

RP1784

**Resettlement Policy Framework  
for the  
Liberia Accelerated Electricity Expansion  
Project LACEEP and LACEEP  
Additional Financing  
(LACEEP AF)**

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## **LIST OF ACRONYMS**

CAS - Country Assistance Strategy

GOL - Government of Liberia

MW - megawatt

NGO's - Non-Governmental Organizations

PAPs - Project Affected Persons

PT - Project Team

RAP - Resettlement Action Plan

RPF - Resettlement Policy Framework

RL - Republic of Liberia

RLARGH - Revised Laws and Administrative Regulations for Governing the Hinterland

MLME - Rural & Renewable Energy Agency

WB - World Bank

# CHAPTER 1

## 1.0 BACKGROUND

After more than fifteen years of civil crises in Liberia, the new democratically-elected government has taken over a country with severe challenges. The civil crises destroyed much of Liberia's physical and human capital and damaged many institutions. The new government has sought international support in revitalizing its capital and institutions and has endorsed programs aimed at improving governance, building capacity, and managing post-conflict recovery through establishing policies to stabilize the economy and support economic reconstruction.

Before the civil war (1989–2003), the Liberia Electricity Corporation (LEC) disposed of a total installed power generation capacity of about 195 of which the Monrovia Power System had about 182MW and the Rural Electrification System (RES), comprising 11 power outstations, about 13MW. The hydropower plant at Mount Coffee supplied 64 MW during the wet season and 10 MW during the dry season. Outside Monrovia, there were ten small isolated power systems supplying rural areas.

The Government of Liberia (GOL) has intensified its commitment to the provision of energy services through the recent development of a National Energy Policy (NEP), which calls for universal and sustainable access to affordable and reliable energy supplies in order to foster the economic, political, and social development of Liberia. One of the key pieces of the NEP related to rural energy is the creation of a Rural and Renewable Energy Agency (MLME) whose long-term goal is to facilitate the economic transformation of rural Liberia by accelerating the commercial development of modern and renewable energy services in rural areas.

Against this background, the World Bank's engagement in the energy sector, as reflected in its Country Assistance Strategy (CAS, 2009), is targeting both (i) rural energy and (ii) urban energy, and (iii) regional interconnections. In order to help prepare these activities, particularly in regard to rural energy development and the development and expansion of the urban electricity distribution network, a clear framework to ensure observance of environmental and social safeguards in accordance with World Bank standards is required.

This report describes the Resettlement Policy Framework (RPF) and Procedural Guidelines applicable to land utilization, compensation and resettlement related to the Liberia Accelerated Electricity Expansion Project (LACEEP). It is based on the sector-wide RPF for energy sector projects in Liberia. This current RPF has been updated to take account of the activities associated with the implementation of LACEEP Additional Financing (LACEEP AF).

1.2 Project Development Objectives. The development objectives of LACEEP AF remain the same as of those of LACEEP, which are to increase access to electricity and strengthen institutional capacity in the electricity sector.

### **Project Description**

**Key Challenges:** To support the GOL ambitious goals for an accelerated expansion of electricity services in Liberia until 2030. The proposed project focuses on three of the most pressing issues that need to be addressed for the electricity sector in Liberia to be able to embark on a sustainable development path. The first aspect is the expansion of the transmission and distribution grid that today is partially reconstructed and serves only a relatively small portion of Monrovia to provide access to electricity services to more users in Monrovia and its environs as well as areas outside Monrovia. The second issue is the importance of creating the conditions that will facilitate the shift from diesel to HFO-based thermal generation for the country to effectively benefit from the price differential of the two fuels on the international market. Finally the third aspect is the strengthening of the institutional capacity within the government and the electricity parastatal (LEC) to lead the development of the electricity sector.

The original project consists of the following three components:

***Component 1: Extension of electricity transmission and distribution systems (estimated cost: US\$ 19.72 million).***

This sub-component will provide access to electricity to about 86,209 new users located not only in Monrovia but also outside of the capital, along the corridor to the town of Kakata. The new users will represent a diverse mix of residential users (from low to higher income), small business, institutional consumers and a few agro industrial customers. The objective of this component is to continue the expansion of services to the population in general, while reaching out in particular in Monrovia to 40 to 50 business and institutional customers with a demand larger than this of residential users. Broadening the base of customers will contribute to improve LEC's financial performance while achieving the goal of expanding services to the population.

The scope of work under this component is based on the short-term investment program defined by MLME and LEC that aims at extending electricity services both in Monrovia and to three economic corridors outside the capital: Kakata, Bomi Hill and the airport. In particular, the proposed project will finance the transmission and distribution investments for the corridor of Monrovia-Kakata and the investments for extending the services in Monrovia at the distribution level. The component is divided into three sub-components, according to the implementation arrangement needed for their implementation as follows:

- ***Sub-component 1-A.*** Extension of transmission and distribution system to Kakata. The sub-component will finance (i) the construction of a 66 kV sub-transmission line between the Paynesville substation in Monrovia and the town of Kakata; (ii) the construction of a 66/22 kV substation in

Kakata; (iii) the construction of both 22 kV and low voltage distribution lines, including the connections to new consumers along the Monrovia-Kakata corridor and in the town of Kakata.

- ***Sub-component 1-B.*** Extension of the distribution system in Monrovia. This sub-component will finance the extension of electricity services within the service area of the management contractor. This will include the infrastructure for distribution lines from Paynesville and its surrounding in about nine communities, as well as the connection of 40 to 50 large customers in various parts of the city.
- ***Sub-component 1-C.*** Preparation and implementation of the component for the extension of transmission and distribution systems. This includes detailed design, safeguards instruments and other preparatory consultancies for the transmission and distribution investments. This also includes the hiring of consultants with financial management and procurement expertise to strengthen the Project Implementation in LEC and the possibility of hiring additional experts if need arises after the management contractor has departed in 2016.

**Component 2. Construction of HFO facilities for off-loading, transport and storage, of (HFO) and support for optimization of HFO procurement (estimated cost: US\$10.56 million)**

This component supports Government strategy of shifting generation capacity from diesel to HFO-based thermal generation to reduce the cost of electricity. Increasing generation capacity with thermal plants running on HFO to expand services and reduce the cost of electricity is only possible however, if there is a reliable and sufficient supply of HFO at prices significantly cheaper than diesel. There are both physical and commercial aspects in the optimization of the supply of fuel. This component supports both aspects of the process.

On the physical side, the component finances the construction of facilities to offload, store and pump HFO from sea tankers with capacity in the range 30,000 – 40,000 tons, in order to minimize unit price of freight. The HFO will be offload at the BOMC Pier of the China Union concession and will be transported about 1.5 kilometers to a large storage tank in Bushrod Island on LEC's premises. A legal agreement between the GoL and the concessionaire China Union will govern the access and use of the pier facilities and an agreement between the Government and LEC will ensure that the facilities are properly operated and maintained.

On the commercial side, the component provides technical assistance to the GoL to optimize its procurement of fuel in the international markets and define the most adequate fiscal regime for importing and selling HFO used in electricity generation for LEC. In parallel with the support provided under the LACEEP, the first Poverty Reduction Support Credit (PRSC-1), currently under preparation also supports this open,



competitive approach to the procurement of HFO and includes a condition to the effect in the Matrix of Policy actions, whereby an open competitive procurement process of HFO used in electricity generation for LEC would be implemented by December 2014 to ensure the lowest CIF cost of the fuel. If completed on time, HFO will be available when the various HFO-based generation plants currently in the pipeline will come into operations.

This component is thus composed of the following activities:

- ***Sub-component 2-A*** Construction of HFO transport and storage facilities. This sub-component will support: (i) construction (supply and installation) at the Bong Mining Company site, adjacent to the pier or to the existing storage tank, of a pump station to transport HFO to the storage tanks located at the Bushrod Island site; (ii) construction of a pipeline connecting the Bong Mining Company and the Bushrod island HFO storage tanks (about 1.5 kilometers); and (iii) rehabilitation of existing storage tanks and construction of a new storage tank at Bushrod Island site, with capacity of approximately 16,200 cubic meters, equivalent to the consumption of generating plants totaling 30 MW at base load during 3 months ( $180 \text{ m}^3/\text{day} \times 90 \text{ days}$ ).
- ***Sub-component 2-B***. Detailed design and supervision of HFO Infrastructure investments. This sub component will finance the consultancy services needed to prepare the component, such as the detailed engineering design, preparation of bidding documents, and the contract of the owner's engineer who will supervise construction works.
- ***Sub-component 2-C*** Technical assistance to the government for optimizing the procurement of HFO. The project will finance technical assistance to the government to (i) optimize the procurement of HFO in international markets; (ii) define a pricing regime for HFO used in electricity generation and a fiscal regime for HFO imports and sales.

**Component 3. Technical Assistance to MLME. Support for the expansion of supply options and for the strengthening of the sector's institutional capacity (estimated cost: US\$ 4.72 million).**

This component provides support to MLME in specific areas where the Ministry has a key responsibility, as the entity responsible to lead the development of the electricity sector. It will also support the overall strengthening of MLMEs' institutional capacity. In particular, this component supports the Government's decision to attract private investments into generation as a way of leveraging the large needs for public funds in transmission and distribution. The nature of such specific transaction may include the

sale to LEC of surplus electricity generated by large concessionaires or by greenfield plants (independent power producers or IPPs), depending on the best option identified under the LCPDP. In all cases, attracting the private sector into the business of supplying electricity to LEC may require the use of credit and risk mitigation mechanisms. The use of such mitigation mechanism, if needed, could also be an option for the procurement of HFO for electricity generation. This component also provides institutional support to MLME to strengthen its capacity to fulfill its core responsibilities and implement the project. It will include specifically the following activities:

- **Sub-component 3-A** Technical assistance to attract private investment for thermal generation. Activities under this component will assist MLME in the legal, technical and commercial structuring of the transaction.
- **Sub-component 3-B** Training and provision of short term expertise and financing of selected studies, including (i) the hiring of different experts such as senior financial management expert and a senior procurement specialist, and (iii) studies needed for the medium-term development of supply options, notably in hydroelectricity.
- **Subcomponent 3-C.** Cost of managing the project, including the audit. This sub-component will provide the resources needed based on the financial and procurement assessment of MLME to implement the components under its management.

The components of LACEEP AF remain the same as in the original LACEEP project. The scope of the two components will be expanded by including additional activities under each of them: the expansion of access to electricity (LACEEP's component 1) and the strengthening of the sector's institutions (LACEEP's component 3). As a result the cost of each of these components will increase.

The activities under the LACEEP AF include the following components and sub-components:

***Component 1: Extension of electricity transmission and distribution systems and connection of new users (US\$53 million, IDA Credit):***

Financing will help to increase access to electricity in the northwest of the Greater Monrovia area, as the capital has the highest density of population, and in Bomi County, a region with an important economic potential.

- (i) ***Sub-component 1-A. Electrification of Greater Monrovia (North-West).*** The component will finance the provision of electricity services to new users (including industries) in various communities in the Greater Monrovia area. This will include the construction of new and rehabilitation of existing transmission and distribution networks (substations and lines). The additional

financing will also enable connection of 30,000 new customers in all categories, including 13 industrial plants in the areas served by the Gardnersville, Stockton Creek and Virginia substations. This sub-component will also finance the necessary preparatory and safeguards studies, bid preparation and the costs of supervising the works.

- (ii) ***Sub-component 1-B. Electrification of the Monrovia- Kle-Tubmanburg Corridor.*** This sub-component will finance the construction of the main electricity transmission and distribution infrastructure of the corridor as well as the connection of about 6,800 new users in the economic zone of Bomi County. Those customers will include households, small businesses and several large businesses such as large palm oil plantations and mines. This sub-component will enable access to cheaper electricity for the large consumers in the Monrovia-Bomi corridor that currently rely on their own expensive diesel generators<sup>1</sup>. LEC could therefore broaden its customer base by incorporating these medium and large users into its customers' portfolio, if the utility is able to provide reliable and good quality services. The electrification of the Monrovia-Bomi corridor is also expected to connect in the future a 10-15 MW hydropower plant (to be financed by the SREP program) to the national grid.
- (iii) ***Sub-Component 1-C Project Management.*** This sub-component will cover the cost of preparing, managing and auditing the project. It will include the financing of the necessary preparatory and safeguards studies, bid preparation and the costs of supervising the works. It will also provide the resources needed by LEC to manage and implement the components, based on the financial and procurement assessment of the utility.

***Component 2: Support for the strengthening of LEC's commercial capacity (US\$7 million):***

This component will support LEC to strengthen commercial management and operations and build local capacity within the utility to ensure sustainability of the results.

- (i) ***Sub-Component 2-A: Incorporation by LEC of modern management information systems.*** This sub-component will help LEC improve its operational performance in the key areas of commercial management and attention and resolution of incidents in electricity supply to its customers. This will be achieved through the incorporation of two state-of-art commercial information systems: a

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<sup>1</sup> This is because LEC is expected to shift towards a greater share of HFO-based thermal energy and also of more hydroelectricity, as the new HFO-based generation plants and Mt. Coffee become operational in the coming two to three years.

customer management system (CMS), and an incidents management system (IMS).

- (ii) ***Sub-Component 2-B: Technical assistance to LEC.*** This technical assistance will help to build local management capacity within LEC at the medium and top levels to ensure the sustainability of its operations once the management contract ends. In particular, it will support the appointment of young Liberian professionals to form the counterpart teams of the contractors that will implement the CMS and IMS and become in the future the members of a new management team that will run LEC with efficiency, transparency and accountability using those tools.

### **Objective and Rationale of the Resettlement Policy Framework**

The objective of this Resettlement Policy Framework (RPF) is to ensure that in case any land acquisition and/or restriction of access to assets or resources occurs, any adverse impacts will be adequately mitigated. This framework aims to ensure persons who are to be removed from land or other assets of which they are presently in possession due to the above-described energy program are not adversely affected. It is to ensure that the conditions of persons in project locations are not made worse than what they were before the introduction of the projects in their localities. It therefore addresses those issues that may arise as a result of people being involuntarily relocated or their property being adversely affected where LACEEP and LACEEP AF will be implemented.

Against this background, this RPF intends:

- (i) to confirm the policies and entitlements to be applied to land acquisition or utilization, compensation and resettlement in the context of the energy sector projects; and
- (ii) to establish the procedure for preparing the Resettlement Action Plans (RAP) for the project, in order to guarantee that the project is planned and implemented in accordance with the World Bank (WB) Policy on Involuntary Resettlement, OP 4.12 and applicable Liberian legislation.

The following text sets out:

- the institutional and policy frameworks for land acquisition or utilization, compensation and resettlement;
- principles and procedures to be applied for land acquisition or utilization, compensation and resettlement;
- procedures for information of, and consultation with, the project-affected parties;
- procedures for redress of grievances; and
- procedures for implementation, monitoring and evaluation of the resettlement plan.

In the context of LACEEP and LACEEP AF, OP 4.12 is triggered to cover clearance of land for the network Right-of-Way (ROW), which may require some relocation and displacement of households and assets. This is in relation to component 1: *extension of electricity transmission and distribution systems and connection of new users.* This RPF will provide the guidelines for the preparation of the Resettlement Action Plan, as needed, in case any land acquisition, and/or restriction of access to resources should occur.

The RPF is deemed the appropriate social safeguard instrument for LACEEP and LACEEP AF because the line routing for the proposed network has not been finalized. Alternative routing to minimize environmental and social impacts will be assessed during the feasibility study at implementation phase.

### **1.3 Project Locations**

#### **Greater Monrovia (North-West) Project**

The project will entail the re-configuration or modification of the existing Bushrod sub-yard, which is operated as a step-up substation whose current installed transformer capacity of 40 MVA will be augmented by another 40 MVA. At present there are two circuits radiating from the existing 22-kV bus supplying power to the Bushrod Island area. The existing arrangement is hardly reliable because faults on the 22-kV distribution lines may shut down the whole generation station or result in total system blackout.

**Under this arrangement the project stands to connect a total of 30,000 in Greater Monrovia (North West).**

#### ***BOMI Corridor Project***

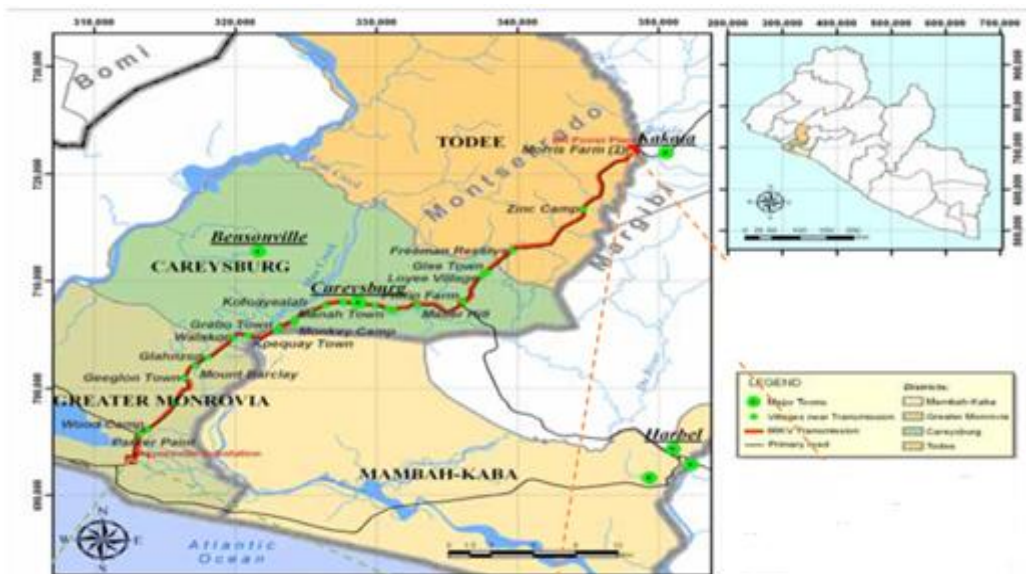
The LEC intends to extend the transmission network in the Western Region of Liberia with substations in Kle, Tubmanburg, Robertsport and Bo Waterside. This corridor covers one of the economic zones of the country. Upon implementation of the project, the Agriculture (Palm Oil) Concession area of Sime Darby will be connected to the LEC grid at 33 kV. The construction of a 66-kV transmission line to Tubmanburg is necessary because the load center is situated there. This will also enable the extension of the 33-kV distribution network to Bopolu, Gbarpolu County.

A study for the selection of the optimum line route and substation sites will be required for this project. It will also be important to conduct ESIA and RAP studies. Feasibility studies, engineering design and bid document preparation for the project will be required.

**Under this arrangement the project stands to connect a total of 6,800 along the Bomi Corridor.**

**The total number of customers to be connected under LACEEP AF will be 36,800 customers.**

# MAP OF LACEEP AF PROJECT AREAS



The economic corridor included for electrification in this project goes from Monrovia to Kakata. The line(s) will be built in the Right of Way (ROW) along the Monrovia-Kakata Highway a distance of 56km (see map above). However, exact locations of the transmission and distribution line alignments are not known as of yet (as additional work has to be undertaken to minimize environmental and social impacts), which is why this Resettlement Policy Framework has been prepared. Once locations are known and finalized, this RPF will guide the preparation of subsequent Resettlement Action Plans, if and when necessary. The lines will pass through the corridors as shown on the map above. The topography of the land between Kakata and Monrovia is relatively flat with few rolling hills. Most of the economic activities in the corridor involves tree crop agriculture especially, rubber plantations. Small family rubber farms are along the highway and one major rubber producer Firestone is located around “15 Gate”. Other small farmers have gardens for vegetables and fruits that are sold in the local markets in Monrovia. The two lane highway from Monrovia to Kakata is an “all weather” road with asphalt pavement. Construction work has commenced for the improvement of the highway.

#### **1.4 Categories of Beneficiaries**

The project will benefit the communities in and near the Monrovia urban center, including peri-urban areas in the city’s outskirts as well as along the economic corridor between Monrovia and Kakata. Households will greatly benefit from improved access to cheaper electricity, while other beneficiaries include small businesses and industries that have been waiting for more reliable energy provision. In addition, government agencies and social institutions (schools, health care clinics, and churches) will also have improved energy access, and this will have positive indirect social impacts for the communities.

#### **1.5 Institutional Capacity**

In general, the projects to be undertaken in the energy sector will be designed in such a way as to provide sufficient institutional arrangements to effect safeguards in line with existing Liberian legislation and procedures and in compliance with the World Bank Policy on Involuntary Resettlement (OP/BP 4.12). The implementing agencies of the LACEEP project include the Ministry of Lands, Mines and Energy (MLME) and the Liberia Electricity Corporation (LEC), and they will be responsible for implementing the RPF; LEC for component 1 and MLME for the other components, as necessary. LEC has started the set-up for a separate environmental and social coordination team to help ensure smooth implementation. LEC has experience with similar electricity sector projects, such as LESEP and LESEP II. To ensure even implementation of the safeguards instruments, the project will provide capacity building similar to the technical assistance programs to LEC that have been set-up for other energy sector projects as mentioned above.



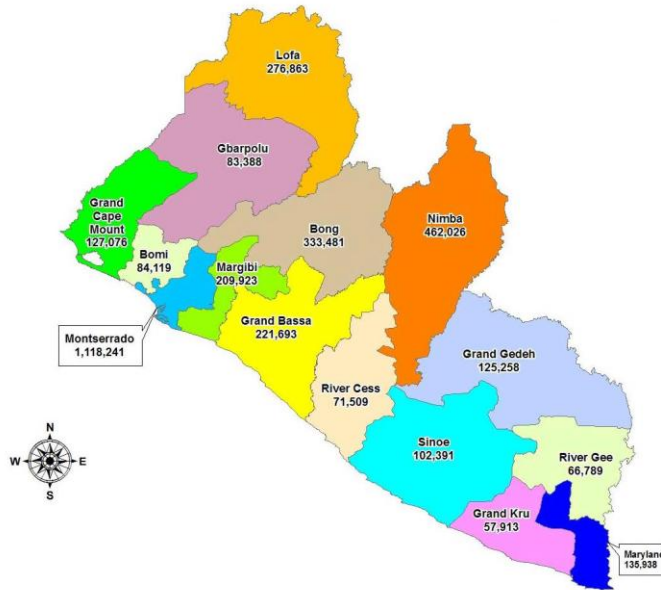
## **1.6 Baseline Information Required for Projects**

Recent surveys conducted by the Government of Liberia indicate that poverty is an endemic problem in Liberia. This necessitated the formulation of the Poverty Reduction Strategy (PRS), the foremost policy of the Government.

The PRS indicates that many Liberians live below the poverty line and that people in the rural and suburban parts of the country are more poverty-stricken than their urban counterparts. In an attempt to alleviate the poverty conditions of these persons, projects in the energy sector should not cause involuntary resettlement. In the event of involuntary resettlement becoming necessary, compliance with the World Bank's Safeguard Policy on Involuntary Resettlement, OP 4.12, and the laws of Liberia and regulations of relevant agencies and institutions will be necessary to mitigate any adverse impacts

It is therefore a requirement that baseline socio-economic studies be conducted for all projects to be sponsored under the World Bank energy programs requiring involuntary resettlement. These studies should determine the socioeconomic conditions of people likely to be affected by the projects and the potential impacts on assets and livelihood of these persons and ways in which to mitigate such impacts.

The economic corridor between Monrovia and Kakata goes through Montserrado and Margibi counties. LACEEP AF will be implemented in Greater Monrovia located in Montserrado County and in Bomi and Grand Cape Mount Counties. The following paragraphs describe the general socio-economic profile in these counties. The subsequent RAP will contain a detailed socio-economic baseline of the affected people. The likely categories of people affected by the project through potential land acquisition and/or loss of assets such as trees or crops are either small-scale farmers engaging in subsistence agriculture or persons with family-owned rubber plantations.



**Montserrado County:** Montserrado County is one of the smallest counties in the country. The greater Monrovia area does not fall under its political jurisdiction, although it is geographically within the county. Without counting the population of greater Monrovia, Montserrado has about 145,000 inhabitants while greater Monrovia has 970,000 people. Montserrado County is the most densely packed county, where the population density is over 1,500 persons per square mile. This can be much higher in Monrovia and its environs. Both Montserrado and greater Monrovia are considered highly diverse and representative of the ethnic composition of the country in general. Dominant religion is Christianity (68%), while Muslims are second largest group (32%).

*Rural areas:*

In terms of livelihoods, the population outside of the urban areas is mostly engaged in subsistence agriculture, with main products being cassava, rice, and vegetables. Rural areas lack adequate health care services and access to sanitation infrastructure. Piped water is very rare and although there are water pumps, these are often poorly maintained, which can lead to water-borne diseases. School facilities in the rural areas do exist, but for many children the distance can be difficult to overcome. Difficulty of getting qualified teachers to settle in remote areas continues to be a challenge. In general, the literacy rate is around 56% but in Montserrado county, the rate is much higher at 70%, due to the fact that Monrovia has several educational institutions, including the University of Liberia.

*Urban areas:*

In the greater Monrovia area, the livelihood sources are more varied than solely depending on subsistence agriculture. People have small scale businesses, and salaried employment in addition to agricultural activities and selling produce in the markets. A large part of the population in urban Montserrado County is engaged in trade activities and Greater Monrovia is the center of the country's industrial and commercial activities.

## **Margibi County**

Margibi County has a total population of 240,996 based on the census of 2008; with 53% women. Kakata, which is one of the four districts in Margibi, has approximately 33 945 inhabitants. Kakata is a meeting point between urban and rural Liberia: many of Kakata's inhabitants either travel to Monrovia to bring goods to Kakata to sell, or travel to the rural areas, to bring produce back to Kakata to sell. The city is surrounded by small rubber plantations. The Firestone Rubber Plantation is nearby. The ethnic composition in Margibi is dominantly Bassa (48%), followed by Kpelle (44%). Roughly 90% of inhabitants are Christians while the remaining 10% are either Muslims or Animists.

In terms of livelihoods, agriculture and in particular subsistence farming is dominant in the rural areas. Small-scale farming is the most common form of livelihood found in the area. Food crops production is not as widespread as elsewhere in Liberia. Agricultural production is mainly focused on cassava, rice and corn. Commercial or cash crops include rubber, cocoa, coconuts, sugarcane and pineapple, plantains/bananas, palm and cola nuts. Livestock is usually goats and poultry. Agriculture is considered to be a major potential source of economic revitalization and poverty alleviation in the county. However, there are some constraints. Biggest issue is the lack of capital for purchasing the missing inputs necessary for increased production. Lack of access to credit hampers farmers from increasing their potential.

Health services in the county are provided by two government hospitals, one in Kakata and another in Marshall city. These facilities however suffer from lack of equipment and are in need of renovation. These problems are alleviated somewhat by the Firestone rubber plantation's medical facilities which are open to the surrounding communities. Various smaller clinics also exist in the county.

Access to public infrastructure such as water, energy and sanitation is not well developed in Margibi. Many public institutions rely on their own generators for electricity. Prior to the war, most parts of Margibi county had functioning water and sewage systems but these were destroyed or broke down.

Education facilities include upper secondary schools, high school, university college, teacher training institute, vocational/technical schools and among others. The Firestone school system caters to over 15,000 children within the rubber plantation concession area. However, despite these well-developed facilities, children in more remote areas of Margibi still lack access to schools because of bad road conditions, damaged facilities and lack of qualified teachers.

## **The Bomi Corridor**

The topography of the Bomi corridor is similar to that of the Paynesville-Kakata corridor, which is relatively flat within the coastal belt with many rolling hills beyond that belt. Most of the economic activities along the Monrovia-Tubmanburg and Monrovia-Bo Waterside Highway involve the cultivation of food and tree crops including vegetables, rice, cassava, citrus and rubber trees. A major Malaysian oil palm and rubber plantation,

Sime darby, is located along the Kle-Madina section of the Monrovia-Bo Waterside Highway. Many persons in this corridor earn their livelihood by producing and selling charcoal.

#### Bomi County:

Bomi County's capital is Tubmanburg. The town is populated predominantly by the Gola ethnic group, which hails from Bomi County. The town also has a significant Mandingo and Vai population. One of the Ebola treatment centers was built in Tubmanburg.

Overall, the four largest ethnic groups in the county are the Gola, Vai, Kpelle and Mandingo, although all sixteen of Liberia's main ethnic groups (Dey, Belle, Gola, Gio, Vai, Kpelle, Mende, Bassa, Gbee, Grebo, Kru, Krahn, Mandingo, Sapo, Lorma, Kissi and Gbandi) are thought to be represented. The Golas are in the majority, followed closely by the Vai and the Kpelle, who are mainly settled in the boundary region between Bomi and Gbarpolu. The Mandingos are found in various clans. The religion of Bomi County can be roughly sub-divided into two groups: Christians, estimated at 40% of the population, and Muslims, estimated at 60%.

In terms of livelihoods, before the civil war, Bomi was essentially an agricultural zone, with 70% of the population actively engaged in subsistence agriculture and related activities. It is estimated that rice, the staple food crop, was grown by 20% of households, while cassava and sweet potatoes/eddoes were produced by 60% and 3% respectively. About 3% of households produced corn, while 5% produced vegetables. Despite the county's great potential for agricultural production, the recent Comprehensive Food Security and Nutrition Survey points out that Bomi as one of the counties with the highest vulnerability to food insecurity and chronic child malnutrition. Majority of the crops grown in the county include rubber, oil palm plantains, vegetables, cassava etc.

Regarding basic services, the status of the health care sector was poor even prior to the Ebola outbreak: there was no proper pharmacy and only seven medicine stores to serve the entire County. There is no grid electricity power anywhere in Bomi County. The very few consumers with access to electricity are serviced by small private generators.

The 2008 National and Population and Housing Census (2008 NPHC) Report contains a number of interesting socio-economic statistics, which need to be projected to reflect today's situation in the county. Of 20,508 households in 2008, 5280 used streams for drinking and 7946 used piped/outdoor pump water. As regards lighting, 4649 used candle, 5848 used kerosene, while 7945 used palm oil lamps and only 325 had access to electricity. In respect of cooking fuel, 16060 used wood and 3445 used charcoal while about 800 could afford electricity, gas and kerosene.

#### Grand Cape Mount County:

Robertsonport, at 50km of Monrovia, is the capital of this county, which has five districts in the northwestern part of Liberia. The inhabitants are mostly fishermen and rice farmers.

The five major ethnic groups in the County are the Vai, Gola, Mende, Mandingo and Kissi. Other minority ethnic groups include Bassa, Gbandi, Grebo, Kru, Lorma, Kpelle and Mano. The Vai vernacular is widely spoken, followed by the Gola, with percentage distributions of 60% and 23% respectively. Mende, Mandingo and Kissi languages are also spoken by sizeable minorities. The two main religions in the County are Islam and Christianity. It is estimated that 70% of the population in Cape Mount are Muslims, while 25% are Christians and a smaller minority are practitioners of traditional religions. The relationship between the two major religious communities is largely harmonious.

In terms of livelihoods, most of the rural households in the county are engaged in agricultural activities at subsistence level. Farmers cultivate various crops including oil palm, rubber, cocoa and coffee and food crops such as rice, cassava, yam and vegetables including pepper, bitter ball, okra, potato leaves, cabbages and others.

Agricultural production remains low due to limited access to extension services, traditional methods of farming, late supply of seeds, lack of capital and credit, lack of tools and other farm inputs. Besides agriculture, fishing is another means of survival in the county. According to statistics about 11% of households were engaged in Ocean fishing, while 15% fished in rivers, 81% in creeks and 2% in swamps. However, the fishing industry remains underdeveloped. Fishing provides employment to about 30 per cent of the population of Robertsport and its environs. Currently most fishing is carried out by the Fanti and Kru people who have trained many local youth. However, lack of cold storage facilities, coupled with a lack of capital continues to constrain growth in the sector. There is a need to organize fishing cooperatives and provide inputs to local fishermen to engage in commercial fishing as well as smoking and cooling.

Regarding basic services, there is one hospital (the St. Timothy Government Hospital) located in Robertsport and some 32 functional health facilities-30 clinics, one health center and one health post. This situation and information may have changed because of the Ebola outbreak. The African Humanitarian Agency (AHA), the Medical Teams International (MTI) and International Medical Corps are playing a pivotal role in supporting the health section. Only 20% of the communities in the county have access to clean water facility. The poor water and sanitation problem has contributed immensely to the poor health of the inhabitants. Only about 35% of the pre-war wells and hand pumps have been rehabilitated to date which is inadequate. There are about 124 functional educational facilities in Grand Cape Mount County. Of this number, 107 are elementary schools, 14 are junior highs and three are senior high schools.

Of 23,950 households in 2008, 8705 used streams for drinking and 6051 used piped/outdoor pump water. As regards lighting, 3366 used candle, 11941 used kerosene, while 5482 used palm oil lamps and only 352 had access to electricity. In respect of cooking fuel, 19701 used wood and 2741 used charcoal while about 1200 could afford electricity, gas and kerosene.

## **CHAPTER 2**

### **2.0 PRINCIPLES, OBJECTIVES AND PROCESSES GOVERNING RESETTLEMENT PREPARATION AND IMPLEMENTATION**

#### **2.1 Principles**

Implementation of projects in the energy sector, to be sponsored by the World Bank, may potentially result in utilization of land and loss of access and property which might cause involuntary resettlement. The World Bank Safeguard Policy OP 4.12, in most cases, is not necessarily triggered due to people being affected by physical displacement. Instead, it is oftentimes triggered because the project activity/activities cause land utilization or acquisition, whereby a physical piece of land is needed and people may be affected because they are residing on said land, cultivating on the land, or using the land for water and grazing of animals or they may otherwise access the land economically, spiritually or in any other way which may no longer be possible during and after the projects are implemented.

Therefore, people are in most cases compensated for their loss (of land, property, or access) either in kind or in cash, of which the former is preferred to enhance sustainability. The LEC will ensure that communities affected by the implementation of projects under LACEEP AF are fully compensate and/or resettled before the commencement of the projects' civil works as described in this RPF.

#### **2.2 Objectives**

The objectives of this Resettlement Policy Framework (RPF) as mandated by OP 4.12 are as follows:

- (i) Involuntary resettlement and land acquisition should be avoided where feasible, or minimized, exploring all viable alternatives.
- (ii) Where involuntary resettlement and land acquisition is unavoidable, resettlement and compensation activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to give the persons displaced by the project the opportunity to share in project benefits. Displaced and compensated persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs.
- (iii) Displaced (economically or physically) and compensated persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or levels prevailing prior to the beginning of project implementation, whichever is higher.

## **2.3 Process of Resettlement**

### **2.3.1 Identification Stage**

During the identification stage of the projects, the implementing agencies (e.g. LEC) for the energy programs will use forms RPF 1 (Appendix II) to determine whether or not the proposed projects will entail utilization or acquisition of land, required area and availability. The implementing agencies may then propose a project location and available alternatives to the WB. The proposal will also state whether or not a RAP needs to be prepared. Based on the proposals, the project may be approved or rejected.

If required, a Resettlement Action Plan (RAP) shall be prepared by the project team, to be composed of the implementing agency, technical experts, government representatives, and including consultations with affected persons and other stakeholders. The resettlement plan will entail undertaking socioeconomic assessments to determine the impact of displacement and to effect a valuation report of land assets and landed properties of the site. The purpose of the socioeconomic study is to collect baseline data within the project targeted areas, thereby enabling the social assessment of potentially affected populations/communities. Under this study a comprehensive census would be carried out to identify potentially affected individuals, households and vulnerable groups (children, the elderly, female-headed households, widows, widowers, etc). The socioeconomic assessment will focus on identification of stakeholders (demographic data), the participation process, identification of affected people, impact on their property, their production or income systems, the institutional analysis, and the system for monitoring and evaluation. Detailed calculation of household economies and identification of all impacts will be necessary in the socioeconomic assessment and will be the determining factor in the potential compensation process.

The Resettlement Action Plan (RAP) will include:

- \* Description of the project
- \* Project objectives
- \* Potential impacts
- \* Relevant findings of the socioeconomic study
- \* Legal framework
- \* Institutional framework
- \* Eligibility for compensation and cut-off date
- \* Valuation of and compensation of losses
- \* Resettlement measures
- \* Site selection, site preparation and relocation
- \* Community participation
- \* Integration with host populations
- \* Grievance procedures
- \* Organizational responsibilities
- \* Implementation schedule
- \* Costs and budget
- \* Monitoring and evaluation

The project team (PT) comprised of the implementing agency (LEC and MLM&E), cooperating agencies of Government, county/district officials, NGO representative(s), and ESIA consultant(s) as appropriate shall screen and appraise the RAP prior to it being submitted to the WB for approval and being disclosed both in-country and at the WB InfoShop.

### **2.3.2 Project Screening and Appraisal**

The project team will screen all proposed sub-projects. The screening process will take the form of:

- 1) General project sector classification
- 2) Classifying the project by activities
- 3) Identifying and assessing potential impacts of the proposed project determining whether land is acquired and whether displacement or loss of access and/or property may occur
- 4) Examining whether or not the involuntary resettlement policy will be triggered
- 5) Examining whether the RAP is adequate and feasible
- 6) Reviewing the environmental and social impacts assessment

Upon completion of the screening, the PT will advise the beneficiaries/communities as to the outcome of the screening and recommend options which may include acceptance, resubmission, or rejection of the RAP. Communities/beneficiaries will then proceed accordingly.

### **2.3.3 Implementation of RAP**

The implementation of the Resettlement Action Plan comprises of the following elements:

#### ***a) Acquisition of land***

Land Acquisition in Liberia is governed by the Constitution of the Republic of Liberia of 1986 and the Revised Laws and Administrative Regulations for Governing the Hinterland (RLARGH) of 1949.

Article 66 of the RLARGH states that, “title to the territory of the Republic of Liberia is vested in the sovereign state.” The right and title of the respective tribes to land of an adequate area for farming and other enterprises essential to the necessities of the tribe main interest in the land to be utilized by them for their purposes; and whether or not they have procured deeds from Government, delimiting by notes and bounds such reserves, their rights and interests in and to such areas, are a perfect reserve and give them title to the land against any person or persons whomsoever. The article further states that when the tribe should advance, they should petition the Government for the division of the land into family holdings and the Government should grant deeds to each family in fee simple.



Article 67 of the RLARGH states, among other things, that individuals not members of a tribe may enter a tribal land for the purpose of using said land. However, said persons should obtain permission from the Tribal Authority prior to commencing his/her activities and agree to pay some token in the nature of rent.

Article 24 of the Constitution of the Republic of Liberia states that, “while the inviolability of private property shall be guaranteed by the Republic, expropriation may be authorized for the security of the nation in the event of armed conflict or where the public health and safety are endangered for any other purposes, provided reasons for such expropriation are given and there is prompt payment of just compensation. It states further such expropriation or compensation may be challenged freely in a court of law, and that when property taken for public use when ceased to be so used, the Republic should accord the former owner or those entitled to the property through such owner the right of first refusal to reacquire the property.

### ***b) Compensation Assessment***

There is no statutory regulation to derive Compensation Assessments in Liberia. However, Article 26 of the Constitution of Liberia states, among other things, that where any person’s or any association’s rights have been unconstitutionally contravened, that person or association may invoke the privilege and benefit of court direction, order or writ, including a judgment of unconstitutionality, and anyone injured by an act of the Government or any person acting under its authority, whether in property or otherwise, shall have the right to bring suit for appropriate redress.

For the purpose of formulating this RPF for the projects to be undertaken by the World Bank in the energy sector, Compensation Assessments shall be based on the following:

- Market value of the real property, ‘replacement cost’;
- Disturbance allowance;
- Transport allowance;
- Loss of profit or accommodation;
- Cost of acquiring or getting the subject land;
- Any other cost, loss, or capital expenditure incurred in the development of the subject land.

### ***c) Valuation Procedures***

The valuation of properties to be utilized under LACEEP and LACEEP AF, shall be governed by the Guide to Property Valuation, set by the Real Estate Tax Division in the Ministry of Finance.

However, the following principles shall be considered:

1. The claimant should not be worse off as a result of the acquisition.
2. The claimant should not suffer financially due to resettlement.

3. Compensation may be either in monetary form or by issuance of some other equivalent parcel of land.
4. Compensation should be fair and adequate.
5. Additional considerations should be taken into account in assessing compensation. These include:
  - a. **Severance:** This is a division of land that results in a reduction of the land's area, usefulness, and profitability.
  - b. **Injurious Affection:** This refers to the loss in value to the part retained, which is brought about by or will be brought about by the proposed development on the acquired part of the land.
  - c. **Betterment:** Refers to the appreciation (increase) of the value of the land retained (not acquired) brought about by the proposed development on the acquired part of the land.
  - d. **Disturbance:** This is loss to the claimant that is not directly related to the market value of land.

## CHAPTER 3

### 3.0 POTENTIAL PROJECT IMPACTS ON ASSETS AND LIVELIHOOD

#### 3.1 Overview

Impacts of the World Bank energy projects will vary in nature and degree depending on the situation at hand and the social, economic, administrative and environmental context of the project site. For example, if the project area is in an urban area that has already established a land use plan, the resulting impacts of the projects will be minimal as the area for the project will be already well determined in the plan and set aside.

On the other hand, if the project area is in an area which does not have a land use plan, the projects may potentially cause both positive and negative impacts. In some cases, the land in question will be under use communally or individually. The communal land uses may be foot paths, livestock grazing, firewood collecting, recreation etc.; and the individual land uses may include dwelling, crop cultivation, etc.

#### 3.2 Generic Project Impacts on Assets and Livelihood

Assets to be impacted by project development positively or negatively may include human settlements (dwelling homes), infrastructure (i.e. pathways, roads, water supply networks, etc.) land, and natural resources (vegetation cover, wildlife, soils, rocks, etc.). Livelihoods to be impacted would mainly include crop production areas, livestock rearing areas, settlement areas, firewood collecting areas, recreation areas, etc. In summary, the general impacts on assets and livelihood that will result from the projects to be undertaken are as follows.

##### 3.2.1 Positive Impacts

###### *(i) Increased/improved welfare of the communities*

The welfare of the communities involved in the projects will be improved/ increased due to the availability of electricity. This will trigger many other indirect developmental and economic activities, such as improved quality of education and health services.

###### *(ii) Poverty Reduction*

The projects will have direct impacts on the poverty reduction strategy (PRS) of the Government in the communities where they will be implemented. For example, the availability of electricity will enable the beneficiaries to engage in income generating activities, which were not possible or were limited before the availability of electricity. The increased income will improve the standard of living of beneficiaries.

### **3.2.2. Negative Impacts**

#### ***(i) Loss of natural resources***

As the result of some of the projects to be undertaken in rural or suburban areas under the LACEEP AF, particularly for new construction, vegetation may likely need to be cleared. However, such actions shall be taken with utmost caution to ensure that as little vegetation cover as possible is removed. In addition, after completion of the projects that have necessitated the removal, environmental scenery rehabilitation will be undertaken. The loss of vegetation cover will have appreciable negative impacts on the communities which initially depended on it.

#### ***(ii) Loss of habitual land uses***

Some projects may cause losses of habitual land uses especially in areas which do not yet have land use plans. Notable losses include loss of cultivation land, firewood collecting areas, livestock grazing areas, recreation areas, etc. Normally, when the intended use is not yet in place, the area will always be put to some habitual land use even if not a formal use. Therefore, whatever the situation, the loss of habitual land uses will usually occur.

### **3.3 Specific Impacts on Assets and Livelihood**

Specific Impacts on Assets and Livelihood which will potentially result from the implementation of the project include:

- Loss of cultivating land
- Loss of habitual land uses
- Loss of structures
- Improved energy sources

The notable negative impacts might be mitigated by ensuring that prior to the implementation of the projects; the communities prepare appropriate land use plans, which among other things will aim at setting aside areas for the intended projects based on location of natural renewable energy resources such as rivers, etc. The land use plans shall be prepared, implemented, and revised by the villagers/stakeholders themselves.

## **CHAPTER 4**

### **4.0 AFFECTED GROUPS/INDIVIDUALS**

#### **4.1 Identification of Affected Groups/Individuals**

Affected person(s), group(s), and individual(s) during the implementation of energy sector projects are those who will lose income or assets. Lost assets may include land, structures, crops, or recreational areas. These may impact individuals, households, and vulnerable persons/groups. Special attention will be paid to these groups by identifying their needs from the socioeconomic impact study so that:

- (i) they are individually consulted and given the opportunity to participate in the project activities,
- (ii) that their resettlement and compensation is designed to keep their pre-project livelihood constant or improve it,
- (iii) special attention is paid to monitoring to ensure that the pre-project livelihood is indeed maintained or improved upon,
- (iv) they are given adequate assistance, and
- (v) decisions concerning them are made within a reasonable timeframe and in consultation with affected persons themselves.

#### **4.2 Categories of Affected People and Assistance to be received**

According to the World Bank Safeguard Policy on Involuntary Resettlement O.P. 4.12, the following are categories of affected group(s) and individual(s):

- (i) Those who have formal legal rights (including customary and traditional rights recognized under the laws of the Republic of Liberia);
- (ii) those who do not have formal legal rights to land at the time the census begins but have a claim to such land or assets--provided that such claims are recognized under the laws of the country or become recognized through a process identified in the resettlement plan.
- (iii) those who have no recognizable legal right or claim to the land they are occupying.

Those covered above in i) and ii) will be provided compensation for the land they lose, and other assistance in accordance with the policy. Persons covered under (iii) above will be provided with resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objectives set out in this policy, if they occupy the project area prior to a cut-off date established by the implementers in close consultation with the potential Project Affected Persons (PAPs) and local officials. All persons included above are provided compensation for loss of assets other than land.

All persons included in the categories above are to be provided with compensation for loss of assets other than land. All project affected persons irrespective of their status or

whether they have formal titles, legal rights or not, squatters or otherwise encroaching illegally on land, are eligible for some kind of assistance if they occupied the land before the cut-off date.

The project's cut-off date refers to the time when the assessment of persons and their property in the identified project areas are carried out. That is the time when the project beneficiaries have identified the land sites they would need and when the socioeconomic impact study is taking place. Thereafter, no new cases of affected people will be considered. Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance. The establishment of a cut-off date is required to prevent invasions/rush migration into the chosen land thereby posing a major risk to the project. Therefore, establishment of a cut-off date is of critical importance.

After the evaluation of the assets of the affected groups, the Project Team will declare the cut-off date which shall be the date during which the affected groups have been duly informed of their dues and the same information made public in a meeting attended by at least 50% of the beneficiaries of the proposed projects. The cut-off date will also be displayed in public areas.

### **4.3 Eligibility Criteria of Affected Groups/Individuals**

According to the World Bank safeguard policies, eligible individual(s) are those who are directly affected socially and economically through the implementation of projects caused by:

- (a) The involuntary taking of land and other assets resulting in (i) Relocation or loss of shelter, (ii) Loss of assets or access to assets, or (iii) Loss of income sources or means of livelihood whether or not the affected persons must move to another location.
- (b) The involuntary denial of access to legally designated social or economic services in adverse impacts on livelihood of the displaced individuals.

## CHAPTER 5

### 5.0 LEGAL AND INSTITUTIONAL BACKGROUND

#### 5.1 Overview

The Liberian Constitution and several statutes have been enacted to govern the rights of individuals to land and properties. The Constitution provides that an individual or group title to land can be expropriated for national or security purposes. However, there is no statute that clearly defines the manner by which said individual or group can be compensated or resettled. Further, most of the statutes concerning the subject matter were enacted many years ago and some issues therein do not meet present day reality.

#### 5.2 The Land Tenure Legislations of Liberia

Applicable Liberian laws with relevance to Land Tenure ownership, compensation and resettlement are the following:

- The Constitution of the Republic of Liberia, 1986
- The Land Act, 1905
- The Land Acquisition Act of 1929
- The Revised Laws and Administrative Regulations for Governing the Hinterland, 1949
- The County Act of 1969

##### **Liberian Constitution 1986**

Article 22 of the Constitution gives 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.

##### **Land Act 1905**

Before independence, land acquisition and distribution in Liberia was done on the basis of relationship and class system. This system of land tenure was seriously opposed and it led to the establishment of a set of rules known as the 'Digest of Law to govern the affairs of the settlers in terms of land distribution.' This subsequently culminated in the Land Distribution Act of 1856, which removed the restriction to land distribution on the basis of citizenship. Later, this Act was repealed by the 1905 Land Act to provide for the expansion of the country from a few miles along the coast into the interior and ownership of the new vast amount of land and people therein.

##### **County Act 1969**

The Act first instituted official distribution and demarcation of land boundaries in Liberia. Heretofore, counties were created through political means. For example, the three oldest counties in Liberia—Montserrado, Sinoe, and Maryland—were all products of political consideration.

## **Land Acquisition Act of 1929**

The Act outlines procedures for obtaining rights to any piece of land in Liberia through purchase. It distinguishes land in Liberia into two categories: the hinterland and the county area.

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

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

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

- Application to the Land Commissioner in the county in which the land is located;
- The applicant obtains a certificate from the Land Commissioner, if he is satisfied that the land is unencumbered.

After the purchaser completes the above steps, he pays to the Bureau of Revenues the official value of land which is not less than fifty cents per acre. Thereafter, the purchaser shall obtain and submit a receipt to the President for an order to have the land surveyed. A deed will then be prepared by the Land Commissioner, authenticated, and given to the purchaser.

## **Liberia Land Commission**

Liberia Land Commission was established by an Act of the Legislature in August 2009 as an autonomous government body comprising seven commissioners, each from a different county, appointed by the President and confirmed by the Senate . It has a life-span of 5 years and a Technical and Administrative Secretariat

### **Mandate and Purpose**

The Commission is to propose, advocate and coordinate reforms of land policy, laws and programs in Liberia. It does not have adjudicatory or implementation role.

Primary objectives are to promote:

- equitable and productive access to the nation's land, both public and private;
- security of tenure in land and the rule of law with respect to landholding and dealings in land;
- effective land administration and management; and ,
- investment in and development of the nation's land resources.



### Land Commission and Poverty Reduction Strategy (PRS)

The goal of the Commission is to develop comprehensive national land tenure and land use system that will provide equitable access to land and security of tenure so as to facilitate inclusive, sustained growth and development, ensure peace and security, and provide sustainable management of the environment.

The Functions of the Commission are:

- To undertake fact-finding studies and public consultations on land;
- To recommend actions, programs, and reforms of land policy and law;
- To call together Government Ministries, Agencies and other entities to consider complex issues relating to land, including the creation of task forces;
- To propose to the President actions to deal with urgent problems; and,
- To propose legislation and to supervise its drafting, including amendment to the Constitution of the Republic of Liberia.

### Technical and Financial Support

The Land Commission is supported by the Government of Liberia and other donor agencies including USAID, World Bank, UN-Habitat, Norwegian Refugee Council (NRC), Millennium Challenge Corporation (MCC), etc.

## **5.3 World Bank Safeguard Policy on Involuntary Resettlement**

The World Bank OP/BP 4.12 on Involuntary Resettlement is applicable to all projects with direct or indirect resettlement impacts. Highlights of the document on resettlement are as follows:

- (i) All viable project designs shall be explored to avoid or minimize the need for resettlement and when it cannot be avoided, to minimize the scale and impacts of resettlement;
- (ii) Resettlement measures should be taken so as to provide sufficient resources to give the person displaced the chance to improve former production levels, income earning capacity, and living standards or at least restore them to levels they would have been without the projects;
- (iii) Displaced persons will be:
  - Compensated at full replacement cost prior to the actual move
  - Assisted with relocation
  - Assisted and supported during the transition period.
- (iv) Adequate attention will be given to vulnerable groups;
- (v) PAPs and Communities in different levels will be given opportunities to participate in planning, implementing and monitoring their resettlement;
- (vi) Resettlement will be linked to the main project implementation schedule, so that PAPs should be resettled and or compensated before being affected by the construction or sector activities;
- (vii) There should be adequate measures of monitoring and evaluating replacement land; and

- (viii) Compensation for land/assets will be encouraged and cash compensation may be appropriate when resident land holdings are economically viable.

Where there is conflict between the World Bank OP 4.12 and the Liberian legislation, the World Bank Operational Policy shall prevail.

**Table 1: Comparison between Liberian Regulations and World Bank Policy on Involuntary Resettlement**

Theme	Liberian Legislation	World Bank Policy OP.4.12	Mitigation Measures
Categories of affected individuals	There is no distinction between affected individuals. Land owners, land tenants, land users, owners of buildings, and owners of perennial crops are all lumped together and treated likewise. There are no separate provisions for especially vulnerable classes of people.	Involuntary Resettlement should be avoided where feasible, or minimized. <ul style="list-style-type: none"> <li>Particular attention should be given to vulnerable groups</li> <li>Displaced persons should be assisted to improve their livelihoods and standards of living or at least to restore them to pre-project levels.</li> </ul>	Project should be designed to distinguish between classes of affected individuals and this should be taken into consideration in awarding compensation.
Impacts	Addresses only direct physical impact of acquiring land. Socio-economic considerations are not given priority.	Compensation should involve direct economic and social impact cause by acquisition. It is not required to cover indirect social or economic impacts, but it is good practice for the borrower to undertake social assessment and implementation measures to minimize adverse impacts, particularly to poor and vulnerable groups	Design project to take socio-economic issues into consideration in determining compensation.
Compensation & Participation	Affected persons are to be informed before repossession of land. However, there is no provision on the notice period, neither is there a distinction between farmed land, and developed land.	Affected persons should be: <ul style="list-style-type: none"> <li>Informed in a timely manner on their options and right pertaining to resettlement</li> <li>Offered choices among, and provided with technically and economically feasible resettlement alternatives</li> </ul> Provided with timely and relevant information to host communities receiving re-settlers.	Adequate communication between government agencies and affected individuals well ahead of scheduled period of repossession.
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, in itself, 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 assessment of compensation to be paid.
In case of conflict between the World Bank Policy OP 4.12 and Liberian Laws, the World Bank Policy will prevail.			

## 5.4 Institutional Framework

The institutions that have the statutory roles in implementation of this RPF and subsequent RAPs are as follows:

### **Ministry of Public Works**

This ministry has the statutory responsibility to design, construct and maintain roads, highways, bridges, storm sewers, public buildings and other civil works. 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. The Ministry has an Infrastructure Implementation Unit (IIU), charged with the implementation of Urban Works Project on behalf of the Ministry. This Ministry is responsible for implementing the Zoning Law of Liberia and the establishment of the Right of Way (ROW) on all roads.

### **Ministry of Planning and Economic Affairs**

This Ministry has the statutory mandate to coordinate national and regional developmental planning and monitor their implementations. This Ministry is also responsible for planning and coordinating all infrastructure development in Liberia.

### **Ministry of Lands, Mines and Energy**

This Ministry, besides it's 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. This Ministry is responsible for land acquisition and demarcation.

### **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 EIA for projects and programs that are likely to have significant adverse effects on the environment. The EPA also monitors environmental sanitation and RAP evaluation.

### **Ministry of Health & Social Welfare**

This ministry has the statutory responsibility of conducting all health and social welfare matters within the Republic of Liberia. Any issues arising the health and social welfare sector will be fully addressed within the Health & Social Welfare Policy of Liberia.

## **CHAPTER 6**

### **6.0 METHODS OF VALUING AFFECTED ASSETS AND COMPENSATION**

#### **6.1 Basis of Valuation**

The Constitution of Liberia and the World Bank Operational Policy 4.12 indicate some Basis for Valuation of property. However, neither the Constitution nor any other statutory laws clearly indicate the value for properties. Where some values have been indicated by the statutes or regulations, the amounts seem unrealistic with present reality.

At present, the governmental agency tasked with assessing real properties is the Division of Real Estates within the Ministry of Finance. The Division has in place a Real Estate Valuation Guideline that estimates the values of real properties on set criteria. The guideline distinguishes real properties on the basis of residential, commercial, commercial-residential, and industrial categories. It further defines real properties in these categories based on the size, basic condition, and materials used for construction. The Real Estate Valuation Guideline is annexed to this document.

#### **6.2 Method of Valuing Assets**

In accordance with the WB OP/BP 4.12, the replacement cost method is the preferable basis for compensation. This will ensure that affected persons are at least as well off after resettlement actions as before. Hence, the replacement cost method will be the first approach for valuing assets.

##### **6.2.1 Replacement Cost Approach**

The Replacement Cost approach is that where market sale and other information is not available, value can be arrived at by using the market value replacement cost approach. The assumption is that the price is equivalent to the cost of replacing the asset with an equivalent one plus a reasonable and fair profit margin. Additionally the method considers professional and labor fees and other technical services charges that can be attributable to the assets.

However, when the replacement cost approach is deemed inadequate to achieve the goals of OP/BP 4.12, the following methods may be considered:

##### **6.2.2. Investment Method**

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

### **6.2.3. Direct Comparison Method**

This method will be used to value assets by comparing like with like. It is a very reliable method if current market information is available on sale prices. Adjustments may have to be made for age, condition, or location.

### **6.3 Methods of Compensation**

There is no statutory compensation methods enacted in Liberia. Hence, should it become necessary for compensation during the implementation of energy sector projects, the common methods of compensation will be considered:

- (a) Market value compensation based on market value paid in private ownership. This is defined as the price the interest on land or assets would derive in the open market, assuming a willing buyer/willing seller situation.
- (b) Compensation is based on value of improvements where land is communal or belongs to the Government and compensation is required.
- (c) Values method of compensation and amount of compensation against the market price at a particular historical date.
- (d) Existing value based on the market value of asset on its existing use and discounting any potential value attributable to development possibilities or changes in the market.

### **6.4 Valuation and Compensation of Crops**

Valuation of crops is estimated by the guidelines set by the Ministry of Agriculture (in Annex 4), in the absence of a statutory regulation. However, for crops not considered under the guidelines set by the Ministry of Agriculture, it should be estimated at what a prudent and well informed purchaser would be willing to pay at a fixed time for the right to receive the income stream produced by that particular crop. Crops used for commercial purposes will be compensated under market value based on historical production records.

### **6.5 Valuation and Compensation of Buildings**

Should resettlement be necessary during the implementation of the project undertaken by the World Bank along with its implementing partners MLM&E, LEC, or others, the assessed value of real properties and/or building(s) thereon should be estimated by the valuation guidelines of the Real Estate Division of the Ministry of Finance (now the Ministry of Finance and Development Planning).

## **6.6 Valuation and Compensation of Loss for Economic Activities**

Valuation and compensation for loss of economic activities shall be determined by the Project Team to be composed during the implementation of projects and to include the implementing agency, technical experts, government representatives, NGOs, and others.

## **6.7 Disturbance and Transportation Allowances**

Disturbance allowances shall be paid in addition to the compensation value of the affected assets/properties. Disturbance should be paid for the following situations:

In the case of an individual property/land owner whose property/land is being acquired for the proposed project; or  
Where a project site has been subsequently abandoned in favor of another site and the landowner of the abandoned site was required to relinquish his interest over the land; or  
Where during the course of executing the proposed project an individual's interest in land suffered proven physical damage/disturbance.

Transport allowances shall be calculated on the basis of transporting an individual 25 kilometers from the point of displacement, plus a reasonable amount for luggage/loads.

However, transport, accommodation and loss of profit allowances shall not be paid for unoccupied land. Accommodation and loss of profit shall not be paid concurrently over the same property. Finally, accommodation and loss of profit shall only be paid to the property owner and not tenant(s).

Disturbance and transportation allowances shall be assessed by the Project Teams to be established for the implementation of projects of the Bank by the MLM&E, LEC, or other collaborating/implementing partners, in consultation with the PAPs.

## **6.8 Land Tenure Systems**

### **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.

### **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.

## **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.

**Lessee** – A person who hires, charters or rents a structure, land or a place.

**Tenant** – A person who occupies or inhabits a structure, land or a place.

**Table 2: Potential Categories of Affected Assets and Compensation Methods**

<b>Asset Category</b>	<b>Types of Loss</b>	<b>Types of Affected Persons</b>	<b>Compensation Strategy</b>
Agricultural Land	Restriction on use due to ROW	Families, individuals, lessees,	Cultivation may continue subject to height restrictions.
	Loss of land title and use	Families, individuals lessees,	Cash payment at full market value or offer or replacement land.
Residential /Commercial land	Loss of land title and or restriction of use	Families, individuals, lessees.	Cash payment at full market value. Payment for diminution in value
Structures	House or living quarters.	Families, individuals	Cash payment at full replacement cost or offer of replacement houses.
Community Cultural Sites and	Schools, community centers, markets, health centers.	Communities	Construction of replacement properties at suitable sites.
	Shrine, other religious symbols or sites.	Communities, religious leaders	Pacification rites/full payments for replacement.
	Places of worship (church, temple, mosque).	Trustees.	Construction of replacement properties at suitable sites.
	Cemeteries, burial sites	Communities	Offer of equivalent land and pacification rites.
	Rights to food, medicines and natural resources.	Communities	Payment in kind/cash based on negotiation.
	Loss of grazing land	Communities	Offer equivalent land.

Infrastructure	Roads, bridges, utilities	Communities	Repairs, rehabilitation or replacement.
Environment Related – Protected Forests	Losses due to environmental impacts that might result from land acquisition or from the programme	Communities/Farmers	Repairs, rehabilitation or replacement.
	Structures used in commercial/Business/Industrial activity. Unapproved structures.	Squatters	Resettlement assistance (e.g. transport, salvage of materials/possessions) to a location where they may live and/or work.
	Displacement from rented or occupied commercial/business premises.	Affected persons	Moving allowance and cash allowance to cover rent costs for 6 months.
Annual Crops	Loss of income crops	Tenant farmer, Land owner, sharecropper	Cash compensation at market value based on share cropping arrangements.
Economic trees	Loss of income	Tenant farmer, Land Owner, sharecropper	Cash compensation based on type, age and productive value.
Income and Livelihood	Income from wage earnings	Affected Person	Cash compensation equal to six (6) months income if loss is permanent. If temporal then for the period interruption.
	Income from affected business	Affected Business	



## CHAPTER 7

### 7.0 ORGANIZATION, PROCEDURES AND RESPONSIBILITIES

#### 7.1 Overview

Before any World Bank financed project is implemented by the LEC, project affected persons (PAPs) will be compensated in accordance with the resettlement policy framework. For projects involving land acquisition or loss, denial or restriction to access, it is further required that these measures include provision of compensation and of other assistance required for relocation, prior to displacement, and preparation and provision of resettlement sites with adequate facilities, where necessary. In particular, the taking of land and related assets may take place only after compensation has been paid.

For some projects that require relocation or loss of shelter, measures to assist the displaced persons are to be implemented in accordance with the specific Resettlement Action Plan developed for those projects. The measures to ensure compliance with this requirement will be included in the RAP that would be prepared for each sub-project involving resettlement or compensation.

When the RAPs are submitted by the Project Team for appraisal and approval by the World Bank, the PT shall ensure that the RAPs contain acceptable measures that connect resettlement activity to civil works' timeline in compliance with this requirement. The timing mechanism of these measures would ensure that no individual or affected household would be displaced due to civil works activity before compensation or other agreed measures are implemented.

#### 7.2 Methods for consultation with Affected Groups/Individuals

PAPs will be consulted through the following manners:

##### (a) Public Participation

At a very early stage after the design of the projects, persons to be affected by the projects shall be invited to consultation meetings and their involvement and comments taken into consideration.

##### (b) Notification

The affected individual's identification will be made during the process. There shall be both formal and informal notification.

##### (c) Documentation of holdings and Assets

The project implementation teams shall arrange and coordinate all meetings with affected individuals or groups. Documentation of properties or assets to be affected shall be considered during these meetings.

#### **(d) Agreement on Compensation**

The types of compensation described above shall be explained to the PAPs. The project teams shall prepare the necessary documentation to be executed between the parties.

#### **(e) Compensation Payments**

The LEC, or other implementing partners shall ensure that all payments are made to the PAPs before the commencement of any civil works. The venue for payment shall be decided by the teams, at places easily accessible to the PAPs. Payments shall be made by check.

### **7.3 Consultation Procedures**

Based on the nature of each project that will require resettlement, different consultation procedures that will be deemed effective and adequate shall be implemented.

- (i) The consultation with affected group or individual will be carried out by the Project Team, the local community leadership, and affected individuals. The assets involved shall be assessed by competent valuers in accordance with the guidelines of the Real Estate Division of the Ministry of Finance, and as provided for in this Resettlement Policy Framework. Where the PAPs are dissatisfied with the assessment of the valuator they may raise their concerns through the grievance redress mechanism. The compensation and other documents relating to the resettlement shall be signed by both affected individuals and the project implementation unit.
- (ii) Disclosure and Meetings: Meetings shall be organized and conducted within the project areas, where PAPs will have easy access. The principle for compensation for the various types of loss will be detailed. The list of properties and assets to be affected by the projects will be mentioned in such meetings which will include the names of the affected persons.
- (iii) The Project Teams shall ensure amicable discussions are held at all times with the PAPs during the compensation and resettlement processes. Community leaders shall form part of the discussions.
- (iv) The values and compensation for the assets of PAPs shall be transparent and when deemed necessary and appropriate.
- (v) The whole process shall be held in accordance with the laws and procedures applicable, and when PAPs have agreed, a compensation report agreement shall be signed by the parties involved.
- (vi) Compensation Options: The options of compensation for resettlement will be explained to the PAPs for their selection. The parties shall sign a compensation certificate which will clearly describe the mode and scope of the compensation, as well as the responsibilities of the parties.

## 7.4 Implementation Responsibilities

The organization of the resettlement activities will depend upon the inputs from the following institutions:

- (i) The LEC will prepare the RAP.
- (ii) The WB will review the documents to ensure that safeguards issues are adequately provided for.
- (iii) The LEC, or cooperating agencies or their representatives/consultants shall sensitize the affected communities on the RAP.
- (iv) The major stakeholders (MLME,MPW,MOA,MOF, see appendix 1) will be the participants.
- (v) The Project Team (PT), to include the local community leaders or community-based organization, shall be responsible for the oversight of implementation of the RAP.
- (vi) Independent NGOs and other stakeholders may be engaged to witness the fairness and appropriateness of the whole process, including the compensation payments procedure.
- (vii) External Audits will include the evaluation of the implementation of the RAPs. The audits shall include but not be limited to the following:
  - Resettlement conditions where relevant
  - Consultation on compensation options, process and procedures
  - Adequacy and timeliness of compensation
  - Adequacy of specific measures targeting vulnerable people.

## 7.5 Resettlement Action Plan Matrix – organizational responsibilities

No.	Elements	Activities	Responsible Group
1	Description of the Project & Its Impacts	General Description of the project, identification of the project area and potential impacts	MLME, LEC, etc.*
2	Project Objectives	Main & Specific objectives of the project	MLM&E, LEC, etc.*
3	Environmental & Socio-economic Impacts Studies/Census	Determination of household size, affected assets and impacts	MLME, LEC, * Consultant(s)
4	Eligibility and Entitlements	Proven and recognized ownership and recognized occupation of PAPs	PT
5	Compensation Assessment	Involvement of PAPS; Identification and valuation of affected assets; and Approval Procedure	PT or Consultant(s)
6	Resettlement Action Plan	Preparation of a RAP	MLME, LEC, * Consultant(s)
7	Grievance Procedure	Formulation of Committee; hearing of objection and appeal measures	PT and Community Leaders
8	Organizational Responsibilities	Funds Disbursement Plan and Coordination	PT and Local Leaders
9	Costs and Budgets	Project Cost Estimates, Approval and	PT

		Supervision	
10	Project Monitoring	Progress reports	PT
11	Project Evaluation	Project audits	Independent Auditors

\*The MLM&E, LEC, or other implementing partner will prepare the documents as described above and the World Bank will provide review and comments, especially on safeguard issues.

## **7.6 Implementation Schedule, Support and Capacity Enhancement**

For all projects to be implemented under the World Bank energy programs, the Project Team shall devise such implementation schedules as may be appropriate. The schedules shall include the timetable for the conduct of Environmental & Socioeconomic Impact Assessments, screening and evaluation of PAPs and their assets, consultation with PAPs, assessment of compensation, grievance handling, resettlement implementation, monitoring and evaluation.

The Project Team shall also ensure that other activities necessary for the successful implementation of the resettlement programs are conducted. These programs shall be conducted on an as-needed basis. These programs shall include but not be limited to the following: assessing human resources, training needs, materials and sources of funding; provision of skills consultancy services and equipment as needed.

## **CHAPTER 8**

### **8.0 GRIEVANCE MANAGEMENT AND REDRESS MECHANISMS**

#### **8.1 Potential Grievance and Disputes**

In development projects, there is the possibility that grievances and disputes may arise during the implementation of resettlement and compensation activities, resulting from the following:

- (i) Inventory mistakes made during the census survey as well as inadequate valuation of properties.
- (ii) Mistakes related to identification and disagreements on boundaries of individuals' lands and development.
- (iii) Disagreements on asset valuation.
- (iv) Family issues resulting in ownership or share disputes amongst heirs.
- (v) Disputed ownership of assets by different individuals.
- (vi) Disagreement of resettlement locations, should resettlement be considered by PAPs.

#### **8.2 Proposed Grievance Management and Redress Mechanisms**

The above described grievances and disputes that may arise during the implementation of the projects shall be best resolved by the Project Team, based on the due diligence undertaken by the team in preparation of RAPs and socioeconomic assessments.

Since the exact locations for the project are not known as of yet, the current proposal is to follow similar practices that have been used in other projects in Liberia. This would entail forming village or county level grievance committees, which would be the first instance for receiving complaints, and would also register all complaints. Then the second level could be tied with the administrative mechanism discussed below, the Local Traditional Councils. However, once the exact affected villages are known, the consultants will work with the communities to ensure a proper and acceptable as well as accessible mechanism for lodging grievances is put in place. The current proposal will be discussed as one alternative in the affected communities.

The PT may use as a reference the applicable laws of Liberia, and in the case of disputes that cannot be resolved through the PT, the PT shall refer the case to the Judiciary.

#### **8.3 Administrative Mechanisms**

There is the existence of Local Traditional Councils or County Administrative Councils in every county of Liberia. These bodies shall be considered in resolving any disputes that may arise during the implementation of the projects by the MLM&E, LEC, or other implementing agent, along with the Project Team. The Judiciary shall be the last resort,

which in principle should only be triggered where first amicable mechanisms have failed to settle the grievance or dispute.

### **8.3.1 Assistance to vulnerable people**

During the implementation of the compensation phase of any resettlement program, vulnerable people should be afforded particular attention to ensure their rights are upheld. Vulnerable people include orphans, people with disabilities, elderly persons, HIV/AIDS affected/or infected, widows, widowers, and people suffering from serious illnesses.

#### ***Safety Mechanisms***

- (i) Assistance to vulnerable people includes the following steps/obligation:
  - Identification of persons and cause of vulnerability through interviews with such persons and community dwellers;
  - Identification of required assistance at the various stages of the process, negotiation, compensation, moving, etc.;
  - Monitoring and continuation of assistance after moving, if required.
  
- (ii) Assistance shall take the following form depending upon the needs of the vulnerable persons:
  - Assistance in effecting compensation;
  - Assistance in moving, providing vehicles, and facilitation at the moving stage;
  - Assistance in building, providing materials, workforce or building houses, should the situation require;
  - Health care, if required during the moving process.

## CHAPTER 9

### 9.0 BUDGET AND COMPENSATION ARRANGEMENT

#### 9.1 Budget and Resettlement Activities

##### 9.1.1 Budget

The estimated cost of implementing resettlement action plan and compensation under the World Bank energy programs shall be determined during the environmental and socioeconomic impact study or resettlement action plan stage. The compensation modality shall be agreed upon between the PAPs, beneficiaries/communities, and the Project Team. Any compensation is to be funded by the Borrower, in this case the GOL. The Project Team shall include representatives of the implementing agency, cooperating governmental agencies, county/district representatives, NGO representatives, ESIA consultants, and others as necessary.

Where available and practicable, the land shall be the contribution of the beneficiaries or communities to the project.

**Table 3: Estimated budget for implementation** (compensation costs are not included as they can only be defined once exact number of PAPs and types of assets are known)

Activity	Description	Cost
Socio-economic study	Preparation of the census and socio-economic study of PAPs	15,000
Consultation and sensitization	Consultation meetings with PAPs and other stakeholders; awareness raising on the project	15,000
Monitoring and evaluation	Monitoring of the implementation process	20,000
<b>Total</b>		<b>\$ 50,000</b>

##### 9.1.2 Resettlement Activities

Several activities shall be undertaken in the resettlement exercise. Major activities shall include the following:

- forming a project team, to include an NGO in or near the project location for external monitoring activities.
- Identifying and assessing resulting impacts on people, assets and livelihoods;

- Identifying affected groups and individuals that are eligible for compensation;
- Conducting socio-economic study/census
- Consulting with these groups and individuals;
- Setting a cut-off date for compensation eligibility;
- Conducting a valuation exercise;
- Preparing modalities for compensation; and
- Compensating the PAPs.

### **9.1.3 Conducting an environmental and socioeconomic study**

After forming the Project Team, the LEC, shall ensure the conduct of an environmental and socioeconomic study of the project area to establish social and environmental baseline, potential impacts and development opportunities. Where necessary, the Local Traditional Council shall be fully involved.

### **9.1.4 Identifying, assessing and valuating resulting impacts on assets/livelihood**

The result of the environmental and socioeconomic study shall be used in identifying and assessing resulting impacts on assets and livelihood. This exercise shall be undertaken by the Project Team, preferably utilizing the services of an independent consultant.

### **9.1.5 Identifying affected groups and individuals**

Affected groups and individuals shall be identified within the survey conducted during the environmental and socioeconomic impact study.

### **9.1.6 Preparing Resettlement Costs and Funding**

The PT shall be responsible for preparing a detailed list of resettlement costs. The GOL shall be responsible for funding the cost, or sourcing funding for the cost.

### **9.1.7 Compensating the Concerned and Feedback to the WB**

The PT shall ensure that all concerned people/groups are compensated appropriately. The PT shall prepare forms, which shall be signed by the concerned for signifying that the concerned have received the compensation.

## **9.2 Compensation Procedure**

Where compensation is required, the Project Team shall effect the compensation according to administrative and legal procedures as agreed in this RPF. The PT will submit reports to the WB and cooperating agencies, confirming that the compensation has been effected fully prior to commencement of any civil works.



## CHAPTER 10

### 10.0 MONITORING AND EVALUATION ARRANGEMENTS

#### 10.1 General Objectives of Monitoring and Evaluation

Evaluation and monitoring are fundamental components for projects that require resettlement and also for the eventual Resettlement Action Plan. The monitoring and evaluation procedures of LACEEP and LACEEP AF will include external and internal evaluation of the compliance of the actual implementation with objectives and methods as agreed herein, and monitoring of specific situations related to compensation and/or relocation.

#### 10.2 Monitoring

Monitoring shall be a key component of the implementation of the resettlement plan. The objective of the monitoring shall be to make a final evaluation in order to determine if affected people have been fully compensated prior to implementation of the project and if the people who were affected by the projects are now living at an equal or higher standard than before or if they are poorer than before. Monitoring also allows the implementing agency to take corrective action if necessary.

The following indicators shall be used to determine the status of affected people:

- land being used compared to before;
- standard of housing compared to before;
- status of school-going children compared to before;
- economic activities compared to before; and
- health standards, etc.

In view of the above, the resettlement and compensation plans shall set key socioeconomic goals by which to evaluate their success, such as whether affected individuals, households, and communities are able to maintain their pre-project standard of living, and even improve on it; and whether there is an absence or prevalence of conflicts.

In order to assess whether these goals are met, the RAPs will use the following parameters and verifiable indicators to measure the performance of resettlement and compensation plans:

- Percentage of individuals selecting cash or a combination of cash and in-kind compensation
- Proposed use of payments
- The number of contented cases out of the total cases
- The number of grievances and time and quality of resolution

- Ability of individuals and families to re-establish their pre-displacement activities, land and crops or other alternative incomes
- Pastoral and Agricultural productivity of new lands
- Number of impacted locals employed by the civil works contractors
- General appraisal of the projects by the local communities

Questionnaire-derived data will be entered into a database for comparative analysis at all stages of the implementation. Each affected individual shall sign compensation forms recording his or her initial situation, all subsequent project use of assets/improvements, and compensation agreed upon and received.

The PT or implementing agency shall maintain a complete database on every individual impacted by the projects' land use requirements including relocation/resettlement and compensation, land impacts or damages. The PT shall set the indicators to be used during this exercise.

### **10.3 Evaluation**

The following are the objectives of the evaluation:

- (i) General assessment of the compliance of the implementation of the Resettlement Action Plan with general objectives and methods as set out in this document.
- (ii) Assessment of the compliance of the implementation of the Resettlement Action Plan with laws of Liberia and other regulations and safeguard policies, in particular those of the World Bank.
- (iii) Assessment of the consultation procedures that took place at a community level, together with the involvement of the Local Traditional Council and the Project Team.
- (iv) Assessment of fair, adequate and prompt compensation as they have been implemented.
- (v) Evaluation of the impact of the compensation on income and standard of living.
- (vi) Identification of actions as part of the on-going monitoring to improve the positive impact of the projects and mitigate any possible negative impact, if any.

## **CHAPTER 11**

### **11.0 CONSULTATION AND DISCLOSURE PROCEDURE**

#### **11.1 Consultation on the Resettlement Policy Framework**

In accordance with the World Bank Policy OP. 4.12, information and consultation on the Resettlement Policy Framework shall be organized as follows:

- (i) Organize Resettlement Policy Framework validation Workshop for all relevant stakeholders for comments (results in annex 9 and list of participants annex 10);
- (ii) Share with the World Bank for comments; and
- (iii) Incorporation of stakeholders and World Bank comments.

#### **Resettlement Policy Framework Validation Workshop:**

For the LACEEP parent project, a consultation meeting was held at the LEC on February 28, 2013. Prior to the consultation meeting on February 28, 2013, each invited participant received two discs of the EMSF and RPF for the LACEEP project.

A consultation meeting was held on March 26<sup>th</sup>, 2015, between the Liberia Electricity Corporation, Earthtime Environmental Consultancy firm and major stakeholders. The purpose of the meeting was to create public awareness by briefing the attendees on the Environmental and Social Management Framework (ESMF) and the Resettlement Policy Framework (RPF) for the Liberia Accelerated Electricity Expansion Project Additional Funding (LACEEP AF) while inviting feedback and questions. A short presentation on the project was provided. This was followed by a question and answer session. (Annex 9).

#### **11.2 Consultation on Resettlement Action Plan (RAP)**

Consultation with the public on the entire process of resettlement is essential as it offers the affected person an opportunity to participate and contribute to both design and implementation of the project activities. The local communities are the owners of the projects and without their participation, there will be failure to reach the projects' ultimate goals. Public consultation is therefore mandatory.

Public participatory consultation will be done through stakeholders' meetings and workshops at suitable locations in or near the project areas. Information for such meetings or workshops shall be made timely and adequately to get the participation of all concerned. These meetings will provide detailed information to the PAPs; including information on compensation and entitlements and grievance mechanisms.

### **11.3 Disclosure Requirements**

The document for the Resettlement Action Plan when completed will be widely disclosed. Methods used for the disclosure of the document shall be as follows:

- (i) Distribution of as many copies as possible to different institutions in or near the project areas.
- (ii) Distribution to the representative institutions providing members of the Project Team;
- (iii) Conducting meetings and workshops for discussion of the plan. The meetings and workshops will be conducted at various places including the place where the resettlement will take place.
- (iv) Through the World Bank Info-shop and Web sites of the implementing agencies (e.g. MLM&E, LEC, etc.) or local representatives for the internal and external disclosure of the plan.

## **ANNEX 1: List of Relevant Stakeholders**

1. Ministry of Lands Mines and Energy
2. Ministry of Agriculture
3. Ministry of Finance
4. Ministry of Public Works
5. National Port Authority
6. China Union
7. Liberia Petroleum Refining Company
8. Liberia Water and Sewer Corporation
9. Rural Renewable Energy Agency
10. Ministry of Internal Affairs
11. Superintendent of Montserrado County
12. Superintendent of Margibi
13. USAID
14. Liberia Electricity Corporation
15. Environmental Protection Agency
16. Project-affected people (PAPs)

## ANNEX 2: Project Land Requirement and Utilization Form

Form No. RPF 01

EXISTING LAND RESOURCES: \_\_\_\_\_ Acres

1. Location of Project: Town: \_\_\_\_\_; Clan \_\_\_\_\_  
District \_\_\_\_\_; County \_\_\_\_\_

2. Current land tenure/ownership at proposed location

Individual land \_\_\_\_\_ acres

Group(s) (CBOs, NGOs): \_\_\_\_\_ acres

Communal land (under Tribal Government): \_\_\_\_\_ acres

Public land (under Central Government) \_\_\_\_\_ acres

**TOTAL LAND RESOURCES** \_\_\_\_\_ acres

3. Proposed Project land requirement \_\_\_\_\_ acres

4. Agreement to meet project land requirement, as per Meeting of  
...../...../..... (day/month/year) and confirmed by the Project Team on  
...../...../..... (day/month/year)

## **ANNEX 3: Annotated Outline for Preparing a Resettlement Action Plan (RAP)**

This template is extracted from OP 4.12 Annex A. Its full description can be found in the World Bank external website.

The scope and level of detail of the RAP will vary depending on the magnitude and complexity of resettlement or displacement. The RAP is prepared based on the most recent and accurate information on the: (i) proposed resettlement and its impacts on displaced persons and other adversely affected groups; and (ii) legal issues affecting resettlement. The RAP covers elements that are specific to the project context.

A broad outline of the RAP, as applied to sub-projects covered under a RPF includes, but is not limited to, the following:

*Description of the sub-project:* General description of the sub-project and identification of sub-project area or areas.

*Potential Impacts:* Identification of the: (i) the sub-project components or activities that require resettlement or restriction of access; (ii) zone of impact of components or activities; (iii) alternatives considered to avoid or minimize resettlement or restricted access; and (iv) mechanisms established to minimize resettlement, displacement, and restricted access, to the extent possible, during project implementation.

*Objectives:* The main objectives of the resettlement program as these apply to the sub-projects.

*Socio-economic studies:* The findings of socio-economic studies to be conducted in the early stages of project preparation, and with the involvement of potentially affected people will be needed. These generally include the results of a census of the affected populations covering:

- (i) Current occupants of the affected area as a basis for design of the RAP and to clearly set a cut-off date, the purpose of which is to exclude subsequent inflows of people from eligibility for compensation and resettlement assistance;
- (ii) Standard characteristics of displaced households, including a description of production systems, labor, and household organization; and baseline information on livelihoods (including, as relevant, production levels and income derived from both formal and informal economic activities) and standards of living (including health status) of the displaced population;
- (iii) Magnitude of the expected loss, total or partial, of assets, and the extent of displacement, physical or economic;
- (iv) Information on vulnerable groups or persons, for whom special provisions may have to be made; and
- (v) Provisions to update information on the displaced people's livelihoods and standards of living at regular intervals so that the latest information is available at the time of their displacement, and to measure impacts (or changes) in their livelihood and living conditions.

There may be other studies that the RAP can draw upon, such as those describing the following:

- (i) Land tenure, property, and transfer systems, including an inventory of common property natural resources from which people derive their livelihoods and sustenance, non-title-based usufruct systems (including fishing, grazing, or use of forest areas) governed by local recognized land allocation mechanisms, and any issues raised by different tenure systems in the sub project area;
- (ii) Patterns of social interaction in the affected communities, including social support systems, and how they will be affected by the sub-project;
- (iii) Public infrastructure and social services that will be affected; and
- (iv) Social and cultural characteristics of displaced communities, and their host communities, including a description of formal and informal institutions. These may cover, for example, community organizations; cultural, social or ritual groups; and non-governmental organizations (NGOs) that may be relevant to the consultation strategy and to designing and implementing the resettlement activities.

*Legal Framework:* The analysis of the legal and institutional framework should cover the following:

- (i) Scope of existing land and property laws governing resources, including state-owned lands under eminent domain and the nature of compensation associated with valuation methodologies; land market; mode and timing of payments, etc;
- (ii) Applicable legal and administrative procedures, including a description of the grievance procedures and remedies available to PAPs in the judicial process and the execution of these procedures, including any available alternative dispute resolution mechanisms that may be relevant to implementation of the RAP for the sub-project;
- (iii) Relevant laws ( including customary and traditional law) governing land tenure, valuation of assets and losses, compensation, and natural resource usage rights, customary personal law; communal laws, etc related to displacement and resettlement, and environmental laws and social welfare legislation;
- (iv) Laws and regulations relating to the agencies responsible for implementing resettlement activities in the sub-projects;
- (v) Gaps, if any, between local laws covering resettlement and the Bank's resettlement policy, and the mechanisms for addressing such gaps; and
- (vi) Legal steps necessary to ensure the effective implementation of RAP activities in the sub-projects, including, as appropriate, a process for recognizing claims to legal rights to land, including claims that derive from customary and traditional usage, etc and which are specific to the sub-projects.

The institutional framework governing RAP implementation generally covers:

- (i) Agencies and offices responsible for resettlement activities and civil society groups like NGOs that may have a role in RAP implementation;
- (ii) Institutional capacities of these agencies, offices, and civil society groups in carrying out RAP implementation, monitoring, and evaluation; and
- (iii) Activities for enhancing the institutional capacities of agencies, offices, and civil society groups, especially in the consultation and monitoring processes.

*Eligibility:* Definition of displaced persons or PAPS and criteria for determining their eligibility for compensation and other resettlement assistance, including relevant cut-off dates.



*Valuation of and compensation for losses:* The methodology to be used for valuing losses, or damages, for the purpose of determining their replacement costs; and a description of the proposed types and levels of compensation consistent with national and local laws and measures, as necessary, to ensure that these are based on acceptable values (e.g. market rates).

*Resettlement Measures:* A description of the compensation and other resettlement measures that will assist each category of eligible PAPs to achieve the objectives of OP 4.12. Aside from compensation, these measures should include programs for livelihood restoration, grievance mechanisms, consultations, and disclosure of information.

*Site selection, site preparation, and relocation:* Alternative relocation sites should be described and cover the following:

- (i) Institutional and technical arrangements for identifying and preparing relocation sites, whether rural or urban, for which a combination of productive potential, location advantages, and other factors is at least comparable to the advantages of the old sites, with an estimate of the time needed to acquire and transfer land and ancillary resources;
- (ii) Any measures necessary to prevent land speculation or influx of eligible persons at the selected sites;
- (iii) Procedures for physical relocation under the project, including timetables for site preparation and transfer; and
- (iv) Legal arrangements for recognizing (or regularizing) tenure and transferring titles to those being resettled.

*Housing, infrastructure, and social services:* Plans to provide (or to finance provision of) housing, infrastructure (e.g. water supply, feeder roads), and social services to host populations; and any other necessary site development, engineering, and architectural designs for these facilities should be described.

*Environmental protection and management.* A description of the boundaries of the relocation area is needed. This description includes an assessment of the environmental impacts of the proposed resettlement and measures to mitigate and manage these impacts (coordinated as appropriate with the environmental assessment of the main investment requiring the resettlement).

*Community Participation:* Consistent with the World Bank's policy on consultation and disclosure, a strategy for consultation with, and participation of, PAPs and host communities, should include:

- (i) Description of the strategy for consultation with and participation of PAPs and hosts in the design and implementation of resettlement activities;
- (ii) Summary of the consultations and how PAPs' views were taken into account in preparing the resettlement plan; and
- (iii) Review of resettlement alternatives presented and the choices made by PAPs regarding options available to them, including choices related to forms of compensation and resettlement assistance, to relocating as individual families or as parts of pre-existing communities or kinship groups, to sustaining existing patterns of group organization, and to retaining access to cultural property (e.g. places of worship, pilgrimage centers, cemeteries); and
- (iv) Arrangements on how PAPs can communicate their concerns to project authorities throughout planning and implementation, and measures to ensure that vulnerable groups

(including indigenous peoples, ethnic minorities, landless, children and youth, and women) are adequately represented.

The consultations should cover measures to mitigate the impact of resettlement on any host communities, including:

- (i) Consultations with host communities and local governments;
- (ii) Arrangements for prompt tendering of any payment due the hosts for land or other assets provided to PAPs;
- (iii) Conflict resolution involving PAPs and host communities; and
- (iv) Additional services (e.g. education, water, health, and production services) in host communities to make them at least comparable to services available to PAPs.

*Grievance procedures:* The RAP should provide mechanisms for ensuring that an affordable and accessible procedure is in place for third-party settlement of disputes arising from resettlement. These mechanisms should take into account the availability of judicial and legal services, as well as community and traditional dispute settlement mechanisms.

*RAP implementation responsibilities:* The RAP should be clear about the implementation responsibilities of various agencies, offices, and local representatives. These responsibilities should cover (i) delivery of RAP compensation and rehabilitation measures and provision of services; (ii) appropriate coordination between agencies and jurisdictions involved in RAP implementation; and (iii) measures (including technical assistance) needed to strengthen the implementing agencies' capacities of responsibility for managing facilities and services provided under the project and for transferring to PAPs some responsibilities related to RAP components (e.g. community-based livelihood restoration; participatory monitoring; etc).

*Implementation Schedule:* An implementation schedule covering all RAP activities from preparation, implementation, and monitoring and evaluation should be included. These should identify the target dates for delivery of benefits to the resettled population and the hosts, as well as clearly defining a closing date. The schedule should indicate how the RAP activities are linked to the implementation of the overall project.

*Costs and budget:* The RAP for the specific sub-projects should provide detailed (itemized) cost estimates for all RAP activities, including allowances for inflation, population growth, and other contingencies; timetable for expenditures; sources of funds; and arrangements for timely flow of funds. These should include other fiduciary arrangements consistent with the rest of the project governing financial management and procurement.

*Monitoring and evaluation:* Arrangements for monitoring of RAP activities by the implementing agency, and the independent monitoring of these activities, should be included in the RAP section on monitoring and evaluation. The final evaluation should be done by an independent monitor or agency to measure RAP outcomes and impacts on PAPs' livelihood and living conditions. The World Bank has examples of performance monitoring indicators to measure inputs, outputs, and outcomes for RAP activities; involvement of PAPS in the monitoring process; evaluation of the impact of RAP activities over a reasonable period after resettlement and compensation, and using the results of RAP impact monitoring to guide subsequent implementation.

## ANNEX 4: Major Tree Crops and Price per Tree by Maturity – Ministry of Agriculture, RL



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**

No.	CROP	UNIT	Price per Unit of Crop in Production (100%)	Price per Unit of Immature Crop (50% of 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

## ANNEX 5: Real Estate Valuation Guideline, Real Estate Division, Ministry of Finance, RL

APPENDIX 5 - REAL ESTATE VALUATION GUIDE												
Technical Analysis Sheet for Residential or Commercial-Residential Flats												
	None Tile			Plastic Tile(Vinyl)			Mixed(Plastic & Concrete Tile)			Concrete Tile(Ceramic/Terazzo)		
	Value	Area	PSF	Value	Area	PSF	Value	Area	PSF	Value	Area	PSF
<b>Below average condition one room apt.</b>												
Dubbed mud houses	209	209	1.00									
Dirt Brick	1,045	209	5.00	1,097	209	5.25	1,150	209	5.50	1,202	209	5.75
Dirt Bricks Plastered with Concrete	1,777	209	8.50	1,865	209	8.93	1,954	209	9.35	2,043	209	9.78
Zinc	1,359	209	6.50	1,426	209	6.83	1,494	209	7.15	1,562	209	7.48
Concrete	2,090	209	10.00	2,195	209	10.50	2,299	209	11.00	2,404	209	11.50
Wood	2,299	209	11.00	2,414	209	11.55	2,529	209	12.10	2,644	209	12.65
<b>Good condition one room apt.</b>												
Dubbed mud houses	209	209	1.00									
Dirt Brick	2,195	399	5.50	2,304	399	5.78	2,414	399	6.05	2,524	399	6.33
Dirt and Concrete	3,731	399	9.35	3,917	399	9.82	4,104	399	10.29	4,290	399	10.75
Zinc	2,853	399	7.15	2,995	399	7.51	3,138	399	7.87	3,281	399	8.22
Concrete	4,389	399	11.00	4,608	399	11.55	4,828	399	12.10	5,047	399	12.65
Wood	4,828	399	12.10	5,069	399	12.71	5,311	399	13.31	5,552	399	13.92
<b>Very Good condition one room apt.</b>												
Dubbed mud houses	209	209	1.00									
Dirt Brick	3,881	588	6.60	4,075	588	6.93	4,270	588	7.26	4,463	588	7.59
Dirt and Concrete	6,597	588	11.22	6,927	588	11.78	7,260	588	12.34	7,597	588	12.90
Zinc	5,045	588	8.58	5,297	588	9.01	5,550	588	9.44	5,802	588	9.87
Concrete	7,762	588	13.20	8,150	588	13.86	8,539	588	14.52	8,926	588	15.18
Wood	8,538	588	14.52	8,965	588	15.25	9,393	588	15.97	9,818	588	16.70
<b>Excellent condition one room apt.</b>												
Dubbed mud houses	209	209	1.00									
Dirt Brick	6,246	728	8.58	6,559	728	9.01	6,872	728	9.44	7,183	728	9.87
Dirt and Concrete	10,619	728	14.59	11,150	728	15.32	11,681	728	16.04	12,211	728	16.77
Zinc	8,120	728	11.15	8,526	728	11.71	8,933	728	12.27	9,338	728	12.83
Concrete	12,492	728	17.16	13,117	728	18.02	13,742	728	18.88	14,366	728	19.73
Wood	13,742	728	18.88	14,429	728	19.82	15,115	728	20.76	15,803	728	21.71
<b>Technical Analysis Sheet for Residential or Commercial-Residential Flats</b>												
	None Tile			Plastic Tile(Vinyl)			Mixed(Plastic & Concrete Tile)			Concrete Tile(Ceramic/Terazzo)		
	Value	Area	PSF	Value	Area	PSF	Value	Area	PSF	Value	Area	PSF
<b>Fair condition two room apt.</b>												
Dubbed mud houses	352	352	1.00									
Dirt Brick	1,760	352	5.00	1,848	352	5.25	1,936	352	5.50	2,024	352	5.75
Dirt Bricks Plastered with Concrete	2,992	352	8.50	3,142	352	8.93	3,291	352	9.35	3,441	352	9.78
Zinc	2,886	352	8.20	3,031	352	8.61	3,175	352	9.02	3,319	352	9.43
Concrete	3,520	352	10.00	3,696	352	10.50	3,872	352	11.00	4,048	352	11.50
Wood	3,872	352	11.00	4,066	352	11.55	4,259	352	12.10	4,453	352	12.65
<b>Good condition two room apt.</b>												
Dubbed mud houses	352	352	1.00									

## APPENDIX 5 - REAL ESTATE VALUATION GUIDE

	16,422	1131	14.52	17,243	1131	15.25	18,064	1131	15.97	18,885	1131	16.70
Wood												
Excellent condition three room apt.	Value	Area	PSF	Value	Area	PSF	Value	Area	PSF	Value	Area	PSF
Dubbed mud houses	841	841	1.00									
Dirt Brick	13,050	1521	8.58	13,703	1521	9.01	14,355	1521	9.44	15,008	1521	9.87
Dirt and Concrete	22,185	1521	14.59	23,295	1521	15.32	24,404	1521	16.04	25,513	1521	16.77
Zinc	21,402	1521	14.07	22,472	1521	14.77	23,543	1521	15.48	24,613	1521	16.18
Concrete	26,100	1521	17.16	27,405	1521	18.02	28,710	1521	18.88	30,015	1521	19.73
Wood	28,710	1521	18.88	30,146	1521	19.82	31,581	1521	20.76	33,017	1521	21.71

### Technical Analysis Sheet for Residential or Commercial-Residential Flats

	None Tile			Plastic Tile(Vinyl)			Mixed(Plastic & Concrete Tile)			Concrete Tile(Ceramic/Terazzo)		
Below average condition four room apt.	Value	Area	PSF	Value	Area	PSF	Value	Area	PSF	Value	Area	PSF
Dubbed mud houses	1,034	1034	1.00									
Dirt Brick	5,170	1034	5.00	5,429	1034	5.25	5,687	1034	5.50	5,946	1034	5.75
Dirt Bricks Plastered with Concrete	8,789	1034	8.50	9,228	1034	8.93	9,668	1034	9.35	10,107	1034	9.78
Zinc	8,479	1034	8.20	8,903	1034	8.61	9,327	1034	9.02	9,751	1034	9.43
Concrete	10,340	1034	10.00	10,857	1034	10.50	11,374	1034	11.00	11,891	1034	11.50
Wood	11,374	1034	11.00	11,943	1034	11.55	12,511	1034	12.10	13,080	1034	12.65
Good condition four room apt.	Value	Area	PSF	Value	Area	PSF	Value	Area	PSF	Value	Area	PSF
Dubbed mud houses	1,034	1034	1.00									
Dirt Brick	9,306	1692	5.50	9,771	1692	5.78	10,237	1692	6.05	10,702	1692	6.33
Dirt and Concrete	15,820	1692	9.35	16,611	1692	9.82	17,402	1692	10.29	18,193	1692	10.75
Zinc	15,262	1692	9.02	16,025	1692	9.47	16,788	1692	9.92	17,551	1692	10.37
Concrete	18,612	1692	11.00	19,543	1692	11.55	20,473	1692	12.10	21,404	1692	12.65
Wood	20,473	1692	12.10	21,497	1692	12.71	22,521	1692	13.31	23,544	1692	13.92
Very Good condition four room apt.	Value	Area	PSF	Value	Area	PSF	Value	Area	PSF	Value	Area	PSF
Dubbed mud houses	1,034	1034	1.00									
Dirt Brick	12,883	1952	6.60	13,527	1952	6.93	14,172	1952	7.26	14,816	1952	7.59
Dirt and Concrete	21,901	1952	11.22	22,997	1952	11.78	24,092	1952	12.34	25,187	1952	12.90
Zinc	21,128	1952	10.82	22,185	1952	11.37	23,241	1952	11.91	24,298	1952	12.45
Concrete	25,766	1952	13.20	27,055	1952	13.86	28,343	1952	14.52	29,631	1952	15.18
Wood	28,343	1952	14.52	29,760	1952	15.25	31,177	1952	15.97	32,594	1952	16.70
Excellent condition four room apt.	Value	Area	PSF	Value	Area	PSF	Value	Area	PSF	Value	Area	PSF
Dubbed mud houses	1,034	1034	1.00									
Dirt Brick	16,748	1952	8.58	17,586	1952	9.01	18,423	1952	9.44	19,260	1952	9.87
Dirt and Concrete	28,472	1952	14.59	29,895	1952	15.32	31,319	1952	16.04	32,743	1952	16.77
Zinc	27,467	1952	14.07	28,840	1952	14.77	30,214	1952	15.48	31,587	1952	16.18
Concrete	33,496	1952	17.16	35,171	1952	18.02	36,846	1952	18.88	38,521	1952	19.73
Wood	36,846	1952	18.88	38,688	1952	19.82	40,531	1952	20.76	42,373	1952	21.71

**REAL ESTATE VALUATION GUIDE**

Area	Average Rate	Value	Area	Average Rate	Value	Area	Average Rate	Value
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**Multi-storey apartment bldg**

(This consist of two levels or above). The appraisal is for each unit of the categories listed below.

Description	BELOW AVERAGE CONDITION single unit		AVERAGE CONDITION single unit		ABOVE AVERAGE CONDITION single unit	
1 One bedroom apartment(s)	20.00	-	30.00	-	35.00	-
2 Two bedroom apartment(s)	20.00	-	30.00	-	35.00	-
3 Three bedroom apartment(s)	20.00	-	30.00	-	35.00	-
4 Four bedroom apartment(s)	20.00	-	30.00	-	35.00	-

**One-storey apartment bldg with store/warehouse**

(This consist of two levels); Upper floor consist of apartment(s) and lower floor of store(s). The appraisal is for each unit of the categories listed below.

Description	BELOW AVERAGE CONDITION single unit		AVERAGE CONDITION single unit		ABOVE AVERAGE CONDITION single unit	
1 Upper floor-one bedroom apartment(s); lower floor-store(s)/warehouse(s)	20.00	-	25.00	-	30.00	-
2 Upper floor-two bedroom apartment(s); lower floor-store(s)/warehouse(s)	20.00	-	25.00	-	30.00	-
3 Upper floor-three bedroom apartment(s); lower floor-store(s)/warehouse(s)	20.00	-	25.00	-	30.00	-
4 Upper floor-four bedroom apartment(s); lower floor-store(s)/warehouse(s)	20.00	-	25.00	-	30.00	-

**Multi-storey apartment bldg with store/warehouse**

(This consist of three levels or above); Upper floors consist of apartments and lower floor of store(s). The appraisal is for each unit of the categories listed below.

Description	BELOW AVERAGE CONDITION single unit		AVERAGE CONDITION single unit		ABOVE AVERAGE CONDITION single unit	
1 Upper floor-one bedroom apartment(s); lower floor-store(s)/warehouse(s)	22.50	-	27.50	-	32.50	-
2 Upper floor-two bedroom apartment(s); lower floor-store(s)/warehouse(s)	22.50	-	27.50	-	32.50	-
3 Upper floor-three bedroom apartment(s); lower floor-store(s)/warehouse(s)	22.50	-	27.50	-	32.50	-
4 Upper floor-four bedroom apartment(s); lower floor-store(s)/warehouse(s)	22.50	-	27.50	-	32.50	-

REAL ESTATE VALUATION GUIDE										
Area			Average Rate			Value				
<b>Multi-storey apartment bldg with offices</b>										
(This consist of two levels or above); Building consist of apartments and/or office(s). The appraisal is for each unit of the categories listed below.										
Description		BELOW AVERAGE CONDITION single unit			AVERAGE CONDITION single unit			ABOVE AVERAGE CONDITION single unit		
1	Apartment(s) and office space		25.00	-		30.00	-		35.00	-
2	Office space only		25.00	-		30.00	-		35.00	-
<b>Multi-storey apartment bldg with offices and stores</b>										
(This consist of three levels or above); Upper floors consist of apartments and lower floor of store(s). The appraisal is for each unit of the categories listed below.										
Description		BELOW AVERAGE CONDITION single unit			AVERAGE CONDITION single unit			ABOVE AVERAGE CONDITION single unit		
1	Upper floor-one bedroom apartment(s); lower floor-store(s)/warehouse(s)		20.00	-		25.00	-		30.00	-
2	Upper floor-two bedroom apartment(s); lower floor-store(s)/warehouse(s)		20.00	-		25.00	-		30.00	-
3	Upper floor-three bedroom apartment(s); lower floor-store(s)/warehouse(s)		20.00	-		25.00	-		30.00	-
4	Upper floor-four bedroom apartment(s); lower floor-store(s)/warehouse(s)		20.00	-		25.00	-		30.00	-
<b>Multi-storey apartment bldg with offices and stores</b>										
(This consist of three levels or above); Upper floors consist of apartments and lower floor of store(s). The appraisal is for each unit of the categories listed below.										
Description		BELOW AVERAGE CONDITION single unit			AVERAGE CONDITION single unit			ABOVE AVERAGE CONDITION single unit		
1	Upper floor-one bedroom apartment(s); lower floor-store(s)/warehouse(s)		20.00	-		25.00	-		30.00	-
2	Upper floor-two bedroom apartment(s); lower floor-store(s)/warehouse(s)		20.00	-		25.00	-		30.00	-
3	Upper floor-three bedroom apartment(s); lower floor-store(s)/warehouse(s)		20.00	-		25.00	-		30.00	-
4	Upper floor-four bedroom apartment(s); lower floor-store(s)/warehouse(s)		20.00	-		25.00	-		30.00	-
<b>Ware-House</b>										

**REAL ESTATE VALUATION GUIDE**

				Area	Average Rate	Value	Area	Average Rate	Value	Area	Average Rate	Value
Usually large space building with no partition, varying in construction, quality, and features, as follows:												
1	Reinforced concrete framed structure, 8" hollow block walls, cast conc. roof(soffit) and conc floor				25.00	-						
2	Concrete blocks structure; concrete floor; zinc roof				20.00	-						
3	Concrete block structure; zinc roof; below average condition				10.00	-						
<b>Shed type buildings</b>												
Usually large space building with little or no partition, varying in construction, quality, and features, as follows:												
1	Zinc roof, concrete floor, area enclosed with hollow concrete block walls				15.00	-						
2	Zinc roof, concrete floor, area not enclosed with walls				12.00	-						
3	Zinc roof, laterite floor, area not enclosed with walls				6.00	-						
<b>Swimming pool, concrete pavement, fence,</b>												
1	Swimming pool				10.00	-						
2	Concrete block fence				5.00	-						
3	Concrete block structure; zinc roof; below average condition				5.00	-						



## ANNEX 6 : Survey instruments (Sample Questionnaire)

### Proposed Survey of all communities

1. Name of Investigator: DATE-----

2. Name and Status of Respondent:  
(Specify if village chief, or family head or opinion leader or officials or other)

3. Description of the locality

Name of the locality :/Area  
GPS coordinates:

- Type of locality (hamlet, village, community):
- Corresponding Community and County:

4. Basic information on the locality/Area

- Population:
- Ethnic groups:
- Economic activities:
- Land use description of the corridor:

*(Specify the kind of lands located on the corridor of the line according to appropriate indicators, development site, and plots of lands)*

- Land tenure description on the corridor:  
*(Specify if community lands/private lands, owners/tenants, or any other to be specified)*  
Number of houses and/or farms located on the corridor.

**Name of families whose houses and/or farms are located on the line route:**

1	
2	
3	
4	

Is land available for resettlement of affected houses and/or farms in the village?

5. Economic Data

- Type of crops grown along the line route:


Estimates of annual agricultural income by type of crops (specify area in acres):

Crop	Area (acres)	Income (\$)	Crop	Area (acres)	Income(\$)

- Average cost of crop land (specify are in acres)
- Average cost of land plot (development site) (specify area in acres)

- Average costs of economic trees which can be located on the corridor

Tree Type	Cost per tree (\$)	Tree Type	Cost per tree (\$)	Tree Type	Cost per tree (\$)

(Detail costs according to type of trees: palm tree, mango tree, etc.)

**6. Cultural Data**

- Name of traditional authority  
*Description of traditional authority structure (e.g. Does the community have a paramount/divisional chief? Describe highest position in relation to traditional area.*
- Main religious groups *(Estimate population of each group)*

**7. Do you have any comments, questions or specific details to add?**

## ANNEX 7: Socio-Economic Baseline Survey Questionnaire

Reference No.....

1. Name of respondent .....

Address

.....

2. Next of Kin.....

3. What is to be compensated? **Property** / **Farm Land**

4. Property/Farmland (GPS Recording).....

5. Chiefdom/County.....

6. Ward/Council.....

7. What is the Gender of the respondent? **Male** / **Female**

8. What is the age respondent (please tick one box only)

		18 and below		46 - 55
		19 – 25		56 - 65
		26 – 35		66 and
above		36 – 45		

9. What is the respondent's Ethnic group? .....

10. What is the respondent's religion? .....

11. How many dependents does the respondent have? .....
12. What is the respondent's occupation/employment? .....
13. What health problems in this chiefdom/town/village? .....
14. Are there any sites/shrines/objects on the proposed right of way which are of specific historical reference to the chiefdom/town/village? **YES/NO**  
 If so, what are they? .....  
 What specific historical events do they represent?.....
15. Do you have any sites/objects that you consider very attractive for tourist attraction on the RoW? **YES/NO**  
 What are the sites?.....  
 What makes them attractive?.....
16. Who owns the land in this town/village?.....
17. Do you own this area of land? **YES/NO**  
 If no, who owns this piece of land?.....  
 If you own the land, do you have tenant farmers? **YES/NO**
18. What is the tenure arrangements (for tenant farmers and land owners)?.....  
 .....
19. What crops are grown on the land? Please state the approximate percentage of the main types of crops.
- Cash Crops**..... %  
**Food crop (for sale)**.....%  
**Food crop (for own consumption)**.....%  
**Cash crops (dominant)**.....%  
**Cash crops (small quantities)**.....%

**Food crops**.....  
 .....  
 .....

20. Do you practice animal husbandry, please list the animals?.....  
 .....  
 .....

21. Is farming your only source of income? **YES/NO**  
 What other sources of income do you have?.....

22. What positive expectations do you think the project will bring? Please also state reasons.

BENEFIT	REASON

23. What problems do you envisage the proposed power transmission line will bring to the chiefdom/town/village? Please also state reasons.

PROBLEM	REASON


24. Has part of the land in your chiefdom/town/village been used for similar projects?

**YES/NO**

What project/organization?.....

What problems did you have with the organization?.....

How did the project benefit the chiefdom/town/village?.....

.....

25. How will compensation monies for this area be divided between you and your family and /or the land owner (as relevant)?.....

.....

.....

26. Do you have a preference for the compensation money to be divided between the tenant and landowner, if so please write the names and percentages?

**YES/NO**

..... %

..... %

..... %

..... %

..... %

### ANNEX 8: Sample Grievance and Resolution Form

**Name (Filer of Complaint):** \_\_\_\_\_  
**ID Number:** \_\_\_\_\_ (PAPs ID number)  
**Contact Information :** \_\_\_\_\_ (Village ; mobile phone)  
**Nature of Grievance or Complaint:** \_\_\_\_\_

<u>Date</u>	<u>Individuals Contacted</u>	<u>Summary of Discussion</u>

Signature \_\_\_\_\_ Date: \_\_\_\_\_

Signed (Filer of Complaint): \_\_\_\_\_  
 Name of Person Filing Complaint : \_\_\_\_\_ ( if different from Filer)  
 Position or Relationship to Filer: \_\_\_\_\_

**Review/Resolution**

Date of Conciliation Session: \_\_\_\_\_  
 Was Filer Present? :                              Yes                              No  
 Was field verification of complaint conducted?     Yes                              No  
 Findings of field investigation: \_\_\_\_\_

**Summary of Conciliation Session**

**Discussion:** \_\_\_\_\_  
 \_\_\_\_\_  
 Issues \_\_\_\_\_- \_\_\_\_\_

Was agreement reached on the issues?                              Yes                              No  
 If agreement was reached, detail the agreement below:  
 If agreement was not reached, specify the points of disagreement below:

Signed (Conciliator): \_\_\_\_\_                              Signed (Filer): \_\_\_\_\_  
 \_\_\_\_\_

Signed: \_\_\_\_\_  
                             Independent Observer

Date: \_\_\_\_\_

## ANNEX 9:

### Liberia Electricity Corporation – Liberia Accelerated Electricity Expansion Project (LACEEP AF)

#### Public Consultation Workshop Minutes of the meeting

Thursday March 26, 2015

Starting Time: 11:20 AM

Ending Time: 1:30PM

Venue: LEC Conference Room, Water Side, Monrovia, Liberia

Meeting was composed of two different sections:

Section 1: Presentation of Environmental & Social Management Framework

Section 2: Presentation of Resettlement Policy Framework

Section 3: Questions and answers, comments, suggestions, and concerns from the stakeholders.

#### Participants

No.	Name	Organization	Position	Contact
1.	Samuel W.D Wesley	CEDA Consult	Manager	+231880767181 <a href="mailto:cedaliberia@gmail.com">cedaliberia@gmail.com</a>
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3.	Wassim Hamdan	Earthtime Inc.	Managing Director	+231886700060 <a href="mailto:whamdan@earthtimegroup.com">whamdan@earthtimegroup.com</a>
4.	Basma Shamas	Earthtime Inc.	Consultant	+231888300766 <a href="mailto:bshamas@earthtimegroup.com">bshamas@earthtimegroup.com</a>
5.	Williette T. Clarke	Earthtime Inc.	Administrative Assistant	<a href="mailto:wclarke@earthtimegroup.com">wclarke@earthtimegroup.com</a>
6.	Varney L. Conneh	Environmental Protection Agency (EPA)	ESIA Assistant MQR	+231886531024 <a href="mailto:Clvaney69@yahoo.com">Clvaney69@yahoo.com</a>
7.	Jonh K. Jallah Jr	Environmental Protection Agency (EPA)	ESIA Assistant Technical Coordinator	+231777797160 <a href="mailto:Jlej2g4@gmail.com">Jlej2g4@gmail.com</a>
8.	Tom Wesley Korkpor	Land Commission	Program Assistant	+231880773020 <a href="mailto:tomkorkpor@gmail.com">tomkorkpor@gmail.com</a>
9.	Mohammed L. Sow	Liberia Electricity Corporation (LEC)	Engineer /System Studies & Corporate Planning	+231886979041
10.	Arthur S. Johnson	Liberia Electricity Corporation (LEC)	Engineer/ System Engineer	+231886578472
11.	Joseph T Mayah	Liberia Electricity Corporation (LEC)	DCEO	+231886511941
12.	Mark C. Falkornia	Liberia Electricity Corporation (LEC)	Procurement Analyst	+231886308665 +231777520107



No.	Name	Organization	Position	Contact
13.	Alvyce Brown	Liberia Electricity Corporation (LEC)	Finance Officer	<a href="mailto:alvyceb@yahoo.com">alvyceb@yahoo.com</a>
14.	Diabeson F Beyan Jr	Liberia Electricity Corporation (LEC)	Procurement analyst	<a href="mailto:Dbeyanzg9@yahoo.com">Dbeyanzg9@yahoo.com</a>
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16.	Varmunyah Sherif	Liberia Electricity Corporation (LEC)	Executive Director/ Administrator	+231886614525 <a href="mailto:varmunyah@yahoo.com">varmunyah@yahoo.com</a>
17.	Mark Broplelt	Liberia Petroleum Refining Company (LPRC)	Assistant manager technical services	+231886518890 <a href="mailto:mbrop@yahoo.com">mbrop@yahoo.com</a>
18.	Frankien N. Cassell	Liberia Water & Sewer Corporation (LWSC)	DMO / TS	+213886453554 <a href="mailto:Frantcass54@gmail.com">Frantcass54@gmail.com</a>
19.	Patrick N. Sandikie	Liberia Water & Sewer Corporation (LWSC)	Manager/Ts	<a href="mailto:pnsandikie@yahoo.com">pnsandikie@yahoo.com</a>
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26.	James B. Walker	Ministry of Public Works/ Infrastructure Implementation Unit (MPW-IIU)	Environmental Assistant	+231886443263 <a href="mailto:Jas_walker2006@yahoo.com">Jas_walker2006@yahoo.com</a>
27.	J. Liama Canmu	Ministry of Transport (MOT)	Director	+231886556668 <a href="mailto:jliamacanme@yahoo.com">jliamacanme@yahoo.com</a>
28.	Vivian Bynum	Monrovia City Corporation (MCC)	General Manager	+231777518443
29.	Philip J. Beah	Paynesville City Corporation (PCC)	Director Environment, Health & Safety	+231886837151 +231555123126

No.	Name	Organization	Position	Contact
30.	Prince G. Troh	Paynesville City Corporation (PCC)		+231886453496
31.	Stephen P. Potter	Rural Renewable Energy Agency (RREA)	Program Director	+231886525505/+231777525505 <a href="mailto:stephenvpotter@yahoo.com">stephenvpotter@yahoo.com</a>
32.	Boiyan Kpakolo	Ministry of Lands Mines and Energy	Assistant Minister	+231886125659 <a href="mailto:Bkpakolo55@yahoo.com">Bkpakolo55@yahoo.com</a>

## I. SUMMARY

A meeting was held at LEC's conference room between Liberia Electricity Corporation, and the various stakeholders in the presence of representatives from the Environmental Protection Agency. The purpose of the meeting was to brief stakeholder on the components that fall under the LACEEP-AF Project as well as the various environmental and social impacts that are associated with the project, obtain comments and suggestions from the key stakeholders on the project. Mr. Matthew Konai presented the following LACEEP AF components:

- Extension of electricity transmission and distribution systems and connection of new users; this include:
  - North-West Greater Monrovia Corridor: Proposed 66-Kilovolt (kV) transmission line that will run for 22km from Paynsville to Virginia connecting Gardnersville, Stockton Creek and Bushrod substations.
  - Monrovia – Kle – Tubmanburg Corridor: Proposed 66-Kilovolt (kV) transmission line that will run for 180km from Virginia to Tubmanburg connecting Kle, Robertsport, and Bo Waterside.
  - Proposed construction of new substations in Kle and Bomi Hills
  - Proposed Rehabilitation of Gardnersville, Stockton Creek and Virginia substations.
- Support for the strengthening of LEC's commercial capacity which includes technical assistance and incorporation of modern management information systems.

A short presentation (attached) on the project was provided. Concerns were voiced and questions asked. Generally, attendees were attentive and interested and their comments, concerns and suggestions were valid and should be taken into consideration.

## II. PRESENTATION

Joseph T. Mayah, Deputy-CEO of LEC welcomed the attendees to the meeting. Eng. Mathew Konai, Assistant Planning Manager LEC, presented the LACEEP-AF Components. The presentation included a short project description and location and a brief on the EIA process in

Liberia as well as the World Bank Safeguard Policies and requirements for such projects. It also included some of the main environmental and social impacts of the project and main mitigation measures that should be taken into consideration when ESIA and RAP are being prepared for such project in order to minimize these impacts.

- a. Project Location
- b. Project components
- c. EPA Guidelines and World bank safeguard policies
- d. Potential environmental and social impacts of LACEEP
- e. Mitigation measures and monitoring
- f. Institutional Arrangements

Institutional Strengthening and capacity building

### **III. KEY RESPONSES, CONCERNS & RECOMMENDATIONS**

Concerns, questions, comments and suggestions regarding many aspects of the project were raised by the participants during the consultation meeting. The purpose of this section was to focus on the concerns of the major stakeholders on the project. Some concerns were discussed in the meeting and should be taken into consideration whenever conducting ESIA and RAP for sub projects.

Concerns were raised by several stakeholders about capacity building, the need to sensitize and provide awareness to affected communities about the project, and the need to put in more effort on reducing power theft. Social, health and safety, and environmental impacts of the Project were also issues raised by the stakeholders. The stakeholders also stressed the need to appropriately compensate affected people along the ROW, as well as taking into consideration avoiding activities that could have unfavorable impacts on cultural sites or structures.

Mr. Konai also mentioned that ESIA and RAP will be prepared for each project in which site specific mitigation measures will be prepared and implemented during the construction and operational phases of this project.

The questions, concerns and comments raised during the meeting are presented in the table below.

### Questions, concerns and comments raised during the meeting.

Institution	Name & Position	Concerns/ Questions/ Comments/Responses
<b>CEDA Consult</b>	Samuel W.D Wesley (RAP Consultant/ Manager)	<ul style="list-style-type: none"> <li>• Which regulation LEC uses for Resettlement Action Plans (RAP) when there are differences between Liberian regulations and World Bank regulations?               <ul style="list-style-type: none"> <li>○ Mr Konai and Mr Mayah (LEC) answered that since the project is funded by the World Bank, LEC makes sure to follow their regulations as long as they do not contradict with the Liberian regulations and in case of conflict the issue is discussed between Liberian governmental and legal authorities and World Bank to reach an agreement.</li> </ul> </li> </ul>
<b>Environmental Protection Agency (EPA)</b>	John K. Jallah Jr (ESIA Assistant Technical Coordinator)	<ul style="list-style-type: none"> <li>• EPA ensures sustainable development by requiring public participations.</li> <li>• Establishing an Environmental and Social Management Unit (ESMU) is a good way to ensure that LEC work is in line with EPA procedures.</li> <li>• LEC should be careful when constructing and operating HFO Facilities especially in terms of fuel storage, disposal and transportation as HFO is a contaminant to water and air:               <ul style="list-style-type: none"> <li>○ Mr Mayah (LEC) mentioned that LEC complies with the EPA regulations and contracts EPA certified contractors for movement/ disposal of HFO contaminated materials.</li> <li>○ Mr. Hamdan (Earthtime) mentioned that the World Bank has specific requirement in terms of HFO handling. LEC has prepared an oil spill response plan and is required to have oil spill kits on site. Also, LEC is currently conducting onsite monitoring to collect environmental baseline data and to be able to detect any contamination occurring from the use of HFO on site.</li> </ul> </li> </ul>
<b>Environmental Protection Agency (EPA)</b>	Varney L. Conneh (ESIA Assistant MQR)	<ul style="list-style-type: none"> <li>• Environmental processes include four major entities: EPA which is a regulator and reviewer of environmental projects/ the project owners that want to implement projects that might affect the environment/ Independent evaluators that conduct the environmental studies/ and project affected communities.</li> <li>• The Scoping process of the ESIA should include methodologies used in public awareness such as community meetings, publishing of letter of intents in newspapers, etc.</li> <li>• Communication between different institutions and stakeholders is very important especially in areas where different projects intersect.</li> <li>• While working on the resettlement action plan, make sure you identify the exact buffer zone that should</li> </ul>

Institution	Name & Position	Concerns/ Questions/ Comments/Responses
		<p>exist between an electric tower and the nearest structure and communicated clearly to the public. Also make sure you use government rates for real estate and lands, etc. and reach a clear final agreement with the involved communities and entities so that nobody can at a later stage contradict what was put in place.</p>
<b>Land Commission</b>	Tom Wesley Korkpor (Program Assistant)	<ul style="list-style-type: none"> <li>• Is cash compensation the only issue tackled in Resettlement Action Plan (RAP)? What about proposing new lands to resettled people? Helping them fit into new communities? <ul style="list-style-type: none"> <li>○ Mr Mayah (LEC), Mr Hamdan (Earthtime) and Mr Potter (RREA) explained that the presentation included the resettlement framework that gives general guidelines to be followed during the ESIA and RAP processes. When the project get approved a resettlement team will do a thorough study including field visits and meetings with the affected communities to reach an agreement on the best way of compensation whether it is by providing land or cash, etc.</li> <li>○ Mr Wesley (CEDA Consult) and Mr Suah also explained that the World Bank policies and regulations require a detailed study to reach a fair agreement and compensation that benefit the affected communities.</li> </ul> </li> <li>• How would World Bank help in increasing capacity? <ul style="list-style-type: none"> <li>○ Mr Konai (LEC) explained that part of the funding within the project is allocated for trainings in different fields related to project management, technical support and customer serveries.</li> </ul> </li> <li>• Since a full ESIA is not yet conducted, how did LEC knew the impacts and mitigations that were presented? <ul style="list-style-type: none"> <li>○ Mr Mayah (LEC) and Mr Hamdan (Earthtime) explained that this presentation represents a general framework study that was conducted for all the components under the LACEEP AF project and that provide general guidelines and a range of impacts and mitigations that are common tot these kinds of projects. A specific ESIA will be conducted for each subproject under the LACEEP project and these will include specific impacts and mitigations for each sub-project.</li> </ul> </li> </ul>
<b>Liberia Petroleum Refining</b>	Mark Broplelt (Assistant)	<ul style="list-style-type: none"> <li>• During implementation, does LEC expect any resettlement along the HFO pipeline between LPRC</li> </ul>

Institution	Name & Position	Concerns/ Questions/ Comments/Responses
<b>Company (LPRC)</b>	manager technical services)	<p>and LEC Bushrod Facility?</p> <ul style="list-style-type: none"> <li>○ The pipeline has been rerouted to pass within the china union facility so no resettlement will be needed. The pipeline is not part of LACEEP AF; it is a project under LACEEP.</li> </ul>
<b>Liberia Water &amp; Sewer Corporation (LWSC)</b>	Frankien N. Cassell (DMO/TS)	<ul style="list-style-type: none"> <li>• Clarification regarding the component of the project related to the support on the expansion of supply: <ul style="list-style-type: none"> <li>○ Mr. Konai (LEC) explained that an amount within the budget of this project is allocated to training and support on both technical and commercial levels. The support also includes new ways of generating electricity such as hydropower plants.</li> </ul> </li> <li>• In such meetings it is recommended to circulate the presentation before hand, so that stakeholders have more time to go through it.</li> <li>• How is this LACEEP-AF project connected to the national power grid project? <ul style="list-style-type: none"> <li>○ Mr Mayah (LEC) clarified that the national power grid project is a common project between Liberia, Sierra Leone, Guinea and Ivory Coast (CLSG). The CLSG project will reach financial closure soon in the next weeks, but this project does not relate to the internal electrical network system. The two projects are not related in terms of work but they complete each other as the power generated by the CLSG project will be distributed to the people using the systems and transmission lines that will be built under the LACEEP-AF.</li> </ul> </li> <li>• EPA deserves credit for refining the EIA process and making it clearer.</li> <li>• How does EPA conduct monitoring of compliance with mitigation measures? What is the role of the environmental and social monitoring unit (ESMU) in LEC? <ul style="list-style-type: none"> <li>○ EPA representatives and Mr. Konai confirmed that the ESMU makes sure LEC is complying with the mitigation measures and reports to the EPA which reviews the ESMU work and conduct field visits to ensure compliance.</li> </ul> </li> <li>• What is the methodology used in RAP in terms of property evaluation mechanism and the role of the government and how are disagreements addressed? <ul style="list-style-type: none"> <li>○ Mr. Konai (LEC) explained that the RAP is done by a professional expert. Field visits and assessments are conducted to identify entities that need resettlement, compensations amounts and methods of</li> </ul> </li> </ul>

Institution	Name & Position	Concerns/ Questions/ Comments/Responses
		resettlement. This is then communicated to the affected members of the communities to reach an agreement. If agreement cannot be reached, the issue will be raised to government authorities and court to get settled.
<b>Ministry of Internal Affairs (MIA)/ Bomi County</b>	Ernest Gray Davis (Assistant superintendent for Development)	<ul style="list-style-type: none"> <li>• Community police can help the Liberian National Police with power theft concerns along the route of the transmission.</li> <li>• The number of projected user should be reviewed and projected to include future users as well as current capacity especially with the increase of mining activities along the route.</li> </ul>
<b>Ministry of Internal Affairs (MIA)/ Grand Cape Mount County</b>	Al Mohammed S. Manobah (County Project Planner)	<ul style="list-style-type: none"> <li>• County Authorities should be involved during the RAP process as they can help communicating with their communities.</li> <li>• The number of estimated users should be reviewed as it does not accurately reflect the actual current capacity.</li> </ul>
<b>Ministry of Internal Affairs (MIA)/ Montserrado County</b>	Sylvester S. Lama (Assistant Superintendent for Development)	<ul style="list-style-type: none"> <li>• LEC should inform and involve the county's local government authorities when it comes to Resettlement Action Plans (RAP) especially in terms of affected areas/communities and names of people to be compensated, etc. Local authorities can take responsibility and help in stopping people from claiming ownership of lands after being compensated.</li> <li>• Communities can help in limiting power theft if good communication is established</li> </ul>
<b>Ministry of Lands, Mines and Energy</b>		<ul style="list-style-type: none"> <li>• Does LEC have any safeguards in place related to power theft? <ul style="list-style-type: none"> <li>○ Mr. Mayah advised that a unit is being prepared and equipped to perform patrols to monitor and minimize power theft. He also added that reducing power theft is one of Manitoba Hydro International goals and that agreement with Liberia National Police is being drafted on this issue.</li> </ul> </li> </ul>
<b>Ministry of Public Work (MPW)</b>	James B. Walker (Environmental Assistant)	<ul style="list-style-type: none"> <li>• The ministry of public work already performed a RAP on the route going from red light to Kakata. Will LEC perform another RAP on this route and would this impact the ministries work along this route? <ul style="list-style-type: none"> <li>○ Mr. Konai explained that another RAP will be performed as the conditions between the two projects is different, but coordination between LEC and the ministry can take place to check common points.</li> </ul> </li> </ul>
<b>Ministry of Public Work (MPW)</b>	Augustine F. Taylor (Engineer)	<ul style="list-style-type: none"> <li>• Collaboration between all stakeholders is necessary to ensure sustainable development.</li> </ul>
<b>Ministry of</b>	J. Liama Canmu	<ul style="list-style-type: none"> <li>• Meetings and good communication with community</li> </ul>

Institution	Name & Position	Concerns/ Questions/ Comments/Responses
<b>Transport (MOT)</b>	(Director)	<p>leaders can help in minimizing power theft and increasing security for the components of the project.</p> <ul style="list-style-type: none"> <li>• The ease of connection to the electricity network should be taken into consideration as some people live very close to transmission lines but cannot get connected to the network which increases power theft.</li> <li>• Is there communication between LEC and the ministry of transport regarding HFO Transport: <ul style="list-style-type: none"> <li>○ Mr. Mayah (LEC) advised that communication regarding petroleum products transport is with LPRC, but LEC will consult the minister of transport and check if there is a requirement for communication between the two entities regarding this issue.</li> </ul> </li> </ul>
<b>Monrovia City Corporation (MCC)</b>	Vivian Bynum (Chief of Staff)	<ul style="list-style-type: none"> <li>• Raising public awareness and conducting community meetings to explain the project to the different communities and reach a common consensus between the communities is recommended and can help in many aspects during project implementation especially in resettlement aspects.</li> </ul>
<b>Rural Renewable Energy Agency (RREA)</b>	Stephen P. Potter (Program Director)	<ul style="list-style-type: none"> <li>• Does EPA review the ESIA before project implementation? <ul style="list-style-type: none"> <li>○ When an environmental report is generated, EPA reviews it and conducts field inspections before issuing an environmental permit. Based on this review EPA decides if a permit will be issued or not and the conditions that should apply under this permit.</li> </ul> </li> </ul>



## ANNEX 10: List of Stakeholders



**Stakeholder Consultation Meeting**  
**ESMF for Liberia Accelerated Electricity Expansion Project - Additional Financing (LACEEP-AF)**  
**LEC Conference Room**  
**March 26, 2015**  
**Attendance Sheet**

No	Name	Organization	Position	Phone No./Email	Signature
1.	SYLVESTER S. LAMM	MONTSERRADO COUNTY/MIA	ASSISTANT SUPERINTENDENT FOR DEVELOPMENT	0886901011 Sengulama@gmail.com	
2.	Philip J. Beah	Paynesville City Corporation	Director Env. Health & Safety	0886837151 0555123126	
3.	Mohammed L Sow	LEC	Eng / System Studies & Corporate Planning	0886979041	
4.	Arthur S. Johnson	LEC	Eng. System Eng.	0886078472	
5.	Frankie N. Cassell	LWSC	DMD/ITS	0886453554 frankie@lws.com	
6.	MARK BROUGHT	LPRC	Asst. Mgr./Tech. Serv.	0886518840 mbrought@lprc.com	
7.	Wafiqah Ibrahim	EARTHTIME	Managing Director	0886 700060 wafiqah@earthtime.org.com	
8.	Joseph T. Nkayah	LEC	DCEO	0886511941	



No	Name	Organization	Position	Phone No./Email	Signature
9.	VARNLEY L CONNOR	EPA	ESIA Asst. Mgr.	0886531024 clvarnag68@yahoo.com	
10.	John K. Lillah Jr	EPA	ESIA Asst Tech. Coord.	0777797160 jklillah@gmail.com	
11.	Lawrence J. Massiqueri	MOA	Asst. Tech. Dir.	0886543623 lawrence.massiqueri@gmail.com	
12.	Prince G. Tish	PCC	Driver	0886453496 princegish@gmail.com	
13.	Vivian Byrum	MCC	Chief of Staff	0886119275	
14.	Michael V. Luch	Earth Environmental	Coord. Manager	0777518443	
15.	Mark T. Fawcett	LEC	PROJECT ANALYST	0886-308-000 0777-520-107	
16.	Dionah V. Gonzalez	Ministry of Informad	Secretary County Project Planner	0880436715 0776939864 0886560067	
17.	Al Mohammed S. Mansab	MIA/Cape Mount	Planner	almsmansab@gmail.com	
18.	AUGUSTINE F. TAYLOR	MPW/114	Engineer	engnecrta@comcast.net 0886086626	
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STAKEHOLDERS' CONSULTATION MEETING ON THE REVISION AND UPDATING OF THE ENVIRONMENTAL AND SOCIAL MANAGEMENT FRAMEWORK (ESMF) AND RESETTLEMENT POLICY FRAMEWORK (RPF) TO REFLECT THE ACTIVITIES ASSOCIATED WITH THE IMPLEMENTATION OF THE LIBERIA ACCELERATED ELECTRICITY EXPANSION PROJECT - ADDITIONAL FINANCING (LACEP AF), LIBERIA ELECTRICITY CORPORATION (LEC) CONFERENCE ROOM, WATERSIDE, MONROVIA THURSDAY, MARCH 26, 2015

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STAKEHOLDERS' CONSULTATION MEETING ON THE REVISION AND UPDATING OF THE ENVIRONMENTAL AND SOCIAL MANAGEMENT FRAMEWORK (ESMF) AND RESETTLEMENT POLICY FRAMEWORK (RPF) TO REFLECT THE ACTIVITIES ASSOCIATED WITH THE IMPLEMENTATION OF THE LIBERIA ACCELERATED ELECTRICITY EXPANSION PROJECT - ADDITIONAL FINANCING (LACEP AF), LIBERIA ELECTRICITY CORPORATION (LEC) CONFERENCE ROOM, WATERSIDE, MONROVIA THURSDAY, MARCH 26, 2015

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STAKEHOLDERS' CONSULTATION MEETING ON THE REVISION AND UPDATING OF THE ENVIRONMENTAL AND SOCIAL MANAGEMENT FRAMEWORK (ESMF) AND RESSETTLEMENT POLICY FRAMEWORK (RPF) TO REFLECT THE ACTIVITIES ASSOCIATED WITH THE IMPLEMENTATION OF THE LIBERIA ACCELERATED ELECTRICITY EXPANSION PROJECT - ADDITIONAL FINANCING (LACEEP AF), LIBERIA ELECTRICITY CORPORATION (LEC) CONFERENCE ROOM, WATERSIDE, MONROVIA  
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