Assessment of Resettlement Related Issues on the SYIP in Area 2

ASHANTI REGION
WESTERN REGION
EASTERN REGION

PHASE 2
(WESTERN REGION)

RESETTLEMENT ACTION PLAN
REVISED

SAL Consult Limited, P O Box GP20200, Accra
August 2011
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### ABBREVIATIONS AND ACRONYMS

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<th>Description</th>
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<tr>
<td>AC</td>
<td>Asbestos concrete</td>
</tr>
<tr>
<td>ARAP</td>
<td>Abbreviated Resettlement Action Plan</td>
</tr>
<tr>
<td>DA</td>
<td>District Assembly</td>
</tr>
<tr>
<td>ECG</td>
<td>Electricity Company of Ghana</td>
</tr>
<tr>
<td>EWT</td>
<td>Elevated Water Tank</td>
</tr>
<tr>
<td>FYIP</td>
<td>First Year Investment Programme</td>
</tr>
<tr>
<td>GHS</td>
<td>Ghana Health Service</td>
</tr>
<tr>
<td>GLR</td>
<td>Ground Level Reservoir</td>
</tr>
<tr>
<td>GWCL</td>
<td>Ghana Water Company Limited</td>
</tr>
<tr>
<td>LHS</td>
<td>Left Hand Side</td>
</tr>
<tr>
<td>MCA</td>
<td>Market Comparison Approach</td>
</tr>
<tr>
<td>PAPs</td>
<td>Project Affected Persons</td>
</tr>
<tr>
<td>PMU</td>
<td>Project Management Unit</td>
</tr>
<tr>
<td>RAP</td>
<td>Resettlement Action plan</td>
</tr>
<tr>
<td>RCA</td>
<td>Replacement Cost Approach</td>
</tr>
<tr>
<td>RHS</td>
<td>Right Hand Side</td>
</tr>
<tr>
<td>RP</td>
<td>Resettlement Plan</td>
</tr>
<tr>
<td>RPF</td>
<td>Resettlement Policy Framework</td>
</tr>
<tr>
<td>RoW</td>
<td>Right-of-Way</td>
</tr>
<tr>
<td>SYIP</td>
<td>Subsequent Year Investment Programme</td>
</tr>
<tr>
<td>UWP</td>
<td>Urban Water Project</td>
</tr>
</tbody>
</table>
EXECUTIVE SUMMARY

The SYIP Area 2, Western Region will affect a total of 1,089 no persons, comprising 268 no persons at Prestea, 150 no persons at Bogoso, 253 no persons at Aboso, 182 no persons at Elubo and 236 no persons at Axim.

Land will be required for two different aspects of the project as follows:
- Land for construction of elevated water tanks and treatment facilities; and
- Land for borehole supply points depending on where successful boreholes would be sited.

Land acquisition is required in Prestea, Bogoso, Aboso, Elubo and Axim for the borehole and EWT sites and will require payment of compensation.

The replacement and extension of distribution pipelines will be carried out within the mandatory road reservation corridor meant for utility lines as well as existing pipeline routes. In the project towns, the reservation corridor is occupied mostly by shops in the form of kiosks, metal containers, and sandcrete buildings. These are used for the operation of provision shops, drinking spots, chop bars, salons, fashion shops (boutique), barbering shops etc. Other business entities include fuel stations and carpentry shops among others. Many commercial or business units will however have their frontages and entrances mostly of concrete pavements, walls or sheds partly demolished.

The project will not displace any household, church or mosque. Residential properties to be affected are mostly pavement driveways, fence walls, gardens or lawns. There will also be road crossings in the project towns. Backyard gardens and farm units will also be affected and the common crops grown include plantain, cassava, and cocoyam. At Elubo, perennial crops such as cocoa, will be affected.

Generally, the impacts are of low magnitude with partial demolition of most of the affected properties.

The Total Compensation Payable in the Western Region is estimated at GH¢414,692.01 (Four Hundred and Fourteen Thousand, Six Hundred and Ninety Two Ghana Cedis, One Pesewa) or US$276,461.36 as at the dates of valuation.

A total RAP budget of GH¢496,326.61 (Four Hundred and Ninety Six Thousand, Three Hundred and Twenty Six Ghana Cedis and Sixty One Pesewas) or US$330,884.43 is proposed for the implementation of the RAP. This amount includes the expenditure of the proposed RAP management teams to be constituted and the compensations payable to PAPs.
1.0 DESCRIPTION OF PROJECT AND IMPACTS

1.1 Project Description

The Ghana Water Company Limited (GWCL) is responsible for investments in the urban water supply sub-sector and through its Project Management Unit (PMU) is currently implementing the Urban Water Project (UWP), which aims amongst others at improving the conditions of several water supply systems spread all over the country. The four main components of the project are:

- Systems expansion and rehabilitation;
- Public-private partnership development;
- Capacity building and project management; and
- Severance programme.

The First Year Investment Programme (FYIP) under the first project component commenced in 2007 and comprised civil works and supply and installation of equipment as appropriate for priority requirements and upgrades in Accra, Kumasi, Obuasi, and Asante- Mampong costing up to US$10 million. The FYIP did not include any detailed study as the works mainly involved minor extensions and rehabilitation of pipelines designed to obtain optimum output from existing water supply systems.

The Subsequent Year Investment Programme (SYIP) is the next investment plan under the component and a follow up sub project to the FYIP. Its general objective is to improve the physical conditions and capacities of the water supply systems by expanding them to meet 2011 demands. It also seeks to improve access, especially of the urban low income population to potable water supply.

Unlike the FYIP, which did not require any detailed studies, the SYIP include detailed planning studies and preparation of detailed engineering designs and tender documents. In contrast to the FYIP, which focused mainly on rehabilitation and extension of distribution lines to make optimum use of existing water production, the SYIP will mainly expand the systems to meet 2011 demand of existing networks.

To optimize the use of the relatively limited funds, expansion is primarily limited to that required to satisfy the increase in population for the areas already served by the existing distribution network, thereby optimizing the use of existing infrastructure.

Twenty- six (26) water supply systems spread over all ten (10) regions of the country are to be improved under the SYIP after being selected in accordance with the applicable criteria for prioritization of investments provided in the Project Appraisal Document (PAD). The purpose of the prioritization of investments, which covered all systems in all 10 regions of the country, was to enable urban areas or water supply systems to be selected for the project, since it is not feasible to cover all of the systems in the country with the available funds.
The SYIP works for Area 2 include civil works, supply and installation of equipment, extension of distribution networks and construction of new ground level reservoirs and associated raw water transmission mains, for 2011 demand requirements. The selected water supply systems are in eleven (11no.) urban areas distributed over three (3no.) regions. The beneficiary regions and the selected urban towns include:

- Ashanti Region
  - New Edubiase
  - Agona and Jamasi
- Eastern Region
  - Suhum
  - Asamankese
  - Akim Oda
  - Akim Ofoase
- Western Region
  - Axim
  - Elubo
  - Aboso
  - Bogoso
  - Prestea

The purpose of this assignment is to identify project impacted persons, assets and other resettlement – related issues, and also develop Resettlement Action Plans (RAPs), Abbreviated Resettlement Action Plans (ARAPs) or Compensation Plans as may be required for the SYIP projects in accordance with the World Bank’s Operational Policy on Involuntary Resettlement (OP 4.12) and the RPF.

This report constitutes the RAP on the SYIP projects in the Western Region under Area 2. Figure 1 is a map of Ghana showing the project locations. The planned SYIP project areas and systems in Area 2 are presented in Table 1.

1.1 Objectives

The objectives of the assignment are to:

- Determine the scope and methodology for assessing the potential resettlement impacts of the projects of the SYIP;
- Identify persons and assets that would be impacted;
- Identify relevant stakeholders in relation to resettlement of impacted persons and assets;
- Determine whether RAPs, ARPs or Compensation reports are required for implementation of resettlement actions required for the various projects of the SYIP;
- Develop RAPS/ ARP and Compensation reports as the case may be for the project affected areas based on socio-economic and other relevant surveys; and
- Initiate steps towards compulsory acquisition of land where required.
Figure 1: A Map of Ghana Showing the Project Towns under Area 2
<table>
<thead>
<tr>
<th>Region</th>
<th>System</th>
<th>Water Source</th>
<th>Existing Boreholes (no)</th>
<th>Proposed Boreholes (no)</th>
<th>Total Length of Pipelines Proposed (m)</th>
<th>Storage Facilities proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ashanti</td>
<td>Agona/Jamasi</td>
<td>Boreholes</td>
<td>3</td>
<td>3</td>
<td>10,134* (19,054)**</td>
<td>2 no 150 m$^3$ + 100 m$^3$ Elevated Pre-Stressed Steel Tanks</td>
</tr>
<tr>
<td></td>
<td>New Edubiase</td>
<td>Boreholes</td>
<td>1</td>
<td>4</td>
<td>4,959* (12,616)**</td>
<td>1 no 300 m$^3$ Ground + 1 no 200 m$^3$ Elevated Pre-Stressed Steel Tank</td>
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<tr>
<td>Western</td>
<td>Elubo</td>
<td>Boreholes</td>
<td>3</td>
<td>2</td>
<td>2,202* (9,340)**</td>
<td>1 no 50 m$^3$ + 1 no 100 m$^3$ Elevated Pre-Stressed Steel Tanks</td>
</tr>
<tr>
<td></td>
<td>Axim</td>
<td>Surface water (Denkyemnsule) + Boreholes</td>
<td>2</td>
<td>4</td>
<td>7,136*</td>
<td>1 no 100 m$^3$ Elevated Pre-Stressed Tank</td>
</tr>
<tr>
<td></td>
<td>Aboso</td>
<td>Boreholes</td>
<td>2</td>
<td>4 (6)</td>
<td>4,023* (15,810)**</td>
<td>1 no 150 m$^3$ + 1 no 300 m$^3$ Elevated Pre-Stressed Steel Tanks</td>
</tr>
<tr>
<td></td>
<td>Bogoso</td>
<td>Boreholes</td>
<td>2</td>
<td>5</td>
<td>1,650* (14,450)**</td>
<td>1 no 450 m$^3$ Ground + 1 no 100 m$^3$ Elevated Pre-Stressed Steel Tank</td>
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<td>Prestea</td>
<td>Boreholes</td>
<td>4</td>
<td>6</td>
<td>5,667* (16,745)**</td>
<td>1 no 450 m$^3$ Ground Pre-Stressed Steel Tank</td>
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<tr>
<td>Eastern</td>
<td>Suhum</td>
<td>Boreholes</td>
<td>5</td>
<td>5 (7)</td>
<td>4,849*</td>
<td>2 no 400 m$^3$ Elevated Pre-Stressed Steel Tank</td>
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<tr>
<td></td>
<td>Asamankese</td>
<td>Surface Water (Abukyem)</td>
<td>nil</td>
<td>Nil</td>
<td>(15,650)**</td>
<td>1 no 450 m$^3$ Ground + 1 no Elevated Pre-Stressed Steel Tank</td>
</tr>
<tr>
<td></td>
<td>Akim Ofoase</td>
<td>Boreholes</td>
<td>nil</td>
<td>3</td>
<td>2,148* (8,436)**</td>
<td>1 no 150 m$^3$ Elevated Pre-Stressed Steel Tank</td>
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<tr>
<td></td>
<td>Akim Oda</td>
<td>Borehole</td>
<td>6</td>
<td>6</td>
<td>2,381* (18,516)**</td>
<td>1 no 300 m$^3$ Elevated Pre-Stressed Steel Tank</td>
</tr>
</tbody>
</table>

* ...........pipeline length as indicated in the inception report

** ...........pipeline length as indicated in the preliminary environmental report and final design drawings
2.0 DESCRIPTION OF THE WESTERN REGION PROJECT AND IMPACTS

2.1 Project Components and Beneficiary Towns

The five (5no) beneficiary towns are:
- Axim, the Nzema East Municipal Capital;
- Elubo, in the Jomoro District;
- Aboso, in the Prestea-Huni-Valley District;
- Bogoso, in the Prestea-Huni-Valley District and
- Prestea, in the Prestea-Huni-Valley District.

2.1.1 Axim

The major components of the Axim works include:
- Dredging of the existing impoundment and raising the weir by 1.0m;
- redevelopment of one (1no) borehole;
- construction of a new water treatment plant;
- construction of a new 100m³ EWT;
- rehabilitation of a existing 455m³ GLR;
- construction of treated water transmission lines;
- construction of network of distribution line extensions and replacement within Axim Township.

2.1.2 Elubo

The major components of the Elubo works include:
- drilling and mechanisation of two (2no) new boreholes and redevelopment of the existing three (3no) boreholes;
- construction of two (2no) new water treatment plants;
- construction of a new 100m³ and a new 50m³ EWTs;
- construction of treated water transmission lines;
- construction of network of distribution line extensions and replacement within Elubo Townships.

2.1.3 Aboso

The major components of the Aboso works include:
- drilling and mechanisation of six (6no) new boreholes and redevelopment of two (2no) existing ones;
- construction of two (2no) new water treatment plants;
- construction of a new 300m³ GLR;
- construction of a new 60m³ EWT;
• construction of treated water transmission lines;
• construction of network of distribution line extensions and replacement within Aboso Township.

2.1.4 Bogoso

The major components of the Bogoso works include:
• drilling and mechanisation of five (5no) new boreholes and redevelopment of the existing two (2no) boreholes;
• construction of a new water treatment plant;
• construction of one (1no) new 450m³ EWT;
• installation of (1no) one 100m³ EWT to replace the obsolete one;
• construction of network of distribution line extensions and replacements within Bogoso Township.

2.1.5 Prestea

The major components of the Prestea works include:
• drilling and mechanisation of six (6no) new boreholes and redevelopment of the existing three (3no) boreholes;
• construction of two (2no) new water treatment plants;
• construction of one (1no) new 450m³ EWT;
• construction of treated water transmission lines;
• construction of network of distribution line extensions and replacements within Prestea Township.

2.2 Project Impacts

Land Requirements
Land will be required for two different aspects of the project as follows:
• Land for construction of elevated water tanks and treatment facilities; and
• Land for borehole supply points depending on where successful boreholes would be sited.

Land will be required for acquisition for some borehole sites especially in Elubo, Aboso, Bogoso and Prestea depending on where successful boreholes would be sited. It is not clear if any boreholes will be drilled for inclusion into the supply system at Axim though 4no sites have been located already.

Land will be required for acquisition in Elubo and in Aboso for the construction of the EWT. It is however not clear whether there will be need to compulsory acquire the land earmarked for the reservoir at Bogoso and Prestea since these lands are fallow and preliminary investigations indicate that it belongs to the community. It is noted that:
• in Axim, land is available at the sites where the current facilities are located for use.
• In Elubo, there is very little space at the location of the current 90m³ tank site. The only land available is under construction, which will have to be acquired compulsorily. The land owner has been spoken with to suspend construction.

• In Aboso, land is available at the present reservoir site as well as at the proposed site near the Fanti Mines Area (opposite of Aboso Glass Factory) for use.

• In Bogoso, the original tank location has been encroached upon for erection of mobile phone antennas, with very little space available for use. A fallow land earmarked as new reservoir site is fallow and will require creation of access route to the summit for the construction works.

• In Prestea, the proposed tank location is fallow and available for use and may also require the creation of access route to the summit.

All the other subprojects especially the laying of pipelines will be done within the mandatory road reservation corridor meant for utilities and along existing pipeline routes. It is however noted that:

• In Bogoso, the main Bogoso-Tarkwa highway is earmarked for reconstruction and the structures along the road have been marked for demolition and compensation. This may necessitate the rerouting of the pipeline route away from the road corridor to the alleys aligning eastwards towards the Primary school area to link the old cemetery road and further to the reservoir site.

• The Highway in Elubo towards the Border with Ivory Coast is also earmarked for reconstruction and has to be factored in the pipeline construction works.

• It is also noted that in the Asoampa area, the pipeline route should be laid to the right of the road i.e., in the direction of Asoampa towards Boiler Junction since the left side is currently taken over by ‘Galamsey’ operators.

• In Prestea, CWSA has laid some 55mm water supply pipelines already in the Boiler-Old Post Office Route. The two systems may have to be integrated.

It is noted that some PVC pipes have been laid in some of the project towns already, which will require connecting into the rehabilitated system, e.g. Axim.

The details of the lands to be acquired are as provided in Tables 2, 3, 4, 5 and 6.
Table 2  Elubo Land Acquisition and Compensation Issues for Reservoir and Borehole Construction

<table>
<thead>
<tr>
<th>Activity/subproject</th>
<th>Land acquisition requirement</th>
<th>Ownership</th>
<th>Type of land</th>
<th>Compensation</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>New EWT and New Treatment Plant</td>
<td>Land acquisition required</td>
<td>Madam Lucy Billa/ Ronald Mensah</td>
<td>Land with Buildings (mud and sancrete) and 2no Oil Palms, 2no Coconut Trees and 8no Plantains</td>
<td>Compensation Required</td>
<td>Land available is very constricted</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Land Required is 23.66m x 12.54m</td>
</tr>
<tr>
<td>New Borehole Sites</td>
<td>Land Acquisition required</td>
<td>c/o Hon Joseph Allah Arthur (Former Assemblyman)</td>
<td>Cocoa Farm and Uncultivated/ Bushy and fallow lands</td>
<td>Compensation Required</td>
<td>About 7m x 5m-of land required at each site</td>
</tr>
</tbody>
</table>

Source: Field Investigations and PMU Acquisition Assessment

Table 3  Aboso Land Acquisition and Compensation Issues for Reservoir and borehole Construction

<table>
<thead>
<tr>
<th>Activity/ subproject</th>
<th>Land acquisition requirement</th>
<th>Ownership</th>
<th>Type of land</th>
<th>Compensation</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>New EWT at Existing Tank Site</td>
<td>Land acquisition required</td>
<td>Sharif Mohammed and Victoria Asargi or Nana Kofi kyei Baffour, Chief of Aboso</td>
<td>Original EWT Site at Aboso</td>
<td>Compensation Required</td>
<td>Land Required is about 44m x 32m</td>
</tr>
<tr>
<td>New EWT at Aboso Glass Factory Area</td>
<td>Land acquisition required</td>
<td>Mr kofi Badwah and Mr Kingsford Moro</td>
<td>Land with Plantain and cassava farm, 6no Coconut and 1no Orange, Pear and Pawpaw Trees</td>
<td>Compensation Required</td>
<td>Land Required is about 44m x 30m</td>
</tr>
<tr>
<td>New Borehole Sites</td>
<td>Land Acquisition required</td>
<td>Nana Kofi kyei Baffour, Chief of Aboso</td>
<td>Bushy and fallow lands</td>
<td>Compensation Required</td>
<td>About 7m x 5m-of land required at each site</td>
</tr>
</tbody>
</table>

Source: Field Investigations and PMU Acquisition Assessment
### Table 4  Axim Land Acquisition and Compensation Issues for Reservoir and borehole Construction

<table>
<thead>
<tr>
<th>Activity/subproject</th>
<th>Land acquisition requirement</th>
<th>Ownership</th>
<th>Type of land</th>
<th>Compensation</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Reservoir at Existing Tank Site</td>
<td>Land acquisition required</td>
<td>Rev Fr Paul Awuah (Parish Priest, Roman Catholic Church)</td>
<td>Land with 10 oil palm and 3no medium mahogany trees</td>
<td>Compensation Required</td>
<td>Land Required is about 39m x 31.8m</td>
</tr>
<tr>
<td>New Borehole Sites</td>
<td>Land Acquisition required</td>
<td>Chief of Axim or District Assembly</td>
<td>Farm lands</td>
<td>Compensation Required</td>
<td>About 7m x 5m-of land required at each site</td>
</tr>
</tbody>
</table>

Source: Field Investigations and PMU Acquisition Assessment

### Table 5  Bogoso Land Acquisition and Compensation Issues for Reservoir and borehole Construction

<table>
<thead>
<tr>
<th>Activity/subproject</th>
<th>Land acquisition requirement</th>
<th>Ownership</th>
<th>Type of land</th>
<th>Compensation</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Reservoir at Opposite St Augustines Senior High School</td>
<td>Land acquisition required</td>
<td>Nana Kwasim Somprem, Chief of Bogoso Kokoase</td>
<td>Land with 15no matured oil palm trees</td>
<td>Compensation Required</td>
<td>Land Required is about 46m x 32m</td>
</tr>
<tr>
<td>New Borehole Sites</td>
<td>Land Acquisition required</td>
<td>Chief of Bogoso or District Assembly</td>
<td>Farm lands/Fallow lands</td>
<td>Compensation Required</td>
<td>About 7m x 5m-of land required at each site</td>
</tr>
</tbody>
</table>

Source: Field Investigations and PMU Acquisition Assessment

### Table 6  Bogoso Land Acquisition and Compensation Issues for Reservoir and borehole Construction

<table>
<thead>
<tr>
<th>Activity/subproject</th>
<th>Land acquisition requirement</th>
<th>Ownership</th>
<th>Type of land</th>
<th>Compensation</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Reservoir at Existing Reservoir Site at Asoampah Area</td>
<td>Land acquisition required</td>
<td>Madam Sofor Ndaehu</td>
<td>Land with 4no matured oil palm trees and 2no Mud buildings</td>
<td>Compensation Required</td>
<td>Land Required is about 40m x 30m</td>
</tr>
<tr>
<td>New reservoir close to MTN Mast at Borla Area</td>
<td>Land acquisition required</td>
<td>Mr Amos Annan</td>
<td>Land near block factory</td>
<td>Compensation Required</td>
<td>Land Required is about 46m x 32m</td>
</tr>
<tr>
<td>New Borehole Sites</td>
<td>Land Acquisition required</td>
<td>Chief of Bogoso or District Assembly</td>
<td>Farm lands/Fallow lands</td>
<td>Compensation Required</td>
<td>About 7m x 5m-of land required at each site</td>
</tr>
</tbody>
</table>

Source: Field Investigations and PMU Acquisition Assessment
Physical Displacement
The implementation of the project will not displace any household. No communal property such as church building or mosque will be demolished in the towns.

Economic Displacement and Zone of Impacts
All the pipe laying works are within the road reservation corridor and or new right-of-ways (RoWs) to be created along alleys, which would not require any additional relocation/ resettlement. Utility lines that make use of the reservation corridor include electricity power lines, telecommunication lines and water pipe lines.

Most existing reservation corridors have been encroached upon by mostly small business units. Common among such business units are kiosks made of wooden structures or metal containers, drinking bars or spots and mechanics workshops. Most of these business units will have their frontages mostly made of concrete pavement or walls as affected properties. Some have also extended their shops into the reservation corridor with the erection of various types of sheds under which they display their wares. Some of the sheds will be affected.

Other affected properties in residential places are mostly pavement driveways, fence walls, gardens or lawns with flowers. Generally, the impacts are of low magnitude and partial demolition of properties will be common as well as disruption of business activities.

Thus, economic displacement will be temporary during the trenching and laying of pipes. Affected persons can return to continue with their business after pipe laying.

Vulnerable Groups
Ten (10no) vulnerable persons were identified among the project affected persons, which will necessitate provision of additional incentives, compensation measures or special assistance during the implementation of the RAP. They include one (1no) each in Bogoso and Elubo, two (2no) in Prestea, and three (3no) each in Aboso and Axim. The vulnerable persons are:
- Maame Akua Esson, an old lady aged more than 90 years, and Zenabu Zakari, an old lady aged more than 100 years, all of Prestea;
- Madam Adwoa Krah, a septuagenarian and resident in Bogoso;
- David Abasa, a stroke patient, Malam Adama a septuagenarian and Nafisah Dagomba an old lady who is destitute, all of Aboso;
- Elizabeth Aboah, a widow resident in Elubo; and
- Elizabeth Kainyah, a septuagenarian stroke patient, Mr Joseph Woode Essien, a stroke patient and Mr James Kwao, a cobbler who is physically challenged and resident in Axim.
2.3 Summary of Impacts

The project impacts are summarized in Table 7.

Table 7 Summary of Project Impacts

<table>
<thead>
<tr>
<th>Type of project activity</th>
<th>Potential impacts on assets /Properties</th>
<th>Livelihoods</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Land</td>
<td>Crops /economic trees</td>
</tr>
<tr>
<td>Reservoir/tank/booster stations</td>
<td>Permanent land take for facilities</td>
<td>Destruction of standing crops on areas demarcated for facilities</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Extension, replacement of distribution networks or pipelines</td>
<td>To Use RoW and the alleys for laying of pipes necessitating temporary use or occupation during pipe laying</td>
<td>Destruction of standing crops within RoW for pipeline</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boreholes development</td>
<td>Permanent land acquisition for successful boreholes and temporary occupation during construction</td>
<td>Destruction of standing crops on areas acquired permanently and damage to crops during temporary occupation</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
2.4 Minimisation of Impacts

The size of the pipes to be laid and the duration of trenching for pipe laying are determining factors to the impacts envisaged. Generally, pipe diameters range from 75mm to 225mm, which are considered as small diameter pipes. The laying of such pipes will create insignificant impacts since these can easily be managed and manoeuvred into small spaces to minimise impacts. The laying of such small diameter pipes will however not totally stop, obstruct or hinder business or commercial activities of the affected units.

It is expected that trenching and pipe laying will run concurrently in order to avoid the situation where trenches are left in front of shops for more than 24 hours awaiting the laying of pipes. It is expected that pipes will be laid and trenches covered within three days of digging.

Again, drilling of boreholes in farm lands is expected to be carried out during the dry season when the crops would have been harvested to minimise the impacts on livelihoods of the farmers and to avoid additional compensation cost.
3.0 OBJECTIVE OF THE RESETTLEMENT/COMPENSATION PROGRAMME

The impacts under this RAP are considered to be of relatively low magnitude because no physical displacement is expected and economic displacement is temporary. Therefore the objectives of the resettlement programme are straightforward. Land acquisition is involved under this RAP. Demolition of properties will be mostly partial and not total.

The main objectives of the resettlement plan are as follows:

- To ensure that PAPs are adequately compensated and this includes any loss of income from the business or commercial enterprises that may arise as a result of the project.

- To compensate the affected units and enterprises for their loss at full replacement cost and ensure that the income-earning capacity of the affected commercial units are at least restored to the levels they would have had without the project.

- To identify vulnerable groups among the PAPs and prescribe any special assistance they may require either in terms of specific compensation or extra attention during the implementation of the RAP.

- To ensure that PAPs are consulted and their concerns included in the RAP document for implementation.

- To meet both national and institutional regulatory requirements. Any impact of the project is addressed in compliance with the Constitution of Ghana, other Ghanaian regulations as provided in Section 5, and with the World Bank safeguard policy on involuntary resettlement (OP 4.12).

- To follow the guidelines for the preparation of RAP developed in the Resettlement Policy Framework for the Urban Water Project.
4.0 CENSUS AND SOCIO-ECONOMIC CONDITIONS

In order to know exactly and completely assess the impacts of the project and the resettlement assistance required, a census and socio-economic survey of the PAPs and assets were undertaken within the months of October/November 2010 and February/March 2011.

The census survey involved identification of affected persons and their affected properties. The methodology for the socio-economic data included interviews with affected persons, consultations with Assemblymen and District/Municipal Assemblies as well as relevant literature review.

4.1 Identification of PAPs and Affected Properties

About 268 persons at Prestea, 150 persons at Bogoso, 253 persons at Aboso, 182 persons at Elubo and 236 persons at Axim will be affected under this project. Thus, a total of 1,089 persons will be affected in the Western Region under the SYIP Area 2 of the UWP.

In all the project towns, the types of properties to be affected are wide-ranging. Details of the affected properties are shown under Annex 2 (Valuations and Compensations for Western Region).

In the project towns, the common and dominant structures to be affected are concrete pavement/driveway in front of shops/stores/buildings. Other structures to be affected include wooden platforms, kiosks, shed, metal containers, stairs, and roads.

A major impact area in Elubo is the loss of a small portion of a cocoa farm and also a sandcrete or landcrete buildings. Annual crops e.g., plantain, banana, cocoyam and cassava will be lost by some farmers. The plantains, cocoyam, cassava and bananas to be affected are planted in gardens in the project towns. Thus no major farmlands will be impacted and very few crops are involved.

4.2 Socio-economic Condition of Project Districts/Towns

The project towns fall under three districts in the Western Region of Ghana namely:
- Prestea Huni Valley District Assembly;
- Nzema East Municipal Assembly; and
- Jomoro District Assembly.

4.2.1 Data Sources

The socio-economic information on the project districts/towns was derived from the following data sources:
• Consultations with district assemblies and local communities;
• Internet sites of the district assemblies – www.ghanadistricts.com; and
• National government data and published reports (e.g. Ghana Statistical Service).

Consultations at the Ghana Statistical Service, Accra revealed that the 2010 Population and Housing Census Reports will be released within the first quarter of 2012. The demographic information obtained from the district assemblies were therefore based upon the 2000 Population and Housing Census Reports and projections made by the various district assemblies.

4.2.2 Prestea Huni Valley District Assembly

Three (3no) towns in this district will benefit under this project and they include Prestea, Bogoso, the district capital and Aboso.

Location
The Prestea-Huni Valley District used to be part of the Tarkwa Nsuaem Municipal Assembly of the Western Region of Ghana. It is bounded on the north by Wassa Amenfi East District, South by Tarkwa Nsuaem Municipal, east by Mpohor Wassaa East District, west by Wassa Amenfi West and south west by Nzema East Municipal assembly.

Demographical Characteristics
According to the 2000 population and Housing Census, the population of the district together with that of Tarkwa Nsuaem Municipality had a total population of 232,699 at a growth rate of 2.97%, which was higher than the national figure of 2.7 percent.

As a result of the high labour force the District has very low dependence ratio. The dominant tribe is the indigenous Wassa people. The other tribes include Ahantas, Fantis, Bonos, Ewes, Gas, Kokombas among others. Christianity is the predominant religion in the District, with the Moslem and traditional religion population forming the minority.

Local Economy
Some major mining firms in the country are located in the district including mining support services and industrial laboratories, which are privately owned and serve as strategic development partners. Some of these mining companies are Golden Star Bogoso Limited, Prestea Sankofa Goldfields and Goldfields Ghana Limited. There are other state-owned industries like the defunct Aboso Glass Factory. Mining contribute immensely to the vibrant nature of the local economy.

Other small scale industries include agro-based industries, Wood-based, Metal-based, Textile, Small-Scale miners (galamsey) amongst others, which employ a sizeable proportion of the unemployed youth and contribute to the growth of the local economy. In spite of the existence of other small scale industries, the lucrative activity of ‘galamsey’ is over shadowing them because of
its higher earnings. Most of the agro-based industries are palm oil mill gari-processing, palm kernel extraction, carving, woodwork, black smithing, tie and dye making and millings etc.

4.2.3 Nzema East Municipal Assembly

Location
The Nzema East Municipality covers a land area of about 2,194km² constituting about 9.8% of the land area of the region with Axim as the capital. It is bordered by the Wassa Amenfi East and Wassa Amenfi West Districts to the north, the Atlantic Ocean to the South, Tarkwa Nsuaem Municipal to the East and Elembelle District to the West.

Demographical Characteristics
The population of the District, according to the 2000 population and housing censuses is 142,871 with 71,673 males and 71,198 females constituting 7.40% of the Western Regional population with a growth rate of 2.7%. The District experiences a considerable degree of movement of people (migrants) into and out of it. This could be largely attributed to seasonal fishing activities as well as the migrant farm labourers and the influx of small-scale mining operations and refugees into the District.

Local Economy
The economy of the district hinges on tourism and agricultural production. The climatic conditions in the district provide the right environment for the production of tree crops like oil palm, coconut and rubber. It is endowed with large areas of forest resources which are stocked with various species of timber and non-timber forest products like bamboo, rattan, game and wildlife.

Minerals found in the District include kaolin, silica and gold. The existence of these minerals has given rise to a number of small-scale mining companies and “galamsey” operators offering employment opportunities although the activities pose serious environmental, health and safety challenges.

It is estimated that over 65 percent of the economically active population are engaged in agriculture including fishing and agro-processing. Coconut is grown extensively in the District especially in the southern part. Other cash crops cultivated include Cocoa while livestock production is also extensively undertaken.

The District ranks second as far as marine fishing in Ghana is concerned. Out of the 90 landing beaches in the Region, 31 are found in the District.

Tourism Potential
The Nzema East District is endowed with huge potentials for tourism development. The attractions include historical sites e.g. Fort St. Antonio, Paa Grant’s House and Boboayisi Island at
Axim. The district is endowed with over 70km of sandy beach line and the navigable Ankobra River, Wetlands and the famous Kundum Festival.

4.2.4 Jomoro District Assembly

**Location**
The Jomoro District lies in the south western corner of the country. It is bordered on the North by Wassa Amenfi West and Aowin Suaman Districts, South by the Atlantic Ocean, East by Elembelle District and, La Cote d’Ivoire to the West. The size of the district is 1,344km² with Half Assini as the District capital.

**Demographic Characteristics**
According to the 2000 Population and Housing Census the district recorded a population of 111,348 with a density of 83 persons/ km² and an annual growth rate of 3% and constitute 5.8% of the regions population. Major Settlements include Half Assini, Bonyere-Ezinlibo, Elubo, Tikobo No. 1, Beyin, Tikobo No. 2, Elloin-Kengan, Takinta, Jaway Wharf and Samenye. Elubo will benefit under the SYIP. The male and female population of the district was 49.7% and 50.3% respectively.

**Local Economy**
The economy of the district is mixed consisting of large traditional agricultural sector made up of mostly small-scale peasant farmers, a growing informal sector of small businessmen, artisans and technicians and an insignificant proportion in the processing and manufacturing sector. The major occupational structure in the district is agriculture, which absorbs 54.1% of the total labour force in the district. Population engaged in industry and service is comparatively small. Land for farming in the district is acquired mainly through the share cropping system. About 36% of the land in the district is used for tree crop cultivation, 22% for forest reserve, 4% for fallow lands and 8% for settlements. Coconut and oil palm are the main tree crops grown. The major food crops grown are cassava, plantain, cocoyam, garden eggs and pepper.

Both inland and sea fishing is another major economic activity and is characterized by the use of canoes with out-board motors and dragnets. The fishing industry has the potential to be viable. Livestock production is on the rise especially pig farming because of the abundance of coconut chaff, which is used as feed.

**Social Infrastructure**
The district has a total length of 199.6km of trunk road and 153.9km of feeder roads. River transport is another important means of transportation in the district but it is yet to be developed to an appreciable level. This is due to over-reliance on traditional canoes coupled with the need for repairs on the few jetties and wharves.

About 15 communities in the district enjoy power from the national grid. Only two communities in the district, Elubo and Half Assini enjoy the supply of pipe-borne water. Some other
communities, such as Tikobo No. 1, Bonyre, Takinto, Jewi Wharf and New Kabenlasuazo enjoy water from boreholes fitted with hand pumps. Most of the communities in the district however, rely on streams, lagoons and rivers for their water supply.

Jomoro District has one government hospital at Half Assini, the district capital. There are three health centres in the district and three community clinics. In addition, there is one mission clinic at Bonyre and two private maternity homes.

Major Markets in the district are Jaway Wharf, Tikobo No. 1, Elubo, Sowadadzem, Etweako No. 2, New Kabenlasuazo and Tikobo No. 2. The Elubo and Jaway Wharf Markets are classified as international markets because of high patronage by people from La Cote d’Ivoire.

4.3 Socio-economic condition of PAPs

Major occupation of PAPs
Generally, the occupation or work of the PAPs in the towns can be grouped into the following:
- Farmers (peasant and part-time);
- Petty traders (mostly provision shop/store operators);
- Tailors/seamstresses/fashion designers;
- Salon and barbering shop operators;
- Cosmetics/boutique operators;
- Lubricant/hardware/chemicals shop operators;
- Artisans (mostly carpenters and welders) and mechanics;
- Drinking/Chop bar/restaurant operators;
- Food vendors (operating in very small kiosks, fast food joints, table tops with shed);
- Communication/business centres operators; and
- Fuel station operators.

Impact on livelihoods
The PAPs are mainly small shop/business operators and some are part-time peasant farmers. Others are also engaged in trading and other business activities and some of them work in either public or private sector institutions/organisations.

The affected shop/business operators are mostly sited along the pipeline routes along the main streets of the project towns. The impacts of the project include temporary relocation of kiosks or partial demolition of pavements in front of shops or houses.

No household will be physically displaced in the towns. No shop or business units will be completely or totally demolished. No communal property such as church or mosque building will be demolished.

Affected kiosks or movable properties can be relocated to within 20m from their original positions. Partial demolition of pavements in front of shops/business units will adversely affect
daily sales even though most shops/business units can still operate. The impact on income levels will much depend on how long the contractor takes to undertake the works and cover the trenches. Open trenches in front of shops will thus significantly affect businesses.

Income Levels of PAPs
The estimated ranges of income/revenue or sales levels of ten common and major occupations of PAPs at the project towns are provided in Table 8. Most of the affected shop/store units could not provide their monthly income due to the lack of proper book keeping, hence the income levels are mostly estimated.

<table>
<thead>
<tr>
<th>No.</th>
<th>Occupation or Job Activity</th>
<th>Revenue/Sales (GH¢)</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Provision shops</td>
<td>50 – 1,200</td>
<td>Daily sales</td>
</tr>
<tr>
<td>2</td>
<td>Tailors/Fashion designers</td>
<td>100 – 500</td>
<td>Monthly revenue</td>
</tr>
<tr>
<td>3</td>
<td>Salon operators</td>
<td>25 - 250</td>
<td>Daily revenue</td>
</tr>
<tr>
<td>4</td>
<td>Boutique/cosmetics/clothes</td>
<td>100 – 800</td>
<td>Daily sales</td>
</tr>
<tr>
<td>5</td>
<td>Hardware/chemical shop</td>
<td>200 – 750</td>
<td>Daily sales</td>
</tr>
<tr>
<td>6</td>
<td>Artisans (carpenters/ welders, fringe repairers)</td>
<td>50 – 500</td>
<td>Daily revenue</td>
</tr>
<tr>
<td>7</td>
<td>Drinking/chop bar operators</td>
<td>100 – 800</td>
<td>Daily sales</td>
</tr>
<tr>
<td>8</td>
<td>Food vendors</td>
<td>50 – 250</td>
<td>Daily sales</td>
</tr>
<tr>
<td>9</td>
<td>Communication/business centres</td>
<td>80 – 250</td>
<td>Daily revenue</td>
</tr>
<tr>
<td>10</td>
<td>Barbering shop</td>
<td>75 - 300</td>
<td>Daily sales</td>
</tr>
</tbody>
</table>

Source: Field Consultation with PAPs

Some of the PAPs confirmed that sometimes especially on non-market days, they do not make sales at all and they make heavy sales or revenue during festive occasions especially Christmas, traditional festivals and on market days. The drinking/chop bars/food vendors also make good sales during funerals and other festive occasions.

Vulnerable People
Based on the socio-economic conditions, field observations, as well as consultations with contact persons or representatives of affected people, 10no PAPs in all five (5no) project towns were deemed to be vulnerable by way of their age/ current occupation status, physical/health condition etc for the purpose of granting them special attention or additional livelihood benefits as at date of the census/socio-economic study.

The vulnerable persons are:
- Maame Akua Esson, an old lady aged more than 90 years, and Zenabu Zakari, an old lady aged more than 100 years, all of Prestea;
• Madam Adwoa Krah, a septuagenarian and resident in Bogoso;
• David Abasa, a stroke patient, Malam Adama a septuagenarian and Nafisah Dagomba an old lady who is destitute, all of Aboso;
• Elizabeth Aboah, a widow resident in Elubo; and
• Elizabeth Kainyah, a septuagenarian stroke patient, Mr Joseph Woode Essien, a stroke patient and Mr James Kwoa, a cobbler who is physically challenged and resident in Axim.
5.0 LEGAL AND INSTITUTIONAL FRAMEWORK

5.1 Relevant National Legislative Framework

The legal and institutional framework in Ghana over land administration, land tenure, and land expropriation is complex. Among the numerous land-related laws passed in the last 45 years, the most relevant to this Project are:

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

5.1.1 The Constitution of Ghana and the Protection of Individual Property

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.

5.1.2 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 and these include:

- “Cost of disturbance” means the reasonable expenses incidental to any necessary change of residence or place of business by any person having a right or interest in the land;
- “Market value” means the sum of money which the land might have been expected to realise if sold in the open market by a willing seller or to a willing buyer,
- “Replacement value” means the value of the land where there is no demand or market for the land by reason of the situation or of the purpose for which the land was devoted at the time of the declaration made under section 1 of this Act, and shall be the amount required for reasonable re-instatement equivalent to the condition of the land at the date of the said declaration; and
“Other damage” means damage sustained by any person having a right or interest in the land or in adjoining land, by reason of severance from or injurious affection to any adjoining land.

5.1.3 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 hours 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.

Further to this Act, the Statutory Wayleave Regulations, 1964, provide procedural details and address grievance mechanisms.

5.1.4 The Lands Commission Act 2008, Act 767

The Lands Commission Act 2008 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.

Currently, the commission has the following divisions:
- Survey and Mapping
- Land Registration
- Land Valuation
- Public and Vested Lands Management.

5.2 Institutional Framework

The key government institutions responsible for administration of government lands and or resettlement activities in line with this RAP include:
• The Public and Vested Lands Management Division of the Lands Commission;
• Land Valuation Division of the Lands Commission;
• Land Registration Division of the Lands Commission;
• Survey and Mapping Division of the Lands Commission;
• Environmental Protection Agency;
• District/Municipal Assemblies; and
• Department of Town & Country Planning.

5.2.1 Public and Vested Lands Management Division of the Lands Commission

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 by him 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 among others:
• 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.

The acquisition of any rights of exclusive possession over public lands would necessitate discussions with the relevant Regional Lands Commission for a lease over the selected site.

5.2.2 Land Valuation Division (LVD)

It 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 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 keep rates for crops which are applicable nation-wide.

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.
5.2.3 Land Registration Division of the Lands Commission

It was established in 1986 as the Title Registration Advisory Board under Section 10 of the Land Title Registration Act, 1986. However, it was brought under the Lands Commission as the Lands Registration Division with the promulgation of the Lands Commission Act 2008, Act 767.

The Division ensures registration of title to land and other interests in land; maintains land registers that contains records of land and other interests in land; ensures registration of deeds and other instruments affecting land, among other functions.

5.2.4 Survey and Mapping Division of the Lands Commission

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.

5.2.5 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 project EIA report has already been prepared and reviewed by the EPA and the Agency has granted environmental permit for the execution of the project.

The EPA has offices in all the ten (10no.) regions of Ghana and some districts such as Tarkwa and Tema.
5.2.6 District/Municipal Assemblies and Town & Country Planning Department

The current local government structure or the district assembly system is established by two main Acts, namely Act 462 and Act 480. Both Act 462 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 or whole villages 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.

5.2.7 Town & Country Planning Department

Established in 1945, it is responsible for designing plans (planning schemes) and controlling settlements. It is no longer an independent department but currently forms part of the Assembly Structure.

5.3 World Bank Safeguard Policy on Involuntary Resettlement

The World Bank’s safeguard policy on involuntary resettlement, OP 4.12 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 a 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.

5.4 Gaps Between Ghanaian Regulations and World Bank Policies

There are significant gaps between Ghanaian regulations and World Bank policies. These are summarised in Table 9.

<table>
<thead>
<tr>
<th>Topic</th>
<th>Ghanaian legislation requirement</th>
<th>WB policy requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>calculation payment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Squatters</td>
<td>No provision. Are deemed not to be eligible</td>
<td>Are to be provided resettlement assistance (but no compensation for land)</td>
</tr>
<tr>
<td>Resettlement/Displacement</td>
<td>In the event where inhabitants have to be displaced, the State is to resettle them on “suitable land with due regard for their economic well-being and social and cultural values”. (1992 Constitution of Ghana, Article 20)</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>
</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>
</tr>
</tbody>
</table>

Table 9 Comparison of Ghanaian Regulations with World Bank Policies
<table>
<thead>
<tr>
<th>Topic</th>
<th>Ghanaian legislation requirement</th>
<th>WB policy requirement</th>
</tr>
</thead>
<tbody>
<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, indigenous peoples, and ethnic minorities.</td>
</tr>
<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 actual entry <em>(The Lands (Statutory Wayleaves) Act, 1963, Act 186)</em></td>
<td>Displaced persons and their communities are provided timely and relevant information, consulted on resettlement options, and offered opportunities to participate in planning, implementing, and monitoring resettlement.</td>
</tr>
<tr>
<td>Disclosure</td>
<td>No specific provision</td>
<td>Draft RAP should be submitted for public (in-country and infoshop) disclosure purposes</td>
</tr>
<tr>
<td>Grievance</td>
<td>Access to Court of Law (1992 Constitution of Ghana, Article 20)</td>
<td>Appropriate and accessible grievance mechanisms to be established</td>
</tr>
<tr>
<td>Use of resettlement instrument</td>
<td>No clear provision</td>
<td>Can use RPF, RAP, ARP, process framework</td>
</tr>
</tbody>
</table>

5.5 Project Measures to Ensure Compliance with World Bank Policy

In general the Ghanaian laws and regulations make provision for resettlement issues, including land acquisition and compensation matters. However, there are some differences between World Bank guidelines and Ghanaian laws as indicated in Table 9.

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 was developed in July 2004 to guide the assessment of all resettlement related issues under the Urban Water (UWP) for GWCL.

The Resettlement Policy Framework combined the World Bank Safeguard Policy on involuntary resettlement (OP 4.12) and the national laws. It must be noted for this RAP that in circumstances where gaps existed between national laws and World Bank policy, the World Bank policy was applied in such cases as provided for in the Resettlement Policy Framework. The Resettlement Policy Framework is therefore the main guide for the preparation of this RAP.
6.0 ELIGIBILITY AND ENTITLEMENTS

Table 10 presents the matrix of entitlements for the different categories of impacts to be encountered under the Project.

<table>
<thead>
<tr>
<th>Affected Assets</th>
<th>Type of impact</th>
<th>Entitled units</th>
<th>Eligibility criteria</th>
<th>Entitlement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>Permanent acquisition of land</td>
<td>Landowner (individual, family, stool)</td>
<td>Owns the affected plot of land under Ghanaian laws including customary</td>
<td>1. Cash compensation at full replacement value</td>
</tr>
<tr>
<td>Crops (economic trees inclusive)</td>
<td>Destruction of standing crops</td>
<td>Owner or Farmer</td>
<td>Have grown the affected crop (regardless of related plot ownership)</td>
<td>1. Cash compensation for standing crops not harvested prior to land entry, counted at cut-off date and based on authentic crop rates</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2. Disturbance allowance (10%)</td>
</tr>
<tr>
<td>Structures</td>
<td>Destruction of immovable structures</td>
<td>Owner</td>
<td>Use the affected structure</td>
<td>1. Compensation at full replacement value of structure</td>
</tr>
<tr>
<td></td>
<td>Temporary relocation of movable structures</td>
<td>Owner</td>
<td>Use the affected structure</td>
<td>2. Disturbance allowance (10%)</td>
</tr>
<tr>
<td>Livelihoods</td>
<td>Agriculture</td>
<td>Farmer</td>
<td>Use affected land for farming as livelihood sources (emphasis on perennial crops. Annual crops can be harvested prior to land entry)</td>
<td>1. Cost of displacing the affected structure</td>
</tr>
<tr>
<td></td>
<td>Business</td>
<td>Business person</td>
<td>Use structure for business purposes</td>
<td>Cash compensation for temporary loss of income incurred as a result of the project</td>
</tr>
</tbody>
</table>


7.0 VALUATION AND COMPENSATIONS

7.1 Valuation of Assets

The purpose of this valuation exercise is to assess the Total Compensation Payable as part of the Assessment of Resettlement Issues under the SYIP of the Urban Water Project for Western Region under Area 2. The scope of the valuation covers all structures and crops/economic trees on the path of the proposed pipe lines as well as borehole/reservoir sites. Disruptions to businesses/livelihoods were considered as far as it may be appropriate for payment of compensation for the period of disruption of business/livelihood. Land acquisition was also considered as some affected borehole and reservoir sites are within individual property boundaries.

7.1.1 Basis of Valuation

The bases of this valuation are derived from the following documents:
- World Bank’s Involuntary Resettlement Policy, OP 4.12;
- Section 4(1) of the State Lands Act, Act 125;
- the Resettlement Policy Framework developed for the Ghana Water Sector Restructuring Project in July 2004; and

The valuation is based on market valuation, and tested on value to the owner and not to the acquiring agency.

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 “Equivalent Re-instatement”. In accordance with World Bank Guidelines, a general principle of compensation valuation is that lost income and assets will be valued at their full replacement cost and that project affected persons should experience no net loss. The following principles were therefore applied:
- Standing crops will be compensated for at their full market value to be paid directly to the affected farmer; and
- Permanent immovable structures to be destroyed will be compensated at full replacement value.

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. The valuation is based on market valuation, and tested on value to the owner and not to the acquiring agency.
7.1.2 Valuation Method and Rates

**Land**
The Market Comparison Approach (MCA) was adopted for the valuation of the land. It involves the direct comparison of the property’s value determining features with those of the immediate and surrounding vicinity that sold recently. In applying this method, values of plots of land from the neighbourhood of the sites were collected, compared, adjusted to take account of minor differences, and applied to arrive at the reported values. This is to ensure that the values obtained would be adequate to secure in-kind alternative land or cash compensation for the affected owners.

**Structures**
The Replacement Cost Approach (RCA) was adopted for the valuation of the structures. The 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 this valuation, the structures and development were not depreciated.

**Crops/Economic Plants**
The Enumeration Approach was adopted for the crops affected by the project. The Enumeration Approach involves taking census of the affected crops and applying realistic valuation rate (see Annex 1). The counting is either by the number of plants/trees or an area of crops. The existing approved Land valuation Division crop rates available is dated January 2002 (see Annex 2). This is outdated and could not be directly applied.

Five main sources of data were explored for information in building up the realistic rates for the crop valuation and these include:
- a) Ministry of Food and Agriculture (Crop Services and Extension Department);
- b) Land Valuation Division of the Lands Commission;
- c) Local peasant and commercial food & cash crop farmers;
- d) Agricultural credit financial institutions; and
- e) Current crop valuation rates applied by some mining companies.

Crops valued were generally categorized into annual and perennial crops and were valued taking into consideration the full replacement cost approach. The value of annual crops was based on the cost of production method whiles valuation of perennial crops was based on the investment method of valuation.

7.2 Compensation Description

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 structure 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 “Equivalent Re-instatement”.
7.2.1 Compensation for Affected Land

In general, the compensation due the affected person comprises:

a)  the prevailing market value of the land to be acquired;
b)  disturbance to the land owner [estimated at 10% of (a)]; and
c)  A supplementary assistance or an amount representing loss of income where applicable.

7.2.2 Compensation for Affected Crops

In general, the compensation due the affected person comprises:

a)  the value of the standing crops to be destroyed;
b)  disturbance to the farmer/owner of crops [estimated at 10% of (a)];
c)  A supplementary assistance or an amount representing loss of income where applicable.

7.2.3 Compensation for Affected Structures to be Demolished or Relocated

In general, the compensation due the affected person comprises:

a)  the full replacement cost or relocation cost of the affected property;
b)  disturbance to the owner/user of the property [estimated at 10% of (a)]; and
c)  an amount representing loss of income or livelihood (Supplementary Assistance) for the period of the disruption of the commercial usage of the property or asset.

Determination of Supplementary Assistance (Loss of income or livelihood)

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

- estimated income obtained from the use of the property or business/commercial unit;
- estimated period of completing laying a pipe across an affected property or business unit;
- pipe diameter to be used;

Generally, loss of income will be minimal. Business will not be completely halted by the project in most cases. Smaller pipe diameter (75mm to 225mm) will generally be used and these can be manoeuvred to minimise disruption. Pipe laying in front of shops/businesses will not completely put a stop to business activities and the period of partial disruption is expected to be within 1 to 3 days.

The lack of proper book keeping coupled with speculative income/revenue/sales figures obtained from the field makes it impossible to determine the actual loss of income for each case. Similar challenges were encountered during the First Year Investment Programme (FYIP) of this Urban Water Project and other related RAPs carried out. In such situations the supplementary assistance or loss of livelihood applied was generally determined and accepted to be 15% of the value of the property to be affected or relocation cost.
For the purposes of this RAP, the supplementary assistance applied in case of loss of income is also 15% of the value of the property to be affected or relocation cost.

The estimated loss of income for the various business units or properties affected ranged from 30 to over 80 Ghana cedis over the pipe laying period across the affected property. This comprises:

- Tabletops/business with minimal loss of income: 30 (flat sum) Ghana Cedis
- Small size business/minor impact: 30 to 45 Ghana Cedis
- Medium size business/minor-medium impact: 45 to 55 Ghana Cedis
- Large business/medium-large impacts: 55 to 80 Ghana Cedis
- Extra large/business or larger impacts: 80 or more Ghana Cedis

### 7.3 Valuation and Compensation 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 Replacement Cost and Enumeration Approach, the total Compensation Payable for Western Region in Area 2 under the SYIP Phase 2 is estimated at GH₵ 414,692.01 (Four Hundred and Fourteen Thousand, Six Hundred and Ninety Two Ghana Cedis, One Pesewa) or US$276,461.36 as at the dates of valuation.

Annex 3 shows the valuation of the affected properties. Annex 4 shows the Certification of Value and Annex 5 shows the compensation profile for each affected person.

### 7.4 Cut-Off Date

The cut-off dates are as follows:
- Prestea, 16th March, 2011;
- Bogoso, 17th March, 2011;
- Aboso, 19th March, 2011;
- Axim, 21st March, 2011; and
- Elubo, 22 March, 2011.

The enumeration of the affected properties was completed on these dates and the affected persons were duly informed about the intended project. This enumeration date is the cut-off date for the final inventory of affected properties to be considered for compensation payment. The same date has been adopted as the effective date of valuation.

### 7.5 Compensation Payment Procedure

Compensation will be paid to affected persons prior to the destruction of the affected property. Each eligible affected person will sign a compensation claim form, UWP Form C2 (as shown in
Annex 6) together with the authorized GWCL project representative and in the presence of a witness before receiving the compensation cash or cheque.

The compensation claim form clarifies mutual commitments as follows:

- **On the project side**: commitment to pay the agreed compensation, including all its components (disturbance, livelihood assistance);
- **On the affected person’s side**: commitment to vacate the land by the agreed date; and
- Commitment by both parties to abide by the requirements of this RAP and any other provisions related to the success of the process.

GWCL will issue a compensation receipt, *UWP Form C3* (as shown in Annex 7) to the claimant or recipient confirming compensation amount collected.
8.0 CONSULTATIONS AND DISCLOSURE

8.1 Consultations with PAPs and other stakeholders

Project affected persons (PAPs) were consulted and involved in the RAP development process. Other stakeholders consulted included the following, and the List of persons contacted are provided in Annex 8.

- District/Municipal Assemblies;
- Regional and District GWCL/AVRL offices;
- Local Assemblymen or Assemblywomen; and
- Community opinion leaders.

8.1.1 Concerns of PAPs and Other Stakeholders

Construction duration and public safety
Trenches should not be left uncovered for more than 48 hours and that trenches should be well demarcated/ marked to avoid accidents. The excavations should be protected and excavation, pipe-laying and backfilling should be synchronised to minimise the time gaps between these activities.

Reinstatement works and where to seek redress
People were concerned about the effectiveness of the intended reinstatement works to be undertaken by the contractor and where to seek redress if the contractor fails to reinstate the affected property satisfactorily. References were made to some unsatisfactory reinstatement works carried out by some telecommunication operators who also use the road reservation corridor. Reinstatement works should not delay unduly.

Need for frequent announcements
The project affected people requested for frequent interactions and announcements on:
- When a contractor is to start work on a specific sub-project or pipeline; and
- Where to make complaints or seek redress and the contact persons involved.

The announcement is to enable the affected people to prepare and salvage any property, where possible.

Partial demolishing
Most of the affected properties will require partial demolishing and the contractor should adhere strictly to this in order to minimise conflicts as a result of extensive demolishing.
Drive-ways or drive-ins
Residential and business establishments whose driveways will be cut expressed concern for immediate backfilling after cutting (before close of work). This is to ensure that people using vehicles are not denied access to their premises or homes.

Business units/shops
The frontage of most business units/shops will be affected, mainly concrete pavements. Owners of such units expressed concern for quick reinstatement works. Some expressed the need to undertake the reinstatement works by themselves while others were of the opinion that the contractor should be responsible for the reinstatement works.

Other utility service providers (Electricity Company of Ghana Ltd (ECG) /Vodafone)
There are ECG and Vodafone (Ghana Telecom) underground cables along some of the affected pipeline routes. GWCL will liaise with the other road reservation users such as ECG and Ghana Telecom to identify all underground cables. This will prevent the contractor damaging any of such underground service lines.

8.2 Disclosure

8.2.1 What has been done

Declaration of cut-off dates
The PAPs were directly informed and are aware about the project and the cut-off dates. This was done during the census and socio-economic survey. This is to ensure that no new construction or capital investment or improvements are made on the affected property.

8.2.2 What needs to be done

Draft RAP Disclosure
The World Bank (WB) requires that the draft RAP be submitted for public disclosure purposes and will take the form of both in-country and infoshop disclosures.

In-country Disclosure Process
The Project Management Unit (PMU) of the GWCL as well as the Ghana office of the World Bank will first review the draft report.

After the project teams (GWCL-PMU/Ghana office WB team) internal reviews, the drafts will be sent to ASPEN in Washington for their review and clearance for in-country disclosure. The consultant will incorporate any comments from ASPEN into the draft reports before the in-country disclosure.

The Project Management Unit (PMU) of the GWCL should ensure that copies of the RAP or extracts of the RAP are sent to the respective district assemblies at Half Assini (Jomoro District
Assembly), Axim (Nzema East Municipal Assembly) and Bogoso (Prestea-Huni Valley District Assembly), to enable the PAPs, and other stakeholders such as Assemblymen or women and opinion leaders access the document. A public notice of the RAP disclosure should be placed at the Assembly, traditional council and the post office to inform the public about the presence of the documents at the assembly. A local radio announcement should also be made to that effect.

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 14 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
GWCL/PMU will collate feedback from the in-country disclosure and relay them to the consultant to be incorporated into the draft Final RAP.

Infoshop Disclosure
Copies of the Final RAP will be submitted in electronic form to the Ghana office of WB. The Ghana office of WB will forward these to the WB infoshop in Washington for disclosure.
9.0 ORGANISATIONAL RESPONSIBILITIES

9.1 Key Institutions

The main organisations to be involved with the implementation of the RAP are:

- Project Management Unit (PMU) of the GWCL, Accra;
- GWCL Regional Office in Takoradi;
- GWCL District Offices at Axim and Tarkwa;
- Environmental Protection Agency (EPA) Regional office at Sekondi District office at Tarkwa (resource personnel) and;
- Land Valuation Division (LVD) Regional Office, Sekondi-Takoradi (resource personnel);
- Nzema East Municipal Assembly (resource personnel and facilitator);
- Jomoro District Assembly (resource personnel and facilitator);
- Prestea-Huni Valley District Assembly (resource personnel and facilitator); and
- Traditional authorities (resource personnel and facilitator).

The PMU has already developed a contract to govern the sales and purchase of all lands required by the project (see Annex 9).

9.2 RAP Management Teams

The Western Region package is distributed over five major geographical locations, namely Prestea, Bogoso, Aboso, Axim and Elubo. In view of the geographical spread, separate RAP management teams have been proposed to oversee the implementation of the RAP in each project town. The organisational chart for the implementation of the RAP is shown in Figure 2.

The RAP Management Teams for each project town will consist of three smaller teams namely

i. Compensation Disbursement Team;
ii. Grievance Redress Team; and
iii. Monitoring and Evaluation Team.

The Compensation Disbursement Team will be responsible for organising and ensuring that compensations payable to PAPs are made in line with the provisions and procedures of this RAP.

The Grievance Redress Team will be responsible for receiving and logging complaints and resolving disputes. The team will undertake follow-ups on all measures taken to resolve each grievance or dispute to ensure that redress actions are implemented by whoever is mandated to undertake such action.

The Monitoring and Evaluation Team will be responsible for the monitoring of the RAP implementation programme to ensure that stated targets are met and project affected persons are duly compensated in line with the RAP requirements.
The compensation disbursement team will comprise of:
- GWCL Head office – Estate Officer;
- PMU LICS Officer;
- Representative -Regional GWCL;
- Representative -District GWCL;
- The local Assemblyman or woman; and
- A representative of the traditional council/authority.

The grievance redress team will comprise of:
- The District Co-ordinating Director or his/her representative (Assembly);
- The Regional General Manager –GWCL or his/her representative;
• The local Assemblyman/woman or representative of the community; and
• Representative of LVD;
• EPA Representative; and
• PMU Director or his representative.

The monitoring team will comprise of:
• PMU LICS Officer;
• Representative -Regional and District GWCL; and
• Representative -District Assembly.

The project implementation will be under the overall guidance of the office of the Project Director, Project Management Unit (PMU) of the GWCL in Accra. The GWCL/PMU will collaborate with the various RAP Management Teams to ensure that project impacts are addressed promptly. The GWCL/PMU will also formally notify the contractor/supervising consultant on the various concerns of stakeholders and PAPs as captured in this RAP in order to minimise conflicts.

The GWCL/PMU will also ensure that all financial and logistics required by the various RAP Management Teams to function properly are provided. All the various management teams will report to the Project Director of the GWCL/PMU through the Regional Director, GWCL.
**10.0 GRIEVANCE REDRESS MECHANISM**

The involvement of PAPs in the entire resettlement programme is expected to minimise conflicts and disputes. Nonetheless, appropriate channels have been created for PAPs to express a grievance against the resettlement/compensation programme as well as the activities of the contractor.

**10.1 Objective**

The objective of the grievance redress process is to achieve the following:
- Provide affected people with avenues for making a complaint;
- Ensure that redress actions are appropriate and acceptable to parties involved;
- Verify that complainants are satisfied with redress action; and
- Avoid the need to resort to judicial proceedings.

**10.2 The Grievance Redress Process**

The general steps of the grievance process comprise:
- Receipt of complaints;
- Determining and implementing the redress action;
- Verifying the redress action; and
- Dissatisfaction and alternative actions.

10.2.1 Receipt of Complaints

Complaints can be lodged verbally or in writing to the office of GWCL at the project towns or the district offices at Axim for Axim and Elubo and at Tarkwa for Prestea, Bogoso and Aboso. The local Assemblyperson for the area will also be allowed to receive complaints. All complaints received shall be logged at the receiving GWCL office. The team leader for the grievance redress team will be informed accordingly.

10.2.2 Determining and Implementing the Redress Action

The grievance redress team will determine the redress action in consultation with the complainant if necessary. The proposed redress action and the timeframe in which it is to be implemented will be discussed within 1 week of receipt of the grievance. The grievance issue should be resolved within 2 weeks of receipt of complaints. The grievance redress team may engage GWCL or any other appropriate organisations or individuals to act on its behalf.

10.2.3 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 may be taken to resolve the issue or reach an amicable agreement. Verification should be completed within 3 weeks of receipt of complaint.

10.2.4 Dissatisfaction and Alternative Actions

If the complainant is not satisfied with the decision of the grievance redress committee, he/she can bring it to the attention of the district assembly (specifically the District Chief Executive). The district assembly in consultation with GWCL will set up an appropriate mediation team at the project town level to resolve the issue within 2 weeks from the date of receipt of such a decision at the assembly level.

Membership of the mediation team will include:
- A representative from the district assembly;
- A representative from a Religious body;
- A representative from the Traditional Council;
- A representative from a development oriented NGO/CBO.

If the complainant still remains dissatisfied with the mediation effort of the district assembly, the complainant has the option to pursue appropriate recourse via judicial process in Ghana but preferably by arbitration.
11.0 MONITORING AND EVALUATION

The RAP monitoring measures will have two components and these include:
• Internal monitoring and evaluation by the monitoring and evaluation team; and
• RAP completion audit by PMU/ GWCL.

11.1 Internal Monitoring and Evaluation

11.1.1 Purpose and Responsibility

The purpose of the internal monitoring and evaluation will be to verify that:
• Actions and commitments described in the RAP are implemented;
• Eligible people to be affected by the project receive their full compensation;
• Complaints and grievances lodged by PAPs are followed-up and resolved; and
• Infrastructural reinstatement works are carried out.

The monitoring and evaluation unit of the RAP Management team will carry out the routine internal monitoring and evaluation assignments so as to ensure that the other teams follow the schedule and comply with the principles of the RAP. The monitoring and evaluation unit will provide the Project Director of GWCL/PMU and the Regional Director/ General Manager with feedback on RAP implementation.

The monitoring and evaluation will be the main mechanism to alert the PMU of any delays and problems and these activities will help measure the extent to which the main objectives of the RAP have been achieved.

11.1.2 Methodology and Procedure

These include:
• Identify the major indicators (e.g. type of property, name of claimant, amount of compensation paid, date of payment, payee of the compensations, reinstatement of the affected structure) to be monitored and formulate corresponding tables for the units concerned to fill in every month or bi-weekly;
• Visit the project affected areas periodically so as to gauge the level of community satisfaction with regard to resettlement and reinstatement issues;
• Use social accountability tools like community score cards for participatory monitoring and evaluation;
• Convene regular meetings to report on progress of the resettlement actions; and
• Document and report on all findings.
11.1.3 Reporting

The monitoring unit will submit periodic (preferably bimonthly) reports to the GWCL/PMU, and copied to the Regional GWCL. The report will at least cover status of compensation disbursement, nature of complaints, redress actions and follow-ups.

11.2 Completion Audit

World Bank Group guidance (OP 4.12) states that upon completion of the project, the project proponent oversees an assessment to determine whether the objectives of the resettlement programme have been achieved.

The audit will allow the GWCL/PMU, and other relevant stakeholders to verify that all resettlement measures identified in the RAP have been implemented, and that compensation and reinstatement works have been completed in compliance with OP 4.12.

11.2.1 Responsibility and Timeframe

The PMU/GWCL is solely responsible for the completion audit. However, the assignment can be contracted out to external auditors or consultants. The completion audit is to be undertaken on completion of the RAP timetable.
12.0 IMPLEMENTATION SCHEDULE

The RAP implementation schedule defines the duration and timing of key milestones and tasks as provided in Table 11.

Table 11  Implementation Plan

<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></td>
<td>Census, Socio-economic survey and Valuation</td>
<td>SAL Consult</td>
<td>Feb-Mar, 2011</td>
<td>Completed</td>
</tr>
<tr>
<td></td>
<td>Declaration of cut-off dates</td>
<td>SAL Consult</td>
<td>15 and 22 March, 2011</td>
<td>Completed</td>
</tr>
<tr>
<td></td>
<td>Draft RAP Report</td>
<td>SAL Consult</td>
<td>Apr-May, 2011</td>
<td>Draft stage</td>
</tr>
<tr>
<td>Draft RAP Disclosure and Review</td>
<td>Draft RAP Disclosure in Ghana</td>
<td>PMU/GWCL</td>
<td>To be determined</td>
<td>14 days proposed</td>
</tr>
<tr>
<td></td>
<td>Draft RAP Disclosure-international</td>
<td>World Bank</td>
<td>To be determined</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>Draft RAP Review</td>
<td>GWCL/World Bank</td>
<td>completed</td>
<td>-</td>
</tr>
<tr>
<td>Final RAP</td>
<td>RAP Finalisation</td>
<td>SAL Consult</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>RAP Implementation</td>
<td>Formation of RAP Management Teams</td>
<td>GWCL/PMU</td>
<td>To be determined</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>Compensation disbursement</td>
<td>Compensation disbursement team/GWCL-PMU</td>
<td>To be determined</td>
<td>-</td>
</tr>
<tr>
<td>Construction</td>
<td>Construction and pipe laying</td>
<td>Top International Engineering (Gh) Ltd.</td>
<td>Any time soon to end of Project</td>
<td>Pipe laying and compensation payment should be synchronised</td>
</tr>
<tr>
<td></td>
<td>Reinstatement works</td>
<td>Top International Engineering (Gh) Ltd /Project Affected Person</td>
<td>Any time soon to end of Project</td>
<td>Reinstatement should go along with pipe laying</td>
</tr>
<tr>
<td></td>
<td>Grievance redress</td>
<td>Redress Team</td>
<td>Any time soon to end of Project</td>
<td>-</td>
</tr>
<tr>
<td>Monitoring and Evaluation</td>
<td>Internal monitoring and evaluation</td>
<td>Monitoring Team</td>
<td>Any time soon to end of Project</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>Completion Audit</td>
<td>PMU/GWCL</td>
<td>2 months period</td>
<td>To commence immediately after end of Project</td>
</tr>
</tbody>
</table>
13.0 COST AND BUDGET

13.1 RAP Budget

The proposed budget for the implementation of the RAP is presented in Table 12. The budget describes the estimated cost for each of the resettlement activities. The proposed budget of GH₵496,326.61, is subject to update and revision during the implementation.

Table 12 Proposed RAP Budget

<table>
<thead>
<tr>
<th>No.</th>
<th>Cost Item</th>
<th>Estimated cost/ (GHC)</th>
<th>Estimated cost/ (US$)</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>Budget for RAP management and implementations</td>
<td></td>
<td></td>
<td>Include allowances for RAP Management Team members, grievance redress costs</td>
</tr>
<tr>
<td>1.1</td>
<td>Prestea RAP Management Teams</td>
<td>9,000.00</td>
<td>6,000.00</td>
<td>To be shared equally among all 3 teams</td>
</tr>
<tr>
<td>1.2</td>
<td>Bogoso RAP Management Teams</td>
<td>6,000.00</td>
<td>4,000.00</td>
<td>To be shared equally among all 3 teams</td>
</tr>
<tr>
<td>1.3</td>
<td>Aboso RAP Management Teams</td>
<td>9,000.00</td>
<td>6,000.00</td>
<td>To be shared equally among all 3 teams</td>
</tr>
<tr>
<td>1.4</td>
<td>Elubo RAP Management Teams</td>
<td>7,500.00</td>
<td>5,000.00</td>
<td>To be shared equally among all 3 teams</td>
</tr>
<tr>
<td>1.5</td>
<td>Axim RAP Management Teams</td>
<td>9,000.00</td>
<td>6,000.00</td>
<td>To be shared equally among all 3 teams</td>
</tr>
<tr>
<td>1.6</td>
<td>Completion Audit</td>
<td>17,500.00</td>
<td>11,666.67</td>
<td>Local expert engagement cost</td>
</tr>
<tr>
<td>1.7</td>
<td><strong>Sub-total –RAP Implementation</strong></td>
<td><strong>58,000.00</strong></td>
<td><strong>38,666.67</strong></td>
<td><strong>Rap Management Teams</strong></td>
</tr>
<tr>
<td>2.0</td>
<td>Compensations to PAP</td>
<td></td>
<td></td>
<td>Based on full replacement cost as well as loss of income/ supplementary assistance</td>
</tr>
<tr>
<td>2.1</td>
<td>Compensation payable – Prestea</td>
<td>99,306.37</td>
<td>66,204.25</td>
<td></td>
</tr>
<tr>
<td>2.2</td>
<td>Compensation payable - Bogoso</td>
<td>45,610.42</td>
<td>30,406.95</td>
<td></td>
</tr>
<tr>
<td>2.3</td>
<td>Compensation payable – Aboso</td>
<td>101,711.26</td>
<td>67,807.51</td>
<td></td>
</tr>
<tr>
<td>2.4</td>
<td>Compensation payable - Elubo</td>
<td>53,750.91</td>
<td>35,833.94</td>
<td></td>
</tr>
<tr>
<td>2.5</td>
<td>Compensation payable – Axim</td>
<td>114,313.06</td>
<td>76,208.71</td>
<td></td>
</tr>
<tr>
<td>2.6</td>
<td><strong>Sub-total –compensation payable</strong></td>
<td><strong>414,692.01</strong></td>
<td><strong>276,461.36</strong></td>
<td><strong>Total compensation payable</strong></td>
</tr>
<tr>
<td>3.0</td>
<td>Sub-total-all of above</td>
<td>472,692.01</td>
<td>315,128.03</td>
<td>(No. 1.7 + No. 2.6)</td>
</tr>
<tr>
<td>4.0</td>
<td>Contingency</td>
<td>23,634.60</td>
<td>15,756.40</td>
<td>5% of sub-total-all of above (3.0)</td>
</tr>
<tr>
<td>5.0</td>
<td><strong>Total RAP Budget</strong></td>
<td><strong>496,326.61</strong></td>
<td><strong>330,884.43</strong></td>
<td>Subject to review during implementation</td>
</tr>
</tbody>
</table>

Source: Field Valuation Exercise

13.2 Source of Funding

The GWCL through the Ministry of Finance and Economic Planning will provide funds for the RAP activities on behalf of the Government of Ghana. GWCL will also pay compensation directly to the affected people through the various implementation teams to be formed for that purpose.
ANNEXES

Annex 1  Authentic and Realistic Crop Rates Applied
Annex 2  Land Valuation Division Approved Rates
Annex 3  Valuation and Compensation Report
Annex 4  Certification of Value
Annex 5  Profile of Affected People / Properties
Annex 6  Compensation Claim Form
Annex 7  Compensation Receipt for Claimant
Annex 8  List of Stakeholders and Persons Contacted
Annex 9  Contract for the Sale of Land
ANNEX 1 AUTHENTIC AND REALISTIC CROP RATES APPLIED
ANNEX 2 LAND VALUATION DIVISION APPROVED RATES
ANNEX 3 VALUATION AND COMPENSATION REPORT

The following should be noted:

- ‘Unknown’ means that PAP was not identified during the field investigations.
- Some PAPs were also not available so others stood in as their representatives.
- Not all PAPs had contact telephone numbers- in some cases numbers of relatives were provided.
ANNEX 4 CERTIFICATION OF VALUE
ANNEX 5 PROFILE OF AFFECTED PEOPLE /PROPERTIES

The following should be noted:

- ‘Unknown’ means that PAP was not identified during the field investigations.
- The photographs represent either the claimant or his/ her representative, and in some cases photographs of affected properties are shown instead of PAPs.
- Some PAPs were unwilling to be photographed.
- Some PAPs were also not available to be photographed.
- Not all PAPs had contact telephone numbers- in some cases numbers of relatives were provided.
ANNEX 6 COMPENSATION CLAIM FORM
ANNEX 7 COMPENSATION RECEIPT FOR CLAIMANT
ANNEX 8 LIST OF STAKEHOLDERS AND PERSONS CONTACTED
ANNEX 9 CONTRACT FOR THE SALE OF LAND