

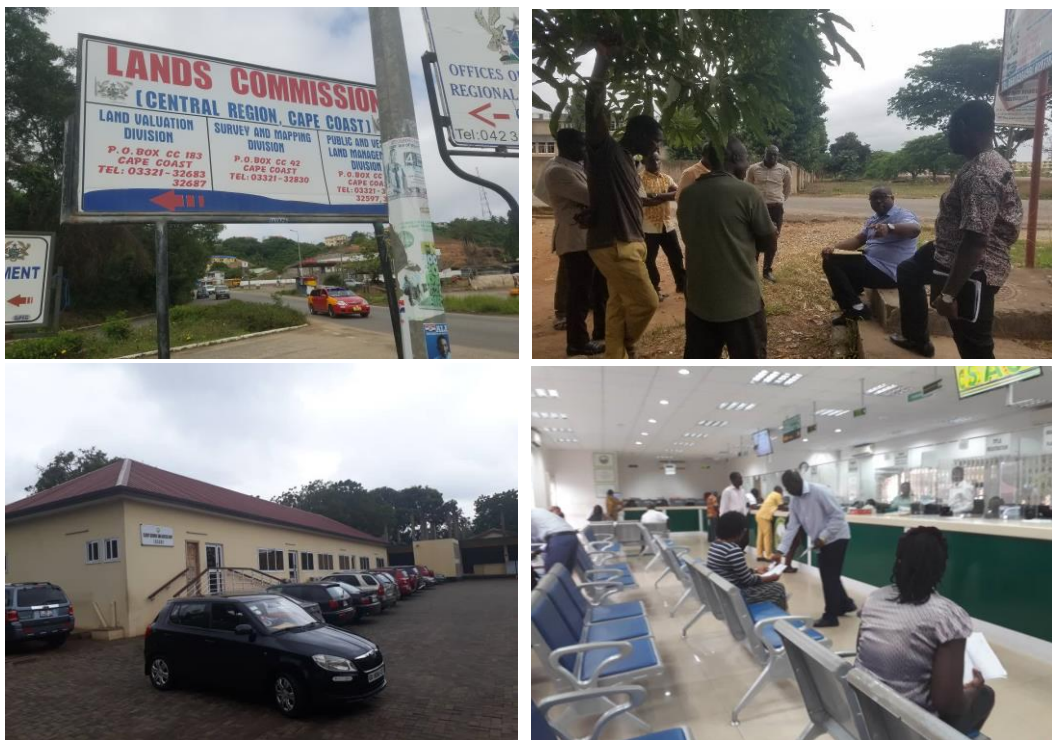
Government of Ghana



Ministry of Lands and Natural Resources  
Lands Commission

**SECOND LAND ADMINISTRATION PROJECT - ADDITIONAL FINANCING (LAP 2-AF)**

**ABBREVIATED RESETTLEMENT ACTION PLAN (ARAP) FOR THE  
CONSTRUCTION OF A CLIENT SERVICE ACCESS UNIT FOR THE  
LANDS COMMISSION IN CAPE COAST**



**FINAL REPORT**

October, 2018

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## List of Abbreviations

AF	Additional Financing
ARAP	Abbreviated Resettlement Action Plan
BP	Bank Policy
CEDECOM	Central Region Development Commission
CICOL	Civil Society Coalition on Land
CSAUs	Client Service Access Units
EPA	Environmental Protection Agency
ESIA	Environmental Impact Assessment
ESMP	Environmental and Social Management Plan
GoG	Government of Ghana
GRC	Grievance Redress Committee
IDA	International Development Association
LAP	Land Administration Project
LC	Lands Commission
LI	Legislative Instrument
LVD	Land Valuation Division
MMDAs	Ministries Departments and Agencies
MOFEP	Ministry of Finance and Economic Planning
OP	Operational Policy
PAP	Project Affected Persons
PIU	Project Implementation Unit

## **1.0 Background**

The Government of Ghana has requested Additional Financing (AF) from the International Development Association (IDA) towards the cost of the second phase of the Land Administration Project (LAP 2). Under the Additional Financing, the Government of Ghana intends to construct a new Client Service Access Unit (CSAU) for the Lands Commission in Cape Coast to serve the Central Region.

### **1.1 Project Location and Land Size and Ownership**

The proposed site (5° 7'14.46"N; 1°16'27.27"W) for the construction of the new CSAU office for the Lands Commission in Cape Coast is located near Pedu Junction. The site is located along the Cape Coast-Sekondi/Takoradi Highway and directly opposite the Cape Coast Industrial Area. It is bounded on the West by Central Regional Development Commission (CEDECOM), on the East by a road which is alongside the State Insurance Company (SIC), to the North by Environmental Protection Agency (EPA) and South by the Cape Coast-Takoradi Highway (see Appendix A.1).

The size of the land is 2.01 acres. It belongs to the Lands Commission since July 2009 (see Land search results in Appendix F and land title document in Appendix G).

### **1.2 Project Components**

The project involves the construction of a CSAU for the Lands Commission in Cape Coast. The proposed CSAU in Cape Coast is a single storey open office structure, partitioned into cubicles. There will be a back office for staff who will sort, batch and distribute documents received from clients to the various divisions of the Lands Commission. The facility will have a client waiting area with seats, office for a manager and an on-site bank as well as five (5) washrooms for clients and the employees (see Appendix A2 for the floor plan of typical CSAU and Plate 9 and 10 in Appendix B for pictures of the exterior and interior of a typical CSAU office). The entire floor area of the structure is approximately 300 metres square.

Parking will be provided for up to twenty vehicles on the premises. The facility will have access to electricity from the national grid and pipe water from the mains along the Cape-Coast Road.

### **1.3 Description of Project Activities**

Construction phase activities will include setting out, site clearing, trenching, development of the sub and super structures and roofing. Other activities to be undertaken during this phase are the construction of temporary structures like a temporary site office, internal works (painting, fixing doors, windows, plumbing and electrical works) as well as external works such as landscaping, paving and demarcation of parking areas. During this phase, there will also be haulage of construction materials and equipment.

Post construction activities will include the decommissioning of the contractor's temporary structures and handing over the CSAU to the Lands Commission for occupancy.

#### **1.4 Justification for the ARAP**

Construction activities to establish a CSAU in Cape Coast will require that four (4) farmers on the site, who are squatters and using the land seasonally for farming purposes to be permanently relocated as the construction activities will destroy their farms and the activities that will be undertaken at the CSAU during the occupancy phase of the project are incompatible with farming. Besides this, the current farming activities does not conform to the current use of the area which is civic and made up of offices. The relocation has implications for access to farm produce. For this reason, this ARAP was prepared to guide the resettlement of the farmers, who are four (4) in number, in line with Ghana statutes, notably, the Constitution of the Republic of Ghana, 1992, State Lands Act, 1962; (Act 125) and Administration of Lands Act, 1962 (Act 123) and World Bank OP/BP 4.12-Involuntary Resettlement.

#### **2.0 Summary Results of PAPs Census and Socio-economic Study**

The census date was 13<sup>th</sup> August 2018, which is also the cut-off-date. The project affected persons are four (4) squatters, who farm on an existing plot of land belonging to the Lands Commission in Cape Coast, near the CEDCOM building (see Table 2 for crops cultivated by each PAP and Appendix F for search results from the Lands Commission confirming ownership of status of the Commission). Two of the PAPs are males while the remaining two are females. The PAPs aged between 46 and 79 years. All PAPs are Christians. Three out of the four PAPs are Dagates' and the remaining one is a Grussi, all hailing from the Northern part of Ghana.

The PAPs initially indicated that farming on the land was their only source of livelihood, however, further investigations revealed that farming on the site is the secondary occupation of all the PAPS. They all have their main (primary) source of income/livelihood. The two women are into palm kernel oil extraction near their home. They obtain the palm kernel (nuts) from oil palm cultivating communities in the Central Region (such as Jukwa, Kakum and Abura) and not the palm trees on site, which are the wild type. The two males are a security man (watchman) and a cleaner respectively. The PAPs do not reside on the site, they commute from Abura and St. Augustine College which are 2 kilometres and 3 kilometres respectively from the proposed project site. Details about the socio-economic characteristics of PAPs are presented in Table 1.

The PAPs practice farming for supplemental food production. None of them sell the produce they obtain from the site. According to the PAPs, the produce from the farm on site constitutes less than 10% of their monthly food requirement in one quarter of a year, since the crops they cultivate are seasonal crops and the farming is not all year round.

**Table 1: Socio-economic Profile of PAPs**

PAP ID	Sex	Age (Years)	Religion	Ethnicity	Marital Status	Primary Occupation	Secondary Occupation	Years of Farming On the Site	House hold Size	Dependents			Total Monthly Income (GH¢)
										Male	Female	Total	
CC1	Male	46	Christian	Dagate	Married	Cleaning	Farming	12	6	2	3	5	550.00
CC2	Female	79	Christian	Dagate	Widow	Palm Kennel Oil Extraction	Farming	18	4	2	1	3	400.00
CC3	Female	54	Christian	Dagate	Single	Palm Kennel Oil Extraction	Farming	18	4	-	3	3	400.00
CC4	Male	53	Christian	Grussi	Married	Security Man	Farming	12	6	2	4	6	600.00

Two (2) of the PAPs were categorized as vulnerable persons due to age (79 years) and physical disability (deaf and dumb). They are both women. The first person was a 79-year-old widow while the second vulnerable person was a 54-year-old deaf and dumb woman. The 79-year-old woman is the mother of the 54-year-old deaf and dumb woman. Their vulnerability is due to the fact that one cannot speak and hear and the other is an old woman. Hence, they nominated their brother/son (one person) to act on their behalf.

The farmers collectively farm 2.0 acres, with individual holdings ranging from 0.22 to 0.96 acres. The site where they farm has been earmarked for the construction of an office for use as the Client Service Access Unit of the Lands Commission under LAP-2 (Additional Financing). The PAPs economic activities on site as captured during the Asset Inventory on 13<sup>th</sup> August, 2013 are presented in Table 2.

**Table 2: Results of PAP Asset Inventory**

S/N	Name Of Pap	Contact Number	Dimension of Farm Land (ft.)		Area of Farm Land (Acres)	Type Of Crop Cultivated
F1	Albertina Bargviel	0244068425	320	130	0.96	Cassava, beans, maize, two palm trees (local wild species) and one (1) mango tree
F2	Prudent Bangna	0244068425	170	150	0.59	Cassava, maize
F3	Kaba Churo	0249621355	140	80	0.26	Two palm trees (local wild species) and land preparation for planting

						maize
F4	Francis Gyelire	0207783930	135	70	0.22	Cassava, maize

Source: PAPs Asset Inventory and Valuation 13<sup>th</sup> August, 2018

### 3.0 Projects Impacts and Mitigation Measures

The project will affect the four (4) farmers currently cultivating cowpea, cassava and maize not yet harvested on the proposed site (as shown in Table 2). The farmers will lose access to the farm produce as a result of the proposed civil works. Other negative impacts associated with the project include soil erosion, air and noise pollution and generation of construction waste.

A number of measures have been proposed to mitigate the adverse social and environmental impacts/risks associated with the proposed project. These mitigation measures have already been captured in a separate Environmental and Social Impact Assessment (ESIA) prepared in line with Ghana’s Environmental Impact Assessment Regulation, 1999 (LI 1652) and the World Bank’s Operational Policy, O.P/B. P 4.01-Environmental Assessment.

This ARAP is to guide the implementation of compensatory measures (resettlement) for the PAPs who will lose their access to farm produce as a result of the proposed project. The PAPs have been assured that no displacement or civil works will commence until the necessary compensations are paid to them by the Lands Commission.

## 4.0 Description of Compensation and Other Resettlement Assistance

### 4.1 Eligibility Criteria

A census date was established and any activity or persons on the land were eligible for a resettlement assistance based on the category of losses suffered as at the cut-off date. These losses should be as a result of the proposed project. A census and socio-economic survey of Project Affected Persons was taken on 13<sup>th</sup> August 2018.

PAPs eligibility for resettlement assistance is contingent on their presence on the project site (farming on site) as well as the category of losses suffered as at the cut-off date. These losses should be as a result of the proposed project. Proof of eligibility is established by the presence of the affected person on the project site during the census and socio-economic survey of Project Affected Persons on 13<sup>th</sup> August 2018 (as a farmer or using the site as a source of livelihood or dwelling) as well as a legitimate proof of ownership of the site (through customary law or through land documentation).



## 4.2 PAPs Entitlement Matrix

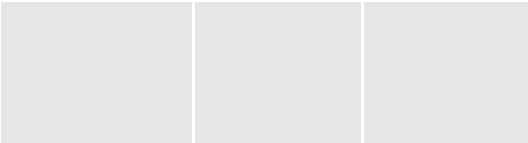
The PAPs are squatters. Under Ghana Law they are not due compensation for land or land for land replacement. Under OP/BP.4.12, however, the PAPs fall under category 15(c) - “those who have no recognizable legal right or claim to the land they are occupying.” According to OP 4.12, persons under this category are eligible for resettlement assistance which may consist of land, other assets, cash, employment among others as may be appropriate.

In order to sustain their supplementary source of farm produce, the Lands Commission has agreed to support the PAPs to obtain land from the customary sector since there was no state land available for that purpose. The Lands Commission will facilitate negotiations with the customary authorities for a secured alternative land for the PAPs and will pay the annual ground rent or “drink money” for three years to enable them continue their farming activities. In Ghana and for that matter the Central Region, annual renting of land is a customary practice which provides land access to persons who want to farm on an annual basis but do not own the land or are not indigenes. Such rents are mostly minimal and termed as ‘drink money’.

Other entitlements due PAPs are supplemental assistance for subsistence during transition and compensation for unharvested crops as well as labour input for land preparation (when land has been prepared but no crops has been planted). Table 3 presents the entitlements due the various categories of PAPs under this project.

**Table 3: Entitlement Matrix for PAPs**

Category of PAP	No. of PAPs	Type of Impact	Compensation/Entitlements
<b>Farmer</b>	4	Loss of access to farm produce	<ul style="list-style-type: none"> <li>➤ Replacement value for crops not harvested and for land preparation;</li> <li>➤ Three years’ drink money for land rental;</li> <li>➤ Supplementary assistance (one month);</li> <li>➤ Lands Commission will facilitate access to secured alternative customary land for PAPs rent so they can continue their farming.</li> <li>➤ An assessment will be undertaken regularly for three years after resettlement to ascertain whether the socio-economic status of PAPs has improved or at minimum has been re-established to pre-displacement levels. If the status has not been re-established to pre-displacement levels additional measures will be undertaken to ensure that their socio-economic status is re-established</li> </ul>
<b>Vulnerable Person</b>	2 out of the 4 PAPs	Loss of access to farm produce	<ul style="list-style-type: none"> <li>➤ Replacement value for crops not harvested and for land preparation;</li> <li>➤ Three years’ land rent allowance;</li> <li>➤ Supplementary assistance (double-two months);</li> <li>➤ Lands Commission will facilitate access to secured alternative customary land for PAPs rent so they can continue their farming.</li> <li>➤ An assessment will be undertaken regularly for three years after resettlement to ascertain whether the socio-economic status of PAPs has</li> </ul>



improved or at minimum has been re-established to pre-displacement levels. If the status has not been re-established to pre-displacement levels additional measures will be undertaken to ensure that their socio-economic status is re-established

### **4.3 Valuation Procedure**

The valuation of PAPs assets and estimation of total resettlement assistance was guided by various Ghanaian legislations and regulations, as well as provisions under World Bank OP/BP 4.12. The resettlement package consists of compensation for loss of crops or labour cost incurred during land preparation valued at replacement cost. In addition, estimates were made for supplementary assistance to sustain PAPs in transition based on a flat rate agreed with PAPs. Allowance for land rent for three years is also estimated for PAPs based on replacement cost (see Appendix D for the full valuation report and Appendix E for List of PAPs). The basis of valuation (including rates) are those approved by the Land Valuation Division of the Lands Commission, the statutory body in Ghana, mandated to approve valuations for compensation. Even though compensation will also be paid for loss of crops, as a sign of goodwill, it was agreed that the PAPs will be allowed to harvest all crops on the land before any activity will take place.

#### **4.3.1 Assessment of Drink Money for Land Rental**

'Drink money' (for ground rent) is usually paid annually by tenant and settler farmers for occupying land for agricultural purposes in Ghana. The amount payable under this resettlement is determined by a comparison of such arrangements prevailing in and around farmlands in the Cape Coast vicinity. Information gathered revealed that a drink money of **GH¢ 1,000.00** per annum per acre is applicable. This was therefore used for the assessment.

#### **4.3.2 Assessment of Land Preparation**

In the case of one of the farmers (F3), he prepared the land ready for cultivation when he was stopped from continuing due to the project. The cost of preparing the land for cultivation will be refunded. This involved clearing the 0.26-acre land and removing shrubs and ploughing using hand hoes. A total of **GH¢350.00** was spent.

#### **4.3.3 Assessment of Compensation for Crops**

In assessing the compensation for the crops, cost rates were established based on the type of crops as well as the stage of growth. Factors considered include the cost of producing the crops at the replacement cost taking into consideration the cost of inputs such as seeds, seedlings, fertilizer, tending and management of the farm as well as cost of tools. The age or stage of growth, expected yield and current market price were also considered when building the rates. The established rates were applied to the number of plants enumerated on the sites. These are the wild Palm Trees and the Mango Tree

whereas a rate was applied to the area of land cultivated for the maize, cassava and beans. Even though the land Valuation Division has rates for such crops per their yearly reviews, these rates are often low

To ensure that the PAPs get the maximum benefits, rates were gathered from studies on Newmont Ahafo Mine Operations in 2017 and also studies on Compensation Values for Economic Trees and Crops by GRIDCo on 225Kv Bolgatanga – Ouagadougou Interconnection Project in (World Bank). These rates are mostly at the high end due to the high rates in the mining enclaves and international corridors respectively. From analysis of these projects, the following rates endorsed by the Land Valuation Division of the Lands Commission were considered fair for our assessment:

- i. Palm Tree (local) GH¢150 per tree
- ii. Mango Tree GH¢130 per tree
- iii. Beans GH¢1,025 per acre
- iv. Cassava GH¢1,350 per acre

Although maize and beans (cowpea) were observed on the site, they were ready for harvesting at the time of the assessment for valuation (13<sup>th</sup> August, 2018), therefore, they were not captured as part of the assessment for compensation (valuation).

#### 4.3.4 Assessment of Supplemental Assistance

An assessment was also made for a subsistence allowance in transition. This is based on the premise that the farmers would not have this supplemental food for the period of one month looking for alternative farmlands. A supplemental assistance to make up for the lack of supplemental food that the PAPs will forego for that period is assumed reasonable. For this assessment, an amount for one-month loss of income was assessed across board for each farmer. In the case of two farmers who are vulnerable (one aged woman and one deaf and dump), this was doubled. A rate of **GH¢500** was used across board.

#### 4.4 PAPs Resettlement Package

In all, a total of Eight Thousand Six Hundred and Three Ghana Cedis GH¢ 8,603.00 will be paid to PAPs as resettlement package. Of this amount, GH¢2,030.00 will be paid to the PAPs as the first year ground rent. The Commission has committed to pay the ground rent (drink money) for two additional years after the first year of resettlement after which it will evaluate the socio-economic status of the PAPs and proffer additional support, if their conditions are not at least the same as the pre-resettlement time. The cost of the two additional years ground has been captured in Table 8. In addition, an amount of GH¢3,000.00 will be paid as supplemental assistance to PAPs. Other resettlement assistance due PAPs are presented in Table 4.

**Table 4: PAPs Resettlement Assistance**

S/N	Name of PAP	Resettlement Package (GH¢)	Total
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		*Land Rental	Cost of Land Preparation	Compensation for Crops	Supplemental Assistance	(GH¢)
F1	Albertina Bargviel	960.00	0.00	1870.00	1000.00	3,830.00
F2	Prudent Bangna	590.00	0.00	756.00	1000.00	2,346.00
F3	Kaba Churo	260.00	350.00	300.00	500.00	1,410.00
F4	Francis Gyelire	220.00	0.00	297.00	500.00	1,017.00
	<b>Total</b>	<b>2,030.00</b>	<b>350.00</b>	<b>3,223.00</b>	<b>3,000.00</b>	<b>8,603.00</b>

\*Covers first year ground rent only

## 5.0 Stakeholder Consultation

A team from the World Bank visited the land on 16<sup>th</sup> July, 2018 to conduct due diligence on the site. They advised the Lands Commission to provide clarity on the title to the land and information on the farmers occupying the land. This was after staff of the regional office in Cape Coast had visited the site and the PAPs in the week of June 19<sup>th</sup>-22<sup>nd</sup> 2018, and interacted with them about the proposed project and assured them of further consultations.

On the 24<sup>th</sup> July, 2018 another team from LAP and the Lands Commission Headquarters also visited the site to interact with the farmers and to ascertain the type of crops on the land for compensation to be paid.

On 13<sup>th</sup> August, 2018 another round of consultations was also held with the Project Affected Persons to discuss issues relating to the resettlement and compensation as well as collect data for the preparation of an ARAP. The team that met with the PAPs were made of an independent environmental and social consultant as well as a professional valuer recruited by the PIU and the Regional Director of the Public and Vested Land Management Division of the Lands Commission in the Central Region. Other stakeholders consulted as part of preparing the ARAP are the Environmental Protection Agency and CEDECOM and the Civil Society Coalition on Land (CICOL). In addition to the above, the two vulnerable PAPs were visited at their home (see Plate 6 and 7 in Appendix B for consultation with the two vulnerable PAPs). Table 5 depicts the summary of groups of people, organisations and number of participants during the meetings.

**Table 5: List of Consultees**

Name	Organization	Position	Contact
Peter Osei Owusu	Lands Commission- Cape Coast	Head- Public and Vested Land Management Division	0244633902
Peter Nana Ackon	Environmental Protection Agency	Principal Programme Officer	0501301704
Spencer Taylor	CEDECOM	Acting Executive Director	0244251798
Konadu Boakye	CEDECOM	Project Officer	0244207112
Francis Gyelire	Project Affected Persons	Farmer	0207783930
Albertina Bargviel	"	Farmer	0559496786
Prudent Bangna	"	Farmer	
Kaba Churo	"	Farmer	0249621355

The matrix of decisions taken at the stakeholders' consultations are captured in Table 6 while Plates 3 to 6 in Appendix B presents pictures of the consultative sessions.

**Table 6 Summary of Consultations**

Stakeholder	Date of Consultation	*Attendance/ No. Of Officials Consulted	Channel of Consultation	Issues Consulted On	Conclusions Arrived at
<b>Lands Commission (Cape Coast)</b>	13 <sup>th</sup> August, 2018	2	<ul style="list-style-type: none"> <li>▪ Properly arranged meeting</li> </ul>	<ul style="list-style-type: none"> <li>▪ Compensation of Project Affected Persons</li> <li>▪ Shuttling between the main office and the CSAU</li> <li>▪ Cut-off-date</li> </ul>	<ul style="list-style-type: none"> <li>▪ Lands Commission will bear the cost of all compensations for loss of access to farm produce as a result of the project</li> <li>▪ One stop shop office should be constructed for the Lands Commission- Cape Coast</li> <li>▪ It was agreed that 13<sup>th</sup> August 2018 is the Cut- off-date</li> </ul>
<b>Environmental Protection Agency-( Cape Coast)</b>	13 <sup>th</sup> August, 2018	1	<ul style="list-style-type: none"> <li>▪ Properly arranged meeting</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provision of adequate compensation for affected persons</li> <li>▪ Noise and air pollution</li> </ul>	<ul style="list-style-type: none"> <li>▪ Ascertain land ownership</li> <li>▪ Project Affected Persons should be consulted</li> <li>▪ Compensation should be paid to project affected persons</li> <li>▪ Project site should be hoarded</li> <li>▪ Materials should be brought to the site off peak hours.</li> </ul>
<b>Central Region Development Commission-(CEDECOM)</b>	13 <sup>th</sup> August, 2018	2	<ul style="list-style-type: none"> <li>▪ Properly arranged meetings</li> </ul>	<ul style="list-style-type: none"> <li>▪ Will help in facilitating their activities with the lands commission as their neighbour</li> <li>▪ Project commencement date</li> <li>▪ Appealed for assistance from LAP in mapping out the regions resources</li> <li>▪ Create a thorough fare for the surrounding houses.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provision of compensation for persons farming the land</li> <li>▪ Road should be rehabilitated</li> <li>▪ Access road be provided</li> </ul>
<b>**Project Affected Persons (PAPs)</b>	13 <sup>th</sup> August 2018	3	<ul style="list-style-type: none"> <li>▪ Census/ Individual Interviews</li> </ul>	<ul style="list-style-type: none"> <li>▪ Information about the project and project impacts</li> <li>▪ Cut-off-date</li> <li>▪ PAP Census and socio-</li> </ul>	<ul style="list-style-type: none"> <li>▪ Compensation will be paid ahead of commencement of the project</li> <li>▪ The project will pay labour cost for the farmer who had prepared his land for planting but had not yet planted</li> </ul>

				<p>economic study</p> <ul style="list-style-type: none"> <li>▪ Resettlement/Compensation package for PAPs</li> <li>▪ Grievance Redress Processes</li> </ul>	<p>before the cut-off-date.</p> <ul style="list-style-type: none"> <li>▪ Farmers will be allowed to harvest their crops (maize and beans) which will be ready for harvesting by the end of the month</li> <li>▪ No compensation for land but on year land rent allowance, supplementary allowance (one month) will be paid to PAPs to help them in transition</li> <li>▪ Crops will be valued at replacement cost and compensated for in cash</li> <li>▪ One-year land/ground rent money will be paid to the PAPs in cash</li> <li>▪ Vulnerable PAPs will be treated differently from the others. They will receive two months' supplementary assistance</li> <li>▪ Agreement forms will be drafted for PAPs to sign/thumb print</li> <li>▪ PAPs can contact him for clarification on any issue involving their resettlement, grievance etc.</li> <li>▪ It was agreed that the Cut-off-date is the 13<sup>th</sup> of August, 2018.</li> </ul>
<b>Vulnerable PAPs (Two Women)</b>	13 <sup>th</sup> August 2018	2	<ul style="list-style-type: none"> <li>▪ Individual Meetings</li> </ul>	<ul style="list-style-type: none"> <li>▪ Brief on the Project</li> <li>▪ Compensation Package</li> <li>▪ Enquired if they agreed their son/brother being their representative in the matters relating to the resettlement</li> </ul>	<ul style="list-style-type: none"> <li>▪ Agreed son/brother will represent them in negotiations and other issues in relation to the resettlement</li> <li>▪ Facilitate the search for land to rent for vulnerable persons by Lands Commission.</li> <li>▪ Compensation payment will be done at the home of the PAP</li> </ul>

PAPs have subsequently been informed about the resettlement package, grievance redress structures and other relevant section in this ARAP.

## **6.0 ARAP Implementation Arrangements and Grievance Redress**

### **6.1 Institutional Responsibility for ARAP Implementation**

The following entities will be responsible for the implementation of the ARAP:

#### **6.1.1 Ministry of Lands and Natural Resources**

The Ministry of Lands and Natural Resources (MLNR) acting through its agency, the Lands Commission (LC) will be responsible for overall implementation of the ARAP. The ministry has an oversight responsibility over the Lands Commission and the LAP 2 Project.

#### **6.1.2 The Lands Commission**

The Lands Commission is a public service institution responsible for managing public and vested lands among others. Lands Commission will be directly responsible for the funding and implementation of the ARAP. The Land Valuation Division (LVD) of the Lands Commission is the only statutory body in Ghana mandated to approve valuation rates, while the Account Office of the Commission will make the payments to PAPs.

#### **6.1.3 Project Implementation Unit (PIU) of the Second Land Administration Project**

The LAP 2 PIU will be responsible for the day to day implementation of the ARAP. The PIU will facilitate the disclosure of the ARAP document once it is approved by the World Bank. The PIU will also prepare various reports namely ARAP implementation, monitoring as well as completion and audit reports. The PIU Safeguards Specialist will be responsible for monitoring the PAPs on a regular basis for three years according to the terms of the ARAP. The PIU Safeguards Specialist will be hired by effectiveness of the Additional Financing, until that time the Senior Officer responsible for Planning and Administration in the PIU will monitor the ARAP implementation.

#### **6.1.4 World Bank**

The World Bank will maintain an oversight role to ensure compliance with its safeguards policies. The Bank will also review and provide clearance and approval for the ARAP. The World Bank will receive and review reports from the PIU and conduct occasional missions to the project. The World Bank will also ensure PIU implements the approved ARAP according to the details and processes outlined in it. Other roles of the World Bank in the implementation of the ARAP are:

- Conduct regular supervision for satisfactory ARAP implementation and provide support throughout the project implementation, and monitor the progress of the project construction; and
- Recommend additional measures for strengthening the management framework and implementation performance during the implementation of the ARAP.



## **6.2 Grievance Redress Mechanism**

The GRM will be set up to address and resolve promptly and fairly any grievances or complaints from the PAPs. The PAPs and officials of the Lands Commission agreed that Mr. Samuel Mould (0244609089) of the Lands Commission, Cape Coast should be the liaison between the PAPs and the ARAP implementation team. He will receive, document and forward it to the Regional Lands Officer as well as provide feedback to aggrieved PAPs (see Grievance at Appendix H). Mr. Mould has been liaising with the PAPs since the inception of the project.

The Regional Lands Officer at Cape Coast will be the first point of call in the event of any grievance arising out of the implementation of the resettlement. The Regional Lands Officer will have to resolve the problem within 5 working days. In the event that the Regional Lands Officer is unable to resolve the grievance lodged with him within the stipulated timeframe or the aggrieved party is not satisfied with the feedback from the Regional Lands Officer, he/she will then petition a local Grievance Redress Committee in Cape Coast made up of representatives from the Regional Lands Officer, Representative of District, Municipal and Metropolitan Assemblies, Project Affected Persons and Civil Society Organizations based in Cape Coast represented by CICOL.

If the local Grievance Redress Committee also fails to resolve the grievance within 5 working days, then the matter will be escalated to the Grievance Redress Committee at the national level. This committee consists of the Executive Secretary of the Lands Commission, Representative of District, Municipal and Metropolitan Assemblies, Regional Co-ordinating Council, Project Affected Persons and Civil Society organizations at the national level represented by a national executive of CICOL. If this committee fails to resolve the matter to the satisfaction of the aggrieved party/parties within 10 working days, then, he/she/they can go on to petition the National Project Steering Committee.

The steps of the grievance redress mechanism were explained to affected persons as well as options available for resolution of complaints, if they arise. Due to the consultative nature of the process, disputes are expected to be minimal and the few that may arise can largely be resolved locally by either Regional Lands Officer or the Community Based Grievance Redress Committee. The existence of this framework, however, does not take away the right of an aggrieved party/parties to go to the law court at any stage of the process.

## **7.0 ARAP Implementation Schedule and Monitoring**

The implementation schedule of the ARAP has been detailed

Table 7 and the sections that follow. To maximize the use of time, some activities will run concurrently. The entire process will be completed in less than one month after approval of the ARAP.

### **Table 7: ARAP Implementation Schedule**

<b>Activity</b>	<b>Duration</b>	<b>Responsible Agency</b>
<b>Approval and Disclosure of the ARAP</b>	7 days	World Bank/Lands Commission/PIU
<b>Processing and Payment Compensations and other Allowances due PAPs</b>	10 days	Lands Commission /PIU

### **7.1 Disclosure of ARAP**

The ARAP will be disclosed electronically on the websites of the Lands Commission, Ministry of Lands and Natural Resources, the Second Land Administration Project and the World Bank's External website after it has been approved by the World Bank. It will also be published in a national daily of wide circulation. Hard copies will be placed in the offices of the Lands Commission in Accra and Cape Coast, the Regional Coordinating Council and Cape Coast Municipal Assembly Office in Cape Coast and Ministry of Lands and Natural Resources. The PAPs will also be briefed on the final contents on the site during the same period. These activities will take three days.

### **7.2 Processing and Payment of PAPs Compensation Package**

Lands Commission will begin processing the necessary documents for payment of compensations and allowances due PAPs ahead of the civil works. PAPs will be notified on the date of payment via a phone call. The Accounts Department of the Lands Commission will effect the payments at the Regional Office of the Lands Commission in Cape Coast on the appointed date. Vulnerable PAPs will be paid in their homes. The process will take a maximum of ten (10 days).

### **7.3 Monitoring**

Monitoring of the implementation of the ARAP and situation of the PAPs shall be undertaken by the Lands Commission quarterly. The field supervision will be the responsibility of the Project Implementation Unit (PIU), and specifically the Safeguard Specialist. Until that Specialist is hired, the Senior Officer responsible for Planning and Administration in the PIU will be responsible for monitoring. A record of activities shall be captured in a Progress Report, which will be subject to review by the Lands Commission and the World Bank.

The PIU will conduct post resettlement interactions with the PAPs to find out whether economic activities affected by the project have been resumed, identify problems being faced and offer suggestions to resolve the problems and to better the situation of the PAPs. Three years after the resettlement, the Lands Commission will undertake an assessment of the socio-economic status of the PAPs to determine the kind of additional support that will be extended to them, if their socio-economic circumstance is not the same or better than the pre-resettlement levels.

## **8.0 ARAP Budget Estimate**

A total amount of Fourteen Thousand Eight Hundred and Three Ghana Cedis (GH¢ 14,803.00) will be required for the implementation of the ARAP. An estimated GH¢8,603.00 of this amount will cover the total resettlement package for PAPs. An additional GH¢5,200.00 will also be used to renew the ground

rent for the PAPs in the second and third year, post resettlement. After the third year, Lands Commission will engage the PAPs to ascertain their socio-economic status. The outcome of the assessment will determine the nature of additional support that will be extended to the PAPs.

The costs associated with the implementation of the ARAP are presented in

Table 8. The Lands Commission will be responsible for funding the ARAP from its own budget.

**Table 8: Resettlement Budget Estimate**

Cost Item	Compensation/Resettlement Cost of PAPs (GH¢)				Other Cost (GH¢)	Total Cost (GH¢)
	Land Rental (Year 1)	Cost of Land Preparation	Compensation for Crops	Supplemental Assistance		
<b>F1/CC1(PAP1)</b>	960.00	0.00	1,870.00	1,000.00	-	<b>3,830.00</b>
<b>F2/CC2 (PAP2)</b>	590.00	0.00	756.00	1,000.00	--	<b>2,346.00</b>
<b>F3/CC3 (PAP3)</b>	260.00	350.00	300.00	500.00	-	<b>1,410.00</b>
<b>F4/CC4 (PAP4)</b>	220.00	0.00	297.00	500.00	-	<b>1,017.00</b>
<b>Estimated Land Rental Fees for 2 Additional Years to be Paid by Lands Commission (Year 2 &amp;3)</b>					5,200.00	<b>5,200.00</b>
<b>ARAP Implementation &amp; Monitoring</b>	-	-	-	-	1,000.00	<b>1, 000.00</b>
<b>Total</b>	<b>2,030.00</b>	<b>350.00</b>	<b>3,223.00</b>	<b>3,000.00</b>	<b>6,200.00</b>	<b>14,803.00</b>

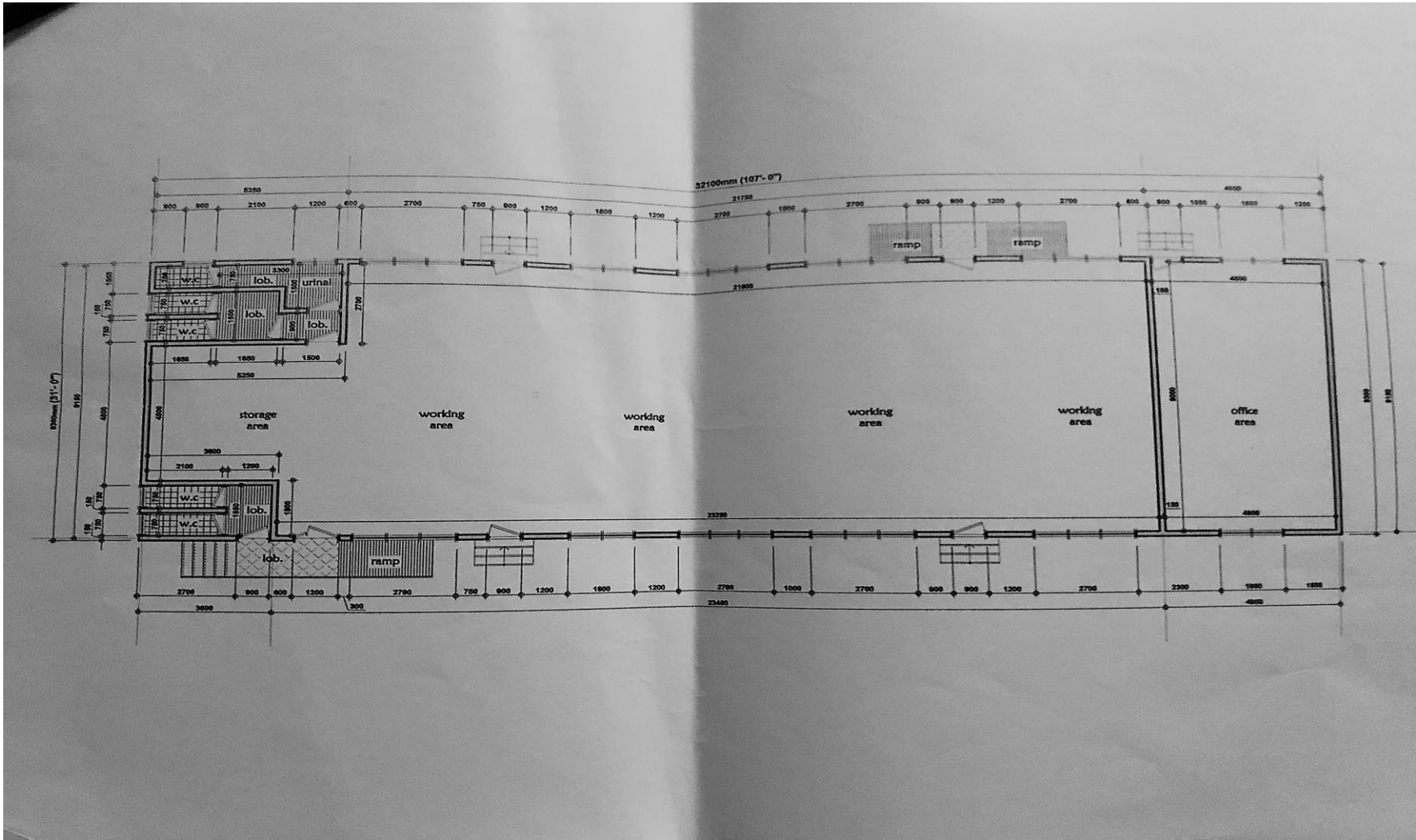
## APPENDICES

## Appendix A: Figures

### A1. Google Map Location of Project Site



A2 -Fig.2: Plan of the Proposed Cape Coast CSAU



## Appendix B. Pictures

Plate 1: A section of Project Site



Plate 2: Site Visit with Lands Commission Officials and PAPs



Plate 3: Consultation with Project Affected Persons



Plate 4: Consultation with EPA



Plate 5: Consultation with Officials of CEDECOM



Plate 6: Consultation with Head-PVLM



**Plate 7: Consultant Explaining the Resettlement Package and other Issues to Vulnerable PAP (Deaf and Dumb)**



**Plate 8: Consultant Explaining the Resettlement Package and other Issues to Vulnerable PAP (79year old Widow)**



**Plate 9: Exterior of an Existing CSAU (Accra)**



**Plate 10: Interior of an Existing CSAU (Accra)**





## Appendix C. Minutes of PAPs Consultation and Consultation Sheets

### C1. Minutes of Meeting with PAPs

CONSULTATIONS WITH PAPs (FARMERS)		
CAPE COAST		
MINUTES OF MEETING		
Date: Monday 13 <sup>th</sup> August, 2018	Location: Cape Coast	Time: 11:40am
Attendance: 7		

#### AGENDA

- 1.0) INTRODUCTION
- 2.0) ISSUES
- 3.0) CLOSING

#### LIST OF ATTENDEES

NAME	OCCUPATION/ POSITION	CONTACT
Dr. Emmanuel Abeka	Environmental and Social Expert	0208115495
Mr. Peter Osei Owusu	Head DVLMD	0244633902
Mr. Samuel Mould	Lands Officer	0244609089
Mr. Michael Appah	Valuer	0244779415
Mr. Francis Gyelire	Farmer	0207783930
Mr. Kenneth Bangena	Representative for Madam	0244068425
Mr. Kaba Churo	Farmer	0249621355
Miss Nana Ama Ansah	Impact Assessment Officer	0246051848

Minute No.	Minute	Action By
1.0	<p><b><u>INTRODUCTION</u></b></p> <p>The meeting commenced at 11:40am. The Consultant, Dr. Abeka explained the scope of the project to the community. In that, the Government of Ghana has requested Additional Funding (AF) from the International Development Association (IDA) towards the cost of the second phase of the Land Administration Project (LAP 2).</p> <p>Under the Additional Financing, the expansion of Client Service Access Units (CSAU) to the remaining five (5) regions; among others, is to be undertaken to improve the overall outcome of LAP 2 in achieving its development objectives and to consolidate and strengthen land administration and management systems for efficient and transparent land services delivery.</p> <p>He explained that the expansion of Client Service Access Units (CSAUs) to the remaining five (5) regions under the LAP 2 AF will require the rehabilitation and has triggered two World Bank safeguard policies, the environmental assessment (OP 4.01) and the involuntary resettlement (OP 4.12).</p> <p>He added that in relation to this project there was the need to conduct extensive stakeholder engagement to raise awareness about the potential social and economic impacts (positive and negative) of the project ,particularly among people who will be directly impacted as well as establish cut-off date in a clear and transparent manner; In collaboration with Project Affected Persons (Farmers).</p> <p>Therefore, he was consulting with interested and affected parties with the objective of determining how their concerns will be addressed and Identify all the key issues of concern to them.</p>	
	<p><b><u>ISSUES</u></b></p> <p>The Consultant, Dr. Abeka asked if the farmers were aware that the land was a government land; and also who gave them access to farm the land.</p> <p>Kaba Churo replied that yes they were aware that the land belongs to the government and furthermore nobody told them to farm the land but rather there use to be an old lady who was farming but it got to a time she couldn't work on the land any</p>	

Minute No.	Minute	Action By
	<p>longer so they took over from her. He added that there use to be an old man whom the old lady also took over from after his death.</p> <p><b>The Consultant</b> informed the farmers that the issue was that the government wants to develop the land into an office building for the Client Service Access Units (CSAU) of the Lands Commission in Cape Coast and therefore the office activities was not going to be compatible with the farming and therefore they will have to relocate.</p> <p>He however added that even though they have to leave the land they all have to come up with a solution that will be beneficial to all parties involved. Therefore he wanted to find out from them what they expect the Lands Commission to do for them</p> <p><b>Kaba Churo</b> replied that they are aware the land is for the government and therefore if it wants to develop it they don't have any problem however, they would plead with the government to assist them since it is their only source of livelihood.</p> <p><b>The Consultant</b> asked them to be specific in the type of assistant they want from the government and also how long they have been farming on the land, if they have any form of agreement with the lands commission or anybody who claims to be the land owner/owners in the form of payment for the use of the land.</p> <p><b>Francis Gyelire</b> replied that since it was their only source of livelihood they would be grateful if the government will compensate them and also he had been working the land for the past seven years. Kaba Churo stated that he has farmed the land for about 12years now but nobody has come to claim ownership but he is aware it is government.</p> <p><b>Kenneth Bangena</b> who was representing <sup>1</sup>his mother and deaf sister informed the consultant his mother and sister were of the view that if an alternative land could be provided for them to farm on it they will appreciate it. He added that while his mother has worked the land for the past 18 years his sister has been on it for twelve years now.</p> <p><b>The Consultant</b> informed the farmers that he was bringing out some options for them to deliberate on to come up with a solution which will be favorable to all parties involved. He told them that per Ghanaian law the government was not supposed to pay any</p>	


Minute No.	Minute	Action By
	<p>compensation however because the project is a World Bank funded project there are some conditions which must be adhered to that's why the government is giving them some supplementary assistance and also one year land rental so that they do not lose their livelihood.</p> <p>He added that the farmers will be allowed to harvest their crops (maize and beans) which will be ready for harvesting by the end of the month; in addition, the cassava crops which will be ready for harvesting in about six months' time will be compensated for at replacement value/cost, if construction activities begin before the six month period. Also the project will pay labor cost for the one who had prepared his land for planting but had not yet planted before the cut-off-date. That is why the valuer is part of the meeting.</p> <p>However, because the land does not belong to them there was not going to be any payment for the land but supplementary assistance and also money to rent land elsewhere in the municipality for one year for the vulnerable, so that they can look for alternative land to continue their farming.</p> <p><b>Francis Gyelire</b> said that they were ok with the option being proposed to them. He added that this was a similar arrangement proposed by the authorities of UCC when they were repossessing their land.</p> <p><b>Mr. Michael Appah</b> the valuer added that because the land does not belong to them and also that they do not have any agreement with the owners this was the best package that they could get.</p> <p><b>The Consultant</b> told them that they are the only people that they will be assisting and also the cut- off date is the 13<sup>th</sup> of August 2018 after which if any other person should come and lay any claim nothing will be done for that person.</p> <p>He also told them that agreement/contract forms will be drafted for them sign and also the valuer will go on each farmers land to value what's planted on it.</p> <p>He concluded by informing the farmers that if they have any issues or want clarifications on what has been discussed they should contact Mr. Mould of the land's commission.</p>	

Minute No.	Minute	Action By
5.0	<p><b><u>CLOSING</u></b></p> <p>The meeting closed at 12.30pm.</p>	

1 The Consultant in a later discussion with the two vulnerable PAPs (Madams Albertina Bargviel and Prudent Bangna) confirmed that Kenneth Bangna should be their representative on all matters of negotiation and any other issue relating to the resettlement.

Recorder: Nana Ama Ansah

Approved by Consultant: Dr Emmanuel A. Abeka

Signature:  13/08/2018

Farmers' Representative: 

Signature: 

**C2. Consultation Sheets**

MINISTRY OF LANDS AND NATURAL RESOURCES- LAND ADMINISTRATION PROJECT II ADDITIONAL FINANCING (LAP 2-AF) CONSULTANCY FOR ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT (ESIA) AND ABBREVIATED RESETTLEMENT ACTION PLAN (ARAP)

Name of Organization Environmental Protection Agency - Cape Coast  
 Date of Consultation: 13-08-2018 Time: 3:30pm Interviewer(s): Dr. Emmanuel Abeka

NAME OF CONSULTEE(S)	POSITION	CONTACT NUMBER
<u>Peter Nana Aekon</u>	<u>Principal Programme Officer</u>	<u>0501301704</u>

ISSUES DISCUSSED	CONCERNS	RECOMMENDATIONS/ CONCLUSIONS
<p><u>Project Brief</u>                      - Lands Commission under LAP 2 with support from the World Bank intends to develop us. The proposed project is a client service unit.</p>	<p><u>Ascertain ownership of Land.</u>  <u>Noise and Dust</u>  <u>Pollution during construction</u></p>	<p><u>To avoid the peak hours materials to the site should be brought off peak hours.</u>  <u>Hoard the land to internalise noise and dust and also to prevent unauthorized persons from accessing the site.</u></p>

NAME: Peter Nana Aekon SIGNATURE: [Signature] DATE: 13-08-18

MINISTRY OF LANDS AND NATURAL RESOURCES- LAND ADMINISTRATION PROJECT II ADDITIONAL FINANCING (LAP 2-AF) CONSULTANCY FOR ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT (ESIA) AND ABBREVIATED RESETTLEMENT ACTION PLAN (ARAP)

Name of Organization: Lands Commission - Cape Coast Regional Office

Date of Consultation: 13-08-2018 Time: 4:00pm Interviewer(s): Dr. Emmanuel Aweka

NAME OF CONSUTEE(S)	POSITION	CONTACT NUMBER
<u>Osei Owusu Peter</u>	<u>H-Program</u>	<u>0244633902</u>
		<u>0244633902</u>

ISSUES DISCUSSED	CONCERNS	RECOMMENDATIONS/ CONCLUSIONS
	<u>Concerned that there will be shutting between the main office and the CSU at the new office.</u>	<u>The project should be started and completed on time. * Recommended that a one stop office should be constructed for the Lands Commission- Cape Coast</u>

NAME: Osei Owusu Peter

SIGNATURE: [Signature]

DATE: 13/8/18

LANDS COMMISSION SECRETARIA'  
POST OFFICE BOX 183  
CAPE COAST.

MINISTRY OF LANDS AND NATURAL RESOURCES- LAND ADMINISTRATION PROJECT II ADDITIONAL FINANCING (LAP 2-AF) CONSULTANCY FOR ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT (ESIA) AND ABBREVIATED RESETTLEMENT ACTION PLAN (ARAP)

Name of Organization: Central Region Development Commission: CEDECOM

Date of Consultation: 13/08/2018 Time: 1:00 pm Interviewer(s): Dr. Emmanuel Abeka

NAME OF CONSUTEE(S)	POSITION	CONTACT NUMBER
Spencer Taylor	Ag. Executive Director	0244251798
Konadu Boateng	Project office	0244207112

ISSUES DISCUSSED	CONCERNS	RECOMMENDATIONS/ CONCLUSIONS
<ul style="list-style-type: none"> <li>- Project Brief</li> <li>- Lands Commission under LAP 2 with support from the World Bank intends to develop the land.</li> <li>- The proposed project is a client Service Unit.</li> <li>* What was going to be done to those who are farming the land.</li> <li>* Project start date.</li> </ul>	<p>The Executive Director stated that with the Lands Commission being their Neighbor it help in facilitating their activities</p> <ul style="list-style-type: none"> <li>* A Thorough fence where which people use to their homes</li> <li>* The Executive Director asked if LAP could assist the Commission in mapping out the resource base for the region.</li> </ul>	<ul style="list-style-type: none"> <li>* Possibility of the Road's being upgraded</li> <li>* Recommended that <del>space</del> <sup>if that</sup> <del>piece of land</del> should be reserved for access by people into their homes.</li> <li>* The people farming on the land should be assisted.</li> <li>* The email informed them that if there is any problem during construction they should not hesitate to call inform the Lands Commission Director.</li> </ul>

NAME: Spencer Taylor SIGNATURE:  DATE: 13/08/18

EXECUTIVE DIRECTOR  
CENTRAL REGION DEV. COMMISSION (CEDECOM)  
CAPE COAST



MINISTRY OF LANDS AND NATURAL RESOURCES- LAND ADMINISTRATION PROJECT II ADDITIONAL FINANCING (LAP 2-AF) CONSULTANCY FOR ENVIRONMENTAL IMPACT ASSESSMENT (ESIA) AND ABBREVIATED RESETTLEMENT ACTION PLAN (ARAP)


PAP ID	TOWN	NAME	AGE	SEX	RELIGION	ETHNICITY	CONTACT NO.	DAILY EXPENDITURE
CC3	Cape Coast	Prudat Bangna	54	F	Christian	Dagaa	0244068425	

TYPE OF STRUCTURE	TYPE OF ACTIVITY	SIZE OF ACTIVITY	INCOME		NO. OF DEPENDENTS	
			DAILY	MONTHLY	M	F
Farm	Maize, Cassava, Beans, Plantain					3

SIGNATURE/ THUMBPRINT:   
 13-08-2018 F KENNETH BANGNA

PAP ID	TOWN	NAME	AGE	SEX	RELIGION	ETHNICITY	CONTACT NO.	DAILY EXPENDITURE
CC4	Cape Coast	KABA CHURO	53	F	Christian	GruSSI	0249621355	

TYPE OF STRUCTURE	TYPE OF ACTIVITY	SIZE OF ACTIVITY	INCOME		NO. OF DEPENDENTS	
			DAILY	MONTHLY	M	F
Farm	Concrete Prepared Land				2	4

SIGNATURE/ THUMBPRINT:   
 13-08-2018

MINISTRY OF LANDS AND NATURAL RESOURCES- LAND ADMINISTRATION PROJECT II ADDITIONAL FINANCING (LAP 2-AF) CONSULTANCY FOR ENVIRONMENTAL IMPACT ASSESSMENT (ESIA) AND ABBREVIATED RESETTLEMENT ACTION PLAN (ARAP)


PAP ID	TOWN	NAME	AGE	SEX	RELIGION	ETHNICITY	CONTACT NO.	DAILY EXPENDITURE
CCI	Cape Coast	Francis Gyeline	46	M	Christian	Dagbani	0207783930	

TYPE OF STRUCTURE	TYPE OF ACTIVITY	SIZE OF ACTIVITY	INCOME		NO. OF DEPENDENTS	
			DAILY	MONTHLY	M	F
Farm	Farming ie Maize, Cassava, Plantain	0.5 acres			2	3

SIGNATURE/ THUMBPRINT:  
14-08-2018 

PAP ID	TOWN	NAME	AGE	SEX	RELIGION	ETHNICITY	CONTACT NO.	DAILY EXPENDITURE
CC2	Cape Coast	Albertina Barguiel	79	F	Christian	Dagbani	0559496786	

TYPE OF STRUCTURE	TYPE OF ACTIVITY	SIZE OF ACTIVITY	INCOME		NO. OF DEPENDENTS	
			DAILY	MONTHLY	M	F
Farm	Maize, Beans, Cassava, Plantain				3	2

SIGNATURE/ THUMBPRINT:  
14-08-2018 For  KENNETH BANGNA

## Appendix D. Full Valuation Report

### 1.0 **INTRODUCTION**

The Lands Commission has received funding for the construction of Client's Services Unit within Cape Coast Industrial Area. As part of the construction process, the land on which the building is going to be built needs to be secured to ensure smooth development of the land devoid of any conflict.

This will require stopping all activities on the land and clearing the site in accordance with laid down statutory procedures for the payment of compensation/supplemental assistance to Project Affected Persons (PAPs) on the land.

The purpose of the assignment is to estimate the probable amount of total compensation payable to the PAPs.

The subject land and the activities on it were inspected on 13<sup>th</sup> August 2018 and compensation assessed on 17<sup>th</sup> August 2018.

### 2.0 **BACKGROUND TO THE ASSESSMENT**

#### 2.1 **LOCATION/SITUATION**

The land is located at Cape Coast Industrial Area. It is found in the same vicinity as Central Region Development Commission (CEDECOM) and DVLA. It is specifically opposite SIC Office and also adjacent to Environmental Protection Agency (EPA)

#### 2.2 **PROPERTY DESCRIPTION**

The subject land measures approximately 2.01 acres and is currently being used for farming purposes. Crops found on the land are predominantly maize and cassava with a few cereal crops, 4No. Palm trees and a mango tree owned by four farmers as shown by the Google Earth map.

#### 2.3 **PROJECT IMPACT**

An inventory of activities on the land at the time of this report indicated that a total of 4 farmers are to be displaced by the project. These are maize and cassava farms of diverse sizes.

Table below shows the number of farmers, the crops they cultivate and the land sizes that the farmers (PAP) farm on.

**Table 1: Type of Crops and Size of Holdings - PAPs**

S/N	NAME OF PAP	CONTACT NUMBER	DIMENSION OF FARM LAND (FT.)		AREA OF FARM LAND (ACRE)	TYPE OF CROP
F1	Albertina Bargviel	0244068425	320	130	0.96	Cassava, Beans, 2. 2 Palm Trees and one Mango Tree
F2	Prudent Bangna	0244068425	170	150	0.59	Cassava
F3	Kaba Churo	0249621355	140	80	0.26	2No. Palm Trees
F4	Francis Gyelire	0207783930	135	70	0.22	Cassava

#### Farm Identification Number

The farms have been given unique identification numbers for ease of referencing. These are F1, F2, F3 and F4 as shown in column one of the above table (S/N)

#### Evidence of Ownership

The names and contact numbers of the reputed owners have been provided as preliminary data for the farm owners. This is shown in column two (Name of PAP) and column three (Contact Number) of the above table.

#### Types of Crops

The crops to be affected are maize, cassava, beans, palm trees and a mango tree. At the time of inspection, the maize and beans were due for harvesting and were not to be compensated for. However, the cassava plants which were not due for harvesting and the perennial plants (4No. palm trees and 1No. mango tree) qualify for compensation.

### **3.0 THE METHOD OF ASSESSMENT**

The methodology adopted in the assessment of compensation for the farms is explained below.

#### **1. Assessment of Land**

These are specified amounts usually on acreage basis payable annually by tenant and settler farmers for occupying stool land for agricultural purposes.

#### Land Rental

Under this option, the farmers are given drink money to secure an alternative farmland. The farmers do not own the land. They are invariably squatting on the subject land with the understanding that the land would be given up at the appropriate time. However, to enable the farmers make have continuous access to farm produce, an amount adequate to enable them pay for drink money to rent an alternative farm land for one year is proposed. This is determined by a comparison of such arrangements prevailing in and around farmlands in the Cape Coast vicinity.

Information gathered revealed that a drink money of **GH¢ 1,000** per annum per acre. This was therefore used for the assessment.

## **2. Assessment of Land Preparation**

In the case of one of the farmers (F3), he prepared the land ready for cultivation when he was stopped from continuing with the project. The cost of preparing the land for cultivation for the coming planting season will be refunded. This involved clearing the 0.26-acre land and removing shrubs and plowing using hand hoes. A total of **GH¢350** was spent.

## **3. Compensation for Crops**

In assessing the compensation for the crops, cost rates were established based on the type of crops as well as the stage of growth. Factors considered include the cost of producing the crops at the current market prices taking into consideration the cost of inputs such as seeds, seedlings, fertilizer, tending and management of the farm as well as cost of tools. The age or stage of growth, expected yield and current market price were also considered when building the rates. The established rates were applied to the number of plants enumerated for the Palm Trees and the Mango Tree whereas a rate was applied to the area of land cultivated for the Cassava. These rates were gathered from studies by a researcher on Newmont Ahafo Mine Operations in 2017 and also studies on Compensation Values for Economic Trees and Crops by GRIDCo on 225Kv Bolgatanga – Ouagadougou Interconnection Project. From analysis of these projects, the following rates approved by the Lands Valuation Division of the Lands Commission were considered fair for our assessment

- v. Palm Tree (local)-GH¢150 per tree
- vi. Mango Tree GH¢130 per tree
- vii. Beans GH¢1,025 per acre
- viii. Cassava GH¢1,350 per acre

Although maize and beans (cowpea) were observed on the site, they were ready for harvesting at the time of the assessment for valuation (13<sup>th</sup> August, 2018), therefore, they were not captured as part of the assessment for compensation (valuation).

## **3. Assessment of Supplemental Assistance**

An assessment was also made for the loss of access to farm produce for the period of non-farming.

This is based on the premise that the farmers would be out of business for the period of looking for alternative farmlands. An assistance to enable them feed themselves and their families for that period is assumed reasonable. For this assessment, an amount for two months Loss of income

was assessed across board for each farmer. In the case of two farmers who are vulnerable (aged and deaf and dumb), this was doubled. A rate of **GH¢500** was used across board.

#### 4.0 AMOUNT OF COMPENSATION

Two options are considered as explained under Assessment of Land above. The total compensation in respect of each option is presented below:

The total compensation payable for the Project Affected Persons (PAPs) under this option is estimated at Eight Thousand, Six Hundred and Three Ghana Cedis (**GH¢8,603.00**)

The breakdown is as follows:

**Table 2: Total Compensation to PAPs**

S/N	Item Description	Amount GH¢
1	Land Rental	2,030.00
2	Land Preparation	350.00
3	Compensation for Crops	3,223.00
3	Supplemental Assistance	3,000.00
	<b>TOTAL</b>	<b>8,603.00</b>

The details of the total compensation payable to the farmers is shown below

**Table 3: Detail Resettlement Package**

S/N	NAME OF OWNER	ESTIMATED COST				VALUE (GH¢)
		Land Rental	Cost of Land Preparation	Compensation for Crops	Supplemental Assistance	
F1	Albertina Bargviel	960	0	1,870	1,000	3,830.00
F2	Prudent Bangna	590	0	756	1,000	2,346.00
F3	Kaba Churo	260	350	300	500	1,410.00
F4	Francis Gyelire	220	0	297	500	1,017.00
		<b>2,030</b>	<b>350</b>	<b>3,223</b>	<b>3,000</b>	<b>8,603.00</b>

**Appendix E. List of PAPS**

**Project Affected Persons Census Register (PAPs)**



**F1**

**Name:** Albertina Bargviel

**Represented By:** Kenneth Bangna

**Contact Number:** 0244068425



**F2**

**Name:** Prudent Bangna

**Represented By:** Kenneth Bangna

**Contact Number:** 0244068425



**F3**

**Name:** Kaba Churo

**Contact Number:** 0249621355



**F4**

**Name:** Francis Gyelire

**Contact Number:** 0207783930



## **Appendix F. Land Search Report**

### **SITE FOR THE PROPOSED CENTRAL REGION LANDS COMMISSION OFFICE SITUATE AT PEDU JUNCTION**

#### **INTRODUCTION**

In line with the objective of ensuring effective and efficient land services delivery and to create a congenial environment for land services delivery, the Central Region Lands Commission requested for assistance from Head Office and the Land Administration Project (LAP) in putting up a One-Stop-Shop for the Region. An inspection of the site was conducted with officials from the World Bank. The inspection is to ascertain the nature and stage of development on the site. The site encloses an area of 2.01 acres or 0.81 hectare located at Pedu, a suburb of Cape Coast, about 200m from Pedu Junction. The site is abutting the Cape Coast – Takoradi highway and bounded on the west by CEDECOM, on the North by Environmental Protection Agency and on the East by the road leading to DVLA.

#### **WORLD BANK TEAM**

A team from the World Bank visited the office on 16<sup>th</sup> July, 2018 to conduct due diligence on the site. They advised the LC to provide clarity on the title to the land and information on the farmers occupying the land.

#### **LAP TEAM**

On the 24<sup>th</sup> July, 2018 another team from LAP and LC headquarters also visited the site to interact with the farmers and to ascertain the type of crops on the land for compensation to be paid.

#### **RECORDS POSITION**

1. The site is State Land acquire for Cape Coast Sports Stadium under L.S. No. 77/74 dated 31 January, 1974.
2. Application dated 8<sup>th</sup> April, 1993 by Daddies Construction Works Ltd for a lease was approved but later withdrawn through a letter dated 29<sup>th</sup> April, 2008 due to non-compliance with the terms and conditions of the offer.
3. Certificate of Allocation 23<sup>rd</sup> July, 2009 in favour Lands Commission.
4. Upon the advice of the legal officer, the Commission at its 30<sup>th</sup> Regular meeting held on 11<sup>th</sup> July, 2018 approved an application for a 99-year lease for the Central Region Lands Commission and the lease is being prepared.

Note: The original purpose for acquisition for the Cape Coast Sports Stadium has been revoked following the siting of the stadium at Akotokyir.

#### **CONCLUSION**

1. Investigation conducted by the office indicates that the land belongs to the LC and is currently being used by farmers, who are however not claiming title or ownership to the land.
2. The encroachers had accepted and are prepared to vacate the site once the Commission is ready to commence construction of its office complex. They will be appropriately resettled as required under the World Bank's policy on involuntary resettlement.

#### **SIGNED**

**PETER OSEI OWUSU**  
**(HEAD OF P.V.L.M.D)**

**FOR: REGIONAL LANDS OFFICER**


Appendix G. Land Title Document

*LD/CR/267A/2014*  
*14/1/14*

**PARTICULARS DELIVERED**


In case of reply, the number and date of this letter should be quoted  
My Ref. No: ES/2847  
Your Ref. No


Tel. No. 32746 & 34597

  
REPUBLIC OF GHANA

LANDS COMMISSION SECRETARIAT  
P. O. Box 183  
Cape Coast


12<sup>th</sup> December, 2008.






**CERTIFICATE OF ALLOCATION**  
**CAPE COAST - SITE FOR AN OFFICE BUILDING**

I HEREBY CERTIFY THAT ALL THAT piece or parcel of land situate, lying and being at the Cape Coast Industrial Area in the Cape Coast Metropolitan Assembly in the Central Region of the Republic of Ghana, containing an area of approximately 1.93 acres, bounded on the northeast by the proposed road and adjacent to the Stat Insurance Company (S.I.C), on the Southeast by the Takoradi-Acra Highway, on the southwest by CEDECOM, and on the northwest by Environmental Protection Agency (E.P.A), which piece or parcel of land is more particularly delineated on the Plan No.CCT.LCS.622/ES/2847/ attached hereto and thereon shown edged pink **HAS BEEN ALLOCATED TO THE CENTRAL REGIONAL LANDS COMMISSION** as site for office building.




*Wana Kwasi Ennin Nsafu*  
**WANA KWASI ENNIN NSAFU**  
CHAIRMAN OF THE CENTRAL REGIONAL LANDS COMMISSION

THE REGIONAL LANDS OFFICER  
LANDS COMMISSION SECRETARIAT  
P.O BOX 183  
CAPE COAST  
ACCRA



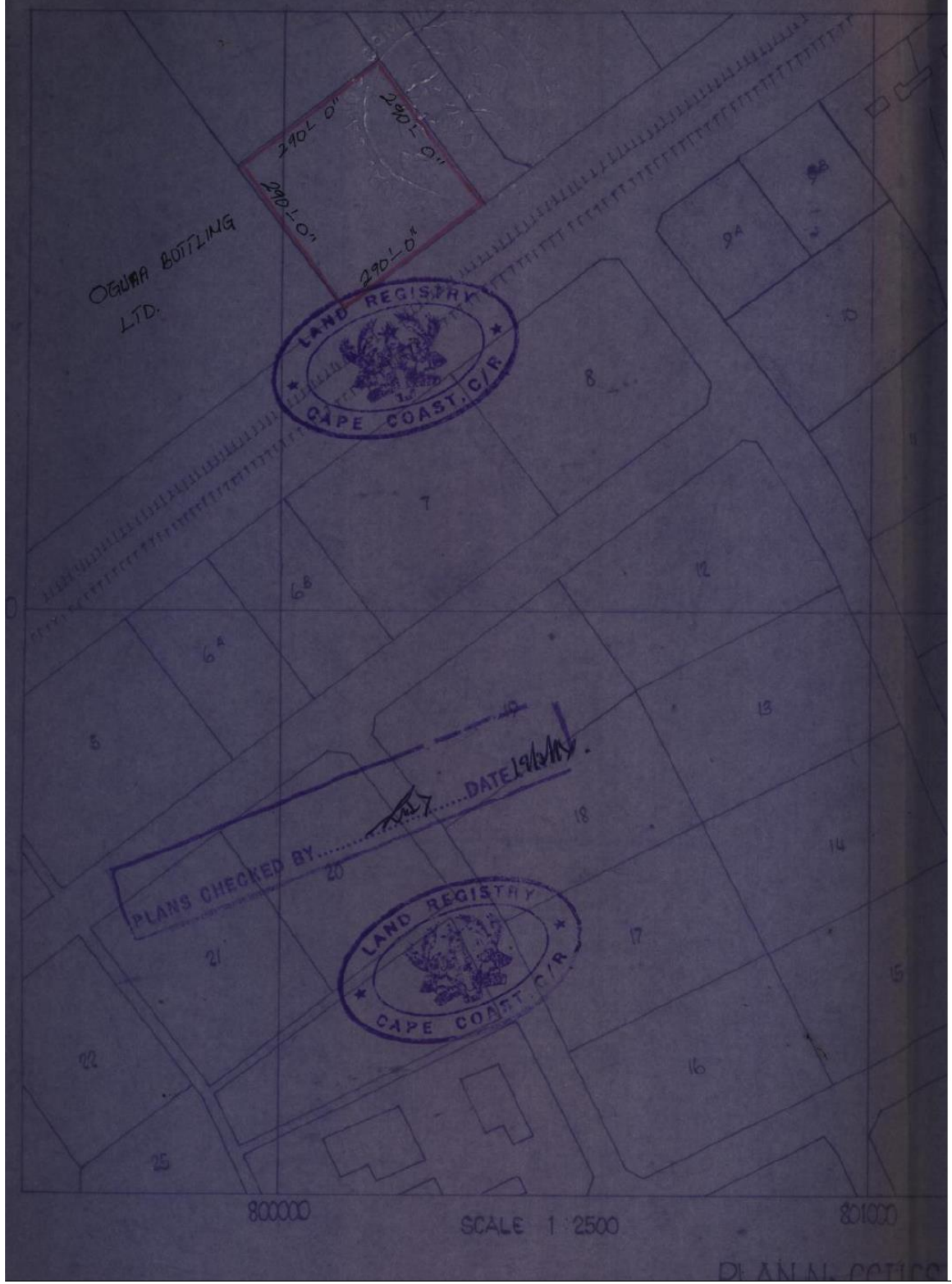
PRESENTED AT  
LANDS COMMISSION  
CAPE COAST

-03. No. CR *6/2014*



— Shevri Edged Pink —

AREA = 1.93 ACRES



IN ACCORDANCE WITH SECTION 40 OF THE STAMP ACT 1965 I CERTIFY THAT IN MY OPINION THIS INSTRUMENT IS CHARGEABLE WITH A DUTY OF GH₵..... BEING THE DUPLICATE TO DOCUMENT NO..... OF WHICH THE FULL DUTY OF GH₵..... HAS BEEN PAID  
 CAPE COAST.....  
 COMMISSIONER OF INCOME TAX



DATED 23/7/2009

CERTIFICATE OF ALLOCATION  
 TO  
 THE CENTRAL REGIONAL LANDS COMMISSION  
 Of Land Situated At Cape Coast for an Office Building

COMPARED & VERIFIED WITH THE ORIGINAL  
 Registrar of Lands

LAND REGISTRY ACT 1962  
 DEED NO. 196/2014  
 THIS WRITTEN INSTRUMENT WAS REGISTERED UNDER SERIAL NO. 289/2014 AT AREA 7-30  
 HOUR AM ON THE 24th DAY OF FEBRUARY 2014  
 Registrar of Lands

1.93 ACRES

DEAN D.C.C.C.L.S.G/ES/2847 ATTACHED

LANDS COMMISSION SECRETARIAT FILE NO: ES/2847

CAPE COAST SHEET 15

IN ACCORDANCE WITH SECTION 12 OF THE STAMP ACT, 1965 I CERTIFY THAT IN MY OPINION THIS INSTRUMENT IS NOT CHARGEABLE WITH ASSESSMENT DUTY  
 CAPE COAST 14/2/14 20  
 COMMISSIONER OF INCOME TAX



PLANS	BRANCH	CHECK	FORM	DATE
6/2014	CURRENT DEPOS		CC	19/02/14
CR. NO. 6/2014	PROP. NO. JF 196/2014		SIT. NO. 15	
PLOTTER BY		19/2/14		
PLOTTER APPROVED BY				

**Appendix H. Grievance Form**

**GRIEVANCE FORM**

1. Name of Complainant (PAP)

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2. Address of Compliant

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3. Application Date

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4. Name of officer Receiving Grievance

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5. Position of officer Receiving Grievance

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6. Type of Grievance

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7. Details of Grievance

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