectiveness as it provides important feedback on the working of the project.

8.3 Main Principles of this GRM

- A Grievance Redress Mechanism (GRM) is proposed to address any complaints and grievances arising during the project. Members of the public may perceive risks to themselves or their property or have concerns about the environmental performance of the project. Any concerns or grievances should be addressed quickly and transparently, and without reprisal to the affected person (AP) or Complainant;

- The primary principles are that all complaints and grievances are resolved as quickly as possible. It, therefore, follows that the resolution of complaints and grievances should be at the lowest possible level for resolution;
- All minor land or property-related complaints that can be resolved, should be resolved immediately on the site. The focus of the GRM is to resolve issues in a customarily appropriate fashion at the community level and record details of the complaint, the complainant, and the resolution;
- All grievances from the public should be considered with equal relevance to avoid conflict of interest. Any complaints from institutions within the project area should also be treated equally as individual complaints passing through the same system and treated equally;
- Decisions that will be taken earlier are reiterated without subjecting the cases to independent examination. There is inertia to review decisions taken by down-the-line functionaries. In many cases, the CLO justifies the delay if any, and continues with the inability to take decisions by putting the onus on another petitioner. Many times, the actual cause of grievance lay in the internal inefficiency of the system and failure to identify simple systemic solutions;
- There is no doubt that grievances will continue to arise because of a high systemic tolerance for delay, work quality, and non-accountability in the daily performance of functions. Failure to review archaic, redundant, and incongruous rules, policies, and procedures and to initiate simple, workable systemic changes is another cause for grievance generation. However, the committee set at the local level and the Offices of the CLO will work with policies and procedures on a day-to-day basis, developing the ability to continually look 'within' and identify deficiencies.

8.4 Grievances Procedure

The grievance resolution process includes four key stages – (i) Receive; (ii) Investigate/Enquire; (iii) Respond and Resolve; and (iv) Follow up/Close Out.

The intention is to resolve a complaint as quickly and at as low a level as possible to avoid a minor issue becoming a significant grievance. Unresolved complaints may be treated as grievances only if, in the opinion of the GRC Chairman that they fall within the definition of grievance under the project.

Irrespective of the stage of the process, a complainant can pursue the grievance through the court as is his or her legal right. Table 17 shows the process through which a grievance can be resolved, while Figure 15 displays the escalation matrix.

Table 16: Grievance Resolution Process

Allotted Timeframe	Stage	
Within 1 day	•	Grievance reported to Contractor through nominated person either CLO by Complainant or community representative.
	•	A contractor with the support of a Supervision Consultant prepares Grievance Report Form providing full details of the alleged grievance.
Within 2 days	•	CLO investigates and confirms details of the grievance and ensures that details are entered into the Grievance Report Form.
	•	CLO confirms subject of the complaint is still relevant and contacts management.
	•	CLO sends Grievance Report Form to management.
	•	The CLO will log the grievance into the GRM register.
Within 7 days	•	CLO informs GRC Chairman and confirms who will have delegated authority to resolve the grievance.
	•	GRC delegate and CLO or PIU representative meet with relevant parties, village leaders, etc.
	•	Depending on the nature or severity of the grievance GR delegate and PIU representative attempt to identify acceptable resolutions.
	•	Confirm resolution with Affected Party (representative) and seek their approval or confirmation that the grievance is resolved.
	•	Grievance closed out by the GRC Chairman in writing informed management.
30 days	•	If unresolved then the Grievance including an update of actions to date is referred to management for further action.
	•	Database updated by CLO.
As soon thereafter as possible	•	Management undertakes further action.
	•	If the grievance remains unresolved the grievance can b closed out by management on behalf of the project, and if there exists no way out, Complainant may initiate a leg process through the courts
	•	Database updated by CLO.

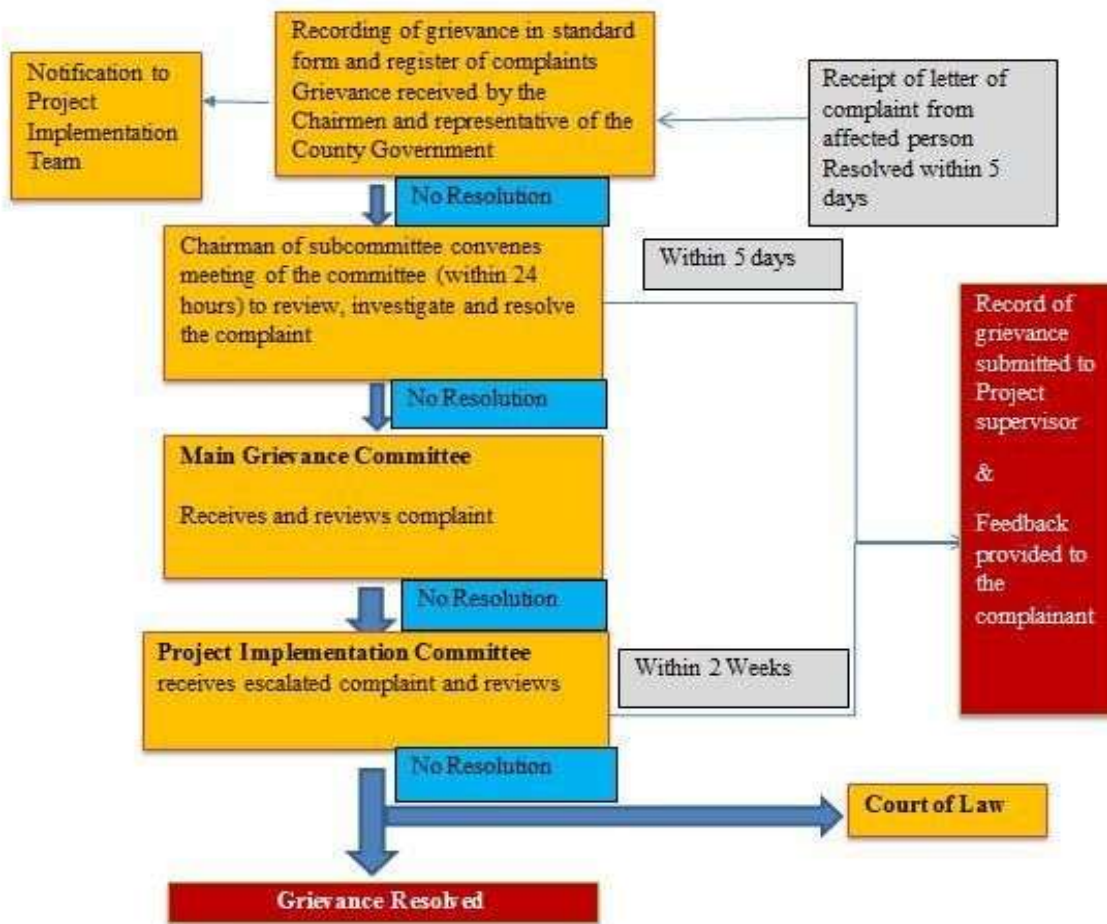


Figure 10: GRM escalation matrix

8.5 Estimated Budget and Workplan for Effective GRM Implementation

The budget (Table 18 and Table 19) will allow the GRC to implement the activities set out in this work plan. Depending on the complaints and reconsideration requests received (which are unpredictable), the budget may need to be supplemented during the year. Both the work plan and budget assume that the project will continue at varying levels during its implementation.

Work Plan for the Implementation of the GRM

Table 17: Grievance Implementation Work Plan

No	Items	Activities	frequency
1	Disclosure of the GRM	Gathering of all community dwellers and local authority to	Once

		disclose the GRM and properly explain the complaint procedure to them	
1	Establishment of the GMC	The PIU to create awareness and bring communities together by mapping out communities' leaders to form part of each committee	Once
2	Implementation of the GRM	The PIU Social Safe Officer to make regular follow up and resolve all RAP related grievance	Throughout the project cycle
3	Monthly field visits to the project	The Social Safeguard Office should Visit all communities along the project to follow up with complaints and have them resolve	Monthly
4	Special Sitting with committee member	The Social Safeguard Officer of the PIU should organize emergency sitting for some committee members and with the involvement of local authority from the county or district level to solve some complicated cases	If applicable

Table 18: Estimated Budget and Work Plan for GRM Implementation

GRM Implementation Cost				
	Work Plan	Duration	Cost	Source
	Communication and awareness raising on the GRM	Throughout project implementation	\$2,000.00	MPW/PIU
	Cost-associated establishment of the various GRM bodies		\$1,500.00	
	Transport and communication costs associated with GRM operation		\$1,500.00	
	Training of the Grievance Redress Committee members		\$2,000.00	
	Cost for purchasing and operating equipment for GRM implementation		\$1,000.00	
	GRM monitoring and reporting		\$1,000.00	

	GRM committees Sitting (this includes local level sitting)		\$2,000.00	
	Professional Services including Case Management System including Travel associated with complaints/requests		\$1,653.71	
Total			\$12,653.71	Project

9.0 BUDGET AND SCHEDULE FOR RAP IMPLEMENTATION

9.1 Budget for Implementing the RAP

The population affected by this project includes people occupying the right-of-way along Mano River Union Road Development and Transport Facilitation Program (MRU/RDTFP) Phase-IV: Paving of John Davis Town to Zwedru (48.5Km) of Lot 3 of the Zwedru – Harper Section of the Ganta – Harper Road Project (510Km). However, since structures and farmland within the project area were considered under the proposed corridor, this RAP considers affected structures and farmland up to Zwedru. Some of these PAPs are legitimate structures owners and will therefore receive full replacement costs for their property. Some do not have legitimate titles and are not entitled to compensation for loss of land under the AfDB policy. However, they are entitled to compensation for any improvement made to the land as well as to resettlement assistance if they occupied the project area before the established cutoff date. Vulnerable persons will also receive some form of assistance.

The values presented assume a standard permanent house, even when it is temporary, to comply with the requirement of the provision of AfDB policy for preparing a resettlement action plan, which outlines that PAPs should be assisted to improve their standards of living or at least to restore them to their pre-displacement levels.

The total cost for compensation and resettlement of PAPs for structures in the affected areas amounts to **US\$890,417.30**; the cost for loss of farm/tree crops is **US\$39,653.50**. The cost for loss of business income is **US\$24,525.00**. And the cost for Relocation/Resettlement Assistance is **US\$6,050.00**. Assistance to vulnerable persons is **US\$11,850.00**. The sum of **US\$242,875.00** is allocated as provision for three affected (3) cemeteries in the event that avoidance is not entirely achievable. There is no cost for land as no PAPs have produced a genuine deed for land. Should the same be produced in the future, a cost of **US\$50,000.00** is allocated and set aside to cover this cost for PAPs to acquire new land. Other indirect RAP implementation costs are US\$189,805.62. Hence, the overall cost for RAP Implementation is One Million Four Hundred Fifty-Five Thousand One Hundred Seventy-Six United States Dollars Forty-Two Cents (US\$1,455,176.42) . The 2026 Reverified RAP total of US\$1,455,176.42 presents a reduction of US\$22,566.42 from the initial 2023 RAP total cost of US\$1,477,742.84.

Note: the figure US\$1,275,242.84 shown as the 2023 RAP budget in Table 2.0 of the 2023 RAP was a typographical error; the correct 2023 total confirmed in Section 9.1 of the 2023 RAP is US\$1,477,742.84. The specific PAP register adjustments that produced this net reduction are set out in full in Appendix H of this RAP.

The total estimated cost of compensation for damages/losses to PAPs and the cost of RAP Implementation is as detailed in Table 19 below:

Table 19: Summary Budget Cost for RAP Implementation

Cost Item	2026 Estimated Cost (US\$) - Total of 48.5 km
Compensation to Affected Persons	

Compensation for all structures-Private	\$890,417.30
Compensation for all structures-Public (including 3 cemeteries)	242,875.00
Compensation for loss of business income	24,525.00
Relocation/Moving Assistance	6,050.00
Assistance to Vulnerable Persons	11,850.00
Compensation for affected land	50,000.00
Compensation for affected crops	39,653.50
SUB-TOTAL:	\$1,265,370.80
RAP Implementation Administrative Cost	
Internal Review and Implementation (5% of Direct Compensation)	\$63,268.54
External Monitoring & Evaluation (5% of Direct Compensation)	63,268.54
Demolition (1% of Direct Compensation)	12,653.71
GRM Implementation at Local Level (1% of Direct Compensation)	12,653.71
Completion Report (0.5% of Direct Compensation)	6,326.85
Contingency: (2.5% of Direct Compensation)	31,634.27
SUB-TOTAL:	\$189,805.62
Total RAP Budget	US\$1,455,176.42

Implementation of this RAP will be financed by the Government of Liberia, through MPW/PIU. Compensation will be paid directly to the affected parties by the RAP Implementation Committee comprising MPW/ESAFE, MFDP, National Road Fund (NRF), GAC, EPA, LLA. Appropriate mechanisms will be put in place to ensure the timely flow of funds for the RAP activities.

9.2 Time Schedule and Monitoring Program

The period for the implementation of the RAP process is estimated to take eight (8) months from May 2026 to December 2026. This considers important variables such as RAP Reverification, resolution of conflicts and grievances, and cash flow from GOL/MPW/PIU to the consultant monitoring of the resettlement process. The schedule and summary of activities are presented in Table 20.

Activities to be carried out for the eight months will include but not be limited to:

- Reverification of PAPs, their structures, or crops.
- Compensation of PAPSs
- Follow up on PAPAs with the bank
- Follow up on PAPs for GRM-related matters.

Table 20: Implementation Schedule of the RAP

Activities	May-26		Jun-26		Jul-26				Aug-26				Sep-26				Oct-26				Nov-26				Dec-26			
	W 4	W 4	W 2	W 2	W 1	W 2	W 3	W 4	W 1	W 2	W 3	W 4	W 1	W 2	W 3	W 4	W 1	W 2	W 3	W 4	W 1	W 2	W 3	W 4	W 1	W 2	W 3	W 4
Preparation of survey and information to affected people																												
Conduct of census and socioeconomic survey																												
Analysis of data and interpretation of impacts																												
GOL Disclosure																												
Meetings with PAPs																												
Establishment of Compensation Team																												
Deposit of list of PAPs and verification																												
Provision of a compensation package																												
Issue of Notice of Eviction to PAPs, accompanied by payment																												
Resolution of conflicts and grievances																												
Relocation of PAPs																												
Monitoring																												
Progress and final report																												

10. CONCLUSION AND RECOMMENDATIONS

The Ministry of Public Works aims at constructing a portion of Fish Town to Zwedru City (48.5km) in Grand Gedeh County to benefit the people, mainly in the southeastern region of Liberia. The completion of this road will not only provide economic benefits to Liberia but as well as its neighbouring countries.

The Potential environmental and social impacts associated with the implementation of the project activities of the project have been assessed and analyzed carefully and the necessary mitigation measures formulated. The impacts include soil erosion, generation of dust, land degradation due to excavation work, noise disturbance, and destruction of natural habitat for fauna and flora species that occur in these areas. All those impacts are restricted to construction sites and periods and can be mitigated through good engineering practice. Required mitigation measures and the monitoring plans are provided in the ESMP which stands as a separate document for this report.

The most significant negative social-economic impact of the project activity will be the probable displacement of people and loss of properties and crops within the proposed corridor of the road from John Davis Town to Zwedru City (48.5 Km) in Grand Gedeh County. Due to the rather small footprint of the project, the number of directly affected people is limited (205 PAPs) and the economic loss can be compensated. The overall benefit of the project for Liberia outweighs the rather small negative impact by far. The project will have a long-term beneficial effect on the environment since high-cost vehicle maintenance, transportation cost, poor health and security, deplorable road, poor communication, etc. will reduce greatly as well as reduce travel time, promote and increase trade within the subregions.

However, the following is still required:

- **RAP Implementation:** This should commence as soon as possible, establishing institutional arrangements and commencing compensation activities as soon as possible.
- **Management measures:** This RAP Report recommended a series of management measures, mitigation strategies, and actions for the various environmental and social impacts created by the Project. These measures will be actively implemented and with committed intent to ensure that environmental and social impacts are managed appropriately under the national environmental laws, the AfDB's Safeguards Standards, and international best practices (IBP).
- **Management Plans:** The key commitments to environmental and social impact management and mitigation are set out in the RAP. Prior to Project development, these plans will need to be reviewed and updated to reflect specific development consent conditions and management details.
- That this road project be implemented and that the proposed mitigation and monitoring measures are enforced;
- A monitoring program should be adhered to by the supervising Engineers and MPW/PIU during the operation of the road;
- MPW/PIU should liaise with other entities/organizations having utilities on the road to ensure that they only use the edges of the road reserve to avoid future costs of relocation of service and inconvenience;

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The African Development Bank	Environmental and Social Assessment Procedures – For African Development Bank’s Public Sector Operations © June 2001.	
The African Development Bank	Involuntary Resettlement Policy	© November 2003.
Geographic Maps of Liberia		

APPENDICES

Appendices	
APPENDIX “A”:	Chance Finds Procedure
APPENDIX “B”:	Minutes of Public Consultation Meetings and Survey Questionnaires in Grand Gedeh
APPENDIX “C”:	Public Consultation Meeting Attendance
APPENDIX “E”:	Ministry of Agriculture Price List
APPENDIX “F”:	Ministry of Public Works’ Valuation Rate for Affected Structures
APPENDIX “G”	Photography
APPENDIX “H”	See attached Spread Sheet: • RAP Mandatory Annex • PAPs Individual Consent Forms; • Memorandum of Understanding for Public Structures.
APPENDIX I	PAP Register Reconciliation — 2023 RAP to 2026 Reverified RAP

APPENDIX A: Chance Finds Procedure

The chance find procedure is a project-specific procedure that outlines actions required if previously unknown heritage resources, particularly archaeological resources, are encountered during project construction or operation. A Chance Find Procedure is a process that prevents chance finds from being disturbed until an assessment by a competent specialist is made and actions consistent with the requirements are implemented. Scope of the chance find procedure This procedure applies to all activities conducted by the personnel, including contractors, that have the potential to uncover a heritage item/site. The procedure details the actions to be taken when a previously unidentified and potential heritage item/site is found during construction activities. The procedure outlines the roles and responsibilities and the response times required from both project staff, and any relevant heritage authority. Induction/Training All personnel, especially those working on earth movements and excavations, are to be inducted on the identification of potential heritage items/sites and the relevant actions for them with regards to this procedure during the Project induction and regular toolbox talks. A chance find procedure If any person discovers a physical cultural resource, such as (but not limited to) archaeological sites, historical sites, remains and objects, or a cemetery and/or individual graves during excavation or construction, the following steps shall be taken:

- Stop all works in the vicinity of the find, until a solution is found for the preservation of these artifacts or advice from the relevant authorities is obtained
- Immediately notify a foreman. The foreman will then notify the Construction Manager and the Environment Officer (EO)/Environmental Manager (EM)
- Record details in the Incident Report and take photos of the find.
- Delineate the discovered site or area; secure the site to prevent any damage or loss of removable objects. In cases of removable antiquities or sensitive remains, a night guard shall be arranged until the responsible local authorities take over.
- Preliminary evaluation of the findings by archaeologists. The archaeologist must make a rapid assessment of the site or find to determine its importance. Based on this assessment the appropriate strategy can be implemented. The significance and importance of the findings should be assessed according to the various criteria relevant to cultural heritage such as aesthetic, historic, scientific or research, and social and economic values of the find.

Sites of minor significance (such as isolated or unclear features, and isolated finds) should be recorded immediately by the archaeologist, thus causing a minimum disruption to the work.

1. Schedule of the Contractor - The results of all archaeological work must be reported to the Ministry/Agency, once completed.
2. In case of a significant find the MPW, Ministry of Internal Affairs, EPA, or Ministry of Information, Culture and Tourism (hereinafter referred to as Heritage team) should be informed immediately and in writing within 7 days from the find;
3. The onsite archaeologist provides the Heritage team with photos, and other information as relevant for identification and assessment of the significance of heritage items. The Ministry must investigate the fact within 2 weeks from the date of

notification and respond in writing. 9. Decisions on how to handle the finding shall be taken by the responsible authorities. This could include changes in the layout (such as when finding an irremovable remain of cultural or archaeological importance) conservation, preservation, restoration, and salvage;

10. Construction works could resume only after permission is granted from the responsible authorities.

11. In case no response is received within the 2 weeks mentioned above, this is considered as authorization to proceed with suspended construction works. One of the main requirements of the procedure is record keeping. All finds must be registered. Photolog, copies of communication with decision-making authorities, conclusions and recommendations/guidance, implementation reports – kept.

Additional information Management options for the archaeological site

➤ Site avoidance: If the boundaries of the site have been delineated attempt must be made to redesign the proposed development to avoid the site. (The fastest and most cost-effective management option)

➤ Mitigation: If it is not feasible to avoid the site through redesign, it will be necessary to sample it using a data collection program before its loss. This could include surface collection and/or excavation. (The most expensive and time-consuming management option.)

➤ Site Protection: It may be possible to protect the site through the installation of barriers during the time of the development and/or possibly for a longer term. This could include the erection of high-visibility fencing around the site or covering the site area with a geotextile and then capping it with fill. The exact prescription would be site-specific. Management of replicable and non-replicable heritage Different approaches for the finds apply to replicable and nonreplicable heritage. Replicable heritage Where tangible cultural heritage that is replicable and not critical is encountered, mitigation measures will be applied. The mitigation hierarchy is as follows:

- Avoidance;
- Minimization of adverse impacts and implementation of restoration measures, in situ;
- Restoration of the functionality of the cultural heritage, in a different location;
- Permanent removal of historical and archaeological artifacts and structures;
- Compensation of loss where minimization of adverse impacts and restoration is not feasible. Non-replicable heritage Most cultural heritage is best protected by in situ preservation since removal is likely to result in irreparable damage or even destruction of the cultural heritage. Replicable cultural heritage is defined as tangible forms of cultural heritage that can themselves be moved to another location or that can be replaced by a similar structure or natural features to which the cultural values can be transferred by appropriate measures. Archaeological or historical sites may be

considered replicable where the particular eras and cultural values they represent are well represented by other sites and/or structures;

- The overall benefits of the project conclusively outweigh the anticipated cultural heritage loss from removal, and Any removal of cultural heritage must be conducted using the best available technique advised by the relevant authority and supervised by an archaeologist or the PIU EO. Human Remains Management Options The handling of human remains believed to be archaeological requires communication according to the same procedure described above. There are two possible courses of action:

- **Avoid:** The development project is redesigned to completely avoid the found remains. An assessment should be made as to whether the remains may be affected by residual or accumulative impacts associated with the development, and properly addressed by a comprehensive management plan, and

- **Exhumation:** Exhumation of the remains in a manner considered appropriate by decision-makers. This will involve the predetermination of a site suitable for the reburial of the remains. Certain ceremonies or procedures may need to be followed before development activities can recommence in the area of the discovery.

APPENDIX B: Minutes of Public Consultation Meetings and Survey Questionnaires in Grand Gedeh

Public Consultation Meetings ‘Minutes in John Davis Town, Karlorwleh Town, Gbargbo Town and Zwedru, Grand Gedeh County

Date	Location of Meeting	Number of Participants	Topics/Matters discussed
May 29, 2023	John Davis Town	29	• Introduction of the team; • Introduction of the Project; • Emphasized the essence of the ESIA and RAP process. • Provided a detailed explanation of the new design. • Encouraging the Participants to be open and feel free in expressing their opinions. • Presentation of the road project (including brief history and overview of the formalities leading to the proposed construction of the 48.5 km road, John Davis Town to Zwedru). • Significant of the proposed project. • Short presentation on the EPML and AfDB’s Policy. • Detailed discussion on the GRM; • Explanation and detailed information about the RAP, RAP Cut Off Date, Compensation, Relocation, Timeframe (90 days) for Relocation and Demolition. • Eligibility Criteria; • Information on the Evaluation Process for both structures and economic crops; • Information on the Government’s institution involved in the RAP process. • Information on the structures/economic crops within RoW; • Discussion on Land Acquisition. • Information on Wildlife including fishes. • Information on Hiring/Employment for the proposed project road. • Archaeological, cultural heritage, chance finds procedural; • Public facilities • Access Roads. • The main issues were access to the road, loss of property, • change in route design between the preparation of RAP,

Date	Location of Meeting	Number of Participants	Topics/Matters discussed
			• AOB
May 30, 2023	Karlurwleh Town	27	• Introduction of the team; • Introduction of the Project; • Emphasized the essence of the ESIA and RAP process. • Provided a detailed explanation of the new design. • Encouraging the Participants to be open and feel free in expressing their opinions. • Presentation of the road project (including brief history and overview of the formalities leading to the proposed construction of the 48.5 km road, John Davis Town to Zwedru). • Significant of the proposed project. • Short presentation on the EPML and AfDB's Policy. • Detailed discussion on the GRM; • Explanation and detailed information about the RAP, RAP Cut Off Date, Compensation, Relocation, Timeframe (90 days) for Relocation and Demolition. • Eligibility Criteria; • Information on the Evaluation Process for both structures and economic crops; • Information on the Government's institution involved in the RAP process. • Information on the structures/economic crops within RoW; • Discussion on Land Acquisition. • Information on Wildlife including fishes.

Date	Location of Meeting	Number of Participants	Topics/Matters discussed
			• Information on Hiring/Employment for the proposed project road. • Archaeological, cultural heritage, chance finds procedural; • Public facilities • Access Roads. • The main issues were access to the road, loss of property, • change in route design between the preparation of RAP, • AOB
Women Focus Group Discussion			

Date	Location of Meeting	Number of Participants	Topics/Matters discussed
May 31, 2023	Gbargbo Town	24	• Introduction of the team; • Introduction of the Project; • Emphasized the essence of the ESIA and RAP process. • Provided a detailed explanation of the new design. • Encouraging the Participants to be open and feel free in expressing their opinions. • Presentation of the road project (including brief history and overview of the formalities leading to the proposed construction of the 48.5 km road, John Davis Town to Zwedru). • Significant of the proposed project. • Short presentation on the EPML and AfDB's Policy. • Detailed discussion on the GRM; • Explanation and detailed information about the RAP, RAP Cut Off Date, Compensation, Relocation, Timeframe (90 days) for Relocation and Demolition. • Eligibility Criteria; • Information on the Evaluation Process for both structures and economic crops; • Information on the Government's institution involved in the RAP process. • Information on the structures/economic crops within RoW; • Discussion on Land Acquisition. • Information on Wildlife including fishes. • Information on Hiring/Employment for the proposed project road. • Archaeological, cultural heritage, chance finds procedural; • Public facilities • Access Roads. • The main issues were access to the road, loss of property, • change in route design between the preparation of RAP, AOB

Date	Location of Meeting	of	Number of Participants	Topics/Matters discussed
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Date	Location Meeting	of	Number of Participants	Topics/Matters discussed
June 1, 2023	Zwedru City		38	• Introduction of the team; • Introduction of the Project; • Emphasized the essence of the ESIA and RAP process. • Provided a detailed explanation of the new design. • Encouraging the Participants to be open and feel free in expressing their opinions. • Presentation of the road project (including brief history and overview of the formalities leading to the proposed construction of the 48.5 km road, John Davis Town to Zwedru). • Significant of the proposed project. • Short presentation on the EPML and AfDB's Policy. • Detailed discussion on the GRM; • Explanation and detailed information about the RAP, RAP Cut Off Date, Compensation, Relocation, Timeframe (90 days) for Relocation and Demolition. • Eligibility Criteria; • Information on the Evaluation Process for both structures and economic crops; • Information on the Government's institution involved in the RAP process. • Information on the structures/economic crops within RoW; • Discussion on Land Acquisition. • Information on Wildlife including fishes. • Information on Hiring/Employment for the proposed project road. • Archaeological, cultural heritage, chance finds procedural; • Public facilities • Access Roads. • The main issues were access to the road, loss of property, • change in route design between the preparation of RAP, • AOB

Survey Questions and Answers

Some Questions the RAP Team asked the people *People's responses/comments*

<i>What is the main source of water for general domestic use?</i>	Residents said that they obtained water from the following sources: Hand pumps, wells, and the main creeks since most hand pumps are not functioning.
<i>Whether their main source of water is the same during the dry and wet seasons</i>	Most of them said no. According to them, the quality of the water is sometimes clean and sometimes dirty and they experience difficulties in getting water during the dry season months, and during this tense stage of the dry season, most of the water is undrinkable.
<i>Whether they find the project construction of the road useful, and its benefits after upgrading it to the proposed standard ac road</i>	All of them agreed that the project will be useful in terms of: • Increase productivity, market, farming, etc.; • Increased wealth creation owing to the influx of investors coming to exploit the increased business potential due to a good road network; • Savings arising from reduced transportation costs and time spent traveling or commuting; • Increase in the government revenue generation; • Creation of employment during the construction and operation phases of the project; and • Boost the business of construction materials and consumables, especially during the construction phase.
<i>Whether they are willing to give land for contractor and engineer camps</i>	The people willingly requested the team for the project to be established in their communities. They are willing to give their land for camps construction;
<i>Disadvantages of the project</i>	The people fear that they will lose properties, farms, and there will be no employment for them • Change of socio-cultural setup of their community; • That there will be Vibration/Water/Air/Noise pollution; • Fear of erosion or the discharge of runoff into their homes. • Vibration due to quarry rock blasting, and excavation during road work; • Fear of Road accidents, etc.
<i>Asked what were some of their major concerns regarding the proposed road project.</i>	• Employment • Drainage and erosion concerns • The road should be constructed to standard so that it can last longer; • Disruption of services; • Health and safety standards should be followed;

- Pollution;
- Incidences of accidents may increase;

Asked about their traditional practices, worship centers, culture, sacred places/trees, etc.

Communities along the project corridor informed the meeting that there are no sacred places except for the people of Karlorwleh Town, the Town Chief (Decontee Saywon Tele. #: (+231881130873) told the meeting that her town women often have their meetings under the Mango Tree that fall directly in the RoW. She appeals that the project builds them a town hall since they do not have any.

APPENDIX C: Public Consultation Meeting Attendance

Meeting Attendance
Location: John Davies Town
Venue: Town Hall
Date: May 29, 2023

<u>Name</u>	<u>Occupation</u>
1. Emmanuel Wessah	Farmer
2. Susannah Farley	Farmer
3. Harrison Nyenabo	Farmer
4. Cecelia Parlea	Farmer
5. Chris Parlea	Farmer
6. Promise Jarwile	Farmer
7. Bill Quiah	Farmer
8. Julia Sampson	Farmer
9. Bobby Quiah	Farmer
10. Roland Gaye	Farmer
11. Issac Dweaty	Farmer
12. Gibson Parlea	Farmer
13. Hannah Zeanne	farmer
14. Emmanuel Wessah	farmer
15. OPHELIA MYERS	FARMER

16. Blayee Wento	Farmer
17. Boley Daru	Farmer
18. RICKEL QUIAH	FARMER
19. Princess Quiah	Farmer
20. Atibu Sow	Business Man
21. Prince Saye	Teacher
22. Precious Quiah	Teacher
23. Jacqueline Quiah	Farmer
24. Moses Wesseh	Farmer
25. Vivian Daru	Teacher
26. BLESSING DARU	Farmer
27. MARK DARU	Farmer
28. JUNIOR Daru	Farmer
29. Harrison Parker	Farmer

Meeting Attendance

Location: Karlovaleh Town

Venue: Women Center

Date: May 30, 2008

<u>Name</u>	<u>Occupation</u>
1. Leona Weddeh	Farmer
Titus Gaye	Farmer
Laura Bait	Business Woman
Mamie Spiboe	Farmer
George Yeah	Farmer
Joellyn Monluu	Teacher
Jartu Kollie	Farmer
Evelyn Blayee	Farmer
Lamin Fofana	Business Man
Deconter Graye	Farmer
Willie Gaye	Farmer
Eliyah K. Brown	Farmer
CYNTHIA JELLEH	FARMER
Theo Carol	Teacher
Doris Jaytee	Teacher
James Morris	Business Man

Nathaniel Dweh	Farmer
Stephen Pyne	FARMER
Rachael Pyne	former
Theresa Wiah	TEACHER
Elizabeth Kulav	Farmer
Betty Soloe	former
Elizabeth Dweh	FARMER
Augustine Cooper	Farmer
Vika Wrofto	farmer
Gibson Wahlo	Farmer

19. Timothy Koto Wabeh	Business man
20. Kennie J. Nollu	Farmer
21. Charles Sampson	Farmer
22. Zica Droyee	Football coach
23. Eva William	Business woman
24. Polky Freeman	Teacher
25. Emmanuel Tarley	Mechanic
26. Angres Desuoh	Farmer
27. George Bolay	Farmer
28. Merica Davies	Business woman
29. Dnestimus S. Nionjolo	Driver
30. Sam Kilo	Coach
31. Bokaba Tarlue	Business woman
32. Opee Kilo	Teacher
33. Jeneba Brown	Business woman
34. Mark Tarhe	Mechanic
35. Serenia Wallace	House wife
36. Joseph Karpel	Security
37. Helena Sydney	Business woman
38. Moses Quiah	Tailor

APPENDIX D: Ministry of Agriculture Price List for Affected Economic Crops

Republic of Liberia
MINISTRY OF AGRICULTURE

P.O. BOX 10-9010
1000 MONROVIA 10, LIBERIA

PRICE FOR ECONOMIC CROPS DAMAGED DURING DEVELOPMENT PROJECTS

August 20, 2012

Price Analysis

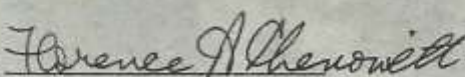
No.	CROP	UNIT	Price per Unit of Crop in Production (100%)	Price per Unit of Immature Crop (50% of crop in Production)	Price per Unit of Crop out of Production (25% of crop in Production)
1	Rubber	Tree	97.92	48.96	24.48
2	Cocoa	Tree	6.02	3.01	1.51
3	Coffee	Tree	7.45	3.73	1.86
4	Grape fruit	Tree	42.00	21.00	10.50
5	Lime	Tree	56.00	28.00	14.00
6	Orange	Tree	84.00	42.00	21.00
7	Lemon	Tree	42.00	21.00	10.50
8	Tangerine	Tree	56.00	28.00	14.00
9	Mango	Tree	112.00	56.00	28.00
10	Kola	Tree	84.00	42.00	21.00
11	Avocado	Tree	68.00	34.00	17.00
12	Bread fruit/Nuts	Tree	54.05	27.03	13.51
13	Oil Palm	Tree	16.90	8.45	4.23
14	Plantain/Banana	Tree	1.69	0.85	0.42
15	Pineapple	Head	1.01	0.51	0.25
16	Pawpaw	Tree	15.15	7.58	3.79
17	Roots & Tubers (cassava, eddoes, potatoes, yam, etc)	Stand/Hill	1.01	0.51	0.25
18	Sugar Cane	Stand	0.54	0.27	0.14
19	Sour Sap	Tree	15.15	7.58	3.79
20	Guava	Tree	10.14	5.07	2.54
21	Golden Plum	Tree	20.27	10.14	5.07
22	Vegetables-Fruity (pepper, bitter ball, egg plant, okra)	Stand/Tree	5.40	2.70	1.35
23	Vegetables-leafy (collard greens)	Stand/Hill	6.76	3.38	1.69
24	Vegetables-leafy (cabbage, lettuce, mustard, etc)	Head	0.68	0.34	0.17
25	Corn	Stand/Tree	0.41	0.21	0.10
26	Cotton	Tree	10.00	5.00	2.50

Signed:

Florence A. Chenoweth

Dr. Florence A. Chenoweth

MINISTER

Signed: 
 Dr. Florence A. Chenoweth
 MINISTER

APPENDIX E: Ministry of Public Works’ Valuation Rate for Affected Structures



Republic of Liberia
Ministry of Public Works
Lynch Street
Monrovia, Liberia



MINISTRY OF PUBLIC WORKS APPROVED PRICE LIST FOR AFFECTED PROPERTIES FOR DEVELOPMENT PROJECTS

No.	Structure Type	Main Outer Wall	Main Roofing Material	Main Window Material	Main Floor Material	Ceiling Type	Door Type	Cost Range (per sqft)
1	Residential/ Commercial	Concrete/ Storey Build	Docra/Onduline/ Aluminum/ 28-gauge channeled zinc/ concrete	Aluminum Framed/glass	Porcelain tiles/ marble	plywood	panel/ steel	\$30.00 - \$40.00
2	Residential/ Commercial	Concrete Wall	Docra/Onduline/ Aluminum/ 28-gauge channeled zinc/ concrete	Aluminum Framed/glass	ceramic/Terrazo/ Vinyl tiles	plywood	panel/ steel	\$20.00 - \$30.00
3	Residential/ Commercial	Concrete Wall	Metal Sheet/zinc	Jalousie Window/ Wood/ Decorative Blocks	Concrete/ Terrazo/ vinyl tiles	plywood/ mat	plywood/ Panel	\$20.00 - \$25.00
4	Residential/ Commercial	Dirt Brick & Concrete	Metal Sheet/zinc	Jalousie Window/ Wood/ Decorative Blocks	Concrete/ Terrazo / Vinyl tiles	plywood	Wood/ plywood	\$10.00 - \$12.00
5	Residential/ Commercial	Dirt Brick Unplastered	Metal Sheet/zinc	Wood/ Decorative Blocks	Concrete	plywood/ mat	Wood/ plywood	\$6.00 - \$8.00
6	Residential/ Commercial	Dubbed Mud	Metal Sheet/zinc	Wood/ Zinc	Mud/Concrete	None/mat	Wood/ plywood	\$5.00 - \$7.00
7	Residential/ Commercial	Dubbed Mud	Thatch	Wood/ Zinc	Mud/Concrete	None/mat	Wood/ plywood	\$4.00 - \$5.00
8	Residential/ Commercial	Wooden	Zinc	Wood/Zinc	Wood	None/Mat	Wood/ plywood	\$2.50 - \$3.50
9	Residential/ Commercial	Zinc Framing						\$8.00 - \$10.00
10	Foundation/slab							\$5.00-15.00
11	Concrete Fence/ft Wire							\$10.00 - \$12.00
12	Concrete Fence only							\$7.50 - \$10.00
13	Handpump							\$3600.00 - \$4000.00
14	Well with culverts							\$1,500.00
15	Well without culverts							\$540.00
16	Grave/ Concrete							\$900.00
17	Grave/ Earth							\$900.00

18	Grave/ Tiles		\$1,500.00
19	Grave with shelter		\$1,800.00
20	Retaining wall		\$3.50 - \$5.00
21	Pavement		\$3.50
22	Monument without engraving		\$300.00
23	Monument engraving		\$350.00
24	Shed	Channelled zinc roof, Ceramic Tile floor with sides close with concrete block	\$5.00
		Channelled zinc roof, concrete floor with sides close with concrete block	\$3.50
		Channelled zinc roof, concrete floor with sides close with wood	\$3.00
		Channelled zinc roof, concrete or laterite floor with open sides	\$2.50
		Thatch roof, concrete or laterite floor with open sides	\$2.00
25	Warehouse	Reinforced concrete framed structure, usually with cast roof and concrete floor	\$35.00 - \$40.00
		Mud bricks structure with zinc roof, steel strusses and concrete floor	\$10.00 - \$12.00
		Concrete blocks structure with zinc roof, steel strusses and concrete floor	\$20.00 - \$25.00
		Concrete foundation with prefab structure and roof or zinc.	\$10.00

Signed: 
Hon. Joseph P. Todd
Deputy Minister for Administration

Date: 06/14/2022

File

APPENDIX F: Photography



Consultation Meetings



Some meetings held along the project corridor using FGD (Focus Group Discussion)



The beginning of the proposed Project Corridor, John Davies Town @ Km 0+000



End of proposed Project Corridor, Zwedru @ Km 48.5



Dugbeh River Bridge



Some affected communities along the project corridor

