

**GOVERNMENT OF GHANA
MINISTRY OF TRANSPORTATION
DEPARTMENT OF URBAN ROADS**



**FEASIBILITY STUDIES AND DESIGN OF GIFFARD, TESHIE
LINK AND BURMA CAMP ROADS**

DRAFT RESETTLEMENT ACTION PLAN

PREPARED BY:
Municipal Development Collaboration Ltd
Accra, Ghana

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ACRONYMS

AER	-	Annual Environmental Report
AIDS	-	Acquired Immune Deficiency Syndrome
BOQ	-	Bill of Quantities
BOST	-	Bulk Oil Storage and Transport
CBO	-	Community-Based Organisation
DFR	-	Department of Feeder Roads
DVLA	-	Driver and Vehicle Licensing Department
DUR	-	Department of Urban Roads
EA	-	Environmental Assessment
EAR	-	Environmental Assessment Regulations
ECG	-	Electricity Company of Ghana
EIA	-	Environmental Impact Assessment
EIS	-	Environmental Impact Statement
EMP	-	Environmental Management Plan
EMU	-	Environmental Management Unit
EP	-	Environmental Permit
EPA	-	Environmental Protection Agency
FC	-	Forestry Commission
FSD	-	Forest Services Division
DUR	-	Department of Urban Roads
GPRS II	-	Ghana's Growth and Poverty Reduction Strategy II
GT	-	Ghana Telecom
GWCL	-	Ghana Water Company Limited
HIV	-	Human Immune Virus
L.I	-	Legislative Instrument
MOT	-	Ministry of Transportation
NGO	-	Non-Governmental Organisation
PEA	-	Preliminary Environmental Assessment
ROW	-	Right-Of-Way
RFS	-	Road Fund Secretariat
RMI	-	Resource Management Institutions
STI	-	Sexually Transmitted Infections
TOR	-	Terms of Reference
USPI	-	Utility Service Providing Institutions
VEC	-	Valued Ecosystem Components
WD	-	Wildlife Division
WRC	-	Water Resources Commission

EXECUTIVE SUMMARY

Project Name: *Feasibility, Studies and Design of Giffard, Teshie Link and Burma Road Project : Resettlement Action Plan*

Country: *Ghana*

Department: *Department of Urban Roads* *Country Department*

Date: *June, 2008*

Introduction

Under the Transport Sector Development Programme(TSDP), the Department of Urban Roads (DUR) of the Ministry of Roads and Transport (MoT) is to undertake reconstruction and expansion of some selected roads within the Accra East corridor and the capital at large to enhance free movement of traffic. Three roads selected under this project are the Giffard, Teshie Link and Burma Camp roads. However it is anticipated that the proposed road improvements will affect people who live and work within the corridor and as a result the need for resettlement of the project affected persons.

This Resettlement Action Plan essentially describes the policy and institutional frame work for carrying out of the resettlement of the project affected persons.

Objectives of the RAP

The main objectives of the RAP include the following :

- To prevent or at least mitigate the adverse impact associated with implementation of the Giffard, Teshie Link and Burma Camp road project;*
- To deliver the entitlements of PAPs for payment of compensation and support for reestablishing their livelihood;*
- To implement an action plan for delivering compensation and assistance in accordance with the resettlement action policy adopted for the project ;*
- To maximize the involvement of PAPs and civil society in all stages of resettlement and rehabilitation;and*
- To ensure that the standard of living of PAPs is improved or at least restored by way of better shelter and access to services, training and facilitating community action.*

Legal Framework

The important documents upon which the legal framework of this resettlement action plan hinges on are:

- *The constitution of the Republic of Ghana. Article 20 of the 1992 constitution.*
- *The State Lands Acts, 1962 (Act 125) which gives authority for land to be acquired.*
- *The Statutory wayleaves Instrument which empowers the President whenever, in his opinion provides for entry on any land for construction and maintenance of public works.*
- *The World Bank Operational Directives OP 4.12, which outlines the conditions under which the world Bank will fund a project if it displaces persons or affects their social and economic well being.*
- *The TSDP Environmental and Social Compensation framework. The document mentions that no one is to be denied compensation because he/she is not the holder of a legal document. It proposes supplemental assistance of non-holders of legal titles.*

Definition of Project Affected Persons (PAPs)

Project Affected Persons include, households, business units, including their workers and owners of assets like land and buildings to be affected by the owners, non-resident lessees; tenants of buildings; squatters and pavement dwellers.

Socio-Economic Characteristics of PAPs

A sample survey of projected affected persons along the project roads was undertaken in June 2008. Results from the survey are presented in the Table E1 below.

TableE1: Survey Results

A	DEMOGRAPHIC	No. Persons	Percent
	Gender		
	Females	132	46%
	Males	154	54%
	Sex Ratio (females per 100 males)		121
	Married	163	57%
	Not Married	117	41%
	Age Distribution		
	Below 18 years	35	12%
	Between 18 – 60 years	243	85%
B	SOCIAL		
	Religion		
	Christian	271	95%
	Moslem	8	3%
	Other	6	2%
	Education		
	None	20	7%
	Primary, JSS, SSS, VOC	240	84%
	Tertiary	26	9%
	NATIONALITY		
	Ghanaian	277	98%
	Other	9	3%
	ETHNIC		
	Akan	102	37%
	Ga	10	37%
	Ewe	74	27%
	Hausa	6	2%
	Other	3	1%
C	ECONOMIC		
	Occupation Structure		
	Trading	140	50%
	Artisan	100	36%
	Civil/Public	34	10%
	Other	11	4%
D	INCOME		
	Average monthly Income GH¢		180.78
	Average monthly of Household GH¢		296.33

E	HOUSING		
	Ownership of Property		
	Owner	140	50%
	Caretaker	51	18%
	Tenant	85	30%
	Other	6	2%
	Structure Type		
	Kiosk	86	30%
	Container	46	16%
	Detached	46	16%
	Semi – Detached	14	5%
	Traditional Compound House	60	21%
	Traditional Compound Storey	11	4%
	Other (including tent etc)		8%
	Average Household Size (No.)		4.4
	Average No of Household (No.)		2.8
	Construction Material		
	Cement	134	47%
	Wood	100	35%
	Metal	46	16%
	Landcrete	6	2%
	Use of Dwelling Structure		
	Wholly Residential	83	29%
	Wholly Commercial	100	35%
	Residential / Commercial	69	24%
	Other	34	12%
F	ENVIRONMENTAL		
	<i>(Having environmental services)</i>		
	WATER SUPPLY		
	Individual Tap	100	35%
	Public Tap	174	61%
	Well	12	4%
	ELECTRICITY		
	Available	211	74%
	Not Available	75	26%

Impacts of the Project

The widening of the road will take over lands which are currently being used for socio-economic activities. Apart from house owners who will lose portions of their building and who will be compensated, traders and artisans who operate in the right-of way will have to be relocated by DUR and be paid supplemental assistance to relocate. DUR is currently in discussion with La Sub-Metro, Teshie Sub-Metro, and Ga Sub- Metro Assemblies for a place to relocate the affected persons.

Structures to be Affected

- **Permanent structures**

About sixty-three(63) permanent structures will be affected in varying degrees namely, fully impacted permanent structures(which would warrant payment of full compensation),partially impacted structures(which would require compensation for only the affected parts)and finally fence walls. It should be pointed out that partially affected structures which leave the rest of building unusable or between 25%-50% damaged effect enjoy full compensation Table E2 shows levels of impacted permanent structures as well as persons affected by the project. They have all been referenced and valued for compensation (See Annex 3).Offers have been made to property owners. DUR has to pay assessed values to each property owner based on estimated values by the Land Valuation Board.

TableE2: Permanent Structures and Persons Impacted

GIFFARD				
Item	No. of Affected Properties	No. of Persons	No. of Households	Cost GH¢
Fully Impacted Permanent Properties	-	-	-	
Partially Impacted Permanent Structures	6	-	-	190,698.76
Fence Walls Impacted	1	-		4,545.74
Total	7	362	13	195,244.5
TESHIE LINK		-		
Fully Impacted Permanent Structures	1	-		8,600.00
Partially Impacted Permanent	25	-		34,300.00

<i>Structures</i>				
<i>Fence Walls Impacted</i>	1			386.29
Total	27	296	70	238,530.79
BURMA CAMP				
<i>Fully Impacted Permanent Structures</i>	13	-		398,793.02
<i>Partially Impacted Permanent Structures</i>	9	-		54,276.19
<i>Fence Walls Impacted</i>	7			42,257.69
Total	29	234	308	497,528.90

• **Temporary Structures**

On the other hand two hundred and eleven (211) structures were identified as temporary (see Table E3). The project corridors as it is right now have unoccupied lands fronting most of the properties. Traders and users of the ROW tend to place their structures close to the road because they are counting on being seen by road users. So for a large number of these persons it will be possible for them to relocate onto unoccupied land that lies immediately outside the ROW.

Table E3: Temporary Structure and Persons Impacted

GIFFARD			
Type of Structure	No. of structure	Persons Affected *(Including Owners)	Cost GH¢
<i>Container</i>	38	82	12,350.00
<i>Kiosk</i>	34	76	6,698.00
<i>Shed</i>	8	21	1,040.00
<i>Wooden Structure</i>	26	101	4,082.00
Total	106	288	24,170.00
TESHIE LINK			
<i>Container</i>	34	55	11,050.00
<i>Kiosk</i>	23	87	4,531.00
<i>Shed</i>	7	28	910.00
<i>Wooden Structure</i>	28	73	4,396.00
Total	92	243	20,887.00
BURMA CAMP			

<i>Container</i>	<i>5</i>	<i>10</i>	<i>1,625.00</i>
<i>Kiosk</i>	<i>4</i>	<i>8</i>	<i>788.00</i>
<i>Shed</i>	<i>1</i>	<i>2</i>	<i>130.00</i>
<i>Wooden Structure</i>	<i>3</i>	<i>76</i>	<i>471.00</i>
Total	13	96	3,014.00

Payment of Compensation

Owners of affected structures will be given cash compensation for their losses. The compensation will be based on assessed values of the properties and will be paid by the GOG through the DUR. The categories of the affected persons are:

- Owners of Permanent Structures;*
- Owners of Temporary Structures;*
- Artisans; and*
- Any other business affected persons.*

Entitlement Matrix

TableE4 presents an entitlement matrix showing categories of project affected persons, type of loss and categories of entitlements to the affected persons to enable them move from the ROW and continue with their business.

Table E4 :Entitlement Matrix

Category of PAP	Type of loss	ENTITLEMENTS				
		Compensation for loss of land & structures	Compensation for loss of assets	Compensation for loss of income	Moving Allowance	Other Assistance
Business Owner	Loss of land	Compensation at going market price	-	-	-	-
	Loss of structure	Compensation at full replacement cost value	Loss of income based on provision of business accounts	Pay full cost of removal and fixing of movables		10% for inconvenience & disturbance
Business tenant	No loss of land	No loss of structure, so no compensation	If business accounts are provided, replace loss of profits for period within which he/she relocates	-	Cover full cost of relocation	10% for inconvenience & disturbance
	Loss of rental accommodation					
Residence owners	Loss of land	Compensation at going market price	-	-		5% for inconvenience & disturbance
	Loss of structure	Compensation at full replacement cost value				
Residence tenant	No loss of land					5% for inconvenience & disturbance
	Loss of rental accommodation	Relocate to location of choice	Six months rent	-	Coverage of full cost of transport expenses	
Licensees,	Loss of use of land	-	-	Payments in lieu of wages while moving	Coverage of full cost of transport expenses	Full cost of disconnection, & reconnection of utility.
Squatters/encroachers						Inconvenience allowance

Owners of permanent structures whose properties are affected by the project are protected by law and would received adequate compensation for their properties. The State Lands Act gives them adequate legal coverage. About **GH¢931304.19** will be paid as compensation for permanent structures on the various projects.

Owners of temporary structures that need to relocate will be paid supplemental assistance that will enable them move their structure, reconnect power if they need it, pay their obligatory fees to various utility companies, while the business gets back on its feet In all about **GH¢48071.00** will be paid as supplemental assistance for temporary structures on the three projects.

Grievances and Redress

Each individual PAP has the right to refuse the compensation rate proposed and take his or her case to any court of justice, e.g, the high courts or the fast track courts if he or she finds the compensation to be inadequate and unfair under replacement c.

Monitoring & Evaluation

The DUR will be responsible for the overall monitoring of the RAP. Both international external monitors will be utilised to monitor the performance.

After completion of all the expropriation / compensation operations, PAPs will be consulted in a household survey to assess the impacts of the measures implemented

Costs and Budget

Table E5 shows the cost and budget of compensation and resettlement estimate for the Giffard, Teshie Link and Burma Camp roads which is about **GH¢1,137,322.00** to achieve the objectives of the project.

Table :E5 Budgets estimate of compensation and resettlement for Giffard, Teshie Link and Burma Camp roads

Number	Items	GH¢
<i>I</i>	<i>Direct Cost</i>	
	<i>Fully Impacted Permanent Properties</i>	407,393.00
	<i>Partially Impacted Permanent Structures</i>	279,275.00
	<i>Fence Walls</i>	47,190.00
	<i>Kiosk</i>	25,025.00
	<i>Container</i>	12,017.00
	<i>Shed</i>	2,080.00
	<i>Wooden Structure</i>	8,949.00
	<i>Public Meeting and Disclosure</i>	12,000.00
	<i>Training for Resettlement Staff</i>	120,000.00
<i>II</i>	<i>Monitoring</i>	120,000.00
<i>III</i>	<i>Provisional Cost = 10% of (I+II)</i>	103,393.00
	Total	1,137,322.00
		(\$ 947,68.33)

\$1=GH¢1.200

CHAPTER 1

1.0 Introduction

1.1 Background

Under the Transport Sector Development Programme (TSDP) the Department of Urban Roads (DUR) of the Ministry of Roads and Transportation (MoT) is to undertake reconstruction and expansion of some selected roads within the Accra East corridor to enhance free flow of traffic in the corridor and to ease congestion in Accra at large.

Accra as the capital Ghana is metropolitan area under the administrative purvey of the Accra Metropolitan Authority. The eastern part of Accra is mainly characterized by rapidly developing middle to high cost residential areas, industrial enclaves and stretches of undeveloped land that have the potential to be developed into either of the two developments aforementioned.

The metropolis is bounded on the east by Tema Municipal Area, where Ghana's largest port and a significant number of industries, including the Export Processing Zone are located. Tema has a population of 141,479 (2000 Population & Housing Census) with a large number of factories and industries.

Several thousands of people commute between Tema and Accra daily, traversing the corridor, and traffic flow is characterized by high travel time with limited alternative routes. This has made the operation of a public transport system inefficient, if not impossible.

It for this reason that the three roads namely, Giffard road, Teshie Link and Burma Camp road have been selected within the corridor for reconstruction.

However it is anticipated that the proposed road improvements will affect certain persons who live and work within the corridor and as a result the need for resettlement of the projected affected persons. This Resettlement Action Plan essentially describes the policy and institutional frame work for carrying out of the resettlement of the project affected persons.

1.2 Objectives of the RAP

The RAP objectives conform to the World Bank's Operational Directive (OP4.12, 2001) and the MOT's Environmental and Social Management Framework and Resettlement Policy Framework. The main objectives of the RAP include the following

- To prevent or at least mitigate the adverse impact associated with implementation of the Giffard, Teshie Link and the Burma Camp road projects.,
- To deliver the entitlements of PAPs for payment of compensation and support for reestablishing their livelihood; and
- To implement an action plan for delivering compensation and assistance in accordance with the R&R policy adopted for the project.
- To maximize the involvement of PAPs and civil society in all stages of resettlement and rehabilitation; and
- To ensure that the standard of living of PAPs is improved or at least restored by way of better shelter and access to services, training and facilitating community action.

The Resettlement Plan indicate, among other things, the following:

- The means by which the project can be used to preserve the livelihood of the affected people along the corridor
- The institutional responsibilities for the execution and management of the resettlement plan
- Mechanisms for consultation with affected persons
- An implementation schedule for the resettlement plan
- Monitoring indicators for the resettlement plan
- Using the framework in the MOT's, ESMF and RPF, to identify the various categories of affected people and their entitlements and the World Bank Operational Directive OP4.12.
- A budget for the implementation of the resettlement plan
- A timetable for implementation, showing inter alia that all compensation will be paid and any transfer of people or business enterprises will be accomplished before actual movement or loss of assets is suffered.

1.3 The Giffard, Teshie Link And Burma Camp Road Project

The Accra East Corridor is bounded on the north by the Accra – Tema section of the Kwame Nkrumah Motorway, on the south by the Accra-Tema Coastal Road, on the

west by the Giffard Road and the east by the Tema General Hospital Road. Fig 2.1 shows the location map of the project roads

The proposed feasibility studies and design of the project involve three (3No.) roads of various lengths totaling about 19.3km. Some of the roads already exist, and need to be upgraded, while others are to be designed and engineered.

1.3.1 Description of the Proposed Roads

Detailed descriptions of the various roads are discussed below.

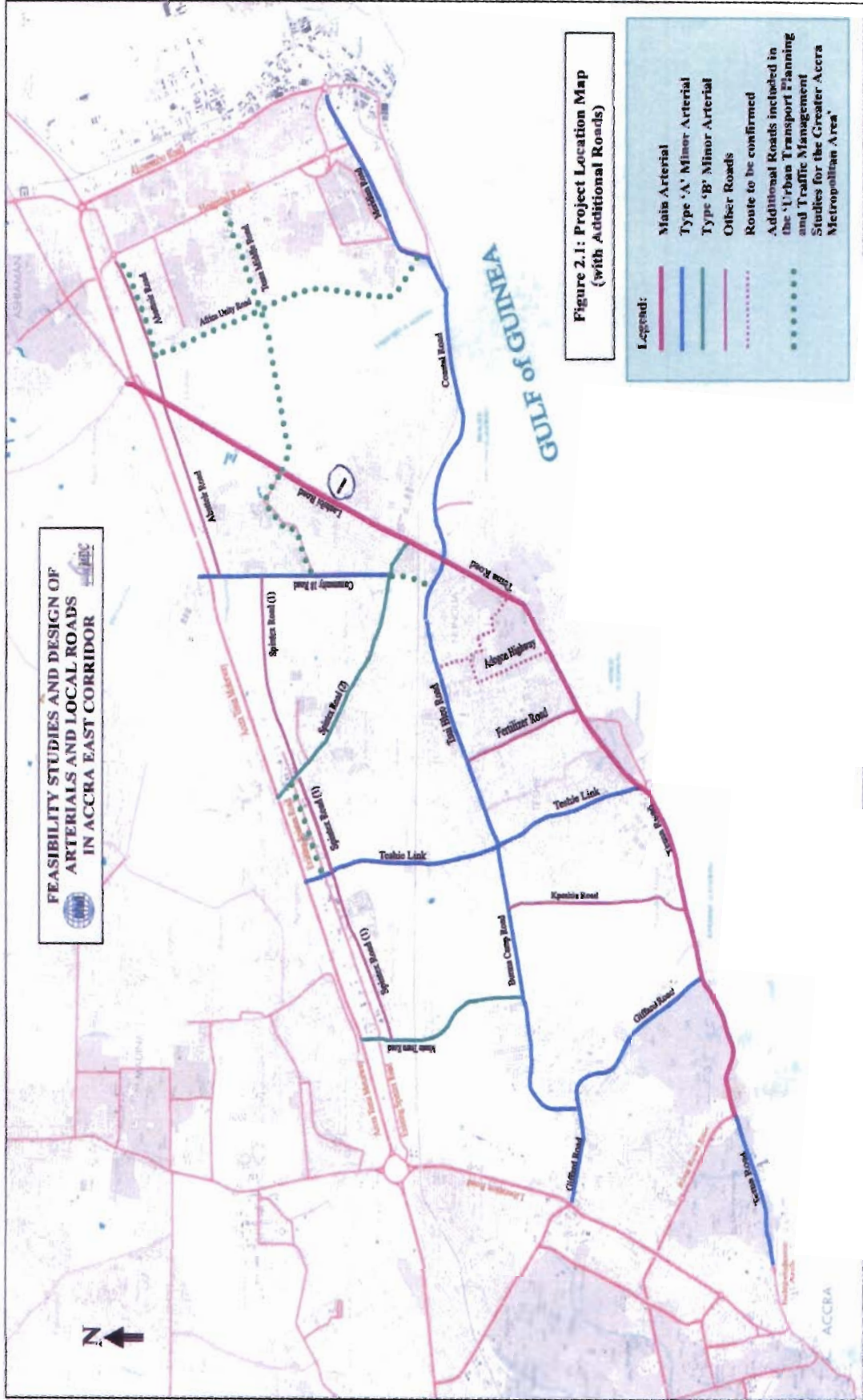


Figure 2.1: Project Location Map (with Additional Roads)

Legend:

- Main Arterial
- Type 'A' Minor Arterial
- Type 'B' Minor Arterial
- Other Roads
- Route to be confirmed
- Additional Roads included in the 'Urban Transport Planning and Traffic Management Studies for the Greater Accra Metropolitan Area'

Figure 1.1: Location Map -- Accra East Corridor Roads

- **Giffard Road**

This paved road starts from 37 Military Hospital across El-Wak Stadium, Burma Camp and the Trade Fair Centre at La to the intersection with Tema Road, opposite the La Palm Royal Beach Hotel. From the 37 Military Hospital intersections to the Lands Department traffic lights, the road is 2-lane, dual carriageway. However, from the El-Wak stadium onward the road reservation is preserved though a tree plantation on the Burma Camp side of the road after the Air Force Station could be affected by the cutting down of some of the trees. On the approaches of the entrance to the Burma Camp, provision is made on either side of the road to accommodate vehicles entering or leaving the Camp, provision is a crucial link between the 37 Hospital Area and La/Cantonments/Labone areas, and traverses largely built-up areas. Traffic congestion on the road peaks during the morning rush hours and the after-work hours, especially between the Lands Department traffic lights and the Burma Camp traffic lights. The Tema Road end of the road lies close to a section of the Kpeshie Lagoon, where there are mangrove swamps, and a major culvert on the Kpeshie Stream near the proposed start point of the Burma Camp Road will require extension, should be considered as an option.

The road provides the only access to the Ghana International Trade Fair Site and there is acute crippling traffic congestion whenever there is a function at this site. Taking into consideration the huge pedestrian concentrations in the vicinity of the trade fair site during International Fairs, pedestrian footway bridge crossing facilities should be considered should any widening of the road be considered.

- **Teshie Link**

Teshie Link starts from Tema Road and navigate a northern alignment to cross the existing Spintex Road at the Manet Court Estates junction, the Accra – Tema Motorway to join a proposed service road in the vicinity of Adjiringanor as an interchange. The ROW is generally available and well secured.

The road when complete will present an opportunity for north-south movement within the corridor and also serve to divert traffic on the Tema Road from the Southern part of Teshie. Its linkages with east-west routes link the Burma Camp Road and the Tsui Bleo Road will make it a preferred route for motorist from areas to the north of the Motorway and east of Liberation Road, whose journey destination is Tema Harbour. The proposed road is crossed by a tributary of the Kpeshie Stream at a location close to the intersection with the Tsui Bleo Road. It is also crossed by a tributary of the Songhor Stream in an area called Mangoase. The northern part of this unpaved link road crosses the Tema-Accra railway line around Manet Court Estates to join the existing Spintex Road. The proposed design of this road will include the road joining the existing Spintex Road and crossing the Motorway as an overhead bridge into Adjiringanor.

- **Burma Camp Road**

Burma Camp Road starts from the main entrance to the Camp off Giffard Road and ends on the Teshie Link, traversing the camp. It meets the Kpeshie road continues parallel to the Volta River Department's (VRA) transmission line. The existing earth road appears to have been constructed by the VRA for inspecting its transmission line. However, local residents have mistaken it to be the true alignment of the road and have built very close to it. If the road is to be constructed along the correct alignment (which should be a safe offset from the VRA transmission line) then property impact will be high. The road is traversed by five streams, all of which drain into the Kpeshie Lagoon and would require suitable culverts to be constructed.

It is understood that a proposed alignment for the eastern section has been discussed with the Military Authorities and there is indication that the acceptable junction on the Giffard Road would be through the woodland opposite the ECG sub-station located west of the current entrance to Burma Camp. The proposed road will join Out Street in Burma camp and proceed eastward in a route parallel to the existing VRA transmission line.

The project also involves the following:

- Improvement of the alignment at the poor sections;
- Reconstruction of the base material of the entire road length;
- Reconstruction or replacement of major drainage structures;
- Up-grading of road to asphalt concrete surfacing
- Installation of necessary traffic control and safety devices.
- Installation of edge and culvert marker posts as well as distance marker posts;
- Marking of pavement in thermoplastic materials of white or yellow color in accordance with the guidelines presented in the DUR standard designs.

1.4 Project Impacts

1.4.1 Potential Benefits

The rehabilitation of the Accra East corridor project roads will create some benefits for road users, those who live and work in the corridor and for the country as a whole. The implementation of the project, as already mentioned will also help facilitate the increased movement of goods in the corridor.

The design of road will ensure that the following benefits accrue to users.

- Travel comfort will be enhanced and travel time reduced
- Stress on business people caused by delays will be reduced
- Pedestrians will be adequately catered for by well-designed walkways, signalized junction crossings, lay byes, and pedestrian refuges in the median at selected points

- Perennial floods would be managed and controlled
- Aesthetics of corridor will improved
- There will be free flow of traffic Less air pollution because vehicles will be travelling at a speed, which permits optimum combustion, which reduces emissions
- Public transport will function more efficiently because of free flow of traffic facilities, faster return trips and this tends to attract transport owners.
- Added to these benefits that will accrue from road rehabilitation is the fact that construction will provide employment for different categories of people ranging from labourers to highly trained professionals.

1.4.2 Potential Negative Impacts

The proposed project has both physical and social implications on the roads. The negative impacts anticipated as a result of the implementation of the project will include the following:

Construction Phase

- Business structures (both permanent and temporary);
- Residential houses (both permanent and temporary);
- Impacts on public amenities and properties;
- Impact on land ;
- Impact on trees ;
- Loss of business;
- Impact of well-being of Project Affected Persons;
- Traffic hold-ups and congestion;
- Disruption of public transportation system;
- Disruption of utilities.
- Temporary loss of access to properties;
- Probable increase in accidents;
- Occupational health and safety of workers
- Impacts on women's livelihood;

Operational Phase

- Road safety;
- Impacts on existing businesses in the corridor.

Chapter 2

2.0 Institutional Framework

2.1 Institutional Responsibilities

The institutions discussed in this section all have a role to play in relation to the operational procedures of the resettlement action plan and to ensure that the plan is effective and efficiently implemented and monitored.

2.1.1 Ministry of Transportation

Ministry of Transportation (MoT) has responsibility for the:

- Formulation and implementation of integrated transport policy and planning;
- Promotion of strategic investment in the sector; Development, implementation, monitoring of road projects; and
- Regulation standards

The MoT has the specific task of coordinating and guiding the activities of the three agencies in the road sector under the ministry. The other related organizations under the ministry include: the Driver and Vehicle Licensing Authority, the Metro Mass Transit Limited and Road Fund secretariat.

2.1.2 Department of Urban Roads (DUR)

DUR is the Ministry of Transportation executing agency, which has oversight of roads in urban centres namely Accra, Kumasi, Sekondi/Takoradi, Tamale and Ga District..

It is therefore their duty to select design and supervision consultants, and contractors. They would manage funds for the project on behalf of the Ministry and ensure quality control.

It is their responsibility to employ consultants to provide services they do not have capacity to provide. This ensures that every project executed on their behalf does not violate down regulations.

2.1.3 Land Valuation Board (LVB)

The LVB is the government agency mandated to evaluate property and approve rates paid as compensation on government projects. LVB would receive and verify documentation on affected properties, assess claims presented by property owners if any and review compensatory values proposed by DUR Valuation Consultants. This is to ensure that payments are not made to people who have no interests and also compensations offered affected persons are reasonable.

LVB will receive from DUR property documentation handed over by property owners and DUR's own assessment of the affected properties. LVB will review values proposed and approve values for payment.

2.1.4 Accra Metropolitan Assembly (AMA) Tema Municipal Assembly (TMA)

The AMA and TMA are the local authorities responsible for the project corridor. They monitor all activities by roadside and grant permits and licenses for operation through their urban council offices.

They are directly responsible for development along the various roads in the corridor. Their offices issue temporary permits, which are renewed annually for temporal structures like kiosk and containers. However, it has been duly permitted.

▪ Utility Companies

Utility companies like Electricity Company of Ghana (ECG), Ghana Water Company Ltd (GWCL), Ghana Telecom (GT), would all assist in the implementation of the relocation. They will connect business and homes that relocate back onto their system.

As part of compensation and supplemental assistance, PAPs would be paid a sum to cover reconnection onto utilities.

2.1.6 Ministry of Finance/Accountant General's Department

On advice of DUR/Ministry of Road Transportation, the Ministry of Finance would authorized and release to DUR the amounts required to pay supplemental assistance and compensations. These funds that are released are passed through the Accountant General's Department transferred to the Department of Urban Roads.

2.1.7 Land Commission/Ministry of Lands and Forestry

The Lands Commission prepares all legal issues related to and acquisition. They prepared the EI 14 which was gazetted and published to enable DUR acquire the needed land along the various route for the project. The Ministry of Lands and Forestry as the oversight Ministry ultimately approves by the signature of the substantive minister, the Executive Instrument. It will be their duty to gazette and publish the Executive Instrument, which authorizes DUR to relocate affected properties. They will also prepared by the Executive Instrument that will be gazetted to give DUR acquisition rights to the land needed for road expansion on the Accra East Corridor Roads.

2.1.8 Town and Country Planning Department

The Department prepares planning layouts for towns and cities. It also vets and approves layouts prepared by prospective developers and specifies all road reservations based on forecasted land use plans. The department is required to approve developments and grant permits in conformity with the already prepared

layout of the area. The TCPD provide in area plan for the road corridor and confirmed approval for the approved reservation.

2.1.9 Attorney General's Department and Ministry of Justice

It has redress mechanisms in place for aggrieved persons. Individuals who will not be satisfied with compensation offered them are empowered by constitution to seek redress in a court of law, e.g the high courts and the fast track courts.

2.2 Planning Principle and Process of Implementing Agency

The planning principles and processes for the design, preparation and implementation of the RAP with respect to the Accra East Corridor project were based on regulations relating to compensation and resettlement by the Ghana Government as well as the World Bank's operational directive, OP 4.12 which deals with the bank's policies and procedures on involuntary resettlement.

2.2.1 Design of Resettlement Action Plan

Based on the Terms of Reference of the RAP prepared by the DUR, there was the need for both Social Impact Assessment property Impact Assessment and Resettlement Action Plan during of the arterial and local roads in Accra East Corridor.

2.2.2 Preparation of Resettlement Action Plan

In preparing the RAP, the consultant appropriately used socio-economic data obtained from the social impact assessment as well as property impact assessment and finally information obtained from both formal and informal interviews with stakeholders and the general public.

The main data collected for the preparation of the RAP include the following:

- Name of property;
- Occupation
- Type of structure;
- Land ownership;
- Listing of affected households; and
- Listing of affected businesses.

2.2.3 Implementation of Resettlement Action Plan

The estimated values collected from the field will be validated and approved by the LVB. After the final determination of the valuation estimates by the LVB, the amount of compensation payable to the affected persons will be presented to Ministry of finance for release of funds to DUR for onward payment to the PAPs.

The PAPs will be individually notified about the compensation amount to be paid. The PAPs may accept or refuse the compensation proposed. In case of disagreement on the compensation amount, the PAPs have the option of appealing

to the Land Valuation Board for a review. They may also engage Private Valuers to assess the value of compensation at their own cost. The Private Valuers and the Land Valuation Board will then negotiate on acceptable settlement. If the parties do not find a solution, the PAP may appeal to court for a determination.

Payment of compensation will be executed by the DUR in the presence of LVB and opinion along each of the project roads.

Chapter 3

3.0 Legal Framework for Expropriation and Compensation

3.1 Introduction

The land acquisition procedures are based on full consultation with stakeholders including the affected community or owner(s) and are aimed at the following:

- ensuring full participation of all stakeholders and the Project Affected Persons (PAPs)in project design, implementation and operation;
- considering socio-economic issues during determination of road alignment to minimize physical relocation of people and structures;
- ensuring that no land is taken unless full payment is made and affected people who choose in-kind replacement are relocated prior to the actual start of road project or as the case may be;
- acquiring land (or rights to land use) through negotiated agreements, with expropriation only as a last resort; and negotiations based on a good faith assumption that compensation will be adequate for replacement of assets and restoring land based incomes to levels equal to or better than pre-project levels; and
- keeping PAPs and the community fully informed about the project, the processes to be followed to acquire and compensate for land and their related rights.

The important documents upon which the legal framework of this resettlement action plan hinges on were: The Constitution, State Lands Act which gives authority for land to be acquired if it serves the public interest, the Statutory Wayleaves Instrument and the World Bank Operational Directives, OP 4.12, which outlines the conditions under which the World Bank will fund a project if it displaces persons or affects their social and economic well being. All power and authority to evoke the various documents is vested in the National Constitution, which is assumed to give authority for the actions taken.

Definition of Project Affected Persons (PAPs)

Project Affected Persons include, households, business units, including their workers and owners of assets like land and buildings to be affected by the owners, non-resident lessees; tenants of buildings; squatters and pavement dwellers.

3.1.1 Constitution of the Republic of Ghana

Article 20 of the 1992 Constitution of the Republic of Ghana provides for the protection from deprivation of property unless such acquisition is made in the interest of defence, public safety, public order, public morality, town and country planning, or the development or utilisation of property to promote the public benefit. The project road reservations are therefore being acquired to promote public benefit.

3.1.2 State Lands Act, 1962 (Act 125)

This is an Act to provide for the acquisition of land in the national interest and or other purposes connected therewith.

Quoted below are the relevant sections of the Act.

Section 1

(1) *Provided that where the National Liberation Council is satisfied that special circumstances exist by reason of which it appears to the Council to be expedient that any particular land which is subject to the Administration of Lands Act, 1962 Act 123 should be declared under the subsection to be land required for public interest, the Council may by writing declare that it is so satisfied and thereupon it shall be lawful for the said land to be declared under this subsection to be land required in the public interest and the administration of Lands Act 1962 shall not apply to any such land in respect of which an executive instrument has been made in accordance with this subsection.*

(2) *An instrument made under the preceding subsection may contain particulars in respect of date on which the land so declared shall be surrendered and any other matter incidental or conducive to the attainment of the objects of the instrument including an assessment in respect of the compensation that may be paid.*

(3) *On the publication of an instrument made under this section the land shall without further assurance then this subsection vest in the President on behalf of the Republic, free from any encumbrance whatsoever*

Section 2

A copy of the instrument made under the preceding section shall

- be served personally on any person having an interest in the land; or
- be left with any person in occupation of the land; and
- be affixed at a convenient place on the land; and

- be published on three consecutive occasions in a newspaper circulating in the district where the land is situated.

Section 4

(1) Any person claiming a right or having an interest in any land subject to an instrument made under section 1 of this Act or whose right or interest in any such land is affected in any manner shall, within three months from the date of the publication of the instrument made under the said section1, submit in writing to the Minister

- particulars of his claim or interest in the land;
- the manner in which his claim or interest has been affected by the instrument;
- the extent of any damage done;
- the amount of compensation claimed and the basis for the calculation of the compensation

- and the minister may, having regard to the market value or the replacement value of the land or the cost of disturbance or any other
- damage suffered thereby, pay compensation in respect of that land or make an offer of land of equivalent value.

(2) Where there is a dispute as to the right or interest claimed by reason of conflicting claims or interests, or any person is not satisfied with the compensation assessed by the Minister, the Minister may refer the matter to the Tribunal.

(3) In assessing compensation under this Act no account shall be taken of any improvement on the land made within two years previous to the date of the publication of the instrument made under section 1 of this Act unless with improvement was bona fide and not made contemplation of acquisition under this Act.

AMENDMENT DECREE 1974

4A

Any person who is aggrieved by a decision of the Tribunal on any matter referred to it under this Act may appeal against the decision to the court of Appeal.

The appeal shall be lodged within 28 days after the date on which the decision was given by the Tribunal./The Court of Appeal may upon hearing the appeal confirm, reverse or vary the decision of the Tribunal and may make such other order as it may think fit.

The rules applicable to a civil appeal before the court of Appeal shall apply to an appeal brought under this section.

3.1.3 Statutory Wayleaves Instrument

This Act is probably the most relevant Act in place with regards to land acquisition for road construction. Section 1 of this Act empowers the President whenever, in his opinion, it is in the public interest to:

- Provide for entry on any land for construction, and maintenance of public interest.
- Provide for entry on any land for construction and maintenance of public works and for the creation of ROWs and other similar rights with respect to such works. Works are to be provided by the Local Authority or any Statutory Organisation, Corporation or Department.

If this means of compulsory acquisition is undertaken, an application is made to the Lands Commission, which then consults with the Minister of Lands and Forestry to continue with the transfer process.

The instrument for the acquisition must contain the following elements:

- Description (with measurements) of the land affected by the Lands Act together with a plan showing the position of the works to be constructed thereon, and
- Particulars of the person or body receiving the benefits of the Executive Instrument.
- A copy of a Wayleaves Instrument shall be served on the owner or occupier of the land affected by the executive instrument and, if neither the owner nor occupier can be found, it shall be posted in a conspicuous place on the land and published in a local newspaper.

The right may be terminated in accordance with Lands (Act 186) Regulations 1963, including revocation by the President, based on the recommendation of the Minister of Lands and Forestry after the instrument ceases to be used for the purpose for which it was granted.

3.1.4 The World Bank Operational Directive OP 4.12

The OP states in part that:

"..... 2. Development projects that displace people involuntarily generally give rise to severe economic, social, and environmental problems: production systems are dismantled; productive assets and income sources are lost; people are relocated to environments where their productive skills may be less applicable and the competition for resources greater; community structures and social networks are weakened; kin groups are disperses; and cultural identity, traditional authority, and the potential for mutual help are diminished. Involuntary resettlement may cause severe long-term hardship, impoverishment, and environment damage unless appropriate measures are carefully planned and carried out. (Please refer to Annex A.)

3.1.4.1 Policy Objectives

3. The objective of the Bank's resettlement policy is to ensure that population displaced by a project receives benefits from it. Involuntary resettlement is an integral part of project design and should be dealt with from the earliest stages of project preparation (para. 28), taking into account the following policy considerations:

- (a) Involuntary resettlement should be avoided or minimized where feasible, exploring all viable alternative project designs. For example, realignment of roads or reductions in dam height may significantly reduce resettlement needs.
- (b) Where displacement is unavoidable, resettlement plans should be developed. All involuntary resettlement should be conceived and executed as development programs, with resettlers provided sufficient investment resources and opportunities to share in project benefits. Displaced persons should be (i) compensated for their losses at full replacement cost prior to the actual move; (ii) assisted with the move and supported during the transition period in the resettlement site, and (iii) assisted in their efforts to improve their former living standards, income earning capacity, and production levels, or at least to restore them. Particular attention should be paid to the needs of the poorest groups to be resettled.

- (c) Community participation in planning and implementing resettlement should be encouraged. Appropriate patterns of social organization should be established, and existing social and cultural institutions of resettlers and their hosts should be supported and used to the greatest extent possible.
- (d) Resettlers should be integrated socially and economically into host communities so that adverse impacts on host communities are minimized. The best way of achieving this integration is for resettlement to be planned in areas benefiting from the project and through consultation with the future hosts.
- (e) Land, housing, infrastructure, and other compensation should be provided to the adversely affected population, indigenous groups, ethnic minorities, and pastoralists who may have usufruct or customary rights to the land or other resources taken for the project. The absence of legal title of land by such groups should not be a bar to compensation.

According to OP 4.12, the resettlement plan should include measures to ensure that displaced persons are:

- i. Informed about their options and rights pertaining to resettlement;
- ii. Consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives and
- iii. Provided prompt and effective compensation at full replacement cost for losses
- iv. Provided assistance (such as moving allowances) during relocation: and
- v. Provided with residential housing, or housing sites, or as required agricultural sites for which a combination of productive potential, location advantages and other factors is at least equivalent to the advantages of old sites.

Where it is necessary to achieve the objectives of the resettlement plan, it should also ensure that displaced persons are:

- i. Offered support after displacement, for a transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and standard of living; and
- ii. Provided with development assistance in addition to compensation measures, such as land preparation, credit facilities, training, or job opportunities.

3.1.4.2 Resettlement Planning

Where large-scale population displacement is unavoidable, a detailed resettlement plan, timetable, and budget are required. Resettlement plans should be built around a development strategy and package aimed at improving or at least restoring the economic base for those relocated. Experience indicates that cash compensation alone is normally inadequate. Voluntary settlement may form part of a resettlement plan, provided measures to address the special circumstances of involuntary resettlers are included. Preference should be given to land-based resettlement strategies for people dislocated from agricultural settings. If suitable land is unavailable, non land-based strategies built around opportunities for employment or self-employment may be used “.

3.1.5 Comparing the Ghanaian Law and the World Bank OP 4.12

The Constitution is the final legal authority on acquisition and compensation. However, it allows the adoption of other directives whenever the funding source for a project specifies otherwise. In this project, funding is from the World Bank thus the Bank’s rules on involuntary settlement are adopted.

The World Bank Operational Directive OP 4.12 explicitly makes adequate provision for project affected persons who are either displaced or suffer other loss, as a result of projects, to be adequately catered for. Livelihoods of persons to be affected must be preserved, but in cases when this is inevitable, minimal displacements should occur. In instances where displacement is unavoidable, compensation should be paid to PAPs to help them to restore their social, economic and environmental livelihoods.

The Ghanaian statutes make provision for compensation to be paid out to only persons who have suffered any loss and can produce any form of title that is legal in the form of deeds, leaseholds, or legally binding tenancy agreement to the land in question. However, the Operational Directive expects all forms of losses without exception to be catered for.

Under the Ghanaian statute, it is the preserve of the minister to assess loss due to works done but the World Bank OP 4.12, advocates the involvement of project affected persons through fora, surveys etc. to ensure that the project enjoys the full support of the Bank and affected persons.

The Operational Directive advises that project affected persons are assisted during their transition period in the resettlement site and efforts made to restore their livelihood whereas the State Lands Act is very silent on that. Table 3-1 contains a comparison between the Ghanaian Laws to the World Bank.

To operate within the directives of the Bank, the RAP is being developed in line with the OP 4.12 with the involvement of affected persons through consultations and compensation paid based on full replacement cost; disturbance and restoration of livelihood.

Table 3.1: Comparison of Ghanaian laws and World Bank Policies

Item	Ghanaian Law Requirement	World Bank Policy Requirement
Timing of compensation payment	Prompt	Prior to displacement
Calculation of compensation	Fair and adequate	Full replacement cost
Squatters	No provision, they are deemed not to be eligible	Are to be provided supplementary assistance(but no compensation for land)
Resettlement	In situations where inhabitants have to be displaced, the state is to resettle all on " <i>suitable land with due regards for their economic well being and social and cultural values</i> "	Affected persons who are physically displaced are to be provided with residential housing, or housing sites, or as required, agricultural sites...at least equivalent to old site. Preference to be given to land – based resettlement for displaced persons whose livelihoods are land-based.
Resettlement Assistance	No specific provision with respect to additional assistance and monitoring	Affected persons are to be offered support after displacement, for a transition period
Information & consultation	The owner /tenants on the land must be formally notified at least a week in advance of the intent to enter, and be given at least 24 hours notice before actual entry.	Displaced persons and their communities...are provided timely and relevant information, consulted on resettlement options, and offered opportunities to participate in planning, implementation and monitoring resettlement
Grievances	Informal mechanisms and formal access to court of law	Appropriate and accessible grievance mechanisms to be established.

However, in the event of a conflict between the national legal framework and the World Bank Policy, the latter will supersede the local legal framework. This is because this forms part of the terms of the credit agreement tenets of the International Convention which Ghana is a party to and had signed.

3.1.6 Road Sector Development Program (RSDP) - Environmental and Resettlement/Compensation Framework

The document was prepared to take a close look at environmental and social management of road sector development particularly projects to be carried out under the RSDP. It aimed at strengthening and enhancing the EIA system by improving Road Agencies' capacity to undertake and supervise EIAs, and also monitor environmental and social impacts that arise from rehabilitation activities.

Of direct interest to this report is what the document says on resettlement and compensation procedures. It has outlined the following steps:

- Prepare social assessment
- Apply framework for compensation/resettlement
- Design compensation resettlement plan if applicable

3.1.7 The Executive Instrument

The DUR has, since July 2008, initiated the process of acquiring an Executive Instrument for the project, the legal document that authorizes them to enter the project area and take possession of land acquired. While DUR is pursuing the EI, it is also carrying out other activities that would normally occur after the EI has been issued.

All persons in the corridor will be duly notified of the government's intention to acquire the land in the corridor for the national interest of reconstructing the project roads and all owners of affected property will be served with notice and be requested to tender in property documents for valuation assessment.

Chapter 4

4.0 Socio-Economic Survey of Project Affected Persons(PAPs)

4.1 Socio-Cultural and Economic Landscape of PAPs

Two main sources were employed to obtain baseline socio-economic data with regard to the three selected roads. The first one comprised secondary data sources obtained from various agencies, institutions and organized groups. The second consisted of a sample survey of project affected persons along the project corridors. Data obtained were analyzed, using simple statistical techniques.

4.1.1 Population and Settlement

The three roads form part of the Accra East Corridor roads. The main communities within the corridor include the following: Osu, La, Teshie, Nungua, Lashibi, Sakumono and Tema. Table 4.1 shows the population of the main communities within the Accra East corridor.

Table 4.1: Population of the Main Communities in Accra East Corridor Road Project

No	Settlement	Population		Total	Population Density
		Male	Female		
1	Osu	21,168	22,859	44,027	55 - 79 persons per km
2	La	39,726	41,958	81,684	
3	Nungua	30,827	32,075	62,902	
4	South Teshie	35,41	17,279	18,131	
5	North Teshie	27,815	29,134	56,949	
6	Lashibi	15,383	14,810	30,193	
7	Tema	68,467	73,012	141,479	
8	Tema New Town	28,894	29,892	58,786	

Source: Ghana Statistical Service, March 2000. Population and Housing Census.

4.1.2 Characteristics of PAPs

A survey of 286 people was conducted in the project corridors for those whose properties were marked for demolition as well as for squatters who would be relocated elsewhere during the implementation of the project.

From the analysis of the data obtained from the survey, a summary of the results are presented in Table 4.2. However the principal demographic and socio-economic characteristics of the affected persons are highlighted as follows:

- Demographic characteristics showed that sex ratio along the project indicated that on the average male were more than females, i.e 54% for males and 46% for females.

Also there were more married persons than those unmarried. About 57% PAPs were unmarried.

Finally about 85% of those affected were between the ages 18-60 years

- Social Condition
Literacy status among the affected persons was high persons. About 63% were found to have had at least primary education. In the same vein, about 98% were found to be Christians: also, while about 98% were found to be Ghanaians, Ga and Akan were the two major languages spoken by the PAPs.

4.1.3 Economic Condition

Trading seemed to be the most major activity of the affected persons, i.e 50%. This was followed by Artisans (36%) and Civil / Public Service (10%). Trading activities included petty trading such as selling in shops, kiosks and containers. The average monthly income of the PAPs was GH¢ 180.78 and the average household income was GH¢ 296.6.

4.1.4 Land Use

Land use along the project corridors comprise residential, commercial, industrial civic, culture and tracts of unoccupied land. The inventory carried out shows pockets of intensive roadside economic activities along sections of some of the road corridors. The busiest corridor is the Giffard road, where there are various economic activities including trading and provision of services by artisans.

4.1.5 Housing and Ownership of property

Fifty percent of affected properties were owned, while 30 percent were occupied by tenants. Of the affected properties sampled, kiosk, formed about 30%, traditional compound house 21% while container and detached house each has 16%.

Average household size was 4.4 per household and average number of household was 2.8 per house. About 47% of materials used for the construction of affected houses and structures cement. Thirty – five person the structures was for wholly Commercial purpose 29% for wholly residential purpose and 24% for residential/commercial purposes.

Table 4.2: Social Economic Characteristics of Project Affected Persons

A	DEMOGRAPHIC	No. of Persons	Percent
	Gender		
	Females	132	46%
	Males	154	54%
	Sex Ratio (females per 100 males)		121
	Married	163	57%
	Not Married	117	41%
	Age Distribution		
	Below 18 years	35	12%
	Between 18 – 60 years	243	85%
B	SOCIAL		
	Religion		
	Christian	271	95%
	Moslem	8	3%
	Other	6	2%
	Education		
	None	20	7%
	Primary, JSS, SSS, VOC	240	84%
	Tertiary	26	9%
	NATIONALITY		
	Ghanaian	277	98%
	Other	9	3%
	ETHNIC		
	Akan	102	37%
	Ga	100	37%
	Ewe	74	27%
	Hausa	6	2%
	Other	3	1%
C	ECONOMIC		
	Occupation Structure		
	Trading	140	50%
	Artisan	100	36%
	Civil/Public	34	10%
	Other	11	4%
D	INCOME		
	Average monthly Income GH¢		180.78
	Average monthly of Household GH¢		296.33
E	HOUSING		
	Ownership of Property		
	Owner	140	50%

	Caretaker	51	18%
	Tenant	85	30%
	Other	6	2%
	Structure Type		
	Kiosk	86	30%
	Container	46	16%
	Detached	46	16%
	Semi – Detached	14	5%
	Traditional Compound House	60	21%
	Traditional Compound Storey	11	4%
	Other (including tent etc)	22	8%
	Average Household Size (No.)		4.4
	Average No of Household (No.)		2.8
	Construction Material		
	Cement	134	47%
	Wood	100	35%
	Metal	46	16%
	Landcrete		2%
	Use of Dwelling Structure		
	Wholly Residential	83	29%
	Wholly Commercial	100	35%
	Residential / Commercial	69	24%
	Other	34	12%
F	ENVIRONMENTAL (Having environmental services)		
	WATER SUPPLY		
	Individual Tap	100	35%
	Public Tap	174	61%
	Well	12	4%
	ELECTRICITY		
	Available	211	74%
	Not Available	75	26%

Chapter 5

5.0 Social Impacts of the Project

5.1 Impacts on Land Use

The widening of the roads will take over lands which are currently being used for socio-economic activities. For example, traders and artisans who operate in the right-of-way will have to be relocated during the construction phase.

5.2 Impacts on Economic Activities

Along the Giffard, road there are various economic activities such as selling on tables, local food vendors and small shops housed in wooden structures, sheds and containers which may be conveniently described as temporary structures. Unlike the Giffard road the Teshie Link is characterized by small scale industries like sandcrete block making factories, artisans working on household furniture, security gates, sign writing and some petty trading towards Spintex road. The situation is very much different from the Burma Camp road where there is virtually no trading activities. The reason beign that the road alignment passes through undeveloped area. Besides Burma Camp is a military zone and economic activities are restricted. Table 5.1 shows temporary structures affected along the Giffard, Teshie Link and Burma Camp roads.

Table 5.1 : Temporary Structures and Persons Impacted

GIFFARD			
Type of Structure	No. of structure	Persons Affected *(Including Owners)	Cost GH¢
Container	38	82	12,350.00
Kiosk	34	76	6,698.00
Shed	8	21	1,040.00
Wooden Structure	26	101	4,082.00
Total	106	288	24,170.00
TESHIE LINK			
Container	34	55	11,050.00
Kiosk	23	87	4,531.00
Shed	7	28	910.00
Wooden Structure	28	73	4,396.00
Total	92	243	20,887.00
BURMA CAMP			
Container	5	10	1,625.00
Kiosk	4	8	788.00
Shed	1	2	130.00
Wooden Structure	3	76	471.00
Total	13	96	3,014.00

***Source: Valuation report from feasibility studies**

Business that needs to relocate or have to take time off to partially reconstruct premises will lose business if they must close down to do this.

It is however not expected that those who use simple display counters like tables, will suffer much. They will just move backwards onto the new ground space that is created beyond the drains.

Possible traffic diversions and closing of these roads to construction could also cause loss of business. Past experience has shown that permanent fixtures like filling stations suffer most under these circumstances. This is because customers of the stations find it difficult to access the place so they find alternative places to buy fuel. Those persons to be impacted greatly as a result of the project are those who are currently operating in the right-of-way.

5.3 Impacts on Housing

Along the project roads are residential premises. As a result of the expansion of the roads some of the buildings which provide residential accommodation for people, will have to be demolished either partially or fully. Occupants of completely demolished buildings will have to be relocated. Other houses will lose their fence- walls. In other words the expansion of the existing roads will affect permanent structures which will require payment of compensation approximately, about 63 residential accommodation scattered along the three roads were found. However the concentration of housing is mainly found along Burma Camp road. Table 5.2 below show the various categories of permanent structures to be affected along three road corridors.

Table5.2: Permanent Structures and Persons Impacted

GIFFARD				
Item	No. of Affected Properties	No. of Persons	No. of Households	Cost GH¢
Fully Impacted Permanent Properties	-	-	-	
Partially Impacted Permanent Structures	6	-	-	190,698.76
Fence Walls Impacted	1	-		4,545.74
Total	7	362	13	195,244.5
TESHIE LINK		-		
Fully Impacted Permanent Structures	1	-		8,600.00
Partially Impacted Permanent Structures	25	-		34,300.00
Fence Walls Impacted	1			386.29
Total	27	296	70	238,530.79
BURMA CAMP				
Fully Impacted Permanent Structures	13	-		398,793.02
Partially Impacted Permanent Structures	9	-		54,276.19
Fence Walls Impacted	7			42,257.69
Total	29	234	308	497,528.90

Source: Valuation report from feasibility studies

5.4 Impacts on Cultural Heritage

Impacts on cultural heritage will be very minimal. The cultural impacts expected as a result of the project include relocation of mosques, churches, shrines, etc which may fall within the existing ROW, However, these cultural sites may only be affected where they are critically located in the carriageway. There is, for example, one church on the Burma Road which will have to be relocated.

5.5 Impacts on HIV/AIDs

During the reconstruction of the road, there will be an increase in sexually transmittable diseases (STDs). Road projects have long been associated with commercial or casual sex workers who ply their trade with the long distance/haulage drivers

Initially, the influx of migrant workers would increase the movement of traffic along the road corridors. This could lead to the increase in incidence of sexually transmitted diseases including HIV/AIDs. The transfer could be in the form of new arrivals infecting the locals or vice versa. The effect is applicable on all the three selected roads.

5.6 Construction Phase Impacts

5.6.1 Affected Properties

Degrees of dislocation are varied, and range from partial removal of pavements, fencewall and portions of properties to total demolitions. (Refer to Tables 5.2)

5.6.2 Well-being of Project-Affected Persons

Persons who live, work and use the corridor will face a lot of discomfort during construction. The following will bring about the discomfort.

- Increased levels of dust
- Increased levels of noise and vibrations
- Increase in disease vectors eg. Mosquitoes
- Improper management of waste material
- Distortion of landscape
- Disruption of access and delays

The movement of construction equipment and other vehicles on scarified road surfaces will increase suspended particles in the atmosphere. It is known that suspended particles cause irritation in lungs, promote respiratory diseases and increase incidence of asthma. Noise levels will increase as a result of construction activity like riveting, drilling, demolition, haulage and discharge of material. Noise

from construction activities will add to noise from traffic, which is aggravated by blaring of horns by drivers and public announcements.

High levels of noise can have an impact on the nervous system and create irritability. It also causes headaches and leads to hearing impairment.

For noise to be described as obtrusive even in a commercial area it must be about 75dbA and persist for fifteen minutes or more. No construction activity is likely to achieve that level of noise for such a sustained period.

Vibrations will occur when heavy construction equipment and large trucks move along the road. Vibrations, which are continuous can cause cracks in structures and create discomfort and nervous problems in humans. Uncovered trenches will increase sources of disease vectors particularly during raining season and when streams and river channels are blocked to facilitate construction of bridges and culverts. Water that collects in trenches and pools that are created by blockage of river channels will become breeding ground for mosquitoes. In a malaria endemic country like Ghana this will increase the incidence of malaria in populations that live within the construction area.

5.6.3 Traffic Hold-ups and Congestion

Traffic hold ups can be caused by obstructions caused by construction equipment and vehicles moving in and out of the construction area. The Giffard road for example, presently has a capacity that exceeds the accepted limit for a two-lane road.

The added numbers of Contractors equipment will therefore aggravate the traffic hold ups. Congestion on the road may also be caused by slow moving equipment like the bulldozer and parking of equipment on the road. The hold ups and added congestion will slow down travel time even further. Sixty- four percent 64% of residents in the corridor believe that construction will increase travel time considerably.

However, since the volume of traffic on both the Burma Camp and Teshie Link are low the effect of traffic hold-ups will be minimal.

5.6.4 Temporary Loss of Access to Properties Along the Route

During construction, homes and business tend to have their accesses blocked for some period. This may be because a trench has been dug across their entrance or because the road has been elevated and has cut them off.

Blockages will make it difficult for vehicles owners to park their cars on their premises. Businesses that have their access blocked may lose customers who cannot cross a trench or drive in. It is not expected that these obstructions will last

for long periods. It should be pointed out that even though the aforementioned negative effect of access loss will be experienced on all the three roads, it will be more pronounced on the Giffard road.

5.6.5 Probable Increase in Accidents

The old road will be stripped of its old furniture during construction. Road users will have to use temporary road signs put up during construction. Sometimes drivers become so familiar with a particular route that they no longer pay full attention as they drive along. Such drivers can have accidents because of changes that have occurred.

Attempts by drivers to make up for lost time may also lead to reckless driving that may result in accidents.

Contractor's vehicles transporting material to and from the site will increase the number of turns into the road, which also increases the probability of accidents occurring.

Without Zebra crossing and a clearly marked road, the risk of pedestrians being knocked down by on coming vehicles also increases.

5.6.6 Occupational Hazards- Construction Workers

On construction sites many accidents can occur that are caused by:

- Poor handling of equipment.
- Being hit by falling object
- Slips and falls
- Vehicular accidents

A worker's inability to understand or follow instructions correctly could lead to the malfunction of an equipment and result in accidents on the construction site. There are a number of equipment on a construction site that lift objects, any human error or malfunction of equipment could cause an object to fall on a worker or group of workers. Slips and falls can occur on embankments and during construction of big culverts and bridges. There are also occasional falls while maintaining or operating heavy-duty equipment.

All these accidents can lead to major or minor injuries, which may jeopardise the health, safety or even life of workers.

5.6.7 Women's Livelihood

Women of lower income groups usually work close to home so they can manage their homes and earn income at the same time. If they are forced to relocate it may move them further away from their homes and it would create difficulties for them.

5.6.8 Impact on Utilities

During site preparation, utility service lines will be relocated throughout the project. This will involve digging trenches, laying several kilometers of pipes, cables and relocating poles that will carry telephone and electricity lines. It will also entail the construction of manholes that will contain joints. To carry out this assignment, water, electricity and telephone services will be disrupted intermittently.

5.7 Operational Impacts

5.7.1 Road Safety

In some sections of the Accra East corridor road driving is mainly stop and go. In the section where vehicles can travel faster road surface inhibits speed generally.

Chapter 6

6.0 Valuation Procedures

This chapter now presents valuation procedure of estimates of assets and other costs to the people who will be affected and the mode of restitution that can be followed. The Land Valuation Board will do their assessment of the assets after an Executive Instrument covering the area has been published. However, for the purpose of budgeting, estimation of properties to be affected was done by the DUR. In this section, the estimates made for structures that were to be affected have been reviewed by applying the valuer's rates to the structures that will be affected under the proposed project. The values given do not include government administrative cost, salaries of consultants and land acquisition.

6.1 Eligibility Criteria For Project Affected Persons

With reference to the Road Sector Resettlement Policy Framework(RPF) by (MoT), any person who suffers loss of or damage to an asset or loss of access to productive resources, as a result of the carrying out of any of the road projects under the TSDP will be considered eligible for compensation and/or resettlement assistance, provided the damage or loss is induced by the project and satisfies the conditions of the out-off date .(which will be set and enforced during the socio-economic survey). This is consistent with the laws of Ghana and the World Bank policy. For instance, provisions under Clause 15 of the World Bank's Operational Policy 4.12 suggest the following three criteria for eligibility which will be followed in the TSDP:

- Those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country;
- 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;
- Those who have no recognizable legal rights or claim to the land they are occupying.

The eligibility will be based on the category of losses at the cut-off date identified through the various interest and rights derived from customary laws, common law and international conventions and in specific cases as agreed with affected community. Eligible persons would include, but not be

6.2 Proof of Eligibility

The DUR will consider various forms of evidence as proof of eligibility as stated in the RPF, to cover following:

- Affected persons with formal legal rights, documented in the form of land title registration certificates, leasehold indentures, tenancy agreements, rent receipts, building and planning permits, business operating licenses, utility bills among others: unprocessed/unregistered formal legal documents will not bar documents will be established in the RAP.
- Affected persons with no formal or recognized legal rights – criteria for establishing non-formal, undocumented or unrecognized claims to eligibility shall be established paying particular attention to each situation and its peculiarities. Alternative means of proof of eligibility will include:
 - Affidavit signed by landlords and tenants;
 - Witnessing or evidence by recognized traditional authority, customary heads, community elders, family heads and elders and the general community.

However only PAPs enumerated during the baseline survey shall be eligible for either the compensation or supplemental assistance. In other words the date of completion of baseline survey(30th June2008) is the cut-off date for receipt of compensation or any assistance. Any new structures or additions to existing structures carried out after the cut-off date and their occupants will not be eligible for compensation or supplemental assistance.

6.3 Notification

All properties affected by construction and rehabilitation have been valued and assessed according to laid down procedure. Details of extent of dislocation and compensation of affected properties are provided in Tables 5.1 and 5.2.

Owners of affected properties have been notified in several ways. These included marking of buildings and structures by the Land Valuation Board. During the exercise DUR explained to all affected persons about its readiness to implement the project. In addition to these two actions a survey of affected persons was initiated to collect data and at the same time to inform them about the project. A compensation valuation of all affected properties was carried out to assess commensurable values.

On Tuesday 6th August 2007, a presentation on the proposed Burma Camp Road was made by DUR and DIWI/MDC to the Military authorities at Burma Camp. A copy of the presentation is shown in Annex 5. Similar presentation has been planned for Teshie by January 2009.

6.4 Values of Land Parcels In the Right-of-Way

- **Land Ownership**

Land ownership in Ghana is complex. No land is without an owner but at the same time more than one person may own a piece of land at a time.

The stool may own Land, i.e. the final authority is vested in the occupant of the stool which is the chief; he then is the ultimate decision-maker. A subject of the stool can occupy part of the land and his or her children can make use of the land when he or she dies but he has no authority to part with the land without reference to the stool.

Family land is vested in the family or clan head. Like the stool land a member of the family can use a part of the land for years but cannot sell it or give it out without reference to the family head.

Outright purchase refers to land that was bought and paid for by an individual. This could be land that belonged to a particular family or in the past a stool decided to sell to defray some cost. The land then belongs to the one who paid for it and he/she has ultimate right to make any decisions(s) relating to the land. Land that has been bought outright can be handed down to a child, a wife or a friend.

The lands in the corridor that are not government owned, fall in the category of family lands and individual appropriations. There is no land in the corridor for which there is no specific owner, so compensations for land take are paid to those who can prove ownership through documentation or a history of occupancy that can be verified by others.

- **Land Values in the Accra East Corridor**

Land values in the corridor range in price from GH¢10,000.00 to GH¢15,000.00 per plot in the project area.

When the Executive Instrument is ready, all affected persons will be expected to produce their documents or prove their undisputed ownership by historic occupation or verified proof (from original land owners), Claims will then be assessed and paid for according to the going price in the given area.

6.5 The Valuation Process

After determining the permissible operational space (ROW) and pegging had been done by DUR Survey and Design section, the buildings/structures found to be affected by the project are given identification numbers. The DUR arranges with the LVB to undertake the inspection/referencing of the affected properties to collect basic data for compensation assessment of the affected properties. In addition, the

affected property owners are requested to furnish the DUR with any relevant document relating to their interest in the affected properties.

6.6 Basis Of Valuation

The appraisal exercise was based on the Open Market Value which is defined as the best price at which the sale of an interest in a property might reasonably be expected to have been completed unconditionally for cash consideration on the date of the valuation assuming :

- A willing seller and a willing purchaser capable of purchasing a particular property in a predetermined location or condition at a particular point in time;
- That prior to the date of valuation there had been a reasonable period (having regard to the nature of the property and the state of the market) for the agreement of price and for completion of terms;
- That the values will remain static during that period;
- That the property will be freely exposed to the open market; and
- That no account will be taken of any higher price that might be paid by a purchaser with special interest.

The open market value of the property is arrived at by the underlisted methods based on the purpose of valuation, the availability and reliability of basic data for the valuation.

6.7 Method of Valuation

In appraising the properties affected by the road project, a combination of the Replacement Cost and the Direct Capital Comparative Methods were used in arriving at the open market capital value of the building and land respectively. The two methods have been briefly describe in the next section.

i) Replacement Cost Method

The Replacement Cost Method, which is used in estimating the value of the building/structure, is based on the assumption that the capital value of an existing development can be equated to the cost of reinstating the development on the same plot at the current labour, material and other incidental costs. The estimated value represents the cost of the property as if new.

ii) Direct Capital Comparative Method

The value of bare land is determined by the comparison of market evidence of recent sale of plots in the vicinity or similar neighbourhood. Comparable data are collected and analyzed to determine the unit rate per acre taking into consideration, statutory use, alternative use, size of plot, nature and terms of interest, proximity of the land to utility services, peculiar advantages of location, the trends of redevelopment and construction.

The appropriate adjustments are made to reflect the differences between the comparable data and the subject land (affected land) and the appropriate rate adopted for the assessment of the current open market value of the subject land (affected land).

iii) Disturbance and Other Incidental Contingencies

The project has impacted on entire/part of properties to make room for the road reservation. Depending on the extent to which a property is affected, the occupant will have to either resettle elsewhere, construct another building on the remaining portion of land or look for alternative accommodation. The affected persons require the services of professionals which they pay for.

Based upon the level of inconvenience these are quantified and expressed as percentage of the total reinstatement cost of the property.

The summation of the above estimated values of the building/structure, land and the disturbances, gives the adequate and fair amount of compensation payable to the affected person.

iv) Modes of Restitution

Owners of permanent structures whose properties are affected by the project are protected by law and would receive adequate compensation for their properties. The State Lands Act gives them adequate legal coverage, which guarantees them compensation, which must be based on mutual agreement. If the property owner is not satisfied with the Government offer he/she has the option of employing a Private Valuer of his/her choice to reassess the property and submit same to the LVB for consideration and final determination of the value of the property. The determined figure by the LVB is then communicated to the DUR for payment to the beneficiaries.

In situations where the beneficiary is still not satisfied with the amount of compensation payable to him, he is at liberty to seek redress at the courts. However, the property cannot be demolished until the issue is resolved.

Temporary structures that need to relocate will be paid a supplemental assistance that will enable them move their structure, reconnect power if they need it, pay their District Assembly Annual License fee and have some income while their business gets back on its feet.

The usual practice as has been observed on other projects is that traders move of their own volition to areas where pedestrian traffic is high and commercial activity is brisk. It is for this very reason that there are so many temporary structures along some of roads residents of the neighborhood.

v) Grievance and Redress

Compensation will only be paid to a PAP after receiving their written consent. Should a PAP refuse the compensation suggested by the LVB, litigation is settled by the courts. The litigation commences from as low as the Magistrate Courts and if the applicant is still not satisfied with the decision, it could end at the highest court which is the Supreme Court.

Each individual PAP has the right to refuse the compensation rate proposed and take his case to court if he/she finds the compensation to be inadequate and unfair under replacement cost.

However, grievances are first preferred to be settled amicably whenever possible. That is, the PAP is allowed to engage his own Valuer at the cost of the project to determine the compensation due. The Valuer and the LVB then together will negotiate a settlement. If the PAP is still not convinced with what has been proposed, as stated above, he can take the case to the court for redress.

The objective of the grievance procedure stated above seeks to address the following:

- Provide to Project Affected Persons with avenues for making a complaint or resolve any dispute that may arise during the course of land, structure and any assets acquisition, including the process of moving homes;
- Ensure that appropriate and mutually acceptable corrective actions are identified and implemented to address complaints
- Verify that complainants are satisfied with outcomes of corrective actions
- Avoid the need to resort to judicial proceedings.

If appropriate, the individual grievances and corrective actions will be reviewed in the light of the project policy and procedures to determine if any changes to the current system are warranted. This review will aid in avoiding similar grievances in the future.

6.8 Structures to be Affected

- **Permanent structures**

As mentioned earlier on, about sixty-three permanent structures will be affected in varying degrees as shown in Table 5.2 by this project. They have all been referenced and valued for compensation. Offers have been made to property owners. DUR has to pay assessed values to each property owner based on estimated values by their valuation section.

There may be a delay in the final determination of values of the affected properties. The DUR arranges and make initial payment of estimated values by to the beneficiaries and the difference paid when the determined values are received from the LVB. This is to enable the PAPs to start arranging for alternative accommodation or resettle elsewhere.

- **Temporary Structures**

As stated already in chapter five, about two hundred and eleven persons were identified as occupants of temporary structures (as indicated in Tables 5.1). However, not all of these persons will need to move away from their present location. The project corridor as it is right now has large tracts of unoccupied land fronting most of the properties. Traders and users of the ROW tend to place their structures close to the road because they are counting on being seen by road users. So for a large number of these persons it will be possible for them to relocate onto unoccupied land that lies immediately outside the ROW.

However to avoid further prolonged delays on the construction site, the government will pay supplemental assistance to affected traders to enable them relocate.

The mode of resettlement recommended for residents of affected structures combines the provision of the following elements:

- Compensation for displaced residents
- Compensation for land taken
- Supplemental assistance paid to shop owners who can provide credible records and documentation to support it
- Supplemental assistance to enable relocation of temporary structures

6.9 Payment of Compensation

i) Compensation to Owners of Permanent Structures

Owners of permanent structures will be paid compensation that will be based on assessed values of their properties. The compensation will be paid by GOG through the DUR which is implementing agency.

Compensation to owners of these structures has three components:

- Land value;
- Cost of replacement of structure;
- Disturbance.

Legal land ownership must be established with a proof of ownership and the appropriate compensation will then be paid to the owners. When land is owned by a community, the Client would dialogue with the community on the terms of acquisition, emphasizing the benefits of the project to the community. Private land owners who lose their lands would be given the replacement value. Based on these valuation procedures compensation for permanent structures has been calculated as shown in Table6.1.

Table6.1: Permanent Structures and Persons Impacted

GIFFARD				
Item	No. of Affected Properties	No. of Persons	No. of Households	Cost GH¢
Fully Impacted Permanent Properties	-	-	-	
Partially Impacted Permanent Structures	6	-	-	190,698.76
Fence Walls Impacted	1	-		4,545.74
Total	7	362	13	195,244.5
TESHIE LINK				
Fully Impacted Permanent	1	-		8,600.00

Structures				
Partially Impacted Permanent Structures	25	-		34,300.00
Fence Walls Impacted	1			386.29
Total	27	296	70	238,530.79
BURMA CAMP				
Fully Impacted Permanent Structures	13	-		398,793.02
Partially Impacted Permanent Structures	9	-		54,276.19
Fence Walls Impacted	7			42,257.69
Total	29	234	308	497,528.90

Source: Valuation report from feasibility studies

ii) Compensation for Shop Owners

The normal practice of valuation is to use business accounts to determine extent of loss. However, in this country small businesses do not make their records available to Valuers because they fear that the information will be passed onto the Internal Revenue Service. So Valuers are forced to make a general estimate of how many businesses make and use it to assess extent of loss. It is because of this that the LVB in other situations has added 5% of full replacement cost of property as the disturbance due businesses. Shop owners in a given structure have to be paid a share of the disturbance allowance that is paid as compensation apart from the money due them from the landlord, which includes unused portions of goodwill and other payments. Goodwill in this setting does not apply to money paid for using the name or premises of a previous business.

As has been the practice, a landlord commences the construction of a chain of shops then puts up a notice requesting for interested occupants. The interested persons who respond then negotiate and pay to the landlord an agreed sum that is used to complete the shop. The amount paid is then assigned a given period within which the Lessee can occupy the shop. Periods can range from three to ten years and within this period the shop owner is deemed the de facto owner of the premises. Apart from this sum a shop owner pays the utility bills and pays to the landlord a fixed monthly rent, which may be paid in advance. The difference between the sum

paid to acquire the lease and the advanced rent are the payments due the shop owner when the landlord is paid his/her compensation.

Ideally each tenant should have assessed his/her personal extent of loss based on verifiable loss of business and profit but because business people have usually understated profits to evade tax, they are not able to take advantage of this. Shop owners who can provide credible figures that represent loss of business will be paid some money for loss of business. This has occurred on another road project that fell under the Department of Urban Roads. It will be difficult to do this across board because most shop owners do not keep proper records of business operations.

iii) Compensation for Tenants

Tenants of business structures who produce their tenancy agreements will have their interest assessed as a secondary compensation. The extent of their interest in the property would be assessed and paid for.

For tenants who do not have an expressed interest, the landlord would refund to them unused rent and share among his tenants the disturbance paid as part of the compensation. To prevent landlords from cheating tenants DUR will demand that an agreement between tenants and landlords be drawn that will state clearly how much tenants will be paid out of the compensation. The landlord will be expected to deposit a duly signed agreement in DUR and no landlord will be paid without that agreement.

iv) Supplemental Assistance For Temporary Structures

Supplemental assistance has become a part of restitution for persons affected by development projects since World Bank Operational Directive OD4.30, amended by O P 4. 12 became the guiding principle. This assistance will be paid to all persons who occupy temporary structures and need to relocate at no cost to them. This will include all those who cannot move backwards out of the right of way.

To arrive at a reasonable supplemental assistance payable to occupants of temporary structures, as part of a questionnaire survey each person was asked to estimate their monthly business expenditure for the month. A further investigation was done into how much it costs to acquire a piece of land to locate a temporary structure, how much an artisan will charge to disconnect lines from a structure and cost of moving a structure from one location to the other .

The supplemental assistance arrived at was made up of the following components:

- Cost of movement
- Disconnection/reconnection of power
- Land acquisition fee

- Average monthly expenditure
- District Assembly Annual license fee
- Thirty (30) percent of total cost of movement was estimated as cost of monthly loss of income.

Each recipient will be paid an equivalent of three months lost income. It was pegged at three months because it is most likely that in three months they would have recovered. If traders do not recover in three months it will be captured during the monitoring phase and further assistance will then be offered. A supplemental assistance for categories of temporary structures has been derived and presented in Table 6.2

Table 6.2 Estimation of Supplemental Assistance

Activity	Container (GH¢)	Kiosk (GH¢)	Shed (GH¢)	Wooden Structure (GH¢)
Moving structure	50.00	30.00	20.00	50.00
Disconnection / reconnection of utilities	10.00	10.00	-	10.00
Cost of land	25.00	25.00	15.00	30.00
Average monthly expenditure	40.00	40.00	40.00	40.00
D A License	100.00	2.00	5.00	15.00
Lost monthly income (3 moth)	100.00	90.00	50.00	12.00
TOTAL	325.00	197.00	130.00	157.00

Users of containers will receive GH¢325.00 each, those in kiosks will receive GH¢197.700, sheds will receive GH¢130.00 and wooden structure users will receive GH¢157.00. It should be emphasised that there are variations in the temporary structures, especially the containers with respect to size. Of the variations identified the sizes (range from 10 to 40 feet). The estimated values provided in Table 6.2 are for the upper limits. Based on these rates the supplemental assistance for categories of temporary structures have been estimated for the individual roads (See Table 6.3)

**Table 6.3: Supplemental Assistance for users
of Temporary structures**

GIFFARD			
Type of Structure	Frequency	Rates	Cost (GH¢)
Container	38	325.00	12,350.00
Kiosk	34	197.00	6,698.00
Shed	8	130.00	1,040.00
Wooden Structure	28	157.00	4,082.00
Total	106	-	24,170.00
TESHIE LINK			
Type of Structure	Frequency	Rates	Cost (GH¢)
Container	34	325.00	11,050.00
Kiosk	23	197.00	4,531.00
Shed	7	130.00	910.00
Wooden Structure	28	157.00	4,396.00
Total	92	-	20,887.00
BURMA CAMP			
Type of Structure	Frequency	Rates	Cost (GH¢)
Container	5	325.00	1,625.00
Kiosk	4	197.00	788.00
Shed	1	130.00	130.00
Wooden Structure	3	157.00	471.00
Total	13	-	3,014.00

iv) Employees in Affected Businesses

Even though all kiosks and containers have been assessed for supplemental assistance it is not expected that traders will move out of the corridor. This is because there are fairly large amounts of unoccupied land particularly where the space between the road and fence walls of houses that front the road are large enough to accommodate temporary structures that need to be moved out of the right of way

employees of traders are not expected to lose their jobs since about 91% of those interviewed lived in the corridor. Shops as a practice do not employ more than four assistants and the survey showed that most persons lived in the area so

Assistants are not likely to lose jobs either. Those that need to commute to work will use the existing transport network to get to and from work.

6.10 Entitlement Matrix

Table 6.3 presents an entitlement matrix showing categories of project affected persons, type of loss and compensation to squatters to enable them move from the ROW and continue with their business.

Table 6.3 : Entitlement Matrix

Category of PAP	Type of loss	ENTITLEMENTS				
		Compensation for loss of land & structures	Compensation for loss of assets	Compensation for loss of income	Moving Allowance	Other Assistance
Business Owner	Loss of land	Compensation at going market price	-	-	-	-
	Loss of structure	Compensation at full replacement cost value	Loss of income based on provision of business accounts	Pay full cost of removal and fixing of movables		10% for inconvenience & disturbance
Business tenant	No loss of land	No loss of structure, so no compensation	If business accounts are provided, replace loss of profits for period within which he/she relocates	-	Cover full cost of relocation	10% for inconvenience & disturbance
	Loss of rental accommodation					
Residence owners	Loss of land	Compensation at going market price	-	-		5% for inconvenience & disturbance
	Loss of structure	Compensation at full replacement cost value				
Residence tenant	No loss of land	Relocate to location of choice	Six months rent	-	Coverage of full cost of transport expenses	5% for inconvenience & disturbance
	Loss of rental accommodation					
Licensees, Squatters/ encroachers	Loss of use of land	-	-	Payments in lieu of wages while moving	Coverage of full cost of transport expenses	Full cost of disconnection, & reconnection of utility. S/Assistance

Chapter 7

7.0 Sources of Funding and Disclosure

7.1 Sources of Funding

The Constitution of Ghana states that, people affected by compulsory acquisition have to be adequately compensated. This forms the basis for the commitment of the Government towards compensation of PAPs along the Accra East corridor project roads. The for the implementation of this RAP will be covered by the Government of Ghana. The DUR being the project implementing agency will provide the necessary funding through GOG, prior to the commencement of the civil works. The funds are released through the Accountant General's office to the DUR accounts held at the Bank of Ghana. Once the DUR receives the funds from the Ministry of Finance the affected persons will be compensated.

7.1 Disclosure

The DUR will establish three Public Information Centres(PIC),one at the La Sub-Metropolitan Assembly, one at the Teshie Sub-Metropolitan Assembly, and the last one at the Nungua Sub-Metropolitan Assembly. The establishment of the PIC will be publicly announced both in the electronic as well as in the print media.

Copies of the ESIA and RAP reports on the project will be made available to the public. The World Bank will also be presented copies of the reports. Written comments or suggestions will also be received at the PIC. The PIC will also receive grievances from the public with regard to the implementation of the project.

Chapter 8

8.0 Resettlement/Compensation Programme

8.1 Objectives

To ensure an effective and successful implementation of the expropriation/compensation programme there is the need to put in place an efficient system of planning and coordination. In order to achieve this objective, public fora and workshops had been organized with the various stakeholders and other relevant government agencies, at the commencement and other stages of project.

During these public interactions, the PAPs were invited to participate in the data-collection phase and also contribute to the decision making process.

8.2 Implementation Schedule

As was previously discussed in the earlier chapters, to determine which properties were affected, a valuation of properties was carried out as part of the property impact assessment. On the proposed project there were basically two categories of affected properties.

- Temporary structures made up of kiosks wooden structures and metal containers.
- Permanent structures dislocated to varying degrees.

Each category of affected property was handled separately.

The implementation schedule for both permanent and temporary structures presented in Table 8-1 below.

Table 8.1 Implementation Schedule for Temporary Structures

Action	Responsibility	Date/Status
Mark affected structures	DUR	March 2006 completed
Inventory of Affected persons in ROW	DUR/LVB	April 2006 - completed
Public Forum to inform PAPs – Public Forum	DUR/EPA DUR/EPA	April 2008 – complete April 2008 – complete
Public Forum to inform PAP's SIA Surveys and consultation	DUR/EPA	April 2008 – complete
SIA Draft Report	DUR	June 2008 – completed
Survey of PAPs who will receive supplemental assistance	DUR	July 2008 – completed
Forum with users of temporary structures	DUR	July 2008 – complete
Mark all affected temporary structures in the ROW	DUR	August 2008 – completed
Referencing of Structures	LVB/DUR	August –pending
Take pictures of all to whom supplemental assistance is due	LVB/DUR Client/DUR	August –2008 pending
Form committee to oversee payment of supplemental assistance	DUR Client/DUR/Consultant	September –2008 pending
Pay supplemental assistance to all persons to whom it is due	DA/DUR/Consultant	September-200 8 – pending
Set up resettlement monitoring committee		Sept – Oct 2008 – pending

Table 8.2 Implementation Schedule for Permanent Structures

Action	Responsibility	Date/Status
Mark properties of affected persons from	DUR	October 2008 - completed
Organize Forum -	DUR	October 2008-pending
Organize Forum for PA	Consultant/DUR	
Organize Forum for PA	Consultant/DUR	October 2008 - completed
	DUR	To date – in progress
Acquire and publish Executive Instrument	DUR	To date –in progress
SIA Studies and Consultation	DUR	To date-in progress
Payment of compensation	LVB	To - date – in progress
Review of Compensation by LVB	DUR/Consultant	
Establish Resettlement Monitoring Committee		March 2009.

8.3 Community Participation

A series of meetings will be held with affected persons. The meetings will be held at three different locations in the corridor to ensure that as many persons as possible are reached.

At each meeting the new road concept will be introduced. The new alignment will be described and then all persons present will be allowed to state their views, concerns and queries about the road develop

8.4 Cost and Budget

The full costs of resettlement activities necessary to achieve the objectives of the project are included in the total costs of the project. T

Table 8.3 : Budgets estimate of compensation and resettlement for Giffard, Teshie Link and Burma Camp roads

Number	Items	GH¢
I	Direct Cost	
	Fully Impacted Permanent Properties	407,393.00
	Partially Impacted Permanent Structures	279,275.00
	Fence Walls	47,190.00
	Kiosk	25,025.00
	Container	12,017.00
	Shed	2,080.00
	Wooden Structure	8,949.00
	Public Meeting and Disclosure	12,000.00
	Training for Resettlement Staff	120,000.00
II	Monitoring	120,000.00
III	Provisional Cost = 10% of (I+II)	103,393.00
	Total	1,137,322.00
		(\$ 947,68.33)

\$1=GH¢1.200

Chapter 9

9.0 Monitoring & Evaluation Arrangements

DUR will monitor the implementation schedule and ensure that each activity is carried out on time to ensure that project can be carried on without any hindrance.

9.1 Monitoring and Evaluation Phase

The DUR will be responsible for the overall monitoring the RAP. Both internal and external monitors will be utilised to monitor the performance, Table 9 -1. lists the various actors and the roles in the monitoring programme

Table 9 -1: Monitoring Role Cast

Actors	Role
DUR	Lead agency and coordinating RAP; review of operations
Land Valuation Board	Review of negotiation procedures and compensation calculations
Survey Department	Re-plotting all government acquired land and registration processes
Accra Metropolitan Authority & Tema Municipal Assembly	Lessons learnt for the enforcement of planning regulations for the future
PAPs	Reporting on resettlement issues and restoration of livelihoods
Ministry of Finance	Lessons learnt; adequacy of budget and releases
Attorney General's Dept.	Lesson learnt in court proceedings; litigation avoidance measures

The Internal Performance Monitoring Milestone will allow DUR to measure physical progress against indicators. This is presented in Table 9 -2.

Table 9 - 2: Internal Performance Milestone

Indicator Type	Milestone
Input	Update of affected persons so that tenants and absentees are noted An update on asset inventory if more than a year elapse between the cut off date and the final investment decision
Output	Valuation and determination of compensation for affected assets based on LVB offer. Public meetings held
Outcome	Compensation payment disbursed Grievance redress procedure in place and functioning Monitoring reports produced.

9.2 Monitoring Objectives

Objectives of the monitoring programme are to establish:

- How many people have successfully relocated
- What problems they are facing currently in their new locations
- How these problems have been resolved/could be resolved

9.3 Internal Monitoring and Supervision

The Resettlement Monitoring Committee will be made up of DUR, a representative from the Land Valuation Board, the EPA and representatives of PAPs will meet monthly to monitor the effects of resettlement on the project corridor.

9.4 External Monitoring and Supervision

To mitigate the impact of resettlement or relocation on PAPs, the DUR will engage the services of a consultant to monitor regularly the progress of resettlement of PAPs and ensure that their livelihoods are maintained and or restored. The purpose is to facilitate the resettlement of affected persons and enable the DUR assess the success or failure of the RAP.

In monitoring displaced persons, the Consultant will locate all PAPs and monitor them at half yearly intervals till the project is closed.

9.4 Monitoring Indicators

In order to effectively report on the effectiveness of the RAP implementation, the following indicators will be monitored during the project implementation as shown in Table 9-3.

Table 9 - 3: Monitoring Indicators

DATE	ACTIVITY	MONITORING INDICATOR	MEANS OF VERIFICATION	STATUS
Yet to be determined	Find out preparations for relocating PAPs:	Dismantling of structures, disconnection of utility services. Businesses closed	Monitoring completed. Report submitted	
"	Supervise relocation.	PAPs relocated or being assisted. Assistance offered	PAPs traced to new locations. Report submitted.	
"	Interaction with PAPs to find out what problems they are encountering in their new locations	PAPs settled. Businesses restarted	Interaction completed, Problems identified, Solutions proposed. Report submitted.	
Yet to be fixed (Monthly)	Follow – Up Meetings and Visits to see how best problems faced by PAPs in their new	-Ditto-	Meeting completed Report completed Resolution of	

	locations could be solved		problems. Report submitted.	
Yet to be fixed (Monthly)	Assess how far the livelihoods of PAPs have been restored	Business ongoing. Restored or better	Turnover/Sales/Profit Figures submitted for verification. Report submitted.	

9.5 Ex-post Evaluation

The DUR will organize project completion workshops with government agencies, NGOs and representatives of PAPs after completion of the expropriation/compensation operations but prior to the closure of the project. The aim of that exercise is to assess progress of the operations executed, suggest corrective measures where needed and solve pending issues.

After completion of all expropriation/compensation operations, PAPs will be consulted in a household survey. The aim of that survey is to assess the impacts of the measures implemented.

The findings of the survey and the workshops will be presented in the Project Completion Report, which will be prepared by the DUR.

Further, the World Bank Operational Directive (OP 4.12) states that upon completion of the project, the project proponent shall undertake an assessment of the RAP to determine whether the objectives of the resettlement instrument have been achieved. The audit will allow DUR and its stakeholders ascertain whether all physical inputs identified in the RAP have been delivered and all services provided to have been in compliance with OP 4.12.

9.5.1 Objectives of Evaluation

Evaluation will be carried out at different stages throughout the planned project period. The final evaluation will be done after project has been implemented.

Evaluation will seek to assess the extent of achievement of the resettlement of affected persons in the corridor.

Secondly, evaluation will assess extent of satisfaction of persons who have been relocated.

Evaluation will also assess the progress of persons who have been relocated.

Finally, the adequacy of the proposed actions carried out will also be assessed for their effectiveness.

To achieve the above objectives, the evaluation will include the following:

- Public Fora
- Questionnaire survey of available persons

9.5.1.1 Public Fora

At the end of each quarter a forum will be held with all PAPs. To ensure that as many affected persons will attend as possible electronic and print media will be used extensively. The forum will bring together as many persons as possible and will give a collective voice to affected persons.

9.5.1.2 Questionnaire Survey

A questionnaire will be used to interview as many persons as can be located. The questionnaire will focus on identifying

- Percentage of business attained
- Structure they occupy
- Expansion or shrinkage
- Any problems encountered
- General perception of relocation

9.5.1.3 Resettlement Monitoring Committee (RMC)

This committee will be made up of persons that are affected by relocation. They will act as a liaison between affected persons and DUR. They will meet monthly to receive and compile complaints and queries, which they will forward to DUR for action.

DUR will assist the committee function effectively by appointing an officer who will deal directly with the reports received by the committee and send them the needed responses.

9.5.1.4 Reports

A quarterly report will be written and submitted. These reports will report findings of the evaluation team and recommend ways of assisting dislocated persons gain back their level of financial and social well-being. Some possible recommendations may be to contact NGO's to assist traders and businesses improve their delivery of service and keep proper records. NGOs could also assist by providing micro credit financing for struggling but viable businesses or retraining for persons who need it.

OP 4.12
December 2001

These policies were prepared for use by World Bank staff and are not necessarily a complete treatment of the subject.

Involuntary Resettlement

Note: OP and BP 4.12 together replace OD 4.30, *Involuntary Resettlement*. This OP and BP apply to all projects for which a Project Concept Review takes place on or after January 1, 2002. Questions may be addressed to the Director, Social Development Department (SDV).

1. Bank¹ experience indicates that involuntary resettlement under development projects, if unmitigated, often gives rise to severe economic, social, and environmental risks: production systems are dismantled; people face impoverishment when their productive assets or income sources are lost; people are relocated to environments where their productive skills may be less applicable and the competition for resources greater; community institutions and social networks are weakened; kin groups are dispersed; and cultural identity, traditional authority, and the potential for mutual help are diminished or lost. This policy includes safeguards to address and mitigate these impoverishment risks.

Policy Objectives

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

(a) Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs.²

(b) Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits. Displaced persons³ should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs.

(c) Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.⁴

Impacts Covered

3. This policy covers direct economic and social impacts⁵ that both result from Bank-assisted investment projects⁶, and are caused by

(a) the involuntary⁷ taking of land⁸ resulting in

- (i) relocation or loss of shelter;
- (ii) lost of assets or access to assets; or
- (iii) loss of income sources or means of livelihood, whether or not the affected persons must move to another location; or

(b) the involuntary restriction of access⁹ to legally designated parks and protected areas resulting in adverse impacts on the livelihoods of the displaced persons.

4. This policy applies to all components of the project that result in involuntary resettlement, regardless of the source of financing. It also applies to other activities resulting in involuntary resettlement, that in the judgment of the Bank, are (a) directly and significantly related to the Bank-assisted project, (b) necessary to achieve its objectives as set forth in the project documents; and (c) carried out, or planned to be carried out, contemporaneously with the project.

5. Requests for guidance on the application and scope of this policy should be addressed to the Resettlement Committee (see BP 4.12, para. 7).¹⁰

Required

Measures

6. To address the impacts covered under para. 3 (a) of this policy, the borrower prepares a resettlement plan or a resettlement policy framework (see paras. 25-30) that covers the following:

(a) The resettlement plan or resettlement policy framework includes measures to ensure that the displaced persons are

- (i) informed about their options and rights pertaining to resettlement;
- (ii) consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives; and

(iii) provided prompt and effective compensation at full replacement cost¹¹ for losses of assets¹² attributable directly to the project.

(b) If the impacts include physical relocation, the resettlement plan or resettlement policy framework includes measures to ensure that the displaced persons are

(i) provided assistance (such as moving allowances) during relocation; and

(ii) provided with residential housing, or housing sites, or, as required, agricultural sites for which a combination of productive potential, locational advantages, and other factors is at least equivalent to the advantages of the old site.¹³

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

(i) offered support after displacement, for a transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and standards of living;¹⁴ and

(ii) provided with development assistance in addition to compensation measures described in paragraph 6(a) (iii), such as land preparation, credit facilities, training, or job opportunities.

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

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

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

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

(d) potential conflicts involving displaced persons will be resolved.

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

8. To achieve the objectives of this policy, particular attention is paid to the needs of vulnerable groups among those displaced, especially those below the poverty line, the landless, the elderly, women and children, indigenous peoples,¹⁵ ethnic minorities, or other displaced persons who may not be protected through national land compensation legislation.

9. Bank experience has shown that resettlement of indigenous peoples with traditional land-based modes of production is particularly complex and may have significant adverse impacts on their identity and cultural survival. For this reason, the Bank satisfies itself that the borrower has explored all viable alternative project designs to avoid physical displacement of these groups. When it is not feasible to avoid such displacement, preference is given to land-based resettlement strategies for these groups (see para. 11) that are compatible with their cultural preferences and are prepared in consultation with them (see Annex A, para. 11).

10. The implementation of resettlement activities is linked to the implementation of the investment component of the project to ensure that displacement or restriction of access does not occur before necessary measures for resettlement are in place. For impacts covered in para. 3(a) of this policy, 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 required. In particular, taking of land and related assets may take place only after compensation has been paid and, where applicable, resettlement sites and moving allowances have been provided to the displaced persons. For impacts covered in para. 3(b) of this policy, the measures to assist the displaced persons are implemented in accordance with the plan of action as part of the project (see para. 30).

11. Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based. These strategies may include resettlement on public land (see footnote 1 above), or on private land acquired or purchased for resettlement. Whenever replacement land is offered, resettlers are provided with land for which a combination of productive potential, locational advantages, and other factors is at least equivalent to the advantages of the land taken. If land is not the preferred option of the displaced persons, the provision of land would adversely affect the sustainability of a park or protected area,¹⁶ or sufficient land is not available at a reasonable price, non-land-based options built around opportunities for employment or self-employment should be provided in addition to cash compensation for land and other assets lost. The lack of adequate land must be demonstrated and documented to the satisfaction of the Bank.

12. Payment of cash compensation for lost assets may be appropriate where (a) livelihoods are land-based but the land taken for the project is a small fraction¹⁷ of the affected asset and the residual is economically viable; (b) active markets for land, housing, and labor exist, displaced persons use such markets, and there is sufficient supply of land and housing; or (c) livelihoods are not land-based. Cash compensation levels should be sufficient to replace the lost land and other assets at full replacement cost in local markets.

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

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

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

(c) Patterns of community organization appropriate to the new circumstances are based on choices made by the displaced persons. To the extent possible, the existing social and cultural institutions of resettlers and any host communities are preserved and resettlers' preferences with respect to relocating in preexisting communities and groups are honored.

Eligibility for Benefits¹⁸

14. Upon identification of the need for involuntary resettlement in a project, the borrower carries out a census to identify the persons who will be affected by the project (see the Annex A, para. 6(a)), to determine who will be eligible for assistance, and to discourage inflow of people ineligible for assistance. The borrower also develops a procedure, satisfactory to the Bank, for establishing the criteria by which displaced persons will be deemed eligible for compensation and other resettlement assistance. The procedure includes provisions for meaningful consultations with affected persons and communities, local authorities, and, as appropriate, nongovernmental organizations (NGOs), and it specifies grievance mechanisms.

15. *Criteria for Eligibility.* Displaced persons may be classified in one of the following three groups:

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

(b) 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 (see Annex A, para. 7(f)); and 19

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

16. Persons covered under para. 15(a) and (b) are provided compensation for the land they lose, and other assistance in accordance with para. 6. Persons covered under para. 15(c) are provided resettlement assistance 20 in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objectives set out in this policy, if they occupy the project area prior to a cut-off date established by the borrower and acceptable to the Bank. 21 Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance. All persons included in para. 15(a), (b), or (c) are provided compensation for loss of assets other than land.

Resettlement Planning, Implementation, and Monitoring

17. To achieve the objectives of this policy, different planning instruments are used, depending on the type of project:

(a) a resettlement plan or abbreviated resettlement plan is required for all operations that entail involuntary resettlement unless otherwise specified (see para. 25 and Annex A);

(b) a resettlement policy framework is required for operations referred to in paras. 26-30 that may entail involuntary resettlement, unless otherwise specified (see Annex A); and

(c) a process framework is prepared for projects involving restriction of access in accordance with para. 3(b) (see para. 31).

18. The borrower is responsible for preparing, implementing, and monitoring a resettlement plan, a resettlement policy framework, or a process framework (the "resettlement instruments"), as appropriate, that conform to this policy. The resettlement instrument presents a strategy for achieving the objectives of the policy

and covers all aspects of the proposed resettlement. Borrower commitment to, and capacity for, undertaking successful resettlement is a key determinant of Bank involvement in a project.

19. Resettlement planning includes early screening, scoping of key issues, the choice of resettlement instrument, and the information required to prepare the resettlement component or subcomponent. The scope and level of detail of the resettlement instruments vary with the magnitude and complexity of resettlement. In preparing the resettlement component, the borrower draws on appropriate social, technical, and legal expertise and on relevant community-based organizations and NGOs.²² The borrower informs potentially displaced persons at an early stage about the resettlement aspects of the project and takes their views into account in project design.

20. The full costs of resettlement activities necessary to achieve the objectives of the project are included in the total costs of the project. The costs of resettlement, like the costs of other project activities, are treated as a charge against the economic benefits of the project; and any net benefits to resettlers (as compared to the "without-project" circumstances) are added to the benefits stream of the project. Resettlement components or free-standing resettlement projects need not be economically viable on their own, but they should be cost-effective.

21. The borrower ensures that the Project Implementation Plan is fully consistent with the resettlement instrument.

22. As a condition of appraisal of projects involving resettlement, the borrower provides the Bank with the relevant draft resettlement instrument which conforms to this policy, and makes it available at a place accessible to displaced persons and local NGOs, in a form, manner, and language that are understandable to them. Once the Bank accepts this instrument as providing an adequate basis for project appraisal, the Bank makes it available to the public through its InfoShop. After the Bank has approved the final resettlement instrument, the Bank and the borrower disclose it again in the same manner.²³

23. The borrower's obligations to carry out the resettlement instrument and to keep the Bank informed of implementation progress are provided for in the legal agreements for the project.

24. The borrower is responsible for adequate monitoring and evaluation of the activities set forth in the resettlement instrument. The Bank regularly supervises resettlement implementation to determine compliance with the resettlement instrument. Upon completion of the project, the borrower undertakes an assessment to determine whether the objectives of the resettlement instrument have been achieved. The assessment takes into account the baseline conditions and the results of resettlement monitoring. If the assessment reveals that these objectives

may not be realized, the borrower should propose follow-up measures that may serve as the basis for continued Bank supervision, as the Bank deems appropriate (see also BP 4.12, para. 16).

Resettlement Instruments

Resettlement Plan

25. A draft resettlement plan that conforms to this policy is a condition of appraisal (see Annex A, paras. 2-21) for projects referred to in para. 17(a) above.²⁴ However, where impacts on the entire displaced population are minor,²⁵ or fewer than 200 people are displaced, an abbreviated resettlement plan may be agreed with the borrower (see Annex A, para. 22). The information disclosure procedures set forth in para. 22 apply.

Resettlement Policy Framework

26. For sector investment operations that may involve involuntary resettlement, the Bank requires that the project implementing agency screen subprojects to be financed by the Bank to ensure their consistency with this OP. For these operations, the borrower submits, prior to appraisal, a resettlement policy framework that conforms to this policy (see Annex A, paras. 23-25). The framework also estimates, to the extent feasible, the total population to be displaced and the overall resettlement costs.

27. For financial intermediary operations that may involve involuntary resettlement, the Bank requires that the financial intermediary (FI) screen subprojects to be financed by the Bank to ensure their consistency with this OP. For these operations, the Bank requires that before appraisal the borrower or the FI submit to the Bank a resettlement policy framework conforming to this policy (see Annex A, paras. 23-25). In addition, the framework includes an assessment of the institutional capacity and procedures of each of the FIs that will be responsible for subproject financing. When, in the assessment of the Bank, no resettlement is envisaged in the subprojects to be financed by the FI, a resettlement policy framework is not required. Instead, the legal agreements specify the obligation of the FIs to obtain from the potential subborrowers a resettlement plan consistent with this policy if a subproject gives rise to resettlement. For all subprojects involving resettlement, the resettlement plan is provided to the Bank for approval before the subproject is accepted for Bank financing.

28. For other Bank-assisted project with multiple subprojects²⁶ that may involve involuntary resettlement, the Bank requires that a draft resettlement plan conforming

to this policy be submitted to the Bank before appraisal of the project unless, because of the nature and design of the project or of a specific subproject or subprojects (a) the zone of impact of subprojects cannot be determined, or (b) the zone of impact is known but precise sitting alignments cannot be determined. In such cases, the borrower submits a resettlement policy framework consistent with this policy prior to appraisal (see Annex A, paras. 23-25). For other subprojects that do not fall within the above criteria, a resettlement plan conforming to this policy is required prior to appraisal.

29. For each subproject included in a project described in para. 26, 27, or 28 that may involve resettlement, the Bank requires that a satisfactory resettlement plan or an abbreviated resettlement plan that is consistent with the provisions of the policy framework be submitted to the Bank for approval before the subproject is accepted for Bank financing.

30. For projects described in paras. 26-28 above, the Bank may agree, in writing, that subproject resettlement plans may be approved by the project implementing agency or a responsible government agency or financial intermediary without prior Bank review, if that agency has demonstrated adequate institutional capacity to review resettlement plans and ensure their consistency with this policy. Any such delegation, and appropriate remedies for the entity's approval of resettlement plans found not to be in compliance with Bank policy, are provided for in the legal agreements for the project. In all such cases, implementation of the resettlement plans is subject to ex post review by the Bank.

Process Framework

31. For projects involving restriction of access in accordance with para. 3(b) above, the borrower provides the Bank with a draft process framework that conforms to the relevant provisions of this policy as a condition of appraisal. In addition, during project implementation and before enforcing of the restriction, the borrower prepares a plan of action, acceptable to the Bank, describing the specific measures to be undertaken to assist the displaced persons and the arrangements for their implementation. The plan of action could take the form of a natural resources management plan prepared for the project.

Assistance to the Borrower

32. In furtherance of the objectives of this policy, the Bank may at a borrower's request support the borrower and other concerned entities by providing

(a) assistance to assess and strengthen resettlement policies, strategies, legal frameworks, and specific plans at a country, regional, or sectoral level;

(b) financing of technical assistance to strengthen the capacities of agencies responsible for resettlement, or of affected people to participate more effectively in resettlement operations;

(c) financing of technical assistance for developing resettlement policies, strategies, and specific plans, and for implementation, monitoring, and evaluation of resettlement activities; and

(d) financing of the investment costs of resettlement.

33. The Bank may finance either a component of the main investment causing displacement and requiring resettlement, or a free-standing resettlement project with appropriate cross-conditionalities, processed and implemented in parallel with the investment that causes the displacement. The Bank may finance resettlement even though it is not financing the main investment that makes resettlement necessary.

34. The Bank does not disburse against cash compensation and other resettlement assistance paid in cash, or against the cost of land (including compensation for land acquisition). However, it may finance the cost of land improvement associated with resettlement activities.

-
1. "Bank" includes IDA; "loans" includes credits, guarantees, Project Preparation Facility (PPF) advances and grants; and "projects" includes projects under (a) adaptable program lending; (b) learning and innovation loans; (c) PPFs and Institutional Development Funds (IDFs), if they include investment activities; (d) grants under the Global Environment Facility and Montreal Protocol, for which the Bank is the implementing/executing agency; and (e) grants or loans provided by other donors that are administered by the Bank. The term "project" does not include programs under adjustment operations. "Borrower" also includes, wherever the context requires, the guarantor or the project implementing agency.
 2. In devising approaches to resettlement in Bank-assisted projects, other Bank policies should be taken into account, as relevant. These policies include OP 4.01 Environmental Assessment, OP 4.04 Natural Habitats, OP 4.11 Safeguarding Cultural Property in Bank-Assisted Projects, and OD 4.20 Indigenous Peoples.
 3. The term "displaced persons" refers to persons who are affected in any of the ways described in para. 3 of this OP.
 4. Displaced persons under para. 3(b) should be assisted in their efforts to improve or restore their livelihoods in a manner that maintains the sustainability of the parks and protected areas.
 5. Where there are adverse indirect social or economic impacts, it is good practice for the borrower to undertake a social assessment and implement measures to

minimize and mitigate adverse economic and social impacts, particularly upon poor and vulnerable groups. Other environmental, social, and economic impacts that do not result from land taking may be identified and addressed through environmental assessments and other project reports and instruments.

6. This policy does not apply to restrictions of access to natural resources under community-based projects, i.e. where the community using the resources decides to restrict access to these resources, provided that an assessment satisfactory to the Bank establishes that the community decision-making process is adequate, and that it provides for identification of appropriate measures to mitigate adverse impacts, if any, on the vulnerable members of the community. This policy also does not cover refugees from natural disasters, war, or civil strife (see OP/BP 8.50, Emergency Recovery Assistance).

7. For purposes of this policy, "involuntary" means actions that may be taken without the displaced person's informed consent or power of choice.

8. "Land" includes anything growing on or permanently affixed to land, such as buildings and crops. This policy does not apply to regulations of natural resources on a national or regional level to promote their sustainability, such as watershed management, groundwater management, fisheries management, etc. The policy also does not apply to disputes between private parties in land titling projects, although it is good practice for the borrower to undertake a social assessment and implement measures to minimize and mitigate adverse social impacts, especially those affecting poor and vulnerable groups.

9. For the purposes of this policy, involuntary restriction of access covers restrictions on the use of resources imposed on people living outside the park or protected area, or on those who continue living inside the park or protected area during and after project implementation. In cases where new parks and protected areas are created as part of the project, persons who lose shelter, land, or other assets are covered under para. 3(a). Persons who lose shelter in existing parks and protected areas are also covered under para. 3(a).

10. The *Resettlement Sourcebook* (forthcoming) provides good practice guidance to staff on the policy.

11. "Replacement cost" is the method of valuation of assets that helps determine the amount sufficient to replace lost assets and cover transaction costs. In applying this method of valuation, depreciation of structures and assets should not be taken into account (for a detailed definition of replacement cost, see Annex A, footnote 1). For losses that cannot easily be valued or compensated for in monetary terms (e.g., access to public services, customers, and suppliers; or to fishing, grazing, or forest areas), attempts are made to establish access to equivalent and culturally acceptable resources and earning opportunities. Where domestic law does not meet the standard of compensation at full replacement cost, compensation under domestic law is supplemented by additional measures necessary to meet the replacement cost standard. Such additional assistance is distinct from resettlement assistance to be provided under other clauses of para. 6.

12. If the residual of the asset being taken is not economically viable, compensation and other resettlement assistance are provided as if the entire asset had been

taken.

13. The alternative assets are provided with adequate tenure arrangements. The cost of alternative residential housing, housing sites, business premises, and agricultural sites to be provided can be set off against all or part of the compensation payable for the corresponding asset lost.

14. Such support could take the form of short-term jobs, subsistence support, salary maintenance or similar arrangements

15. See OD 4.20, *Indigenous Peoples.*

16. See OP 4.04, *Natural Habitats.*

17. As a general principle, this applies if the land taken constitutes less than 20% of the total productive area.

18. Paras. 13-15 do not apply to impacts covered under para. 3(b) of this policy. The eligibility criteria for displaced persons under 3 (b) are covered under the process framework (see paras. 7 and 30).

19. Such claims could be derived from adverse possession, from continued possession of public lands without government action for eviction (that is, with the implicit leave of the government), or from customary and traditional law and usage, and so on.

20. Resettlement assistance may consist of land, other assets, cash, employment, and so on, as appropriate.

21. Normally, this cut-off date is the date the census begins. The cut-off date could also be the date the project area was delineated, prior to the census, provided that there has been an effective public dissemination of information on the area delineated, and systematic and continuous dissemination subsequent to the delineation to prevent further population influx.

22. For projects that are highly risky or contentious, or that involve significant and complex resettlement activities, the borrower should normally engage an advisory panel of independent, internationally recognized resettlement specialists to advise on all aspects of the project relevant to the resettlement activities. The size, role, and frequency of meeting depend on the complexity of the resettlement. If independent technical advisory panels are established under OP 4.01, *Environmental Assessment*, the resettlement panel may form part of the environmental panel of experts.

See BP 17.50, *Disclosure of Operational Information* (forthcoming) for detailed disclosure procedures.

24. An exception to this requirement may be made in highly unusual circumstances (such as emergency recovery operations) with the approval of Bank Management (see BP 4.12, para. 8). In such cases, the Management's approval stipulates a timetable and budget for developing the resettlement plan.

25. Impacts are considered "minor" if the affected people are not physically displaced and less than 10% of their productive assets are lost.

26. For purpose of this paragraph, the term "subprojects" includes components and subcomponents.

ANNEX 2

Selected Pictures of Project Corridors.

SELECTED PHOTOGRAPH OF PROJECT ROADS





ANNEX 3

Involuntary Resettlement OP4.12 December 2001.

Annex 4

List of Organisations/Persons Consulted

Name	Organisation
1. Mr. Noah Twumfo	Director, La Sub – Metro
2. Mr. Yaw Boateng	Director, Teshie Sub - Metro
3. The Coordinating Director	Nungua Sub – Metro
4. Mr. Steven Ayithey Mensah	ECG Project Officer, Accra
5. Mr. Arday	Area Manager Ghana Telecom
6. Mr. Agyei Boateng	Project Engineer GWCL
7. Mr. Charles Amankwa	Coordinator Wetlands Conservation
8. Mr. Sarpong	EPA
9. The Chief of Defence	Ghana Armed Forces
10. The Director	Forestry Department, Accra

ANNEX 4

Survey of Project affected Persons.

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SURVEY OF PROJECT AFFECTED PERSONS IN THE RIGHT-OF-WAY					
Name of Road	Type of Structure	Owner	No. of Households	No. of Tenants/Dependants/Apprentince	Activity
iffard	Building	Augustina Abbey	1	3	Residential
iffard	Building	Dominic Abbey	1	3	Residential
iffard	Building	Becky Rockson	1	4	Residential
iffard	Building		10	32	Residential
iffard	Container	Dei Yaw Owusu		5	Home use and craftshop
iffard	Container	Charles Owusu		5	Home use and craftshop
iffard	Container	Josephine Adjorkor Oforikrom		4	Provision shop
iffard	Container	Patience Arkaah Adjetej			Clothes and Jewellery
iffard	Container	Ice cool distributor			Provision shop
iffard	Container	Albert Nii Annan		3	Secretarial Services
iffard	Container	Mrs Osei Gyateng		16	Tailoring Shop
iffard	Container	M. C. Owusu			Provision shop
iffard	Container	Mr James Amoah		4	Car tyre dealer
iffard	Container	Mr Rasta		2	Draughtmanship
iffard	Container			2	Provision shop
iffard	Container			1	
iffard	Container	Becky Rockson		3	Bar
iffard	Container	Becky Rockson		1	Boutique
iffard	Container	Madam Mercy		2	Cosmetic Shop
iffard	Container	Tetteh Abraham		2	Barbering Shop
iffard	Container	Happy Kpotsi		2	Bar
iffard	Container	Madam Rose Bondi		1	Clothes and appliances
iffard	Container	Auntie Matty		3	Cement Dealer
iffard	Container	Papa Nii Ofori Kumah			Provision Shop
iffard	Container	Aunti Afua		2	Foodstuff
iffard	Container	Mrs Viad Bredzei		2	Provision Shop
iffard	Container	Pat Okpoti Sam		2	Clothing Shop
iffard	Container	Philicia			Clothing Shop

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iffard	Container	Unoccupied			
iffard	Container	Deborah Sackey	2	Drinks	
iffard	Container	Sister Gladys	2	Rice Wholesale	
iffard	Container	Mr Darko	3	Tyre Dealer	
iffard	Container	Humphery Hossoo	2	Clothing Shop	
iffard	Container	Mad. Harrietta Wilbeck	2	Tie and Dye Shop	
iffard	Container	Christiana Oforiwa Antwi	2	Clothes	
iffard	Container	Sabina Akweley	3	General goods	
iffard	Container	Akweley Namoaly	1	Provision Shop	
iffard	Container	Elizabeth Boakye	2	Drinks	
iffard	Container	Charity Ablu Cudjoe	3	Foodstuff	
iffard	Container	Berikisu Kommey	4	Boutique	
iffard	Container	Berikisu Kommey	4	Rentals	
iffard	Container	Doris Boli	1	General goods	
iffard	Container	Paul Shardey	1	Foam Mattress	
iffard	Fence Wall	Tina Ocansey	6	Residential	
iffard	Fence Wall	Benedicta Obeng	1	Residential	
iffard	Fence Wall	Alex Okraku	3	Residential	
iffard	Kiosk	More Blessing	2	Wakye and rice	
iffard	Kiosk		1	Phone Cards	
iffard	Kiosk	Delali Bawuah	18	Carpentry	
iffard	Kiosk	El - Roli Ent	3	Supermarket	
iffard	Kiosk	Mr Richard	1	Art Shop	
iffard	Kiosk	Rebecca Owusu	1	Cabbage and Provision	
iffard	Kiosk	Ruby Yeboah	3	Boutique	
iffard	Kiosk	Doris Ala	1	Lotto Operator	
iffard	Pavement	Kwik Lunch Box	8	Restaurant	
iffard	Pavement	Kwesi Agyapong	2	Provision shop	
iffard	Pavement	Mr Wahab	2	Auto paint shop	
iffard	Pavement	Mr Stephen	4	Communication Center	
iffard	Pavement	Barbering Shop			
iffard	Pavement	Seth Ofori Kumah			

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iffard	Pavement	Mad Catherine Oddikoe			2	Building Materials Shop
iffard	Pavement	Christie Debrah			2	Cosmetic Shop
iffard	Pavement	Agnes Azaglo			2	Boutique
iffard	Pavement	Sylvia Williams			1	Lubricants
iffard	Pavement	Halleluyah 2000 Ent				
iffard	Pavement	Good day Ventures				
iffard	Pavement	Stephen .O. Boateng			10	General goods
iffard	Pavement	Steven Donkor			7	Medical Lab
iffard	Pavement	Steven Donkor			1	Medical and Clothes
iffard	Pavement	Mary Odai			2	Shop
iffard	Pavement	Mrs Opoku			3	Books
iffard	Pavement	Victoria Nanoaley			8	Repair of office equipment
iffard	Pavement	Abigail Nanoaley			1	Barbering
iffard	Pavement	Mrs Adeobo			3	Plastic Chairs
iffard	Pavement	Antwi Aikins			1	Fashion Designing
iffard	Pavement	Dora Asuate			3	Boutique
iffard	Pavement	Auntie Ama			1	Drinks
iffard	Pavement	William Kotei			4	Tailoring Shop
iffard	Pavement	Sammy Aboagye			6	Air Condition Repair Shop
iffard	Pavement	Adley Ahenkra			7	Hairdressing Saloon
iffard	Pavement	Auntie Esther			1	Tailoring Shop
iffard	Pavement	Mrs Helina Nana Nelson			2	Top - Up Services
iffard	Pavement	Francis Woode			3	Pharmacy
iffard	Pavement	Mighty Gbeve			1	Phone Cards (Wholesale)
iffard	Pavement	Thomas			1	Residential/Commercial
iffard	Pavement	Dickson Yaw			2	Residential
iffard	Pavement	Locked			1	Residential
iffard	Pavement	Empty				Residential
iffard	Pavement					Pig Sty
iffard	Shed	Madam Grace Nyankyere			2	Textile Shop
iffard	Shed	Aku Ocansey			2	Tie and dye clothes
iffard	Shed	Dela William			5	Windscreen repairer

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Biffard	Shed	Comfort Asiamah	3	Foodstuff
Biffard	Table top	Beatrice Narh	1	Petty trader
Biffard	Table top	Esther Anyorkor Sowah	1	Plaintain Roaster
Biffard	Table top	Josephine Dede	2	Kenkey Seller
Biffard	Table top	Regina Narh	1	Foodstuff
Biffard	Table top	Dora Agbey	1	Provision Shop
Biffard	Table top	Elizabeth Mensah	1	Fruits Seller
Biffard	Table top	Richard Yeboah	1	Phone Cards Seller
Biffard	Table top	Asana Zakari	1	Waakye Seller
Biffard	Wooden Structure	Mercy Amegah	2	Clothes
Biffard	Wooden Structure			
Biffard	Wooden Structure	Cobbler		
Biffard	Wooden Structure	Jane Amewuvi	9	Chop Bar
Biffard	Wooden Structure	Aggies Rice	3	Food joint
Biffard	Wooden Structure	Ruth Ala	2	Provision Shop
Biffard	Wooden Structure	Mr Darko	3	Communication Centre
Biffard	Wooden Structure	Felicia Nyame	1	Hairdressing
Biffard	Wooden Structure	Gifty Gaisie	2	Tie and Dye Shop
Biffard	Wooden Structure	Aunti Naana	2	Floral Shop
Biffard	Wooden Structure	Emmanuel Odai	2	Phone Accessories
Biffard	Wooden Structure	Mr Narh	10	General goods
Biffard	Wooden Structure	Vida Conney	2	Saloon

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iffard	Wooden Structure	Prosper Aryee			4	Carpentry
iffard	Wooden Structure	Samuel Arthur			4	Shoes
iffard	Wooden Structure	Lizzy Tetteh			2	Foodstuff
iffard	Wooden Structure	Monica Tawia			1	Foodstuff
iffard	Wooden Structure	Agnes Akrobotu			5	Saloon
iffard	Wooden Structure	Samson Oti			6	Vulcanizing
iffard	Wooden Structure	Adelaide			2	Foodstuff
iffard	Wooden Structure	Dongily Ventures				Mobile Phones
iffard	Wooden Structure	Alidu				Meat Shop
iffard	Wooden Structure	Joe Tetteh			3	Tailoring
iffard	Wooden Structure	Agnes Kuranteng				Foodstuff
iffard	Wooden Structure	Siste Arku			1	Vegetable Shop
iffard	Wooden Structure	Regina Narh			1	Foodstuff
iffard	Wooden Structure	Victor Asante			6	Electrical goods
iffard	Wooden Structure	Emelia Yartey			1	Food and Drinks
			13		362	
Name of Road	Type of Structure	Owner	No. of Households	No. of Tenants/Dependants/Apprentince	Activity	
eshie Link	Building	Mr Alhassan	1	3	Residential	
eshie Link	Building	Palmer Botsay	1	3	Residential	

Teshie Link	Building	Br. Kwaku	1	2	Residential
Teshie Link	Building	Moses Kwakye	6	10	Residential
Teshie Link	Building	Comfort Owusu	1	2	Residential
Teshie Link	Building	Edith Bologah	2	5	Residential
Teshie Link	Building	Fedor Sewormu	3	4	Cement Dealer
Teshie Link	Building	Joyce	3	7	Rubber Shop
Teshie Link	Building		5	6	
Teshie Link	Building		2		
Teshie Link	Building	Felix Agbo	1	1	Mini Boutique
Teshie Link	Building		7	11	Residential
Teshie Link	Building	Juliana Sosu	5	9	Drinks
Teshie Link	Building	Home Light	3	5	Electrical goods
Teshie Link	Building	Edward	3	3	Cement Dealer
Teshie Link	Building	Beatrice Awuku Aboagye	2	2	Hardware Center
Teshie Link	Building		2		
Teshie Link	Building	Annointed Body Ent.	1		Hardware Center
Teshie Link	Building	Shaibu Ahbed	5	12	Auto Mobile Shop
Teshie Link	Building	Mr Atta	2	3	Glass frame shop
Teshie Link	Building	Tasly Health Industry	2	3	China product shop
Teshie Link	Building	Duodu	1	2	Second hand clothing
Teshie Link	Building	Labisah	3	8	Provision Shop
Teshie Link	Building	Abigail Tawiah	3	3	Shop (Boutique)
Teshie Link	Building	Auntie	5	11	Shop(Cement)
Teshie Link	Container	Auntie		1	Shop
Teshie Link	Container	George Amofah		1	Shop (Shalex)
Teshie Link	Container	Isaac Laryea		20	Concrete Production
Teshie Link	Container	Joyce Akondor		1	Food Vendor
Teshie Link	Container	Meco Aluminium Company		3	Aluminium Products
Teshie Link	Container	Anthony Boadi		1	Plumbing Products
Teshie Link	Container	Grace Alahassan		1	Provision Shop
Teshie Link	Container	Mary Adjei		1	Spare Parts Shop
Teshie Link	Container	Solace Deku		1	Electrical goods

eshie Link	Container	Kofi Asante			3	Cement Dealer
eshie Link	Fence Wall			100 x 80 wall		Uncompleted
eshie Link	Kiosk	Mr Eric Tetteh			6	Drinks
eshie Link	Kiosk	Daniel			6	Pavent block moulders
eshie Link	Kiosk	Patrick			5	Residential
eshie Link	Kiosk	Fatawu			3	Residential
eshie Link	Kiosk	Emmanuel			4	Fitting Shop
eshie Link	Kiosk	Sister Comfort			1	Spaying Shop
eshie Link	Kiosk	Madam Salomey			2	Saloon
eshie Link	Kiosk	Mr Yaw Asare			2	Carpentry
eshie Link	Kiosk	Abdu Latif Muhammed			2	Fuel Dealer
eshie Link	Kiosk	Abdu Latif Muhammed			2	Residential
eshie Link	Kiosk	Manet Junction Drivers Union				
eshie Link	Kiosk	Mr Bright Ohene Andrews			2	Electrical goods
eshie Link	Kiosk	Madam Gifty Asarewaa			2	Foodstuff
eshie Link	Kiosk	Mr Eric Tetteh			4	Residential
eshie Link	Kiosk	Mr James One Man			5	Mechanic Shop
eshie Link	Kiosk	Felicia Ayenegor			2	Provision Shop
eshie Link	Kiosk	Empty		100 x 80 wall		Mobile Shop
eshie Link	Kiosk	Emmanuel Mensa			4	Timber Shop
eshie Link	Kiosk	Peter Nara			1	Mobile Shop
eshie Link	Kiosk	Kyere Nwabeng			1	Communication Shop
eshie Link	Kiosk	Patience Yeboah			1	Fruit Shop
eshie Link	Kiosk	Home Sweet			3	Waakye Seller
eshie Link	Kiosk	Muchmun			4	Weilding
eshie Link	Kiosk	Grace Nartey			10	Chop Bar
eshie Link	Shed	Godfred K. Kudowora			6	Block Factory
eshie Link	Shed	Beatrice Awuku Aboagye			2	Block Workshop
eshie Link	Shed	Mr Alhassan			4	Mechanic Shop
eshie Link	Shed	Mr Nkrumah			5	Drinks
eshie Link	Shed				1	Akpeteshie Spot

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eshie Link	Shed	Mr Illiasu		2	Vulcanizing
eshie Link	Table top	Mad Fati Awudu		1	Wakye vendor
eshie Link	Table top	Akosua Asabea		1	Plantian Roaster
eshie Link	Uncompleted	Mr Annan Dade Laryeu		10	Residential
eshie Link	Wooden Structure	Gabriel Appiah		2	Fashion Designing
eshie Link	Wooden Structure	George Adjei		1	Lotto Operator
eshie Link	Wooden Structure	Maggie Azumah		3	Chop Bar
eshie Link	Wooden Structure	Abraham N. Ofeng		3	Weilding
eshie Link	Wooden Structure	Akos		1	Drinks
eshie Link	Wooden Structure				
eshie Link	Wooden Structure				
eshie Link	Wooden Structure				
eshie Link	Wooden Structure	Mrs Felicia Mintah		2	Shoe Shop
eshie Link	Wooden Structure	Rebecca Agbetor		1	Drinks
eshie Link	Wooden Structure	Faustina Kunyagle		2	Drinks
eshie Link	Wooden Structure	John Paul		3	Residential
eshie Link	Wooden Structure				
eshie Link	Wooden Structure	Abdul Latif Salifu		1	Meat Shop
eshie Link	Wooden Structure	Patience Aforleleh		2	Foodstuff
eshie Link	Wooden Structure	Beatrice Kumi		1	Unit Transfer

Burma Camp	Building	Akborh Adjei	2	3	Residential
Burma Camp	Building	Amoah Annan	5	9	Residential
Burma Camp	Building	Akpanaa	5	14	Residential
Burma Camp	Building	Lydia Otikokanar	3	16	Residential
Burma Camp	Building	Mr Joseph Adjei	1	6	Residential
Burma Camp	Building	Mr Felix Aryee	7	4	Residential
Burma Camp	Building	Mad. Philomena	1	5	Residential
Burma Camp	Building	Mr and Mrs Noreh	4	13	Residential
Burma Camp	Building	Mr Elizabeth Yartey	3	8	Residential
Burma Camp	Building	Mr Love Amasah	7	8	Residential
Burma Camp	Building	Christ Disciples Assembly			Church
Burma Camp	Building	Christ Disciples School			School
Burma Camp	Building		1	2	Residential
Burma Camp	Building		1	3	Residential
Burma Camp	Building	Church Dominion			Church
Burma Camp	Building	Joseph Nii - Quaye Kotey	2	12	Residential
Burma Camp	Building	Mr Ninoi	1	5	Residential
Burma Camp	Building	Empty	2	5	Residential
Burma Camp	Building		2	6	Residential
Burma Camp	Container	Mr Korley		1	Cement Dealer
Burma Camp	Container	Beta		1	Shop (Rubber Products)
Burma Camp	Container	Doris Kafui		1	Shop (Rubber Products)
Burma Camp	Container	Efo		2	Carpentry
Burma Camp	Container	Johans Acheampong		1	Provision Shop
Burma Camp	Fence Wall	Mr Lomotey		2	Uncompleted
Burma Camp	Fence Wall			4	Uncompleted
Burma Camp	Fence Wall	Mr Winfred Joe - Mensah		8	Uncompleted
Burma Camp	Fence Wall	Aunti Harriet		4	Uncompleted
Burma Camp	Fence Wall	Nii Gaway Adjetey		10	Residential
Burma Camp	Fence Wall	Empty		2	Residential
Burma Camp	Fence Wall	Empty			Residential Uncompleted
Burma Camp	Fence Wall				Residential

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urma Camp	Fence Wall				Residential	
urma Camp	Fence Wall				Residential	
urma Camp	Fence Wall				Residential	
urma Camp	Fence Wall	Empty			Uncompleted fallow land	
urma Camp	Kiosk	Mad. Comfort A. Mensah		1	Electrical goods	
urma Camp	Kiosk	Mr George Mensah		1	Dressmaking	
urma Camp	Kiosk	Mad. Ardee		1	Provision Shop	
urma Camp	Kiosk	Joyce		1	Shop (Drinking Spot)	
urma Camp	Shed	Mad. Dede		1	Fish Monger	
urma Camp	Shops				Uncompleted	
urma Camp	Toilet Building	Mr Mensah		18	Residential	
urma Camp	Unoccupied				Residential	
urma Camp	Wooden Structure				Residential	
urma Camp	Wooden Structure	Mr Eric Yawson		70	School	
urma Camp	Wooden Structure	Mr Joseph		3	Residential	
				308		
				63		

ANNEX 5