Republic of Ghana

MINISTRY OF SANITATION AND WATER RESOURCES

GAMA SANITATION AND WATER PROJECT (GAMASW&P)

CONSTRUCTION OF ROAD CULVERTS/DRAINS IN GAMA

ABBREVIATED RESETTLEMENT ACTION PLAN (ARAP) FOR GBAWE DRAIN CONSTRUCTION

July, 2017
MINISTRY OF SANITATION AND WATER RESOURCES (MSWR)

GAMA SANITATION AND WATER PROJECT (GAMASWAP)

CONSTRUCTION OF ROAD CULVERTS/DRAINS IN GAMA

FINAL ABBREVIATED RESETTLEMENT ACTON PLAN (ARAP)
FOR THE CONSTRUCTION OF THE GBAWE DRAIN

July 2017
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GLOSSARY OF KEY TERMS

Community: A group of individuals broader than the household, who identify themselves as a common unit due to recognized social, religious, economic or traditional government ties, or through a shared locality.

Cut-off Date: The date established by the Project as the deadline for entitlement to compensation, also known as the Moratorium Date. Persons entering the Project Area after the Cut-Off Date are not eligible for compensation and/or resettlement assistance.

Economic Displacement: Loss of income streams or means of livelihood resulting from land acquisition or obstructed access to resources (land, water, or forest) which results from the construction or operation of a project or its associated facilities.

Entitlements: The benefits set out in the resettlement instrument (e.g. ARAP, RAP etc), including: financial compensation; the right to participate in livelihood restoration programs; housing, house sites and service provision; and, transport and other short-term assistance required to resettle or relocate.

Full Replacement Cost: 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.

Involuntary Resettlement: Resettlement is involuntary when it occurs without the informed consent of the displaced persons or if they give their consent without having the power to refuse resettlement.

Physical Displacement: Loss of shelter and assets resulting from the acquisition of land associated with a project that requires the affected person(s) to move to another location.

Project-Affected Person (PAP): A person that loses assets and/or usage rights and/or income generation capacities (e.g., land, structures, crops, businesses) because these assets/rights/capacities are located in land to be acquired or leased or within right-of-way for needs of the Project. Not all PAPs are displaced due to the Project, but all are potentially affected either in assets they hold or use or access to their property, or in their ability to maintain their livelihood.

Relocation: A process through which physically displaced households are provided with a one-time compensation either in cash or in kind for their existing residential structures and move from the Project Area.

Resettlement: A process through which physically displaced households are provided with replacement plots and residential structures at a designated site. Resettlement includes initiatives to restore and improve the living standards of those being resettled.

Vulnerable Persons: People who by virtue of gender, ethnicity, age, physical or mental disability, economic disadvantage, or social status may be more adversely affected by resettlement than others and who may be limited in their ability to claim or take advantage of resettlement assistance and related development benefits.
EXECUTIVE SUMMARY

The Gbawe drain construction under the GAMA culverts/drain project is under the administrative jurisdictions of the Ga South Municipal Assembly. The construction of the proposed Gbawe drain will principally affect properties and businesses belonging to 17 people. Temporary land occupation is required under this project. No cultural sensitive sites such as cemeteries or shrines will be affected and no crops or economic plants will be affected.

The affected structures are mainly wooden footbridges constructed over the drain. The construction activities may also interrupt the commercial activities of three shops along the access route upstream of the drain. The full replacement cost for the affected footbridges have been determined for compensation payment and the likely loss of income of the three affected shops have also been determined for compensation payment under this ARAP.

The total Compensation for the full replacement cost for affected properties and businesses under the Gbawe Drain Construction is estimated at Twenty-Five Thousand, Six Hundred and Twelve Cedis and Sixty-One Pesewas (GH¢25,612.61) as at the cut-off date of February 8, 2017. The total reinstatement cost component is GH¢17,233.04, and it includes the temporary relocation costs as well as the reinstatement cost for the service lines belonging to ECG, GWCL and Glo Ghana during construction. The compensation amount that will have to be paid directly to the PAPs is GH¢8,379.57.

Amounts of Gh¢3,000 and Gh¢1,280.63 have been estimated for the activities of the proposed ARAP management teams (i.e. Compensation disbursement team, Grievance redress team, and monitoring and evaluation team) and contingencies respectively. The total cost estimate for the implementation of the ARAP including direct compensation payments to PAPs, reinstatement works to be carried out by the contractor, budget for the ARAP implementation teams and contingency is GH¢29,893.24.

The ARAP ensures compliance with the World Bank Safeguard Policy on involuntary resettlement (OP 4.12) and the national laws as well as consistency with the RPF for the GAMA Projects. Where gaps exist between national laws and World Bank policy, the World Bank policy will be applied as indicated in the ARAP.
1.0 INTRODUCTION

The Government of Ghana (GoG) has received financing from the World Bank towards the cost of implementation of the Greater Accra Metropolitan Area (GAMA) Sanitation and Water Project (GAMA S&W Project). The objective of the GAMA S&W Project is to increase access to improved sanitation and improved water supply in the GAMA, with emphasis on low-income communities and to strengthen management of environmental sanitation in the GAMA.

The GAMA Project supports eleven Municipal and Metropolitan Assemblies spread across the Greater Accra Region. The project has four components:

- **Component 1** - Provision of water and environmental sanitation services to priority low income areas of GAMA;
- **Component 2** - Improvement and expansion of the water distribution network in the GAMA;
- **Component 3** - Improvement and expansion of waste water and faecal sludge collection, transportation and treatment in GAMA; and
- **Component 4** - Institutional Strengthening.

The Government, through the Ministry of Sanitation and Water Resources (MSWR) intends to apply part of the GAMA S&W Project funds to undertake emergency priority drainage interventions to alleviate the situation in flood prone areas. Over the years, floods have claimed several lives, loss of property and disrupted economic activities resulting from the lack of adequate capacity of road culverts to discharge storm water from streams and communities. The floods often resulted in inundating the entire roads.

The Ministry of Sanitation and Water Resources, in seeking to address the flood risk situation on the drains is committed to complying with Ghanaian laws on land acquisition/compensation issues, and the World Bank Safeguard Policy on Involuntary Resettlement, OP. 4.12 and Environmental Assessment Policy OP 4.01. The Project’s Environmental and Social Management Framework (ESMF), and the Resettlement Policy Framework (RPF) documents guide the management of the environmental and social issues of the GAMA Project.

This report represents the final Abbreviated Resettlement Action Plan (ARAP) for the construction of the Road Culverts/Drains at Gbawe in the Ga South Municipality under the GAMA Project. The report takes into consideration comments from both the client and the World Bank on the draft ARAP as well as an earlier composite ARAP for all the five drains/culverts (at Agbogba, Dome-Kwabenya, Kaneshie First Light, Gbawe and Mallam Junction) submitted to the client in December 2016.

An Environmental and Social Management Plan (ESMP) for the construction of the Gbawe drain has been prepared and disclosed to take care of how to mitigate environmental impacts of the project as well as social issues that will not be addressed under this ARAP.
1.1 Purpose of the ARAP

The purpose of the ARAP is to ensure that the proposed drain construction at Gbawe addresses potential impacts that will involve land-take, relocation or resettlement, and loss of livelihood of affected people in line with the World Bank Operational Policy on Involuntary resettlement, OP 4.12.

1.2 Objective of the Assignment

The objectives of the assignment include:

(a) Prepare an Abbreviated Resettlement Action Plan (ARAP) that is consistent in policy and context to the laws, regulations, and procedures adopted by the Government of Ghana and the World Bank’s operational policy on Involuntary Resettlement(OP4.12) covering displacement, resettlement, and livelihood restoration;

(b) Conduct consultations with identified project affected persons (PAPS), based on a census of the affected sites;

(c) Complete a baseline socio-economic survey of the PAPs and host communities;

(d) Establish local decision making bodies that will be part of the ARAP implementation of the valuation and compensation approaches; and

(e) Develop in a participatory manner a grievance redress mechanism to be covered in the ARAP.

1.3 Scope of Work of the Assignment as provided in the Terms of Reference (ToR)

The scope of work for the assignment for the ARAP preparation include the following:

- Description of location of each project activity
- Description of each project activity and subcomponents.
- Describe the baseline characteristics of each proposed project activity area including land use, physical infrastructure, quality of the living environment, cultural setting, economic and livelihoods activities of people.
- Assess the potential negative impacts related to any land take as a result of the project activities, that could lead to relocation or resettlement or negative effects on livelihoods of affected people- provide indication of the magnitude, distribution, duration and who will be affected. Describe negative impacts on health and social well-being; quality of the living environment; infrastructure, economic material well-being, family and community, and gender relations. Describe the subproject components or activities that have potential to generate the impacts.
- Conduct census survey of displaced persons, and valuation of assets: This involves carrying out of socio-economic census and survey of affected people and assets as well as identifies different types of impacts and establish cut off dates, and methods for the valuation of assets and livelihoods, etc. The socio-economic census should be conducted in participatory manner with the involvement of the potential affected people.
- Description and a matrix of compensation and other resettlement assistance to be provided. This describe the type of compensation to be paid to the different affected people (land, assets, livelihoods, temporary or permanent relocation, etc.)
- Identify existing legal and policy framework for land acquisition and differences between National and World Bank Policies: Describe applicable and relevant legal and policy issues for
land acquisition in Ghana and describe any differences between the World Bank and Ghana policies.

- Identify Institutional arrangements for example who will be responsible for release of funding to pay for compensation to project affected persons, and who will be in charge of ensuring that all affected persons have been duly compensated.
- Establish a local decision making body who will be part of the implementation of valuation and compensation approaches.
- Develop Grievance Redress Mechanism in a participatory manner: Describe a grievance redress system that will allow aggrieved persons to seek for redress should they have any issues in the compensation and/or relocation measures implementation.
- Arrangements for ARAP monitoring including indicators and implementation: Indicate how the implementation of the Abbreviated Resettlement Action Plan (ARAP) will be monitored and provide the key monitoring indicators.
- Time table: Provide a timetable for implementation of the ARAP, the time for the Project Affected Persons (PAPs), to leave the sites after full payment of all compensation.
- Budget for the implementation of the ARAP: Provide what the actual budget should be. The budget should include activities of the grievance redress.
- Disclosure of the ARAP documents: Provide disclosure plan for the ARAP document at local, national and international levels.
- Annexes: Include technical design drawings of the undertakings from the Engineer; include photographs showing consultation meetings and record of people and institutions consulted (include photos and minutes), issues discussed and responses given by the stakeholders, including the project affected persons, local communities, NGOs and relevant government agencies; and incorporate these into the ARAP.

1.4 Methodology

The methodology and approach for the preparation of the ARAP involved the following:

- Review of project design documents and baseline study report.
- Field visits on the following dates:
  - November 3, 2016 – carried out baseline studies and physical inspection of the drain corridor and informed available nearby residents about the Project scope known to the consultant at the time.
  - February 2, 2017 – carried out physical inspection of the drain corridor with the PCU Safeguard Specialist and informed the identified PAPs about the Project and the ARAP.
  - February 3, 2017 – carried out physical inspection of the drain corridor with the Engineering Consultant, the Contractor and the PCU Safeguard Specialist to confirm the affected drain corridor and project area of influence.
  - February 8, 2017 – carried out socio-economic survey of PAPs and field survey to measure and value the affected properties and to inform the PAPs about the valuation principles/methods and the ARAP/compensation programme.
  - March 3, 2017 – carried out physical inspection of the drain corridor with PCU Safeguard Specialist, Weruw Consulting Engineering (Engineering Consultant) and ECG to ascertain if project will affect any electrical cable or service lines.
March 14, 2017 – met the available PAPs on site to explain arrangements to address complaints and for them to select a representative to the Grievance Redress Committee and to provide the phone contact of the elected Assemblyman to the representative.

March 24, 2017 – together with the Telcos, the engineering consultant and the PCU Safeguard Specialist carried out field assessment of the drain corridor to confirm telecommunication lines that will be affected.

- Consultations with identified key stakeholders (especially PAPs, ECG, Glo, NCA, Weruw Consulting Engineering, the Contractor, Municipal Assembly officials, PCU safeguard specialist).
- Disclosure of compensation payable and Grievance Redress Chapter of ARAP to PAPs in June 2017.

1.5 This Report

In developing this ARAP, close attention was paid to the World Bank Safeguard Policy on Involuntary Resettlement, the GAMA RPF and ARAP/RAP experiences from the Ghana Urban Water Project. The major sections of the ARAP include:

1. Executive Summary
2. Introduction
3. Description of Project
4. Baseline Characteristics of the Project Areas and Potential Negative Impacts
5. Legal and Administrative Framework for compensation and resettlement related issues
6. Principles and Objectives of the ARAP
7. Census and Socio-economic Condition of PAPs
8. Eligibility and Entitlements
9. Vulnerable Groups/Patrons
10. Valuation of Assets and Compensation Measures
11. Consultation and Disclosure
12. Grievance Redress Process
13. Monitoring/Evaluation and Completion Audit
14. Implementation Plan
15. Estimated Cost and Funding
16. Bibliography
17. Annexes
2.0 DESCRIPTION OF THE PROJECT

2.1 The Project Location

The Gbawe Drain is largely within Gbawe in the Ga South Municipality. The drain is normally referred to as the Gbawe Manye drain, a tributary to the Lafa Stream, located at a distance of about 70m North of the boundary of the ECG Power Substation on the Awoshie road. The Gbawe drain covers a distance of approximately 1km and stretches from Gbawe (5°35’0.90"N / 0°17’21.99"W) and discharges into the Lafa Stream at 5°34’53.27"N/0°16’57.40"W, close to the ECG sub station. The location of the Gbawe Drain is shown in Figure 2-1.

2.2 Project Design

The proposed drain to be constructed at Gbawe is a double cell precast 200m x 1.2m (length x diameter). The proposed drain will cover a distance of approximately 400m and will stretch from a community footbridge close to Masada Herbal and Trading Enterprise at Gbawe (5°34’51.43"N / 0°17’9.93"W) and discharge into the Lafa Stream at 5°34’53.27"N/0°16’57.40"W, close to the GRIDco substation. Figure 2-2 shows the proposed section of the Gbawe drain to be constructed. The drain will be excavated to a depth of 3.29m and the top of the buried drain and the surface will be about 1.79m.

2.3 Brief Description of the Proposed Activities/Works at the Project Sites

The construction works will include site clearance, excavation of land and drain to remove concrete and debris using heavy duty equipment, cutting of access roads, removal of existing box culverts on the roads and their reconstruction, installation of precast concrete drain units, filling and road diversions, and waste generation and disposal. The construction of the proposed drain will take about 3 months to complete.

2.4 Equipment and Machinery/Raw Materials

The main equipment for the project are:
- Concrete mixer;
- Excavator;
- Backhoe;
- Tipper truck;
- Light duty vehicles;
- PPEs such as Goggles, hand gloves, safety boots; and
- First Aid Kit/Box.

The main raw materials for construction of the drain include:
- Sand;
- Cement;
- Chippings;
- Water;
- Iron Rods; and
• Precast drain units.
Figure 2-1: Location Map for Gbawe Drain
Figure 2-2: A section of the Gbawe Drain to be constructed
### 3.0 BASELINE CHARACTERISTICS OF PROJECT AREAS AND POTENTIAL NEGATIVE IMPACTS

#### 3.1 Overview of the beneficiary municipality

<table>
<thead>
<tr>
<th>Key characteristics</th>
<th>Beneficiary Municipality - Ga South Municipality</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Capital</td>
<td>Weija</td>
</tr>
<tr>
<td>Population</td>
<td>411,377. Males represent 48.9% and Females constitute 51.1 %.</td>
</tr>
<tr>
<td>Land area</td>
<td>341.838 km²</td>
</tr>
<tr>
<td>Dominant Religion</td>
<td>Christianity (84.9%) and Islam (9%)</td>
</tr>
<tr>
<td>Dominant ethnic group</td>
<td>Akans (50%), Ewe (22.9%), Ga-Dangme (19.1%, i.e. indigenous ethnic group)</td>
</tr>
<tr>
<td>Households</td>
<td>100,701</td>
</tr>
<tr>
<td>Average household size</td>
<td>4.0</td>
</tr>
<tr>
<td>Sanitation/Toilet Facilities</td>
<td>In terms of toilet facilities, water closet (W.C) (26.6%) is commonly used in the Municipality, followed by pit latrine (24.0%) and public toilet (22.0%). A significant proportion of households have no toilet facility (13.5%) and therefore use bushes/beaches or fields as toilet facilities. KVIP (13.2%), bucket/pan (0.2%), and other facilities (0.6%) are among the toilet facilities used in the Municipality.</td>
</tr>
<tr>
<td>Waste disposal</td>
<td>The most widely method of solid waste disposal is through burning (37.8%). About one in ten households (4.3%) dump their solid waste indiscriminately. House to house waste collection accounts for 21.3 percent. For liquid waste disposal, throwing waste onto the compound (43.0%) and onto the street (22.4%) are the two most common methods used by households in the municipality.</td>
</tr>
<tr>
<td>Topography and elevation</td>
<td>The land area of the municipality consists of gentle slopes interspersed with plains in most parts and generally undulating at less than 76 metres above sea level. Elevations in the catchment range from 4m to 180m above mean sea level.</td>
</tr>
<tr>
<td>Geology and soil characteristics</td>
<td>The land area is underlain by shallow rocky soils and basic gneiss inselbergs. The main soil type is the Coastal Savannah Ochrosols, observed to be sandy and clay loams. The coastal sands are pale yellow in colour and without humus or organic matter. Alluvia soils are found at the valley bottoms and the estuary</td>
</tr>
<tr>
<td>Drainage</td>
<td>The streams that drain the project sites include the Lafa (for the Gbawe drain) and the Baale (for the Mallam Junction drain). The total catchment area of the Baale drain is approximately 1,190ha. The Lafa and Baale streams drain into the Sakumo Lagoon</td>
</tr>
<tr>
<td>Encroachment of flood plains</td>
<td>Settlements/residential houses, business structures, fence walls, utility service lines, small farms, fuel stations, mechanics are commonly found within the flood plains.</td>
</tr>
</tbody>
</table>
3.2 Socio-economic condition of the Municipality

The socioeconomic characteristics of the project district are presented below.

3.2.1 Size and Boundary of Beneficiary District

The Ga South Municipality was carved out from the Ga West District in November 2007 and was established by Legislative Instrument 2134 in July 2012 with Weija being the Municipal capital. It lies at the South Western part of Accra and shares boundaries with the Accra Metropolitan Area to the South-East, Ga Central to South-East, Akwapim South to the North East, Ga West to the East, West Akim to the North, Awutu-Senya to the West, Awutu-Senya East to the South-East, Gomoa to the South-West and the Gulf of Guinea to the South. It occupies a total land area of about 341.838 km² with about 95 settlements (Ghana Statistical Service, 2014).

3.2.2 Population/Demographic Characteristics

The population of Ga South Municipality, according to the 2010 Population and Housing Census, is 411,377 representing about a tenth (10.3%) of the region’s total population. Females constitute 51.1% and males represent 48.9%. Almost 9 out of 10 persons live in the urban localities. The population of the Municipality is youthful (36.1%) depicting a broad base population pyramid, which tapers off with a small number of elderly persons (6.5%). The total age dependency ratio for the Municipality is 63.0, the age dependency ratio for males is higher (64.6) than that of females (61.6) (Ghana Statistical Service, 2014).

3.2.3 Housing

The housing stock of Ga south municipality is 76,536 representing 16.5 percent of the total number of houses in the Greater Accra Region. The average number of persons per house is 5.4.

**Type, tenancy arrangement and ownership of dwelling units**

Over half (37.8%) of all dwelling units in the municipality are compound houses; 30.0 percent are separate houses and 9.4 percent are semi-detached houses. More than half (44.6%) of the dwelling units in the municipality are owned by members of the household; 39.0 percent are owned by other private individuals; 11.6 percent are owned by a relative who is not a member of the household and 1.3 percent of the dwelling units is owned through mortgage schemes. Less than one percent (0.6%) is owned by public or government.

**Material for construction of outer wall, floor and roof**

The main construction material for outer walls of dwelling units in the municipality is cement/concrete accounting for 84.0 percent with mud bricks / earth constituting 7.8 percent of outer walls of dwelling units in the municipality. Cement (78.2%) and mud/earth (7.6%) are the two main materials used in the construction of floors of dwelling units in the municipality. Metal sheets are the main roofing material (48.8 %) for dwelling units in the municipality.
**Room occupancy**
One room constitutes the highest percentage (89.4%) of sleeping rooms occupied by households in housing units in the municipality. About 9.1 percent of households with 10 or more members occupy single rooms.

**Utilities and household facilities**
The three main sources of lighting in dwelling units in the municipality are electricity (75.5%), kerosene lamp (13.4%) and flashlight/torch (6.6%). The main source of fuel for cooking for most households in the municipality is charcoal (48.6%). The proportion for rural (33.8%) is higher than that of urban (50.4%). The four main sources of water in the municipality are pipe borne water (65.5%) and satchel water (22.1%). About half of households (4.6%) drink water from boreholes.

The most important toilet facility used in the municipality is W.C. (26.6%), followed by pit latrine (24.0%), and then public toilet (WC, KVIP, Pit, Pan) representing 22.0 percent. About 13.5 percent of the population in the Municipality has no toilet facility. Almost a third (32.0%) of households in the Municipality own bathrooms for their exclusive use, while about quarter (23.0%) share open cubicle and 21.6 percent having separate bathrooms in the same house.

### 3.2.4 Waste Disposal Systems

In the Ga South Municipality, most of the households burn their solid wastes (37.8 %), while 21.3% of households have their solid waste being collected and then those who use public dump (open space) account for 17.2%. A significant proportion of the households use public dump (container) (14.8%), while only a few dump indiscriminately (4.3%) in the municipality. Urban households mostly burn (39.4%) their solid wastes, while the use of public dump (open space) (47.3%) is the most common means of solid waste disposal in the rural areas.

With regard to liquid wastes, 46.2 percent of households in the municipality throw their liquid wastes on and around their compounds; more than one-fifth (21.7%) throw their liquid waste onto the streets/outside their compounds, while about 12.0 per cent throw them into gutters. About seven out of ten rural households (67.8%) throw their liquid wastes onto compounds compared with 43.0 per cent of their urban counterparts. This obviously indicates that liquid waste is improperly disposed in the Ga South Municipality (Ghana Statistical Service, 2014).

### 3.2.5 Cultural Conditions

The Ga’s are the indigenous ethnic group though the smallest in number. The 2010 census figures indicate that a large proportion of the population are Akans (50%) followed by Ewe (22.9%), Ga-Dangme (19.1%) and other ethnic groups including Mole Dagbani. Most of the other tribes have migrated to the municipality to either trade, farm and to do other menial jobs.
The traditional authority in the Municipality is headed by the Chiefs, with linguists who act as spokespersons for them. They also have the council of elders, who are advisers to the chiefs regarding the day to day affairs of their community and Wulomei who act as spiritual heads. Some of the Traditional areas are Gbawe, Ablekuma, Weija, Krokrbbite, Aplaku, Bortianor, Lamba, Oshiyie, and Tettegu. Like other parts of the Ga traditional areas, Homowo (Hooting at Hunger) is the main festival celebrated in the Ga South Municipality (Ghana Statistical Service, 2014). The major religions in the municipality are Christianity (84.9%) and Islam (9%) (GNWP Master Plan, 2014).

3.2.6 Culturally Sensitive Sites

The Gbawe cemetery, located within the Municipality, is a culturally sensitive site.

3.2.7 Main economic activities

The Municipality has an economically active population of about 220,761 with about 203,124 employed, 17,637 unemployed and 89,461 people economically not active according to the 2010 Population and Housing Census. The structure of the local economy is gradually shifting away from Agriculture and fishery to service and commerce, with about 70,289 of the economically active population engaged in the service and sales occupation. There is however a great potential for the Agriculture and fishery sector due to availability of land and the coast (Ghana Statistical Service, 2014).

3.2.8 Agricultural Commodities

According to the Ministry of Food and Agriculture, the source of crop production is cassava, maize, cowpea, groundnut, yam, plantain and sweet potato, while fruit crops include pineapple, watermelon, oil –palm, mango, pawpaw, citrus and cashew). Vegetables cultivated are classified into local and Asian. Local vegetables are chilies, okra and garden eggs while the Asian vegetables are cabbage, marrow, tinda, ravaya).

The municipality relies on livestock, poultry and fish production. The Livestock production is from small ruminants, pigs, cattle and micro Livestock, which includes grass cutter & rabbit. Poultry production is local fowls and exotic fowls, guinea fowls and turkey. Fish production in the marine is mainly artisanal, and the fishes caught are mainly anchovy and herrings. Fresh water fishing in the River Densu and the Ponpon water shed as well as Aquaculture exist with about 20 farmers with fish ponds. Fishes caught in fresh water are mainly tilapia and mudfish.

Other forms of agriculture commodities are milk production and beekeeping. Some stakeholders are also processing and marketing fresh and dry fruits for local and international markets in the municipality (Ministry of Food and Agriculture, 2015).

3.2.9 Health

Health services delivery in the Ga South municipality is provided principally by government health centres and a number of private clinics and maternity homes. Some of the diseases recorded at the Out
Patients Department (OPD) included malaria (which accounted for over 43% of total cases at the OPD in 2007), skin infection and ulcers, acute respiratory infections etc. In addition to these diseases are others like Buruli Ulcer, Tuberculosis and HIV/AIDS (ghanadistricts.com, 2006).

The major issue of the health service delivery in the municipality is the problem of inadequate access to health care for the majority of the population. A significant number of the population lives in scattered rural settlements. In order to make up for the inadequate coverage of health facilities, outreach services are organized (by public/GHS) to selected communities weekly, bi-weekly or monthly. By this means, basic preventive and curative services are provided for various communities (ghanadistricts.com, 2006).

3.2.10 Tele-Communication

Telephone services have long been existing in the municipality. All the mobile telecommunication networks in the country (MTN, Vodafone, Airtel, Expresso and Tigo) equally operate in this municipality. This means that businesses, industries and offices among others can utilize these services for the growth of the municipal economy and to the mainstream of national development (ghanadistricts.com, 2006).

3.2.11 Insurance

There are several insurance companies already located in the Municipality, which includes branches of Metropolitan Insurance, Star Assurance, Donewell, Quality Insurance Company, and Enterprise Insurance. There has been an upsurge in the number as well as turnover in these facilities due to the consistent increase in industrial and estate development activities in the Municipality. Meanwhile, some people operate with insurance companies in Accra because of its proximity and the ease of accessing such companies (ghanadistricts.com, 2006).

3.2.12 Bathroom and Toilet Facilities

According to Ghana Statistical Service (2012), about 32.0% of households in the Ga South Municipal have their own bathroom for exclusive use, followed by households with shared open cubicle (23.0%) and then shared separate bathroom in the same house (21.6%). Own bathroom for exclusive use is the main bathing facility in both the urban and the rural areas, but the percentage is higher in the urban (33.1%) than in the rural (24.3%) areas.

In terms of toilet facilities, the Ghana Statistical Service (2012) reported that water closet (W.C), accounts for 26.6% and is commonly used in the municipality, followed by pit latrine (24.0%) and public toilet (22.0%). A significant proportion of households have no toilet facility (13.5%) and therefore use bushes/beaches or fields as toilet facilities. KVIP (13.2%), bucket/pan (0.2%), and other facilities (0.6%) are among the toilet facilities used in the Municipality. While W.C. (29.0%) is the main toilet facility in the urban areas, pit latrine (35.9%) is the most common toilet facility in the rural areas (Ghana Statistical Service, 2014).
3.3 Characteristics of the Gbawe Drain Areas

The drain is within a largely residential area and connects into the Lafa Stream (see Figure 3-1). The downstream section of the existing drain is largely buried and lay in between residential houses on both sides of the drain. The area is also referred to as Mallam High Tension because of the presence of high tension lines and proximity to the GridCo/ECG substation.

The construction of the drain will affect some commercial and residential activities along the drain corridor. Wooden footbridges over the drain erected by individuals and the residents to enable crossing over the drain at the upstream portion will have to be removed for the construction of the drain. The construction activities will also cause inconvenience to local residents who have to move from one point to the other to fetch water for domestic use or access the nearby shops for things they need. A few houses located near the community footbridge upstream get their potable water from nearby residential houses across the proposed drain area. Excavation and construction activities could also obstruct access to some residential houses.

Very few commercial activities (provisional shop, second hand clothing shop and a shoe repairing shop) occur along the affected drain corridor mostly at the upstream section of the affected drain. Two Christian church facilities and one factory (manufactures sachet drinking water and herbal medicine for malaria) are located within the upstream section of the drain.

There is a buried cable and a communication line respectively belonging to ECG and Glo crossing the drain opposite each other along the existing road culvert. Near the Glo service line is a Ghana Water Company residential water supply service line providing potable water to the upstream residences.

The contractor has provide temporary wooden walkway over the downstream open section of the drain near the Lafa stream and has deposited some chippings and cylindrical concrete drain structures on site. The contractor began excavation of the trenches but was stopped and the trenches have since been backfilled and will resume work after completion of the ARAP/ESMP.
Figure 3-1: Land use around the project area
Plate 3-1: A section of the downstream part of the Gbawe drain and immediate environs

Plate 3-2: A section of the upstream part of the Gbawe drain showing some footbridges across the drain
3.4 Potential Negative Impacts on Assets, Livelihoods and Access Routes

The implementation of the Gbawe drain project will require temporary land occupation. The project will not physically displace anybody. One communal property, a wooden footbridge will be affected. One footbridge belonging to a church and another belonging to a factory will be affected. The potential negative impacts on assets, livelihoods and access routes are provided in the table below.

| Table 3-1: Construction of the Gbawe Drain under Ga South Municipal Assembly |
|---------------------------------------------------------------|-----------------|
| Temporary Land occupation | Crops | Structures | Cultural sites | Livelihoods | Access route to shop/ residences/ office | Remarks |
| Yes | No. | Yes. Three wooden footbridges will be affected. Fence wall under construction a hencoop and a hand-dug well at the downstream section close to the Lafa stream may be affected. A tarred road will be No. | Yes. Three shop operators at the upstream section may loose income during the construction of the upstream section of the drain. Yes. Trenching will affect access to nearby residential houses at both upstream and downstream sections of the drain. Some nearby residents will have to use possibly longer routes to access potable water creating an inconvenience to Some construction materials (sand and precast concrete drain units) on site. |
An electrical cable belonging to ECG, a communication line belonging to Glo Mobile and a GWCL residential service line will have to be relocated.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>Construction activities upstream may obstruct access to churches, residences and a factory.</th>
</tr>
</thead>
</table>

cut.
4.0 LEGAL AND ADMINISTRATIVE FRAMEWORK

The construction of the road culverts/drains in GAMA will be done according to Ghanaian Law and World Bank Safeguard policies. The Project is designed to avoid permanent land acquisition and resettlement.

4.1 National Regulatory Framework

The relevant national laws and legislation particularly relevant to resettlement and compensation issues as related to the project include the following:

- The State Lands Act 1962, Act 125;
- The Lands (Statutory Wayleaves) Act, 1963; and

4.1.1 The Constitution of Ghana and the Protection of Individual Property

Displacement of people

The Project has taken note of Clause 3 of Article 20, which states that:

“Where a compulsory acquisition or possession of land effected by the State in accordance with clause (1) of this article involves displacement of any inhabitants, the State shall resettle the displaced inhabitants on suitable alternative land with due regard for their economic well-being and social and cultural values.”

Article 20 of the 1992 Constitution 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 public interest.

Under the same Article 20 of the Constitution, such compulsory acquisition of property by the State should be made under a law which makes provision for prompt payment of fair and adequate compensation as well as a right of access to a High Court by any person who has interest in or right over the property for the determination of his interest or right and the amount of compensation to which he is entitled.

4.1.2 The State Lands Act, 1962

The State Lands Act, 1962 (Act 125) vests in the President of the Republic the authority to acquire land for the public interest via an executive instrument. In addition, the State Lands Act, 1962, details the different elements to be taken into consideration when calculating compensation include cost of disturbance, market value, replacement value and cost for any other damage. These components are to guide the valuation expert and the resettlement expert to ensure that the PAP receives a fair compensation and is not made worse off.
4.1.3 **The Lands (Statutory Wayleaves) Act, 1963**

The Lands (Statutory Wayleaves) Act, 1963 (Act 186) details the process involved in occupation of land for the purpose of the construction, installation and maintenance of works of public utility, and for the creation of right-of-ways for such works. The key elements of this Act include the following:

- The owner/occupier of the land must be formally notified at least a week in advance of the intent to enter, and be given at least 24-hour notice before actual entry;
- Any damage due to entry must be compensated in accord with the procedures established by the Minister unless the land is restored or replaced;
- In the case of highways, no compensation shall be paid, unless the land taken is more than one fifth of the total holdings of an affected person;
- Where a right of way must be established in the public interest, the President may declare the land to be subject to such statutory wayleave; and
- On publication of a wayleave instrument specifying the area required, and without further assurance, the land shall be deemed to be subject to wayleave. Compensation is then determined and paid, with the right of appeal to a Tribunal established by the President, in parallel with the Lands Act, 1962.

4.1.4 **Lands Commission Act 2008, Act 767**

The Lands Commission Act 2008 re-establishes the Lands Commission to integrate the operations of public service land institutions in order to secure effective and efficient land administration to provide for related matters. The objectives of the Commission include among others to:

- Promote the judicious use of land by the society and ensure that land use is in accordance with sustainable management principles and the maintenance of a sound eco-system; and
- Ensure that land development is effected in conformity with the nation’s development goals.

4.2 **Overview of Land Tenure and Ownership in Ghana**

4.2.1 **Interests in land**

Ghanaian law recognizes a number of interests in land including the following four interests in land:

1) Allodial interest is the highest interest recognized by customary law. It is equivalent to freehold. Allodial titles are normally vested in stools or skins, and also in families or group or individuals.

2) Customary law freehold is a perpetual interest vested in members of the community that holds the allodial title. Customary law freehold implies that the holder can occupy the land and derive economic use of it (usufructuary interest) in perpetuity.

3) Common law freehold is an interest that results from the outright sale or gift of land to a non-member of the community that holds the allodial title by the custodian of this title.
4) Leasehold is a right to occupy and develop the land granted for a certain period (residential development; up to 99 years for Ghanaian citizens and 50 years for non-Ghanaian), usually against the payment of a rent.

4.2.2 Forms of land ownership in Ghana

Land ownership and tenure in Ghana is governed by a system of common law and customary land law, from which have emerged the following categories of landholdings:

- Customary owned (managed by a custodian together with a council of principal elders;
  - Stool/skin lands (is vested in the stool/skin)
  - Family/clan lands (land is vested in the family or clan)
- State (public) owned (are lands specifically acquired by the Government under an enactment); and
- Customary owned but State managed land (owned by the traditional authorities but managed by the State, and is also known as vested land).

4.3 Administrative Framework

The key government institutions responsible for administration of resettlement and compensation issues under this GAMA Projects include:

- Ministry of Sanitation and Water Resources;
- Ga South Municipal Assembly;
- Lands Commission; and
- Environmental Protection Agency.

4.3.1 Municipal Assembly

The current local government structure or the district assembly system is established by two main Acts, namely Act 936 and Act 480. Both Act 936 and Act 480 designate the District/ Municipal/ Metropolitan Assembly as the planning authority, charged with the overall development of the district. Both Acts provide that local people (communities) must participate in the formulation of the District Development Plan.

A key feature of this Assembly System is the involvement of communities or zones who elect their representatives (Assemblymen) to the Assembly. The structure of the Assembly comprises Unit Committees, which are usually formed at the community levels, and the Urban/Town/Area Councils. The municipal assembly relevant to the Gbawe drain project is the Ga South Municipal Assembly (GSMA) with Gbawe as its capital.

The Ga South Municipal Assembly (GSMA) is the Municipal Assembly under whose jurisdiction the Gbawe drain culvert construction project falls. As a beneficiary MMA of the GAMA Sanitation and Water Project, the GSMA is the relevant local government authority for the successful implementation of the project. The GSMA has a GAMA Project Implementation Team (at the Assembly, led by a GAMA Project
Coordinator) to coordinate the GAMA subproject activities at the local level and to liaise and provide feedback on progress of implementation between the GSMA and the PCU and then to the Ministry of Sanitation and Water Resources. Consequently, under this drain culvert subproject implementation, the GSMA will be playing key ARAP Implementation roles which include Grievance Redress Committee, Compensationpayment Team and ARAP implementation monitoring.

4.3.2 Lands Commission

Public and Vested Lands Division
The Public and Vested Lands Management Division of the Lands Commission (established by the Lands Commission Act, 2008, Act 767) is the principal land management organisation of the government. All public land is vested in the President of Ghana and held in trust for the people of Ghana. The Public and Vested Lands Management Division manages all public land on behalf of the President. In each of the ten regions of Ghana, a branch, known as the Regional Lands Commission, performs the functions of the Lands Commission. In addition to managing public lands on behalf of government, other mandates includes:

- Advise the government and local authorities on policy matters, and to ensure that the development of individual parcels of land is consistent with area development plans; and
- Advise on, and assist in the execution of a comprehensive programme of land title registration.

Land Valuation Division
The Land Valuation Division (LVD) was established in 1986 (PNDC Law 42) as Land Valuation Board (LVB), through a merger of valuation divisions operating within different ministries. However, the LVB was brought under the Lands Commission as the Lands Valuation Division (LVD) with the promulgation of the new Lands Commission Act 2008, Act 767. The LVD is responsible for all valuation services for the government, including assessing compensation to be paid as a result of land acquisition or damage to an asset in view of a government project. The Division sets rates for crops, which are applicable nationwide.

The LVD has offices in all the ten (10no.) regions of Ghana and 44 district offices. The district offices are involved only in ‘rating valuation’ and that any valuation taking place has to be undertaken by the Regional offices which have certified valuers. The LVD also keep records of private sector certified valuers.

Survey and Mapping Division
It was established in 1962 under the Survey Act 1962, Act 127 as the Survey Department. The Department was brought under the Lands Commission as the Survey and Mapping Division with the promulgation of the Lands Commission Act 2008, Act 767. The Division supervises, regulates and controls the surveys and demarcation of land for the purposes of land use and land registration. It also supervises, regulates, controls and certifies the production of maps. It is responsible for planning all national surveys and mapping among other functions.
4.3.3 Environmental Protection Agency (EPA)

The EPA established under the EPA Act, 1994 (Act 490) is responsible for the protection of the environment and this include the human environment as well. Its functions include amongst others:

- Advise the Minister on the formulation of policies on all aspects of the environment and in particular make recommendations for the protection of the environment;
- Ensure compliance with any laid down environmental impact assessment procedures in the planning and execution of development projects, including compliance in respect of existing projects;
- Act in liaison and co-operation with government agencies, district assemblies and other bodies and institutions to generally protect the environment; and
- To promote effective planning in the management of the environment.

The EPA is the main government body for receiving and reviewing all Environmental and Social Impact Assessment reports. Currently, Resettlement Plan reports sent to the EPA for review are usually attached to the main stream Environmental Impact Assessment (EIA) Report. The Agency is yet to develop a general guideline or format for the preparation of a Resettlement Plan as it has done for the preparation of an EIA.

The EPA has offices in all the ten (10no.) regions of Ghana. The Agency has three offices in GAMA including the Accra East Region with the office located in Tema, Accra West Region with the office located in Amasaman, and Accra Metro office with the office located in the EPA Head office.


The World Bank’s safeguard policy on involuntary resettlement, OP 4.12, (April 2013) is to be complied with where involuntary resettlement, impacts on livelihoods, acquisition of land or restrictions to natural resources, may take place as a result of the project. It includes requirements that:

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

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 persons displaced by the project to share in project benefits. Displaced persons 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.

According to OP 4.12, the resettlement plan should include measures to ensure that the displaced persons are:
a) informed about their options and rights pertaining to resettlement;
b) consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives; and
c) provided prompt and effective compensation at full replacement cost for losses of assets attributed directly to the project.

If the impacts include physical relocation, the resettlement plan should include measures to ensure that the displaced persons are:
1) Provided assistance (such as moving allowances) during relocation; and
2) 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 the old site.

Where necessary to achieve the objectives of the policy, the resettlement plan also should include measures to ensure that displaced persons are:
a) 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; and
b) provided with development assistance in addition to compensation measures, such as land preparation, credit facilities, training, or job opportunities.

4.5 Comparison between Ghanaian Regulations and World Bank Safeguard Policy OP 4.12

There are significant differences between Ghanaian regulations and World Bank requirements. These are summarized in Table 4-1. The GAMA Project will comply with both Ghanaian regulations and World Bank Policy but where there are differences in the requirements, the provisions that secures the highest protection for the affected persons will be applied. Thus, the World Bank requirements will apply, which are deemed to provide higher standards for the environment and poverty reduction.
<table>
<thead>
<tr>
<th>Topic</th>
<th>Ghana legislation requirement</th>
<th>WB policy requirement</th>
<th>Gaps Filling Procedures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Timing of compensation payment</td>
<td>Prompt</td>
<td>Prior to displacement</td>
<td>Compensation payments are done prior to displacement.</td>
</tr>
<tr>
<td>Calculation of compensation</td>
<td>Fair and adequate</td>
<td>Full replacement cost</td>
<td>The Replacement Cost Approach (RCA) will be adopted for the calculation of compensation.</td>
</tr>
<tr>
<td>Squatters including settlers/Migrants</td>
<td>No provision. Are deemed not to be eligible</td>
<td>Are to be provided resettlement assistance (but no compensation for land)</td>
<td>Are to be provided resettlement assistance (but no compensation for land)</td>
</tr>
<tr>
<td>Resettlement</td>
<td>In the event where inhabitants have to be physically displaced, the State is to resettle them on “suitable land with due regard for their economic well-being and social and cultural values”.</td>
<td>Affected people who are physically displaced are to be provided with residential housing, or housing sites, or, as required, agricultural sites at least equivalent to the old site. Preference to be given to land-based resettlement for displaced persons whose livelihoods are land-based.</td>
<td>Physically displaced PAPs are to be provided with housing sites at least equivalent to the old site. Preference to be given to land-based resettlement for displaced persons whose livelihoods are land-based (i.e. farmers, etc.).</td>
</tr>
<tr>
<td>Resettlement assistance</td>
<td>No specific provision with respect to additional assistance and monitoring.</td>
<td>Affected people are to be offered support after displacement, for a transition period.</td>
<td>Affected people are to be offered resettlement support to cover a transition period.</td>
</tr>
<tr>
<td>Vulnerable groups</td>
<td>No specific provision.</td>
<td>Particular attention to be paid to vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children.</td>
<td>Particular attention to be paid to vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children.</td>
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<tr>
<td>Information and consultation</td>
<td>The owner/occupier of 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</td>
<td>Displaced persons and their communities are provided timely and relevant information, consulted on resettlement options, and offered opportunities to</td>
<td>Displaced persons and their communities are provided timely and relevant information, consulted on resettlement options, and offered opportunities to participate in planning,</td>
</tr>
<tr>
<td>Topic</td>
<td>Ghana legislation requirement</td>
<td>WB policy requirement</td>
<td>Gaps Filling Procedures</td>
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<tr>
<td></td>
<td>actual entry.</td>
<td>participate in planning, implementing, and monitoring resettlement.</td>
<td>implementing, and monitoring resettlement.</td>
</tr>
<tr>
<td>Grievance</td>
<td>Access to Court of Law.</td>
<td>Appropriate and accessible grievance mechanisms to be established.</td>
<td>Appropriate and accessible grievance mechanisms to be established in the RPF.</td>
</tr>
</tbody>
</table>

### 4.6 Project Measures to ensure compliance with World Bank Policy

In general, the Ghanaian laws and regulations make provision for resettlement framework, including land and Right of Way (RoW) acquisition and compensation matters. However, there are some differences between World Bank guidelines and Ghanaian laws as indicated above.

In order to harmonize such differences and ensure that the criteria used to determine compensations to project affected people satisfies the World Bank requirements as well as the national laws, a Resettlement Policy Framework (RPF) was developed for the GAMA Projects in February 2013 to guide the assessment of all resettlement related issues under the GAMA Projects.

This ARAP ensures compliance with the World Bank Safeguard Policy on involuntary resettlement (OP 4.12) and the national laws as well as consistency with the RPF for the GAMA Projects. Where differences existed between national laws and World Bank policy, the World Bank policy was applied in such cases as provided in the RPF as well as this ARAP. Therefore, adequate measures have been taken in the RPF and this ARAP to ensure compliance with the World Bank Safeguard Policy OP 4.12.
5.0 PRINCIPLES AND OBJECTIVES OF THE ARAP

5.1 Principles

The principles of the ARAP are the basic fundamental requirements that underpins the preparation and implementation of the ARAP.

5.1.1 Minimization of Displacement

In line with the WB Policy 4.12, the proposed Project will minimize displacement through the following measures:

- No dwellings, settlements or households will be involuntarily relocated and no resettlement will take place, and the design will avoid any destruction of settlement. The project has been designed so that only structures within RoW of drains may be affected by project development.
- For the affected structures, reinstatement and compensation packages will be proposed.
- For disruption of commercial activities or temporary closure of shops, provision for loss of income will be provided.
- The project will ensure that affected temporary structures will be relocated to few distances from its original locations to ensure continuation of business of the affected person and the structures returned to its original place if feasible after project completion.

5.1.2 Cut-off Date – Eligibility – 8th February, 2017

The objective of the cut-off date is to establish a deadline date for which project affected persons qualify for entitlement to compensation. Persons entering the Project Area after the Cut-Off Date are not eligible for compensation and/or resettlement assistance.

To ensure compliance with Ghanaian legal requirements and WB safeguard policy OP 4.12, the Valuation Expert together with the consultant carried out a detailed field measurement of project affected properties on 8th February, 2017 at the project sites. The consultant engaged the affected persons on the resettlement/compensation processes and solicited their concerns to inform the preparation of the ARAP.

Persons who encroach on the project areas after the cut-off date of 8th February, 2017 are not entitled to or expected to receive any form of compensation unless their claims are investigated and found justified by the Grievance Redress Process put in place as part of this Report.

5.1.3 Community Information and Sensitization

The Project will create a platform using the local community meetings to periodically engage the local community around the project sites on relevant project information, construction activities and likely
project impacts and the resettlement/compensation programme to ensure project success. Measures instituted to address negative project impacts will be communicated to the community.

5.1.4 Income and Livelihood Restoration

One paramount principle of the World Bank Safeguard Policy is that where people are affected by project implementation, the aim of compensation must be that they should be “no worse-off if not better off” after the compensation arrangement has taken place. Measures to ensure the continuation of business of affected persons include the following:

- Compensation for loss of income during the construction phase.
- Relocation of temporary structures used for commercial purposes to very few meters from its original location.
- Movement of such structures back to its original location if feasible.

5.1.5 Asset Valuation and Compensation

Valuation of affected properties is based on the World Bank Full Replacement Cost approach. Compensation principles will be as follows:

- Compensation shall be paid prior to displacement / destruction of asset or commencement of construction;
- Compensation will be at full replacement value; and
- Concrete pavements or structures that could be reinstated by the contractor will be factored into the contractor’s cost estimates.

By contrast with the depreciated or net value of a structure, the “full replacement value” includes the full cost of materials and labour required to reconstruct a structure of similar surface and standing. In other words, the affected person must be able to have their structure rebuilt in a different location using the compensation paid for the old structure.

5.1.6 Grievance Mechanisms

The objective or purpose of the Grievance Redress Procedure is to address and resolve grievances or complaints from affected persons promptly, fairly, and in a manner that is, to the extent possible, acceptable to all parties. The following principles will guide the process:

- meaningful information and consultation to take place before the process leading to displacement is launched in each particular location concerned; and
- a specific grievance registration and processing mechanism will be put in place.

5.2 Objectives of the resettlement/compensation programme

The main objectives of the resettlement related/compensation programme are as follows:
• To ensure that project affected people are consulted and their concerns included in the resettlement/compensation programme for implementation;
• To ensure that project affected people are adequately compensated for loss of crops and structures (either farming or business/ residential structure or communal property);
• To compensate the affected units and enterprises for their loss at full replacement cost;
• To ensure that utility service lines including water/electricity/communication lines are relocated without damage.
• To identify vulnerable groups including the elderly, physically challenged, women heads etc. among the project affected people and prescribe any special assistance they may require in terms of extra attention during the implementation of the programme; and
• To meet both national regulatory and WB requirements.
6.0 CENSUS AND SOCIO-ECONOMIC CONDITION OF PAPS

In order to appreciate the social impacts of the GAMA Drains Project requiring a resettlement related or compensation measures, a census and socio-economic condition of the PAPs were established. An initial identification of the affected persons and properties was undertaken on 2nd and 3rd February, 2017 and confirmed on 8th February, 2017 during the field valuation exercise. The methodology for the collection of the socio-economic information included interviews with affected persons, consultations with other stakeholders and relevant literature review.

6.1 Inventory of Affected Persons and Properties

6.1.1 Summary of Inventory of PAPs

The table below provides a summary of the inventory of affected persons under the Gbawe drain construction. Seventeen (17no.) people will be affected in all. Three affected properties can be relocated and eleven immovable properties will be affected. Three shops are likely to lose income due to construction activities.

<table>
<thead>
<tr>
<th>Ga South Municipal Drains</th>
<th>NO. of PAPs with affected movable properties</th>
<th>No. of PAPs with affected immovable properties</th>
<th>No. of PAPs likely to lose income due to construction</th>
<th>Total No. of PAPs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gbawe Drain</td>
<td>3</td>
<td>11</td>
<td>3</td>
<td>17</td>
</tr>
</tbody>
</table>

The Full list of persons affected and their entitlements can be found at the GAMA Project Office, Institute of Local Government Studies, Ogbojo, Madina New Road, Accra. Tel: 0302 514739/40
### 6.1.2 Detailed Description of Impacts

The project impacts and properties are described in the Table below.

**Table 6-2: Description of affected structures and properties**

<table>
<thead>
<tr>
<th>No.</th>
<th>Property Type</th>
<th>Description</th>
<th>Condition</th>
<th>Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Footbridge</td>
<td>A wooden footbridge with rails</td>
<td>Good</td>
<td>Demolition</td>
</tr>
<tr>
<td></td>
<td>Reinforced concrete slab</td>
<td>A reinforced concrete slab.</td>
<td>Good</td>
<td>Demolition</td>
</tr>
<tr>
<td>2</td>
<td>Footbridge</td>
<td>A wooden footbridge with rails</td>
<td>Good</td>
<td>Demolition</td>
</tr>
<tr>
<td>3</td>
<td>Wooden bridge</td>
<td>A wooden bridge anchored on concrete on both sides and supported with metal bars for both vehicular and pedestrian access</td>
<td>Good</td>
<td>Demolition</td>
</tr>
<tr>
<td></td>
<td>Concrete anchored on sides of the footbridge</td>
<td>Concrete moored on both sides of the footbridge allowing access to both vehicles and pedestrians.</td>
<td>Good</td>
<td>Demolition</td>
</tr>
<tr>
<td>4</td>
<td>Footbridge</td>
<td>A wooden footbridge with rails</td>
<td>Fairly Good</td>
<td>Demolition</td>
</tr>
<tr>
<td>5</td>
<td>Asphalated Road on Lane 24</td>
<td>Demolition of bitumen tarred road</td>
<td>Good</td>
<td>Demolition/ Severance</td>
</tr>
<tr>
<td></td>
<td>Culvert (120mm thickness) 6.50m×3.30m</td>
<td>Two culverts of about 120mm thickness</td>
<td>Good</td>
<td>Demolition</td>
</tr>
<tr>
<td>6</td>
<td>Foundation</td>
<td>Foundation trenches filled with concrete and mild steel iron rod reinforcement</td>
<td>Good</td>
<td>Demolition</td>
</tr>
<tr>
<td></td>
<td>Fence wall under construction</td>
<td>Fence wall under construction (concrete base + Rods)</td>
<td>Good</td>
<td>Demolition</td>
</tr>
<tr>
<td>7</td>
<td>Hand dug Well</td>
<td>Hand-dug well, sandcrete block work rendered and painted with a depth of 2.9m. With a wooden lid cover</td>
<td>Good</td>
<td>Demolition</td>
</tr>
<tr>
<td></td>
<td>Bath</td>
<td>A wooden bath house with a cemented floor finish</td>
<td>Good</td>
<td>Demolition</td>
</tr>
<tr>
<td>8</td>
<td>Hen Coup</td>
<td>A movable wooden hen coup</td>
<td>Good</td>
<td>Demolition</td>
</tr>
<tr>
<td>9</td>
<td>Ground cable</td>
<td>Electrical power line about 7m</td>
<td>Good</td>
<td>Relocation</td>
</tr>
<tr>
<td>10</td>
<td>Ground cable</td>
<td>Communication line, about 7m</td>
<td>Good</td>
<td>Relocation</td>
</tr>
<tr>
<td></td>
<td>Service line</td>
<td>Potable water supply line</td>
<td>Good</td>
<td>Relocation</td>
</tr>
<tr>
<td>---</td>
<td>--------------</td>
<td>----------------------------------------------------------------</td>
<td>------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>11</td>
<td>Service line</td>
<td>Potable water supply line</td>
<td>Good</td>
<td>Relocation</td>
</tr>
<tr>
<td>12</td>
<td>Shop (Clothing)</td>
<td>Retail clothing shop built with sandcrete blocks with a frontage</td>
<td>Good</td>
<td>Interruption of business</td>
</tr>
<tr>
<td>13</td>
<td>Provision Shop</td>
<td>Retail provision shop built with sandcrete blocks with a frontage.</td>
<td>Good</td>
<td>Interruption of business</td>
</tr>
<tr>
<td>14</td>
<td>Kiosk (Cobbler)</td>
<td>A wooden kiosk for shoe repairs</td>
<td>Fairly good</td>
<td>Interruption of business</td>
</tr>
</tbody>
</table>
6.2 **Affected Infrastructure of Utility Service Provider**

The major utility service providers to be affected and involved with the Gbawe project in lieu of its infrastructure /facilities within the right-of-way (RoW) of the drain are the Electricity Company of Ghana, Ghana Water Company Limited and Glo Mobile Ghana. These utility service providers have their cables and pipes crossing the existing drain near the road culvert.

These utility service providers have visited the site in March 2017 in the company of the PCU Safeguard Specialist and the Engineering Consultant and have agreed to facilitate the relocation of the cables/pipes within the RoW to enable construction of the drain to proceed.

6.3 **Socio-economic Condition of PAPs**

6.3.1 **Major occupation of PAPs**

Generally, the occupation or work of the PAPs whose livelihoods may be affected can be grouped into the following:

- Provision shop operator;
- Clothing shop operator; and
- Cobbler/shoe repairer.

6.3.2 **Estimated Income Levels of PAPs**

The estimated ranges of income levels of the major occupations acquired through consultations with the PAPs are provided in the table below. Most of the affected shop/store units could not confirm their monthly income with documentation due to the lack of proper book-keeping.

<table>
<thead>
<tr>
<th>Occupation or Job activity</th>
<th>Estimated monthly income/sales Gh₵</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clothing shop</td>
<td>1920</td>
</tr>
<tr>
<td>Provision shops with occasional perishable food items</td>
<td>4800</td>
</tr>
<tr>
<td>Cobbler /shoe repairer</td>
<td>672</td>
</tr>
</tbody>
</table>
7.0 ELIGIBILITY AND ENTITLEMENTS

7.1 Eligibility Criteria

According to the Resettlement Policy Framework (RPF) for the GAMA Sanitation & Water Projects, any person who suffers loss of or damage to an asset or loss of access to productive resources, as a result of the implementation of Sanitation and Water Project 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 cut-off date. This is consistent with the laws of Ghana and the World Bank policy. For instance, provisions under paragraph 15 of the World Bank’s Operational Policy 4.12 suggest the following three criteria for eligibility under the GAMA Project:

- 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; and
- Those who have no recognizable legal rights or claim to the land they are occupying.

7.2 Matrix of Entitlements

Table 7-1 presents the matrix of entitlements for the different categories of impacts to be encountered under the Gbawe Project.

<table>
<thead>
<tr>
<th>Affected Assets/units</th>
<th>Type of impact</th>
<th>Entitled units</th>
<th>Eligibility criteria</th>
<th>Entitlement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structures</td>
<td>Destruction of immovable structures</td>
<td>Owner</td>
<td>Has constructed and use the affected structure</td>
<td>1. Cash compensation at replacement value of structure 2. Disturbance allowance of 10% on the replacement value.</td>
</tr>
<tr>
<td>Utility Service Lines</td>
<td>Relocation of utility service lines</td>
<td>Owner</td>
<td>Has laid the facility to provide service to the public or residents</td>
<td>Relocation cost of service line before and during construction without or with minor interruption of service.</td>
</tr>
<tr>
<td>Livelihoods</td>
<td>Interruption of business or commercial activity during construction</td>
<td>Owner/ Business person</td>
<td>Operates the shop for commercial purposes.</td>
<td>1. Cash compensation for temporary loss of income incurred as a result of the construction activity. 2. Disturbance allowance of 10% on the loss of income</td>
</tr>
</tbody>
</table>
8.0 VULNERABLE GROUPS/PERSONS

8.1 Criteria for vulnerable groups

Vulnerable groups are those project-affected persons at risk of becoming more vulnerable due to the relocation/displacement and compensation process. Vulnerable people include:
- disabled persons/physically challenged, whether mentally or physically;
- the elderly - above 75 years and feeble/frail;
- widows, who regard themselves as poor;
- children – below 18 years; and
- independent female heads of households/families who consider themselves as poor.

8.2 Assistance to Vulnerable Persons

Members of vulnerable groups may require special or supplementary assistance because they are less able to cope with the physical and/or economic displacement than the affected population in general. Assistance to vulnerable people may take the following forms, depending upon vulnerable persons’ requests and needs:
- Assistance in the compensation payment procedure (e.g. going to the bank with the person to cash the compensation check);
- Assistance in the post payment period to secure the compensation money and reduce risks of misuse/robbery;
- Reinstatement of damaged properties to be carried out by the contractor to take the burden of such work off the affected vulnerable person;
- Assistance in moving: providing vehicle, driver and assistance at the moving stage; and
- Health care if required at critical periods: moving and transition period.

8.3 Identification of vulnerable persons during the inventory

There was no vulnerable person identified during the survey according to the criteria provided under Section 8.1. Though one PAP is 78 years old, he is not feeble or frail. He has been selected by the PAPs to represent them on the Grievance Redress Committee.

The GSMA ARAP Management Teams will continue to look out for or identify vulnerable PAPs since vulnerability is a condition and any PAP could become vulnerable based upon the criteria given above especially with regard to disability.
9.0 VALUATION OF ASSETS AND COMPENSATION MEASURES

The purpose of this valuation exercise is to assess the Total Compensation Payable as part of the Assessment of Resettlement Issues under the GAMA Project. The scope of the valuation covers all structures and crops/economic trees within the project sites. Disruptions to businesses/livelihoods was considered as far as it may be appropriate for payment of compensation for the period of disruption of business/livelihood.

9.1 Basis of Valuation and Compensation Description

The bases of this valuation are derived from the World Bank’s Involuntary Resettlement Policy, OP 4.12; Section 4(1) of the State Lands Act, Act 125; the Resettlement Policy Framework prepared for the GAMA Project in February 2013; and Section 20 of the 1992 Fourth Republican Constitution of Ghana.

In this context, the compensation is the amount required, so far as money can do so, to put the owner or user of a land or building in the same position as if his/her use and enjoyment has not been disrupted. In other words, it is based on the principle of “Full Replacement Cost or Equivalent Re-instatement”.

The Compensation due comprises in general, the cost of repair or replacement, disturbance to the owner/user of the land and/or building and in cases of commercial usage, an amount representing loss of livelihood for the period of the disruption.

9.2 Valuation Method and Rates

Land
Temporary land occupation is required for the road culvert/drain construction. The land required for the project is a right-of-way or buffer zone for the drains/streams.

Structures/utility service lines
The full Replacement Cost Approach (RCA) was adopted for the valuation of affected structures and relocation of utility service lines. The full RCA is based on the assumption that cost and value are related. It involves finding the estimate of the gross replacement cost of a structure, which is the estimated cost of constructing a substitute structure, having the same gross area as that existing, at prices current at the relevant date. For the purpose of the valuation, the structures and development are not depreciated. The full relocation cost involves the cost required by the utility service provider to relocate its affected service lines before and after construction.

Crops
No crops will be affected.
9.3 Disturbance Allowance

In addition to the value of the affected property as assessed using the full replacement cost principle or the loss of income so determined, a disturbance allowance of 10% of the assessed property or loss of income was applied as per the entitlement matrix to affected persons.

Cost of disturbance is one of the components to be considered when determining compensation for PAPs as provided in the State Lands Act 1962. However, the LVD does not provide specific breakdown or constituents for the various components of the LVD rates or values for public consumption. As a result, the consultant used experience from the Ghana Urban Water Project (2006 to 2010), which was financed by the World Bank, where 10% was generally agreed upon by stakeholders and included in the RPF and applied during the preparation of the ARAPs and RAPs.

9.4 Livelihood Assistance/Loss of Income

The estimation for loss of income (referred to as livelihood assistance) for affected commercial structures or business units is generally based on the following factors:

- estimated income or daily sales of the units; and
- estimated period of construction which will disrupt business or commercial activity.

The livelihood assistance/loss of income was determined from experience gathered from preparation of previous RAP/ARAP for the Ghana Urban Water Project from 2006 to 2010 as well as the verbal information received from PAPs with regard to their income/sale levels. Accordingly, the following criteria for loss of income guided the process:

- 20% of income for minor loss of income;
- 40% of income for moderate loss of income; and
- 80% of income for major loss of income.

Generally, no major loss of income is expected for the various commercial shops to be affected under the Gbawe drain project. The loss of income for the shops is determined to be moderate (40% was applied). The construction of the drain at the upstream section where these shops are located will impact (due to deposition of excavated material on the sides of the road) on the access road which is narrow and is no through road. The construction activities and presence of excavated materials, construction equipment may prevent both vehicles and customers from using the access road to these shops. The shops may or may not be able to operate as usual.

9.5 Valuation Opinion

Having taken cognisance of the relevant value indicators like type of property, the extent and effect of impact, economic and institutional factors, amongst others, and having adopted the Market Value/ Full
Replacement Cost Approach, the total Compensation for the affected properties and businesses under the Gbawe Drain Construction is estimated at **Twenty-Five Thousand, Six Hundred and Twelve Cedis and Sixty-One Pesewas (GH¢25,612.61)** as at the cut-of-date. The total reinstatement cost component is **GH¢17,233.04**, and it includes the relocation as well as the reinstatement cost for the affected ground cables belonging to ECG and Glo and the water supply service line belonging to GWCL Accra West. The amount that has to be paid directly to the PAPs is **GH¢8,379.57**.

Annex 1 provides the certificate of value.

### 9.6 Compensation Payment Procedures

Cash compensation will be paid for disruption of business/loss of income and demolishing of certain structures. Where feasible the contractor will reinstate in cases of demolishing of certain structures/properties (e.g. culverts, cutting of road), otherwise cash compensation will be paid. Compensation will be paid prior to the affected person vacating the site/land or property.

Each eligible affected person will sign a compensation claim form (as shown in Annex 2) together with the authorized project representative. The compensation claim form clarifies mutual commitments as follows:

- On the project side: commitment to pay the agreed compensation due the affected person, including all its components (structural cost, disturbance, livelihood/loss of income);
- On the affected person’s side: commitment to corporate and allow construction activities to proceed at the agreed date.

### 9.7 Compensation Disbursement Team and Mandate

The Compensation Disbursement Team will include:

- GAMA Project Coordinator at the Municipal Assembly;
- A representative of the PCU/MSWR;
- Municipal Finance Officer; and
- A representative of the Ministry of Finance.

The compensation disbursement team will be responsible for the payment of compensation to project affected persons in line with the valuation report. The team will ensure that all PAPs identified in the valuation report are paid their full compensation due them.

### 9.8 Cost for Compensation Disbursement Team Activities

A lump sum of Ghc700 has been estimated for the activities of the Compensation disbursement team. The team can use a maximum of two days for the compensation disbursement.
10.0 CONSULTATIONS AND DISCLOSURE

10.1 Consultations with Affected Persons and key institutions

The main objective of the stakeholder engagement is to discuss and provide relevant information on the proposed GAMA drains/culvert construction in Ga East Municipality and it specifically seeks to achieve the following objectives:

- To provide information about the proposed project/scope of works to stakeholders;
- To educate stakeholders and affected persons on the need for the proposed project;
- To provide opportunities to stakeholders and affected persons to discuss their opinions and concerns;
- To manage expectations and misconceptions regarding the project;
- To discuss the significance of the initial environmental and social impacts identified and anticipated;
- To discuss the ARAP/compensation principles and processes; and
- To inform the process of developing the ARAP management teams.

10.2 Stakeholder Identification

The stakeholder identification was based on issues related to the project scope of works and the geopolitical and traditional setting of the project as well as project area of influence. The main considerations in the stakeholder group selection process were:

- Relevant regulatory institutions;
- Relevant local government authorities;
- Project affected groups/communities/people; and
- Government agencies which may be involved or have direct interest (e.g. road/utility agencies).

The consultations with project affected persons and other stakeholders identified issues of concern, which will be taken into consideration during the implementation of the resettlement related issues. The Table below provide details of the stakeholder engagement.

10.2.1 Matrix of key Concerns from PAPs/Residents and Responses where Applicable

<table>
<thead>
<tr>
<th>No.</th>
<th>Concerns/Comments from PAP</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Flooding</td>
<td>The project is expected to address the issue of flooding. The drains will no longer be an open drain but buried.</td>
</tr>
<tr>
<td></td>
<td>Flooding is a major problem in the area. According to the residents the drain/stream was not passing through the current course of the upstream section and was diverted through its current course some six or seven years ago. The occurrence of major floods poses serious threat to life and property and sometimes some residents are not able to come out from their houses for</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>No.</th>
<th>Concerns/Comments from PAP</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>According to a resident, a PAP, the recent construction activities have interfered with</td>
<td>The PCU will be informed about it. Hopefully, construction activities will resume after completion of the ESMP and ARAP</td>
</tr>
<tr>
<td></td>
<td>the flow of the stream into the Lafa and this is creating more flood upstream with the</td>
<td></td>
</tr>
<tr>
<td></td>
<td>slightest of rains, and wants this condition addressed immediately.</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td><strong>Access to residential homes</strong></td>
<td>The Engineering Consultant has been made aware of this concern and will ensure that the contractor provides access over the trenches for residents to use to their homes.</td>
</tr>
<tr>
<td></td>
<td>The major issue of concern of the residents is access to their homes during construction</td>
<td>As suggested, excavation works will be done in phases and followed immediately by laying of concrete drains formworks and backfilled in order to make it possible for people to access their homes.</td>
</tr>
<tr>
<td></td>
<td>of the drain. A resident claimed that prior to the stopping of the construction activities,</td>
<td>The contractor has been made aware and has agreed to carry out the construction activities at the downstream section in phases so that people can have alternative ways to access their homes.</td>
</tr>
<tr>
<td></td>
<td>some residents found it difficult accessing their homes. The proposed drain passes close to</td>
<td></td>
</tr>
<tr>
<td></td>
<td>the frontage of the residences and during excavation or digging some downstream residences</td>
<td></td>
</tr>
<tr>
<td></td>
<td>may not be able to access their homes especially in their cars/vehicles. At the downstream</td>
<td></td>
</tr>
<tr>
<td></td>
<td>section, about 12 residential properties are in the project area. A resident suggested</td>
<td></td>
</tr>
<tr>
<td></td>
<td>that excavation works should be done in phases and followed immediately by laying of the</td>
<td></td>
</tr>
<tr>
<td></td>
<td>concrete drains and backfilling in order to make it possible for people to access their</td>
<td></td>
</tr>
<tr>
<td></td>
<td>premises or homes without much difficulty.</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td><strong>Interruption or disruption of business and loss of income</strong></td>
<td>The objective of the ARAP is to identify project affected persons and make provision for adequate compensation payment including loss of income due to disruption of business or inability to operate ones shop due to construction activities.</td>
</tr>
<tr>
<td></td>
<td>Operators of three shops at the upstream section expressed concern about the business and</td>
<td></td>
</tr>
<tr>
<td></td>
<td>the likely loss of income as construction activities and the presence of excavated</td>
<td></td>
</tr>
<tr>
<td></td>
<td>materials and equipment may prevent customers from accessing the shops.</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td><strong>Quality of works</strong></td>
<td>Measures have been put in place to ensure that quality work is done to prevent annual flooding in the area. An Engineering Consultant, Weruw Engineering Consulting, has been engaged to supervise the construction work to ensure that quality work is done. Moreover, the GAMA PCU will also provide oversight supervision to ensure quality work is done.</td>
</tr>
<tr>
<td></td>
<td>People were concerned about the quality of work to be carried out by the contractor to</td>
<td></td>
</tr>
<tr>
<td></td>
<td>ensure that the annual disturbing floods do not reoccur and expects proper supervision</td>
<td></td>
</tr>
<tr>
<td></td>
<td>to ensure quality work is done.</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td><strong>PAPs on Quality of reinstatement works</strong></td>
<td>The Contractor will be supervised by an Engineering Consultant. Secondly, there is a</td>
</tr>
<tr>
<td></td>
<td>How do we guarantee the quality of reinstatement</td>
<td></td>
</tr>
<tr>
<td>No.</td>
<td>Concerns/Comments from PAP</td>
<td>Responses</td>
</tr>
<tr>
<td>-----</td>
<td>------------------------------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>7</td>
<td>Need for side drains for residents upstream</td>
<td>The attention of the GAMA PCU and the Engineering Consultant will be drawn on this issue. The monitoring and evaluation team as part of the ARAP implementation structure at the Assembly to monitor reinstatement of affected properties by the contractor.</td>
</tr>
<tr>
<td></td>
<td>Currently, residents upstream discharge their wastewater into the open drain. If the drain is buried and provision is not made for residents to be able to discharge their wastewater into the drain, it will cause a lot of problems including some people creating their own access into the buried drain.</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>When will the contractor resume construction work?</td>
<td>Suggestion well noted. Local community meetings will be used to inform the people about commencement of work and the contractor work schedule. However, the Environmental consultant will have to prepare the ESMP and ARAP and compensation paid to affected people before resumption of work by contractor.</td>
</tr>
<tr>
<td></td>
<td>They suggested that local community meetings should be used to inform the people about commencement of work and the work schedule.</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>There are ground cables belonging to ECG and Glo along the existing road culvert. There is also a residential water supply service line belonging to GWCL.</td>
<td>The ECG and Glo officers visited the site on March 3, 2017 and March 24, 2017 respectively. The service providers have agreed to facilitate the relocation of these service lines to enable construction work to proceed smoothly. The contractor will bear the cost of all civil works including excavation and relocation before and during the construction period.</td>
</tr>
<tr>
<td>10</td>
<td>Narrow access road upstream</td>
<td>The residents including Herbal Company are concerned about the impact of construction activities on the narrow access road upstream. The fear is that during construction it will be difficult for vehicles to use the narrow access road leading to Herbal Company because of construction equipment and materials. Moreover, this untarred access road currently has one entry point from where the ECG cable crosses the culvert because a community wooden bridge over the drain after Herbal company is for pedestrian use only. The residents and Herbal Company suggested this</td>
</tr>
<tr>
<td>No.</td>
<td>Concerns/Comments from PAP</td>
<td>Responses</td>
</tr>
<tr>
<td>-----</td>
<td>------------------------------------------------------------------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td></td>
<td>community wooden bridge section should first be constructed to provide alternative entry points for access to houses by vehicles.</td>
<td></td>
</tr>
</tbody>
</table>

Below is evidence of consultation:

Meeting with residents in the community to explain the project

Hencoop that may be affected

Consultation with residents
10.3 Disclosure

10.3.1 What has been done

Disclosure of RPF
A Resettlement Policy Framework (RPF) was prepared for the GAMA Projects in February 2013 and it was approved by the World Bank and disclosed as part of the World Bank requirements at the World Bank Infoshop.

Information on cut-off dates
The PAPs have been directly informed and are aware about the project and the cut-off date. This was done during the valuation of the affected properties on 8th February, 2017. This is to ensure that no new construction or improvements are made on the affected property and also no new entrants are allowed on the site for compensation purposes after the final field valuation on 8th February, 2017.

Other Relevant information to PAPs
The PAPs have been informed about the valuation methods, and measures to take care of any loss of income due to project affecting their businesses. The PAPs have been informed that compensation due them will be paid before their properties are destroyed and or before the contractor resumes work. The PAPs have also been informed about the formation of a Grievance Redress Committee at the GSMA and the avenues available to them to ensure that their grievances are addressed. The PAPs have selected their representative to serve as a member of the Grievance Redress Committee.
Disclosure of compensation payable and Grievance Redress Chapter of the ARAP to PAPs
As part of the in-country disclosure process, the Consultant has disclosed the compensation payable and the Grievance Redress Chapter of the ARAP to the PAPs. A copy each of the PAPs compensation profile and the Grievance Redress Chapter of the ARAP was handed out to the PAP and the necessary explanation and clarification provided to the PAPs and comments from the PAPs noted on the signed-off sheet. The PAPs signed off for having agreed to the compensation figures and received these relevant documents. Each PAP was informed about the actual cash compensation amount to be paid to him or her and the reinstatement component to be carried out by the contractor if applicable. **Annex 3** provides the grievance redress process to PAPs.

10.3.2 What needs to be done

ARAP Disclosure
The World Bank (WB) requires that the ARAP be submitted for public disclosure purposes. The disclosure will take the form of in-country as well as infoshop disclosures.

In-country Disclosure Process
The PCU will submit copies of the ARAP to the Ghana office of the World Bank for clearance. The PCU will then ensure that copies of the cleared ARAP or extracts of the cleared ARAP (core report without the valuation report and compensation profile of PAPs) are sent to the GSMA to enable the PAPs, and other stakeholders such as Assemblymen and NGOs access the document. A public notice of the ARAP disclosure will be placed at the Assembly premises and a national newspapers to inform the public/PAPs about the documents at the Assembly.

Duration of in-country Disclosure
In view of the fact that the impacts are considered to be of relatively low magnitude and the compensations appear straightforward, a maximum of 7 days (from date of public notification) would be allowed for receipt of public comments from the in-country disclosure.

Public response to in-country Disclosure
The PCU will collate feedback from the in-country disclosure and relay them to the Consultant to be incorporated into the ARAP.

Infoshop Disclosure
Copies of the Final ARAP will be submitted in electronic form to the GAMA Project World Bank Task Team Leader (TTL) who will cause the Final ARAP to be published at the infoshop.
11.0 GRIEVANCE REDRESS PROCESS

Grievance Redress Mechanism (GRM) is the institutions, instruments, methods, and processes by which a resolution to a grievance is sought and provided. The consultations of project affected persons and other key stakeholders will ensure that their concerns are taken care of during project implementation and would help minimize disputes or conflicts arising from implementation of any project activity. Nevertheless, avenues have been created for project affected persons to express a grievance against any resettlement or compensation related issue or procedures, or directly against improper construction activities.

11.1 Objective and Purpose of the Grievance Redress Mechanism

The objective or purpose of the Grievance Redress Procedure is to address and resolve grievances or complaints from affected persons promptly, fairly, and in a manner that is, to the extent possible, acceptable to all parties. It is intended to use alternative ways to resolve complaints/disputes/conflicts arising out of the implementation of the ARAP in an amicable way and to avoid or minimise litigation.

11.2 Potential grievances/disputes

In practice, grievances and disputes that arise during the course of implementation of a resettlement/compensation program may be related to the following issues:

- Mistakes in inventorying or valuing properties;
- Disagreement on property boundaries, either between the affected person and the expropriation agency or between two neighbours;
- Disputed ownership of a given asset (two or more affected people claim that the affected asset is theirs);
- Disagreement on asset valuation methods;
- Successions, divorces, and other family issues resulting in disputed ownership or disputed shares between inheritors or family members; and
- Disagreement with the computation of the loss of income or relocation/resettlement assistance or transportation cost.
- Excesses of the contractor with regard to demolition or relocation of affected properties/structures or blockage of access to business facilities or residences.

11.3 Redress Mechanism

The general steps of the grievance process comprise:

- Registration of complaints;
- Determining and implementing the redress action;
- Verifying the redress action; and
Monitoring and Evaluation.

Registration of complaints
Complaints can be lodged verbally or in writing or phone call to the GAMA Project Coordinator at Ga South Municipal Assembly (GSMA). The elected local Assemblyman for the area can also receive complaints from PAPs (because the Assemblyman lives within the community and may be closer to the PAPs and some PAPs prefer to route their complaints through the Assemblyman and avoid undue transport and time cost to the Assembly) and ensure that such complaints reach the GAMA Project Coordinator at the Assembly. The GAMA GSMA Project Coordinator shall receive all complaints and shall officially log these complaints in a dedicated log book for that purpose. The GAMA Project Coordinator will inform the team leader for the grievance redress committee within 24 hours on any complaint lodged. A sample grievance redress form to guide the logging and resolution of complaints is provided in Annex 3.

Determining and implementing the redress action
When a grievance/dispute is recorded as per above-mentioned registration procedures, the grievance redress team will be called into action, and mediation meetings will be organized with interested parties. Minutes of meetings will be recorded.

The grievance redress team will determine the redress action in consultation with the complainant if necessary. Otherwise, the grievance redress team will communicate to the complainant on the acknowledgement of the grievance, the redress action proposed and the timeframe for implementation. The proposed redress action and the timeframe in which it is to be implemented will be discussed within 3 working days of receipt of the grievance. The grievance issue will be resolved within 5 working days of receipt of complaints.

Verifying the redress action
The grievance redress team will visit the affected property site or get in touch with the complainant to confirm that the redress action is carried out. If the complainant is not satisfied with the outcome of the redress action, additional steps will be taken to resolve the issue or reach an amicable agreement. Verification will be completed within 7 days of the execution of the redress action.

Monitoring and Evaluation
The Monitoring and Evaluation Team from the GAMA PCU Office will monitor the activities of the Grievance Redress Team to ensure that complaints and grievances lodged by PAPs are followed-up and resolved amicably as much as possible.

11.4 Membership and Function of Grievance Redress Team/Committee

The Grievance Redress Committee/Team will include the following:
• Municipal Coordinating Director will chair the Committee;
• GSMA GAMA Project Coordinator;
• The elected local Assemblyman; and
• A representative of the PAPs

In addition to the main function of resolving grievances, disputes, complaints and conflicts, the Grievance Redress Team will:

i. ensure smooth implementation of the ARAP;
ii. establish dialogue with the PAPs; and
iii. ensure that their concerns and suggestions are incorporated and implemented during the construction phase.

11.5 Additional Steps and Court of Law

If the complainant is not satisfied with the decision of the grievance redress team, he/she can bring it to the attention of the Chief Director at the Ministry of Sanitation and Water Resources, or the GAMA PCU Coordinator will draw the attention of the Chief Director at the MSWR about the unresolved grievance. The Chief Director at the Ministry will mediate on the issue within 5 days from the date of receipt of such a decision by the Ministry. If such a time line is not possible, the Chief Director should inform the PCU accordingly giving reasons and possible new date.

If the complainant remains dissatisfied with the mediation effort of the Ministry, the complainant has the option to pursue appropriate recourse via judicial process in Ghana. The Constitution allows any aggrieved person the right of access to Court of law. However, noting that court cases can be cumbersome and time consuming, all effort must be made to reach amicable settlement with the affected person(s).

11.6 Cost for Grievance Redress Activities

A lump sum of One Thousand and Five Hundred Ghana Cedis (Ghc1500) has been estimated to take care of the activities of the Grievance Redress Team. The line items involved in this cost are mainly transport allowance for the PAP representative to attend meetings at the Assembly, fuel for field verifications and lunch for all members for extended meeting hours and during field verifications.
12.0 ARAP IMPLEMENTATION PLAN

The ARAP Implementation Plan identifies the relevant institutions involved with the implementation of the ARAP, their roles and responsibilities and provides for indicative timelines for implementation of the ARAP.

12.1 Institutional Arrangement

The main institutions concerned with the implementation of the GAMA Project as well as the resettlement/compensation related activities including reinstatement works are provided in Table 12-1. The ARAP implementation activities will be under the overall guidance of the office of the Project Coordination Unit (PCU) of GAMA. Figure 12-1 shows the Safeguard Management Structure put in place to ensure that safeguard issues are addressed during the construction phase, and Figure 12-2 shows the ARAP Implementation Structure.

Table 12-1: Institutional Roles and Responsibilities

<table>
<thead>
<tr>
<th>No.</th>
<th>Institution</th>
<th>Role/Responsibility Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ministry of Sanitation and Water Resources (MSWR)</td>
<td>The Ministry hosting and responsible for the implementation of the GAMA Projects in general and acts on behalf of the Government of Ghana in all aspects of the GAMA Projects.</td>
</tr>
<tr>
<td>2</td>
<td>Ministry of Finance and Economic Planning</td>
<td>The Ministry responsible to provide funds for compensation payments to PAPs on behalf of the Government of Ghana, and will contribute a representative to the compensation disbursement team at the Municipal Assembly level.</td>
</tr>
<tr>
<td>3</td>
<td>Lands Commission (Land Valuation Division)</td>
<td>Will be invited to carry out field surveys, valuation of properties and confirmation of land/property boundaries when the need arises especially during disputes or grievance redress issues concerning project affected persons. The Grievance Redress Team should invite the Lands Commission as expert to assist in resolving disputes requiring the expertise of the Commission.</td>
</tr>
<tr>
<td>4</td>
<td>Project Coordination Unit (PCU)</td>
<td>The PCU is responsible for the successful implementation of the GAMA Projects by engaging appropriate contractors and consultants for the execution of the projects. Will have oversight responsibility for the ARAP implementation. The PCU has a Safeguard Specialist who is responsible of ensuring that safeguard issues and documentations are taken care of in all the GAMA Projects. The MSWR/PCU has officially communicated with ECG and visited the project site with the company concerning relocation of its underground cables.</td>
</tr>
<tr>
<td></td>
<td><strong>Description</strong></td>
<td><strong>Details</strong></td>
</tr>
<tr>
<td>---</td>
<td>--------------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>5</td>
<td>Ga South Municipal Assembly (GSMA)</td>
<td>This is the beneficiary local government authority where the project is being implemented. Will be directly involved with the ARAP implementation and will have representations in the three ARAP Management Teams, namely Compensation Disbursement Team, Grievance Redress Team, and Monitoring and Evaluation Team. The Assembly also has a GAMA Project Coordinator to ensure that safeguard issues are addressed during construction.</td>
</tr>
<tr>
<td>6</td>
<td>Department of Urban Roads (DUR) of the GSMA</td>
<td>The GSMA Urban Roads is in charge of the roads within Gbawe township. The existing drain crosses a road via a road culvert and replacement of this road culvert may require cutting through the road. The GSMA Works Department will handle this issue and repair works after cutting.</td>
</tr>
<tr>
<td>7</td>
<td>Electricity Company of Ghana (ECG)</td>
<td>The ECG has an underground cable along a section of the drain and will facilitate the relocation of the underground cable at the project site. The company visited the site on March 3, 2017 to assess the situation and will provide budget and feedback to the PCU on the relocation issue.</td>
</tr>
<tr>
<td>8</td>
<td>Werewu Consulting Engineering, i.e. the Engineering/Supervising Consultant for the Drains/Culvert Projects</td>
<td>The Consultant engaged by the PCU to supervise the work of the contractor responsible for the construction of the drains/culverts. The consultant will have a representation in the ARAP Management Teams, i.e. Monitoring and Evaluation Team. The Consultant will liaise with ECG to relocate its underground cables.</td>
</tr>
<tr>
<td>9</td>
<td>ARAP Management Teams</td>
<td>The ARAP Management Teams will be directly responsible for the implementation of the ARAP. The teams to be set up at the Municipal Assembly include:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Compensation Disbursement Team – responsible for payment of compensation to PAPs where appropriate</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Grievance Redress Team – responsible for registering and addressing disputes/complaints</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Monitoring and Evaluation Team – responsible for monitoring the successful implementation of the ARAP</td>
</tr>
<tr>
<td>10</td>
<td>Project Contractor, ED John Construction</td>
<td>The contractor engaged by the PCU for the construction of the Gbawe drains is responsible for reinstatement works. That is, the contractor shall be mandated to reinstate affected properties for which cash or direct compensation was not paid to the PAP.</td>
</tr>
</tbody>
</table>
Figure 12-1: Safeguard Management Structure for Project Implementation

Figure 12-2: ARAP Implementation Structure
12.2 Implementation Programme and Timetable

The table below shows the general implementation programme for the various tasks identified under the resettlement/compensation related programme.

<table>
<thead>
<tr>
<th>Main tasks</th>
<th>Specific tasks</th>
<th>Responsibility</th>
<th>Timelines</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Preparation Stage</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Initial notification of PAPs about the Project in line with Ghanaian laws</td>
<td>Notify PAPs about the project</td>
<td>MMDAs and Contractor</td>
<td>September/October 2016</td>
<td>Completed</td>
</tr>
<tr>
<td>Site Inspections to identify resettlement related issues</td>
<td>Field visits and trekking around project sites</td>
<td>SAL Consult Ltd</td>
<td>November 3, 2016 and February 2 and 3, 2017</td>
<td>Completed</td>
</tr>
<tr>
<td>Consultations with PAPs and other Stakeholders on resettlement and compensation issues</td>
<td>Organise one to one meetings with stakeholders</td>
<td>SAL Consult Ltd</td>
<td>November 2016 to March 2017</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Literature review, inventory of affected persons and properties and valuation of properties</td>
<td>Review of relevant documents</td>
<td>SAL Consult</td>
<td>November 2016 to February 2017</td>
<td>Completed</td>
</tr>
<tr>
<td>Census/Socio-economic survey of affected persons</td>
<td></td>
<td>SAL Consult</td>
<td>February 2017</td>
<td>Completed</td>
</tr>
<tr>
<td>Field valuation of properties</td>
<td></td>
<td>SAL Consult</td>
<td>February 2017</td>
<td>Completed</td>
</tr>
<tr>
<td>Preparation of draft Report</td>
<td>Prepare a draft ARAP in line with the ToR for the assignment</td>
<td>SAL Consult</td>
<td>April 2017</td>
<td>Completed</td>
</tr>
<tr>
<td>Finalization of Report</td>
<td>Review of draft ARAP</td>
<td>PCU and World Bank</td>
<td>April-June 2017</td>
<td>Completed</td>
</tr>
<tr>
<td></td>
<td>Final draft ARAP preparation</td>
<td>SAL Consult</td>
<td>1st week of July 2017</td>
<td>Complete</td>
</tr>
<tr>
<td></td>
<td>In-country disclose of final draft ARAP at GSMA</td>
<td>PCU/GSMA</td>
<td>3rd week of July 2017</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>Revision of final draft ARAP with public comments if any</td>
<td>SAL Consult</td>
<td>4th Week of July 2017</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Infoshop Disclosure of final ARAP</td>
<td>World Bank</td>
<td>4th week of July 2017</td>
<td></td>
</tr>
<tr>
<td>Implementation Stage</td>
<td>PCU/GSMA</td>
<td>Timeframe</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>--------------------------------------------------------------------------------------</td>
<td>-----------------------------------------</td>
<td>--------------------------------</td>
<td>-----</td>
<td></td>
</tr>
<tr>
<td>Inauguration of ARAP Management Teams or Committees</td>
<td>Compensation Disbursement Team</td>
<td>1st week of August 2017</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Inauguration of ARAP Management Teams or Committees</td>
<td>Grievance Redress Team</td>
<td>1st week of August 2017</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Inauguration of ARAP Management Teams or Committees</td>
<td>Monitoring and Evaluation Team</td>
<td>1st week of August 2017</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Compensation payment</td>
<td>PCU and Compensation disbursement team</td>
<td>3rd week of August 2017</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Relocation of ECG cables, Glo Cables and GWCL pipelines</td>
<td>MSWR/PCU, ECG, Engineering Consultant</td>
<td>4th week of August 2017</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Resumption of construction activities</td>
<td>Contractors to resume construction activities at the various project sites</td>
<td>4th week of August 2017</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Reinstatement works</td>
<td>Reinstate affected properties where appropriate during construction</td>
<td>Contractor/Supervising Consultant</td>
<td>Project duration</td>
<td>-</td>
</tr>
<tr>
<td>Grievance Redress</td>
<td>Resolution of all disputes/complaints</td>
<td>3rd week of August to end of Project</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Monitoring and Evaluation</td>
<td>Monitor implementation of resettlement/compensation related and reinstatement works</td>
<td>Monitoring and Evaluation Team</td>
<td>Project duration</td>
<td>-</td>
</tr>
<tr>
<td>ARAP Completion Report</td>
<td>Prepare completion report after payment of direct compensation to affected persons</td>
<td>Compensation Disbursement Team</td>
<td>One week after completing payment of compensation</td>
<td>-</td>
</tr>
<tr>
<td>ARAP Completion Report</td>
<td>Prepare completion report after reinstatement of affected properties</td>
<td>Monitoring and Evaluation Team</td>
<td>One week after contractor has confirmed completion of reinstatement works</td>
<td>-</td>
</tr>
</tbody>
</table>
13.0 MONITORING AND EVALUATION

The monitoring and evaluation measures put in place are to ensure that the implementation of the resettlement actions is carried out in accordance with the requirements under this ARAP. The monitoring and evaluation will be the main mechanism to alert the PCU of any delays and problems and these activities will help measure the extent to which the main objectives of the ARAP have been achieved.

The ARAP monitoring and evaluation measures will have two components and these include:
- Performance/Internal monitoring; and
- ARAP completion audit or end evaluation.

13.1 Performance/Internal Monitoring

The purpose of the Internal monitoring is to help identify implementation deviations from the ARAP requirements and challenges and provide corrective and redirection measures to ensure that the ARAP requirements are adhered to during ARAP and project implementation periods.

13.1.1 Responsibility and Functions

The monitoring and evaluation team will be responsible for the internal monitoring of the ARAP implementation programme to ensure that the compensation disbursement team, the grievance redress team as well as the contractor follow the schedule and comply with the principles of the ARAP.

The functions of the monitoring and evaluation team is to:
- Ensure that actions and commitments described in this ARAP are being implemented;
- Ensure that eligible people to be affected by the project receive their full compensation; and received them promptly.
- Ensure that complaints and grievances lodged by PAPs are followed-up and resolved;
- Ensure that the contractor does not destroy properties beyond or above what has been compensated for or valued for compensation;
- Ensure that reinstatement works are carried out by the contractor as agreed;
- Provide the PCU with feedback on the resettlement/compensation implementation;
- Alert the PCU of any delays or problems associated with the activities of the compensation disbursement team, grievance redress team and the contractor
- Provide completion reports on compensation disbursement and reinstatement works.

13.1.2 Methodology and Procedure

The monitoring and evaluation team will use the following methods and procedures to accomplish its functions:
♦ Visit the project affected areas periodically so as to interact with the PAPs and gauge the level of community/affected persons’ satisfaction with regard to resettlement/compensation issues;
♦ Participate in the periodic site/project meetings to report on progress of the resettlement/compensation actions and reinstatement works;
♦ Have meetings with the compensation disbursement and grievance redress teams to assess delays and challenges associated with their activities;
♦ Review the grievance redress log book/file compiled by the grievance redress team to assess the number of complaints received and progress with their resolution; and
♦ Document and report on all findings to the PCU.

13.1.3 Monitoring Indicators

The monitoring indicators will include but not limited to:
♦ Amount of compensation or resettlement assistance paid;
♦ Number of PAPs available and received or signed for the compensation amount;
♦ Number of Representatives of PAPs who received compensation on behalf of PAPs;
♦ Date of payment, payee of the compensations and date of resumption of construction activities;
♦ Construction timelines/duration and any extensions;
♦ Type of affected property and whether it was fully or partially impacted during the construction period;
♦ Number of reinstatement works executed;
♦ Number of grievances registered and number of grievances resolved by the grievance redress team;
♦ Number of unresolved complaints;
♦ Frequency of meetings of the grievance redress team; and
♦ Adherence to procedures by the compensation disbursement and grievance redress teams.

13.1.4 Reporting

The monitoring and evaluation team will submit the following reports to the PCU:
• Monthly Progress Report – to provide status of all its activities carried out in the specified month and findings made and recommendations;
• Completion report on compensation disbursement status – to be prepared and submitted one week after the compensation disbursement team has completed payment of compensation;
• Completion report on reinstatement status – to be prepared and submitted one week after the contractor has completed its construction works and before the contractor receives his final payment.

The completion report for reinstatement should be prepared after the contractor has confirmed completion of all reinstatement works. This report should inform the PCU prior to making final payment to the contractor. The contractor will be required to rectify or reinstate any poor reinstatement work identified in the completion report on reinstatement works.
The completion report would draw out the objectives, lessons learnt and any outstanding compensation or reinstatement issues. This is not an evaluation but a status report on the ARAP when implementation has been completed.

13.1.5 Membership of the Monitoring and Evaluation Team

The proposed membership of the monitoring and evaluation team will include:
- Municipal Works Engineer will serve as chairperson or Team Leader;
- The elected local Assemblyman
- Monitoring & Evaluation Specialist at the PCU; and
- Werewu Consulting Engineering, the Supervising Consultant for the Project.

13.2 Completion Audit

The World Bank Safeguard Policy, OP 4.12 states that upon completion of the project, the project proponent oversees an assessment to determine whether the objectives of the resettlement instrument have been achieved. Evaluation is intended at checking whether policies have been complied with and providing lessons learnt for amending strategies and implementation in a longer-term perspective.

The completion audit will allow the GAMA PCU and the GSMA, and other relevant stakeholders to verify that all resettlement measures identified in the ARAP were implemented or otherwise, and that compensation and reinstatement works have been completed in compliance with OP 4.12. The audit will also evaluate that the actions prescribed in the ARAP and implemented had the desired effect.

Responsibility and Timeframe

The GAMA PCU will engage a local consultant or auditor to carry out the completion audit. The completion audit is to be undertaken after completion of all ARAP as well as construction activities including reinstatement works.

13.3 ARAP Monitoring & Evaluation Cost

A lump sum of Ghc800 has been estimated to take care of the activities of the monitoring and evaluation team.
14.0 ESTIMATED COST FOR ARAP IMPLEMENTATION AND FUNDING OF ARAP

14.1 Estimated Cost for ARAP Implementation

The cost estimates for the implementation of the ARAP for the Gbawe drain construction including direct compensation payments to PAPs, reinstatement works to be carried out by the contractor and budget for the ARAP implementation teams is Gh¢29,893.24. The details are presented in Table 14-1.

<p>| Table 14-1: Estimated cost for the implementation of the ARAP |</p>
<table>
<thead>
<tr>
<th>No.</th>
<th>Item</th>
<th>Estimated Cost/ Gh¢</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Compensation to be directly paid to PAPs</td>
<td>8,379.57</td>
<td>Amount directly going to the PAPs</td>
</tr>
<tr>
<td>2.</td>
<td>Reinstatement cost component</td>
<td>17,233.04</td>
<td>Contractor to carry out reinstatement works prior to making claim. ECG, GWCL and Glo will be involved with the temporary relocation and final reinstatement of their affected cables/pipes.</td>
</tr>
<tr>
<td>3.</td>
<td>Subtotal</td>
<td>25,612.61</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Budget for ARAP Implementation Teams</td>
<td>3,000.00</td>
<td>(lump sum)</td>
</tr>
<tr>
<td>5.</td>
<td>Contingency (5% of No.3)</td>
<td>1,280.63</td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>Total</td>
<td>29,893.24</td>
<td>Estimated cost for the implementation of the ARAP for Gbawe Drain</td>
</tr>
</tbody>
</table>

14.2 Funding

The Ghana Government through the Ministry of Finance will provide funds for the payment of the direct compensation to project affected persons, which is estimated at Gh¢8,379.57 (as shown in Table 14-1) as well as the budget for the ARAP Implementation Teams and contingency which are estimated as Gh¢3000 and Gh¢1280.63 respectively. The estimated reinstatement cost of Gh¢17,233.04 will not be given upfront to the contractor. However, the contractor will be required to reinstate the affected properties and submit claims for payment as appropriate to the PCU as part of its construction work.
15.0 BIBLIOGRAPHY


Adaptation to Urban Floods Among the Poor in the Accra Metropolitan Area, Emmanuel Anyang Abeka Thesis Is Submitted To The University Of Ghana, Legon In Partial Fulfilment Of The Requirement For The Award Of The Doctor Of Philosophy Degree In Development Studies, December 2014 (University of Ghana http://ugspace.ug.edu.gh)

Ghana Netherlands Wash Programme (2014). Capacity needs assessment of the five MAs involved in GNWP and key national stakeholders, Final version,

## Annexes

<table>
<thead>
<tr>
<th>Annex</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annex 1</td>
<td>Certification of Value</td>
</tr>
<tr>
<td>Annex 2</td>
<td>Compensation Claim Form</td>
</tr>
<tr>
<td>Annex 3</td>
<td>Grievance Redress Sample Form</td>
</tr>
</tbody>
</table>
ANNEX 1  CERTIFICATION OF VALUE

This is to certify that we have inspected all the properties described in this Valuation Report under the proposed Gbawe Drains Construction under the GAMA Drains and Culverts Project in the Ga South Municipality.

The appraisal has been conducted in an objective manner in accordance with the Code of Professional Ethics of the Ghana Institution of Surveyors (GhIS) to which we are affiliated.

To the best of our knowledge and belief, the statements of fact contained in this Valuation Report and upon which opinions herewith are based are true and correct.

We declare that we do not have any present or prospective interest in the subject property and have no personal bias with respect to the properties involved.

In our professionally considered opinion, having regard to the legal, physical, economic and institutional factors, the affected properties in the surveyed area have been assigned the following values as at the date of valuation:

<table>
<thead>
<tr>
<th>Compensation Cost Description</th>
<th>Full Replacement Cost (GH¢)</th>
<th>Reinstatement Cost Component (GH¢)</th>
<th>Compensation to be paid to PAPs (GH¢)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structural Cost</td>
<td>18,360.13</td>
<td>13,233.04</td>
<td>5,127.09</td>
</tr>
<tr>
<td>Loss of income</td>
<td>3,252.48</td>
<td>0.00</td>
<td>3,252.48</td>
</tr>
<tr>
<td>TOTAL</td>
<td>21,612.61</td>
<td>13,233.04</td>
<td>8,379.57</td>
</tr>
</tbody>
</table>
ANNEX 2 COMPENSATION CLAIM FORM

CONSTRUCTION OF DRAINS/CULVERTS UNDER THE GAMA PROJECT-GBAWE DRAINS

-COMPENSATION CLAIM AND COMMITMENT FORM FOR STRUCTURES/LOSS OF INCOME-

Affected Person Information:

Name of Claimant: ____________________________________________ Sex: __________ Age: ________________

Name of Authorized Representative: ________________________________

Current Abode: ________________________________________________

Total Compensation Due:

<table>
<thead>
<tr>
<th>Value of Affected Structure(s) / or Loss of income (Ghc)</th>
<th>Disturbance Allowance (Ghc)</th>
<th>Total compensation (Ghc)</th>
</tr>
</thead>
</table>

Compensation Payment Commitment:

I, ____________________________________________, having received the above total compensation amount for the above structure(s) and other applicable assistance on ______________________ (date of compensation payment), have agreed in principle to cooperate with the project and allow construction work to start, for which compensation has been paid, on ______________________ (agreed date when affected person should vacate the affected area/land).

Signature or Thumb print of claimant /recipient: ________________________________

Contact of claimant/ recipient: __________________________ Date: __________________

Name of Administrator (PCU Representative): ________________________________

Signature of Administrator: __________________________ Date: __________________

Contact of Administrator: ________________________________
ANNEX 3 GRIEVANCE REDRESS SAMPLE FORM

CONSTRUCTION OF DRAINS/CULVERTS UNDER THE GAMA PROJECT

-GRIEVANCE AND RESOLUTION FORM FOR THE ARAP IMPLEMENTATION-

Name and Title (Filer of Complaint):
.....................................................................................................................................................

☐ Dr., ☐ Mr., ☐ Ms., ☐ Mrs. Please check one)

Address): ...........................................................................................................................................

ID Number (PAPs ID number): ...........................................................................................................

Gender: Male Female:

Contact Information (house number/ mobile phone) :.................................................................

How do you preferred to be contacted?

Information on Authorized Representative (If any).
Names and Titles:
Relationship with complainant:
Addresses
Contact numbers
E-mail addresses

Mode of receiving the grievance:

☐ Letter
☐ Phone call
☐ Email
☐ Verbal complaint (walk-in)
☐ Others (specify)

Description of the Nature of Grievance or Complaint:
................................................................................................................................................................
................................................................................................................................................................
................................................................................................................................................................
................................................................................................................................................................

Date Individuals Contacted Summary of Discussion
Signature: ........................................ Date: ........................................
Signed (Filer of Complaint): ..........................................................

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

Name of Person Receiving the Complaint..................................................................................
Position: ............................................................................................................................
Address/Contact: ..................................................................................................................
Signature: ............................................................................................................................

**Review/Resolution**

Date of Conciliation Session: ..........................................................

Was Filer Present?: Yes No
Was field verification of complaint conducted? Yes No
If Yes by who? ..........................................................................................

Findings of field investigation: ..........................................................................................

**Summary of Conciliation Session Discussion**

Issues.................................................................................................................................

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

Signed (Conciliator): .............................................. Signed (Filer): ..............................................
Signed: ................................................................
(Independent Observer)
Date: .............................................................