Abbreviated Resettlement Action Plan (ARAP) for Whein Town Solid Waste Disposal Site Buffer Zone

Abbreviated Resettlement Action Plan (ARAP)
For the Solid Waste Transfer Stations in Fiamah, Sinkor and Stockton Creek Community on Somalia Drive

July 2012
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Acronyms and Abbreviation

CBO = Community – Based Organization
DMS = Detailed Measurement Survey
DPs = Displaced Person
EIP – SC = Emergency Infrastructure Project Supplementary Component
EMUS = Emergency Monrovia Urban Sanitation Project
EPA = Environmental Protection Agency
IIU = Infrastructure Implementation Unit
MCC = Monrovia City Corporation
M& E = Monitoring and Evaluation
MOIA = Ministry of Internal Affairs
MPW = Ministry of Public Works
NGO = Non – Governmental Organization
OP = Operation Procedures
PAP = Project Affected Persons
RAP = Resettlement Action Plan
RoW = Right of Way
UNDP = United Nations Development Program
Executive Summary

Resettlement Objective

The RAP aims to ensure that all affected persons are compensated or assisted with their losses to improve or, at least, maintain their pre-project standard of living and income earning capacity.

Objectives of the Abbreviated Resettlement Action Plan (ARAP)

The ARAP provides a plan for resettlement of Project Affected Persons (PAPs) so that their losses will be compensated for and their standard of living will at least be restored to pre-project levels. The ARAP also provides for mitigation measures so that income earning potentials of individuals is sustained to ensure that their livelihoods are not disrupted. The specific objectives of the ARAP are:

- To identify persons (individuals or groups) who are affected by the project either by the necessary destruction of existing structures, construction or by the need to acquire land;
- To identify through consultation, appropriate options for resettlement and compensation of PAPs, which are consistent with Liberia Laws and World Bank policies; and
- To determine a process for resettlement, compensation and land acquisition, consistent with the project objectives and World Bank policies.

Methodology for ARAP Preparation

The resettlement process involved screening, scoping of key issues, and data collection through site survey and asset valuation. The survey determined exact land demarcations, clarified land access issues, and documented ownership and use patterns. Other socio-economic data about the project affected area and project affected people were also collected and analyzed to understand project impacts and implications. Valuation and assessment of properties to be affected by the project was based on inflation adjusted rates.

Census information as well as other demographic and qualitative data were used to prepare the RAP. The Monrovia City Corporation (MCC) and the Project Implementation Unit (PIU) of the MCC conducted broad consultations with affected community members and other key stakeholders to inform them of the project and establish community participation and disclosure processes.

Consultations and Public Disclosure

Prior to the commencement of the ARAP study, detailed consultations were undertaken to disseminate information on the rationale behind the project and potential impacts. Key stakeholders who were consulted include:
Existing Socio-Economic Conditions of Project Affected Communities

Population and Demographic Details

One hundred and thirty (130) persons will be affected by the construction of the buffer zone for the solid waste disposal site in Whein Town. The total affected population includes 50 land owners (made up of 29 affected structures and 21 bare land owners—this includes 16 heads of households); 7 business centers; and 71 household members and 2 tenants. Most of the land owners do not reside in the Whein Town Community. The main type of business in the project affected area is petty trading. 69% of heads of households are males and 31% are females. 39% of members of households are below 30 years of age. 61% of household members are between the ages of 30 and 60 years of age. 95% of tenants or household members in Whein Town Community are Liberians. The average household size is five persons. The different ethnic groups in Whein Town Community are Bassa, Kpelle, Kru, Grebo and Mano. Christianity is the main religion in Whein Town.

Economic and Livelihood Structure

The Project Affected People (PAPs) in the Whein Town Community are engaged in petty trading and small scale businesses such as food shops, barbering shops and video center operation. A small number of people are into scavenging from the garbage dump on site. These scavengers have been registered and provided with safety gears and are periodically given some orientation on health and safety tips.

Generally, the standard of living among the PAPs in Whein Town Community is very low. Most people can be classified as poor. On the average, monthly income in the community range from five hundred Liberian Dollars (LD$500.00) equivalent to USD 7.14 to one hundred fifty thousand Liberian Dollars LD$150,000.00 equivalent to USD 2142, (using LD70=USD 1.0). It can be inferred that eighty percent of the population live below one United States Dollars (US$1) per day.
Existing Infrastructure:

Educational Facilities

There are few educational facilities in Whein Town Community. Average distance to nearby schools (primary and secondary) is about 200 meters. The socio-economic survey reveals that 50% of affected persons have children attending schools. No school structure is affected by the buffer zone creation.

Housing

The common housing structure in the project affected area is temporary and semi-temporary which are constructed with concrete, zinc and sticks with concrete floor.

The housing conditions are poor like most parts of Monrovia and its environs. Most of the zinc structures are without proper ventilation.

Land Tenure

The Whein Town Community is largely a private land ownership settlement. 50 bare land and structure owners will be affected by the creation of the buffer zone. Out of this number, 49 have submitted title deeds for the land, while one person is yet to submit his title deed to the MCC for verification. About 60% of affected structure owners have lived in the community for more than three (3) years, while 40% have lived there for more than one (1) year.

Pattern of Social Capital

The Whein Town Community comprises diverse ethnic and social, religious, and cultural groups. Intermarriages amongst the community members bind them together into a closely knit and cohesive society. There is great support from primary and extended family leading to strong social harmony in meeting basic needs such as food, shelter and other social services.

There exist various social networks and support systems in Whein Town. The social networks include professional associations like tailors, marketers, hairdressers and other associations on the basis of age and other social groupings, such as youth groups, gender, financial and development-based associations. Such interactions are used to promote and protect personal relationship, social and economic welfare.

Budget for ARAP Implementation

The total estimated budget for the ARAP Implementation is US$410,833.32. This includes compensation, Demolition, Monitoring, ARAP Audit and Contingency.
- Compensation  US$399,277.77
- Demolition  US$1,000.00
- Monitoring  US$1,000.00
- ARAP Audit  US$1,500.00
- Contingency 2%  US$8,055.00
- Grand Total:  US 410,833.32

Table 10: B. Summary Table of the RAP

<table>
<thead>
<tr>
<th>Description</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Region</td>
<td>Southern Liberia,</td>
</tr>
<tr>
<td>Counties/Districts</td>
<td>Montserrado County, Monrovia</td>
</tr>
<tr>
<td>Type of Civil Work</td>
<td>Construction of buffer zone for solid waste disposal site at Whein Town</td>
</tr>
<tr>
<td>Total number of eligible PAPs including members of households</td>
<td>130</td>
</tr>
<tr>
<td>Total number of affected structures and persons</td>
<td>29</td>
</tr>
<tr>
<td>Total number of persons losing land</td>
<td>21</td>
</tr>
<tr>
<td>Total acres of land affected</td>
<td>41 Acres</td>
</tr>
<tr>
<td>Total number of affected members of household</td>
<td>71</td>
</tr>
<tr>
<td>Total number of affected Businesses</td>
<td>7</td>
</tr>
<tr>
<td>Total % of Male-headed household</td>
<td>69</td>
</tr>
<tr>
<td>Total % of Female-headed household</td>
<td>31</td>
</tr>
<tr>
<td>Number of Affected Communities</td>
<td>1 (Whein Town Community)</td>
</tr>
<tr>
<td>Number of Affected Public Utilities</td>
<td>Water Pipes</td>
</tr>
<tr>
<td>Electric Poles</td>
<td>- None</td>
</tr>
<tr>
<td>Phone Poles</td>
<td>- None</td>
</tr>
<tr>
<td>Cemeteries</td>
<td>- None</td>
</tr>
<tr>
<td>Total Budget for Implementation of RAP</td>
<td>US$410,833.32</td>
</tr>
</tbody>
</table>
Table ES-1: Summary of Entitlement and Compensation Matrix

<table>
<thead>
<tr>
<th>Project Affected Persons</th>
<th>Types of loss</th>
<th>Compensation for loss of structure and land</th>
<th>Compensation for loss of assets</th>
<th>Compensation for loss of income</th>
<th>Relocation Assistance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property owners</td>
<td>Loss of structure, land, residential or business</td>
<td>Compensation for demolition at replacement value</td>
<td>Toilet, water points, crops at replacement cost where applicable</td>
<td>Compensation for loss of income, lump sum cash payment</td>
<td></td>
</tr>
<tr>
<td>Tenants/squatters</td>
<td>Loss of accommodation</td>
<td>Compensation for demolition at replacement value</td>
<td>Toilet, water points, crops at replacement cost where applicable</td>
<td>Compensation for loss of income, lump sum cash payment</td>
<td>Lump sum payment is based on average monthly income and household size</td>
</tr>
<tr>
<td>Business owners</td>
<td>Loss of access to income and livelihood generating opportunities within the community</td>
<td>Support for loss of business structure where applicable</td>
<td>Support for loss of assets related to business where applicable</td>
<td>For loss of business income cash payment of average monthly income was made.</td>
<td>Where applicable, Lump sum to be paid</td>
</tr>
<tr>
<td>Vulnerable Groups</td>
<td>Loss of residence or livelihood sources</td>
<td>Compensation for loss of structure at replaceable cost</td>
<td>Compensation for loss of assets where applicable</td>
<td>Where applicable, lump sum to be paid</td>
<td>Relocation assistance: Special relocation allowance for affected vulnerable groups were given across the board</td>
</tr>
</tbody>
</table>

**PROJECT IMPACTS**

The project has both positive and negative impacts. For the negative impacts, mitigation measures have been outlined to address them. These impacts include loss of structures, disruption in sources of livelihood, temporary loss of access, and loss of assets among others. The positive impacts include improvements in the environment, reduction of related diseases and employment creation. The specifics are as follows:
Positive Impacts The construction of the buffer zone at the Whein Town solid waste disposal sites will result in:

- Environmental health and sanitation in Monrovia and its environs;
- Reduce the spread of diseases by files, rats, etc.;
- Prevent offensive garbage odors; and
- Create a clean environment

Negative Impacts

- Loss of structures
- Loss of sources of livelihoods
- Loss of assets and land
- Temporary disruption of social and economic life

Mitigation

Resettlement options to mitigate the impacts on affected persons include:

Replacement cost of structures to be demolished; payment for relocation assistance, livelihood support to affected business owners and support to vulnerable groups, where applicable.

PAPs expressed their preference for cash compensation which will enable them to readily resettle by themselves. The main request was for prompt payment to facilitate the resettlement process.

All of the PAPs indicated their readiness and willingness to move so as to facilitate commencement of the project in the earliest time possible. The project will agree with PAPs regarding the timelines for their eventual movement after payment of appropriate compensation.

Public Participation

Consultations were held with a wide range of stakeholders including community leaders, household heads, business owners, and structure owners at different times. There were additional bilateral meetings with groups and individuals who could not make the community meetings. Local authorities and leaders from various administrative levels were also consulted as part of the preliminary phase of the consultations.

Perception of project impacts by local residents

Although residents in the area were generally receptive of the solid waste landfill site, many expressed concern over possible loss of livelihood and assets. In addition, they were concerned about the possibility of inadequate notice from the authorities in charge of the project. Given some historical background information, some of the PAPs were not too certain about receipt of any compensations. However, after discussions and interactions through the consultative meeting, they were much more assured that the project will respond to their concerns and ensure that they receive appropriate compensation and a reasonable time period for their relocation.
On negotiation, the MCC/EMUS is responsible for formal negotiations with PAPs and other stakeholders which determined mutually agreed compensation procedures and rates. The negotiation was complemented by series of consultations. The activities involved formal and informal dialogue with stakeholders and relevant agencies and PAPs. These negotiations served as the basis for the values in this ARAP.

COMPENSATION FRAMEWORK

Resettlement Objective

The RAP aims to ensure that all affected persons are compensated or assisted for their losses and provided with rehabilitation measure to assist them in their efforts to improve or, at least, maintain their pre-project standard of living and income earning capacity.

Eligibility for Compensation

Project Affected Persons (PAPs) are those persons, who due to project activities will have their standard of living adversely affected, lose income, assets or land, have access to productive assets adversely affected and also have negative impacts on the sources of their livelihood. All persons residing, conducting business or earning income within the project affected area at the cut-off-date September 10, 2011 were properly informed through public announcement. Only those whose structures were on site and captured during the survey before the cut-off date, which is the last day of inventory of losses (IOL), will be entitled to compensation and resettlement assistance. To determine their eligibility, PAPs are classified as follows:

- Persons who have formal legal rights to land (including Customary and Traditional Rights recognized under Liberian Law;
- Those with temporary or leased rights to land use;
- Persons who do not have formal legal rights to lands or other assets at the time of the census, but who have claim to such legal rights by virtue of occupation or use of those assets; and
- Businesses within the right of way that would lose revenues as a result of relocation during the construction of the buffer zone.

The World Bank involuntary resettlement policy requires compensation for lost assets at replacement costs to both titled and non-titled land holders and resettlement assistance for lost income and livelihood. In this project, the absence of formal titles should not constitute a barrier to resettlement assistance and rehabilitation.

The principles adopted entail special measures and assistance for vulnerable affected persons, such as the aged, female-headed households, disabled persons, sick person, widowers, widow and children/orphans. PAPs affected through land acquisition, relocation or loss of residence and structures and business enterprises are entitled to a combination of compensation measures and resettlement
assistance, depending on ownership rights and lost assets that will help in the restoration of their livelihoods to at least, pre-project standards.

Majority of the vulnerable people in this RAP are female heads of household and aged persons. Relocation allowance is based on a flat rate for all groups of vulnerable people.

Those who do not have legal title to land but resided in the affected area before the cut-off-date will be compensated for properties such as houses and other investments on the land, but cannot be compensated for the land.

The World Bank involuntary resettlement policy require compensation for lost assets at replacement costs, based on market rates, to both titled and non-titled landholders and resettlement assistance for lost income and livelihood. In this project, the absence of formal titles should not constitute a barrier to resettlement assistance and rehabilitation.

PAPs affected through loss of residence/structures, graves and churches are entitled to a combination of compensation measures and resettlement assistance, depending on ownership rights and lost assets.

**Non-Eligibility for Compensation**

- To achieve the objectives set in this ARAP, persons who encroached project affected areas after the cut-of-dates are not entitled to compensation or any form of assistance.
- Individual household members of project affected persons are not entitled to compensation since the heads of households receives compensation.

PAPs affected through loss of residence, structures and business enterprises are entitled to compensation depending on ownership rights and lost assets. PAPs will be entitled to compensation that will help in the restoration of their livelihoods to at least, pre-project standards. Valuation of all affected structures and land was based on present market value. A lump sum relocation allowance will be given to each household across the board. A lump sum rent subsidy across the board was also given to each household. A month’s relocation allowance for each business will be given across the board because the businesses in the buffer zone area are of the same type and with similar incomes.
CHAPTER ONE

1.0 Introduction

1.1 Background
In 2008, the Government of Liberia (GoL) through the Project Implementation Unit (PIU) for the Monrovia City (MCC) purchased 25 acres of land in Whein Town, Paynesville using appropriate processes for the purpose of solid waste disposal. The land is currently in use for the purpose acquired and simultaneously being developed into a sanitary landfill. Environmental Impact Assessment has been conducted and the necessary environmental safeguards measures for the landfill have been approved by the World Bank. As part of the safeguard measures, it was proposed that the land around the landfill site within 100 meter parameters should be reserved as a buffer to prevent immediate human contact from the waste, odor, leachate, etc. The land to be acquired for the buffer is however privately owned by individuals and needs to be properly acquired. This led to the need for developing an abbreviated resettlement action plan to take care of the social safeguards impact of the land acquisition for the buffer zone.

1.2 Project Description and Components

1.2.1 Project Description
The objective of the Emergency Monrovia Urban Sanitation project (EMUS) is to assist the Monrovia City Corporation (MCC) to provide solid waste services and increase the volume of collected and disposed waste from approximately thirty percent (30%) of daily generated waste to forty-five percent (45%). This will be achieved through the following component activities.

1.2.2 Project Components
The project has two main components as described below. A third component is on project Management.

Component 1: Solid Waste Collection
The objective of this component is to assist the Monrovia City Corporation (MCC) to provide Solid Waste Services and increase the volume of collected disposed waste from approximately 30% of daily generated waste to 45%. This will be achieved through: (i) technical assistance to small and medium enterprises which provide door-to-door collection service; (ii) construction of transfer stations, provision of equipment, and assistance towards financing the operating cost of service delivery; and (iii) a public awareness campaign to sensitize the population towards safe handling of solid waste.

Component 2: Building Institutional and Technical Capacity at MCC
The component aims to strengthen the capacity of MCC for proper revenue administration, financial management, and technical oversight to the provision of solid waste services in Monrovia. The following
activities will be financed: (i) technical assistance (TA) for a financial and organizational audit followed by assistance for the implementation of selected action items identified by the audit; and (ii) technical assistance (TA) for project implementation and supervision.

1.3 Objectives of the ARAP
The ARAP-2 provides a plan for resettlement of PAPs so that their losses will be compensated for and their standards of living will at least, be restored to pre-project levels. The ARAP also provides for rehabilitation measures so that income earning potentials of individuals is restored to sustain their livelihoods. The specific objectives of the ARAP are:

- To identify persons (individuals or groups) who are affected by creation/extension of the buffer zone around the land fill site;
- To identify, through consultation, appropriate options for resettlement and compensation of PAPs, which are consistent with Liberia Laws and World Bank policies, and
- To determine a process for resettlement, compensation and/land acquisition, consistent with the project objectives and World Bank safeguards policies.

1.4 Approach and Methodology for ARAP Preparation
Resettlement Planning is necessary whenever the movement of people occurs as part of project activities. Before the implementation of the resettlement activities, baseline data is collected and potential impacts are identified and analyzed. The Monrovia City Corporation (MCC) with support from the Infrastructure Implementation Unit (IIU) of the Ministry of Public Works (IIU/MPW) conducted a survey to determine needs for eligibility of the owners to receive compensation. The results of the survey determined that an abbreviated RAP is necessary for Whein Town Community.

Other activities carried out include the review of relevant Liberian policy, legal, institutional and regulatory framework related to resettlement, field surveys, data collection and interviews with PAPs, local officials, and other stakeholders in the area, and consultation with Government Institutions.

1.4.1 Field Surveys
Detailed field visits were carried out in the project area to gain first-hand knowledge and information of existing socio-economic conditions. During the survey, information on socio-economic aspects, cultural and other values in the project area were collected through the use of questionnaires. Data analysis consolidated the recommendation for successful implementation of the resettlement plan.

1.4.2 Focus Groups Discussions
The field visits also included interviews and discussion with PAPs, local authorities and various stakeholders around Whein Town, in order to obtain qualitative information on socio-economic and socio-cultural conditions, and views on various aspects of the project.
1.4.3 Informal Interviews
The Environmental Expert undertook numerous informal interviews to supplement data obtained from other sources. This allowed access to unbiased personal views on the proposed resettlement and compensation issues.

1.4.4 Public Consultations
Comprehensive community consultations were held with communities to obtain background information relevant to socio-economic impact assessment and in particular, to identify any area of specific concerns which need to be addressed.

1.5. Report Structure
This report provides the ARAP for the proposed Buffer Zone for the Whein Town Disposal Site. The report is organized to cover the following:

Chapter One: Introduction and Background. It presents the project description, purpose and methodology used for the development of the ARAP.

Chapter Two: The Policy, Regulatory and Institutional Framework - presents an assessment of the legal framework which reviews provisions of municipal regulations and the World Bank requirements.

Chapter Three: Socio-Economic Conditions and Categories of Affected Persons. It also identifies the eligibility criteria for PAP and asset evaluation process and compensation package;

Chapter Four: Project Impacts and Compensation Framework;

Chapter Five: Institutional Responsibilities Budget and Schedule for the ARAP implementation

Chapter Six: Grievance Redress Mechanism and Public Consultations Procedures.

Chapter Seven: Public Consultations, Participation and Disclosure

Chapter Eight: Monitoring and Evaluation Framework
CHAPTER TWO

2.0. The Policy, Regulatory and Institutional Framework

The RAP takes into account the existing institutional and regulatory framework within the context of Liberian Laws. The main objective of the ARAP is to ensure that PAPs receive some form of compensation. Preparation of the ARAP draws on the requirements of the World Bank Policy (OP/BP 4.12) on Involuntary Resettlement.

2.1. Policy Framework

This policy framework seeks to ensure the improvement of the physical environment, quality of life and coordination between economic development, growth, and sustainable management of national resources. Objectives of the policy include;
- The systematic and logical framework with which to address environmental issues,
- Benchmarks for addressing environmental problems in the medium to long-term,
- Context of financial/donor support to particular sectors and Non-sectors,
- The means of generating information and awareness on environmental problems, and
- To demonstrate Liberia Commitment to sustainable management of the environment.

2.1.2. World Bank Policies
The World Bank social and environmental safeguard policies are meant to prevent and mitigate potential adverse impacts on people and their environment associated with Bank lending operations. The urban infrastructure rehabilitation project triggers the World Bank safeguard policies on Environmental Assessment OP/BP 4.01 and Involuntary Resettlement OP 4.12. The World Bank Policy takes precedence over Government of Liberia law, in case of gaps between the two policies.

OP/BP 4.01- Environmental Assessment
This outlines the policy and procedure for the environmental assessment of the Bank lending operations. The Bank undertakes environmental screening of each proposed project to determine the appropriate extent and type of EA process. The urban rehabilitation project is classified as Category B which could have potential adverse environmental impacts on human population or environmentally important areas - including wetlands, forests, grasslands, and other natural habitats. These impacts are site specific, few, if any of them are irreversible, and in most case mitigation measures can be designed.

OP 4.12- Involuntary Resettlement
This policy covers direct economic and social impacts that result from Bank-assisted investment projects, and are caused by the involuntary taking of land resulting in loss of assets or access to assets, or loss of income sources or means of livelihood and whether or not the affected persons must move to
another location. The involuntary restriction of access to legally designated parks and protected areas resulting in adverse impacts on the livelihoods of the displaced persons. This policy is triggered by the solid waste transfer stations construction works.

2.2 Regulatory Framework

The Constitution and other Liberian Laws provide a basis for resettlement and compensation. This section presents a detailed description of the legal framework for the implementation of involuntary resettlement projects in Liberia. The following Liberian Laws comprise the legal framework.

Liberian Constitution 1986

Article 22(a) and (b) of the Constitution vests in all individuals the right to own property either on individual basis or in conjunction with other individuals, as long as they are Liberian citizens. This right however does not extend to mineral resources on and beneath the land.

Land Act 1856

Prior to independence, land acquisition and distribution was done on the basis of relationship and class system. Opposition to this system of land tenure led to the establishment of a set of rules known as the digest of law to govern the affairs of the settlers in terms of land distribution; this later culminated into the Land Distribution Act of 1856 which removed the restriction to land distribution based on citizenship. This Act was repealed by the 1950 Land Act which restricted Land ownership to citizens and naturalized citizens, especially those of Negro descent.

County Act 1969

This Act officially distributed and demarcated land boundaries in Liberia. Prior to the Act, counties were created through political means. For instance, the three oldest counties in Liberia-Montserrado, Grand Bassa and Sinoe were all products of political events.

Land Acquisition Act 1929

The Act lays down the procedure for obtaining rights to any piece of land in Liberia through purchase. The Act distinguishes land in Liberia into two categories viz; the Hinterland, and the County area. The procedure for abstaining land located in the counties area is as follows:

- Apply to the Land Commissioner in the country in which the land is located.
- The commissioner shall issue a certificate if he is satisfied that the land is unencumbered.
- Upon completion of the above steps, the purchaser shall pay the Bureau of Revenues the value of the land valued at a minimum rate of fifty cents per acre. He shall obtain and submit a receipt to the President for an order to have the land surveyed. A deed will then be drawn up by the Land Commissioner, authenticated, and given to the purchaser.
2.3. Institutional Framework

The institutions responsible for resettlement action plan (RAP) implementation are highlighted below with their mandates:

Monrovia City Corporation (MCC)
The Public Health Law of 1975 granted the Monrovia City Corporation the responsibility of ensuring a clean and healthy environment in Monrovia. Other functions include beautification, street cleaning, solid waste collection and disposal.

Liberia Water and Sewerage Corporation (LWSC)
The LWSC was established by the National Legislatures Act of 1973 with responsibility to:

- Manage, operate and implement water and sewerage services;
- Establish and maintain water and sewerage facilities throughout Liberia;
- Apply the principle of fair and reasonable charges;
- Trade and manufacture materials; and
- Obtain rights and legal titles.

The planning, development, operation and maintenance of non-sewage domestic and public sanitation facilities are shared with Monrovia City Corporation and Ministry of Health and Social Welfare.

Ministry Of Public Works
This Ministry has the responsibility for the design, construction and maintenance of the roads, highways, bridges, storm sewers, public buildings and other civil works. Other functions include urban and town planning, provision of architectural and engineering of infrastructure required for waste management. The Ministry has an Infrastructure Implementation Unit (IIU) charged with the implementation of both urban and rural works projects on behalf of the Ministry.

Ministry of Planning and Economic Affairs
This Ministry is responsible for regional development planning, project preparation and co-ordination. It provides technical guidance to all governmental agencies in preparation of development programs and projects.

Ministry of Health and Social Welfare
The Department of Environmental and Occupational Health in this Ministry handles matters relating to water and sanitation. It conducts sanitary inspections in public eating places including drinking water surveillance, construction and/or supervision of water wells and pit latrines and the promotion of community health education. This Ministry also provides capacity building and training of environmental health technicians.

Ministry of Land, Mines &Energy
This Ministry supervises the development and management of water resources and conducts scientific and technical investigations required for environmental assessments. The implementation of water and
sanitation activities is done through the Department of Mineral and Environmental Research. The Ministry mandate dictates that it must be involved in special projects on the evaluation of urban sanitation, particularly the provision of guidance for geotechnical investigation of solid wastes landfill disposal sites.

**Environmental Protection Agency (EPA)**
The EPA is mandated to set environmental quality standards and ensure compliance with pollution control. It is responsible for the provision of guidelines for the preparation of environmental assessments and audits, and the evaluation of environmental permits. These may include certification procedures for landfills and other activities potentially dangerous to the environment.

### 2.4. Land Tenure systems

#### 2.4.1 Customary Tenure
Customary tenure involves the use of land the government has granted to people in the hinterland through customary rights. Such rights begin with the town chief, then the clan or paramount chief and finally the District Commissioner. The District Commissioner prepares customary land grant certificates which are subsequently legalized by the President of Liberia.

#### 2.4.2 Freehold Tenure
It derives its legality from the Constitution and its incidents from the written law. It involves holding land in perpetuity or a term fixed by a condition and enables the holder to exercise, subject to law, full powers of ownership.

#### 2.4.3 Leasehold tenure
This is created either by contract or by operation of law. It is a form under which the landlord or lesser grants the tenant or lessee exclusive possession of the land, usually for a special period in return for a rent, granting the tenant security of tenure and a proprietary interest in the land.

### 2.5. Land Valuation system
Title to all land in Liberia vests in the State. Thus, the Republic of Liberia is the original grantor of land and the public are all grantees. One who obtains land from the State has a bona fide title and right to full possession and use of the land. However the State has the right to revoke any previously granted title. Before such powers can be exercised, the State through its institutions (ministry of Public works) is statutorily obliged to first evaluate the current market value of the property to be acquired with the aim of providing just compensation to the affected owner. Where the land to be revoked is in public use, the State has the responsibility of replacing it with one of commensurate value.

In the case of public land, Section 31 of the Liberian Code provides the procedure for determining the cost as follows:

- One dollar per acre for land lying on the margin of a river,
- Fifty cents per acre for land lying in the interior, and
Thirty dollars per lot for town lots

2.6 Compensation Payment
Article 24 of the 1986 Liberian Constitution provides the basis for compensation for acquired land. It states that expropriation may be authorized for national security issues or where the public health and safety are endangered, or for any other public purposes, provides:

- That reasons for such expropriation are given,
- That there is prompt payment of just compensation,
- That such expropriation or the compensation offered may be challenged freely by the owner of the property in a court of law with no penalty for having brought such action, and
- That when property taken for public use ceases to be used, the republic shall accord the former owner, the right of first refusal to reacquire the property.

2.7 Liberian Grievance Remedial
The right of an aggrieved party to seek redress is statutorily recognized under Liberia Laws, where the grievance lies against an agency of government, the first step in seeking redress is to lodge a complaint with the agency which shall then conduct a hearing and make a determination on the matter. Such decisions are subject to appeal to a regular court.

Jurisdiction of courts is hierarchically structured with decisions of lower courts being subject and appealable to highest courts. The Supreme Court of Liberia is the highest courts and its decisions are not appealable. The time frame for instituting proceeding depends on the gravity and nature of the injury involved.

Alternative dispute resolution mechanisms include mediation where the aggrieved party refers the dispute to a third party for a decision binding on both parties; and arbitration, where both parties appoint a board of arbitrators who make a binding decision on the dispute.
<table>
<thead>
<tr>
<th>Theme</th>
<th>Liberian Legislation</th>
<th>World Bank Policy OP.4.12</th>
<th>Mitigation Measures</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Categories of affected Individuals</strong></td>
<td>There is no distinction between affected individuals land owners, land tenants, land users, owners of buildings, and owners of perennial crops are all lumped together and treated likewise. There are no separate provisions for especially vulnerable classes of people</td>
<td>Involuntary Resettlement should be avoided where feasible, or minimized.</td>
<td>Project should be designed to distinguish between classes of affected individuals and this should be taken into consideration in awarding compensation</td>
</tr>
<tr>
<td><strong>Impacts</strong></td>
<td>Addresses only direct physical impact of acquiring land. Socio-economic considerations are not given priority.</td>
<td>Compensation should involve direct economic and social impact cause by acquisition.</td>
<td>Design project to take socio-economic issues into consideration in determining compensation</td>
</tr>
<tr>
<td><strong>Compensation &amp; Participation</strong></td>
<td>Affected persons are to be informed before re-possession of land. However, there is no provision on the notice period, neither is there a distinction between farmed land, and developed land</td>
<td>Affected persons should be:</td>
<td>Adequate communication between government agencies and affected individuals well ahead of scheduled period of repossessions.</td>
</tr>
<tr>
<td><strong>Eligibility for compensation &amp; benefits</strong></td>
<td>Compensation is restricted to individuals having a legal title to affected land or property</td>
<td>The absence of legal title to land or other assets is not, in itself, a bar to compensation for lost assets or other resettlement assistance.</td>
<td>Design project to extend compensation (Social and economic) to individuals who do not have legal title to property</td>
</tr>
<tr>
<td><strong>Monitoring &amp; Evaluation</strong></td>
<td>External evaluation is not required</td>
<td>Internal monitoring and external evaluation are required.</td>
<td>Design project to involve third party input in assessment of compensation to be paid</td>
</tr>
<tr>
<td><strong>Conflict between the two policies</strong></td>
<td>The World Bank policy OP.4.12 will prevail, in case of conflict between the two policies.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
CHAPTER THREE

3.0. Socio-Economic Conditions and Categories of Affected Persons

This section presents a summary of the existing socio-economic situations including a profile of residents of Whein Town Community. This survey was conducted from July to September 2011 as part of data collection methods to prepare the ARAP and also to serve as baseline for future follow up and assessments.

3.1 Survey Methods and Approach

The survey focused on demographic characteristics, income and livelihoods, housing conditions, access to social amenities and general quality of life of the population in the project area. Secondary and primary data were obtained from the affected communities to provide a broad context within which specific RAP issues were placed. Secondary sources included existing country studies and data sources from the World Bank and the United Nations (2007). This approach was adopted to fulfill World Bank OP 4.12 requirements of mitigating the impact of the project on livelihood and welfare of affected persons.

The primary data sources used to describe the existing socio-economic situation are as listed below:

- Census of all project affected people;
- Household survey based on households that are to be directly affected by the project;
- Public/Community consultations that provide qualitative data; and
- Inventory of affected assets in the area.

Structured questionnaires were used to obtain census and socio-economic information of the affected people. The objective of the survey was to establish the magnitude of the project impacts on the affected households as well as establish an inventory of assets likely to be impacted. To ensure concise responses, pre-coded multiple-choice questions were used during the interviews.

The data were collected and checked by the Supervisors from the Monrovia City Corporation and EMUS Project with assistance from the IIU/MPW for consistency, errors and coding, both in the field and before data entry. Analysis included mean and standard deviation for the continuous variables and frequencies and percentages in the case of categorical variables.

3.2 Valuation and Compensation Procedure

Lost income and assets will be valued at their full replacement cost; PAP will not experience any net loss. EMUS/MCC compensation committee will apply the following principles in valuation and compensation payments: houses including such physical assets are valued on the basis of full replacement costs; and all structures will be compensated for at a value no less than its full replacement value.
3.3 Population and Demographics
A total of one hundred and thirty (130) persons will be affected by the construction of the buffer zone for the solid waste disposal site in Whein Town. The total affected population includes 50 land owners (made up of 29 affected structures and 21 bare land owners-this includes 16 heads of households); 7 business centers; and 71 household members and 2 tenants.

The majority of land owners do not reside in the Whein Town Community. The main type of businesses in the project affected area is petty trading. 69% of heads of households are males and 31% are females. 39% of the members of households are below 30 years of age. 61% of household members are between the ages of 30 and 60 years of age. 95% of the people in the project affected area in Whein Town Community are Liberians. The average household size is five (5) persons.

Christianity (86%) is the predominant religion in the community; others are Islam (13%) and traditional worshippers (1%). There are no indigenous people living within the project affected area. Vulnerable groups include children (25%), aged persons (5%), disabled people (3%) and women-headed household (31%). The survey does not reveal any gender –based discrimination against female headed households or vulnerable groups.

The largest proportion (87%) of household heads interviewed had some form of formal education; the dominant educational qualification was senior high school (75%). Generally, educational attainment was low as very few individuals had tertiary educational attainment. This, perhaps, is a reflection of the prevailing high illiteracy rate in the Country (70%), with the youth accounting for over half of the illiterate population (UNHDR 2006).

3.5 Economic and Livelihood Structure
Whein Town is situated about 50km outside of Monrovia. The economy of the project affected area is largely commerce oriented. Income generating opportunities for improving livelihood are mostly limited to petty trading in charcoal, basic groceries, barbering shop, food and cigarettes etc.

Generally, the standard of living among the Project Affected Persons (PAPs) is very poor. Monthly income of household heads ranges from LD$3,500.00 to LD$5,000.00 (US$50.00 to US$71.00). Income is largely spent on family needs such as food, education, health care & transportation, etc. Food was the most common household expenditure. The number of income earners in the community ranged from 1-3 persons per household, with household heads and their spouses being the major earners.

Table 1B: Occupation of Household Heads

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Frequency</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Food vendor</td>
<td>1</td>
<td>6.00</td>
</tr>
<tr>
<td>Petty trading</td>
<td>5</td>
<td>31.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------------------------</td>
<td>-------</td>
<td>------</td>
</tr>
<tr>
<td>Teaching</td>
<td>1</td>
<td>6.00</td>
</tr>
<tr>
<td>Local govt. official</td>
<td>1</td>
<td>6.00</td>
</tr>
<tr>
<td>Contractor</td>
<td>3</td>
<td>19.00</td>
</tr>
<tr>
<td>Civil Service</td>
<td>2</td>
<td>13.00</td>
</tr>
<tr>
<td>Farmer</td>
<td>1</td>
<td>6.00</td>
</tr>
<tr>
<td>Unemployed</td>
<td>2</td>
<td>13.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>16</strong></td>
<td><strong>100.00</strong></td>
</tr>
</tbody>
</table>

### 3.6 Existing Infrastructure Facilities

#### 3.6.1 Educational
There are a couple of primary and secondary educational facilities in the project affected area in Whein Town Community. Average distance to nearby schools (primary and secondary) is 1Km. The socio-economic survey reveals that 50% of resident households have children attending schools. The Community has 35% students.

#### 3.6.2 Housing
The common housing structures in the Whein Town Community are permanent structures which are constructed with concrete, cement floor and zinc roof. The average number of rooms per housing unit is 3. The housing conditions are poor like most parts of Monrovia and its environs. Most of the housing structures are without proper ventilations.

The community is a relatively new residential settlement. Some residents have lived there for 3 years and above. 80% of land/house owners claim they acquired their land through public purchase with titled land deeds issued to them. 70% of the affected population are house owners or landlords, while 15% of the residents are tenants and the other 10% are caretakers.

#### 3.6.3 Water Supply and Sanitation
The Civil war resulted in destruction of community based water and sanitary facilities. The massive displacement further reduced the proportion of the population having access to safe drinking water. At the present, pipe-borne water has been replaced by community wells and house wells. Unprotected wells, streams and rivers are the primary sources of water for drinking and domestic uses. All of the households in the project affected area depend on community and private wells. There was no indication that water sources were treated; this may have serious health implication as untreated water is prone to diseases such as typhoid, cholera, diarrheal and other diseases.
Information from the survey revealed that public sanitation services in the affected community are absent. Only 20% of the resident households have access to flush toilets, the remaining 80% of households dispose their human wastes in pit latrines constructed at the back of their houses.

### 3.6.4 Community Amenities, Facilities and Social Services

The community has some basic amenities like public toilets. It also has access to sports grounds, entertainment centers, schools, churches and mosques. There are however no medical facilities, no electricity, no pipe-borne water supply, poor access roads, no drainage facilities, and no postal services within the community. The project does not affect any of the facilities that serve the community. The community has access to other sections of Whein Town.

### 3.6.5 Energy Supply

There are no electricity supply facilities in the community. Sources of illumination include electric generator (20%) candles (50%), kerosene lamps (15%) and rechargeable lamps (10%). The mount coffee hydropower plant and other small power plants which supplied electrical power to Monrovia and surrounding towns such as Whein Town were destroyed during the civil war. The destruction has resulted in residents resorting to the use of firewood and charcoal for cooking and heating, with consequent environmental impacts. In the surveyed area, 98% of the resident households use charcoal and wood as fuel for heating and cooking, only 2% had kerosene stoves for cooking. It was indicated that charcoal and wood were the most affordable and reliable sources of energy in the community.

#### Table 1C: Energy Sources in Project Affected Area

<table>
<thead>
<tr>
<th>Energy Source</th>
<th>Cooking %</th>
<th>Lighting %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charcoal</td>
<td>70%</td>
<td>-</td>
</tr>
<tr>
<td>Electric generator</td>
<td>9%</td>
<td>-</td>
</tr>
<tr>
<td>Woods</td>
<td>18%</td>
<td>-</td>
</tr>
<tr>
<td>Kerosene</td>
<td>3%</td>
<td>-</td>
</tr>
<tr>
<td>Candle</td>
<td>-</td>
<td>60.7%</td>
</tr>
<tr>
<td>Kerosene lamp</td>
<td>-</td>
<td>36.9%</td>
</tr>
<tr>
<td>Rechargeable lamp</td>
<td>-</td>
<td>1.2%</td>
</tr>
<tr>
<td>Others (generator, batteries, etc)</td>
<td>-</td>
<td>1.2 %</td>
</tr>
</tbody>
</table>

### 3.6.6 Telecommunication

Liberia’s fixed telephone lines are generally inadequate. Increasing number of Whein Town Community residents use mobile phones.

### 3.7 Public Health Status

Recent health reports (UNDP 2009, WHO 2008) reveal that malaria, diarrhea, measles, yellow fever, tuberculosis, schistosomiasis, onchocerciasis, acute respiratory infection and malnutrition account for the high mortality rates in the country. Malaria is a major health concern in the country with its prevalence increasing from 37.4% in 1998 to 56.9% in 2007 (WHO, 2008).
Despite its location within poor sanitary condition, 54% of residents reported good health over the last six months. 33% reported fairly good health, and only 14% indicated a poor state of health. No health facilities (Clinics, hospital or dispensary) are available in the community.

Information available on the prevalence rate of HIV/AIDS in the area is scanty. However, recent studies estimate this to be between 8.2 – 12% (WHO, 2008) in Liberia.

3.8 Land Tenure and Residential Ownership
The Whein Town Community is largely a private land ownership settlement. About fifty (50) land and structure owners and about 7 business owners will be affected by the buffer zone creation for the solid waste disposal site. 49 of the affected land owners showed their title deeds for the land, whilst one person is yet to present his documents to EMUS or MCC for verifications. The project has made provision for compensation payment to all legally verified land and structural owners.

3.9 Characteristics of the Project Area.
The social setting of the project area is mainly sub-urban. Information from the socio-economic survey indicates that, poverty, illiteracy, and unemployment are wide spread in the community, thus necessitating the need for prompt payment of compensation and other resettlement assistance to enhance human development and sustenance. Payment of resettlement allowance/package for tenant, house owners & business owners in project affected area is not a new phenomenon. Liberians are accustomed to infrastructure activities that required resettlement of PAPs. Recently, government paid relocation allowance/compensation to the former residents of Fiamah community and Stockton Creek Community for the construction of transfer stations for solid waste under the same project.

3.10 Patterns of Social Interaction and Community Organization
The Whein Town Community enjoys communal and cordial relationships. There is little or no ethnic, social, religious or cultural- based discrimination. As a result, inter marriage and co-habiting between members of different ethnic groups is common. A few respondents indicated membership of social groups, which serve as a source of solidarity in times of financial and emotional needs. The community welfare association occasionally donates materials aimed at alleviating the plight of less privileged individuals.

3.11 Social Network and Support System
Collective groups and individual networks exist in the project affected area. Generally, such interactions are used to promote and protect personal relationship and welfare. The survey disclosed that social network or support systems like the susu promote trust, solidarity and foster greater cohesion within the community.
3.12 Community Stakeholders
These are individuals, groups, organizations, and institutions interested in and potentially affected by the project or having the ability to influence the project. Key Stakeholders in the Whein Town Community identified include:

Household Heads & Members
These are very critical stakeholders in the project area. About 16 household heads and 71 household members currently dwell in the community. Households are headed by 69% males and 31% females. Female-headed households are particularly vulnerable and could suffer immense economic loss if their sources of livelihoods are affected during the resettlement process.

Business Owners
Seven of the affected population owned small businesses from which they derive their livelihood. Business activities identified were mainly petty trading, hair making, food vending and local contractors (for various basic services). Most of the businesses generate income ranging from LRD$ 4,500.00 (US$64.00) to LRD$ 15,000 (US$ 214.00).

House Owners
Twenty-nine (29) structures will be affected in Whein Town as a result of the construction of the buffer zone. Owners and occupants of these structures will be impacted by the relocation process.

Children
About 15% of the household members are children. Children in this report are all persons who are under the ages of 18 years according to international regulatory standard (convention on the Rights of Child 2002). Children under special circumstances were not identified in the project area.

3.13 Political Environment
The political environment is promising with a multi-faceted policy agenda, characterized by political inclusion and tolerance, non-violence, and promotion of constitutional and civil liberties. The government has pursued national reconciliation in the Whein Town Community.
CHAPTER FOUR

4.0 Project Impacts and Compensation Framework

There are positive as well as minor negative impacts of the project. For the negative impacts, mitigation measures have been outlined to mitigate these impacts. The project has a separate ESIA and an ESMP which guides the mitigation of possible environmental impacts. The major negative social impacts include loss of structures, bare lands and sources of livelihoods. Details are as follows:

4.1 Positive Impacts

The creation of a buffer zone will improve environmental health and sanitation in Whein Town Community and its environs, reduce the spread of diseases, mosquitoes and bad odors. It will also ensure the safety of residents in the area as the buffer will serve as a security system. It will also offer the MCC adequate space for any expansion in the future or any rehabilitation that will require space for equipment movement. The resettlement/relocation of PAPs will also ensure that people are not close to the Landfill for health reasons

4.2 Negative Impacts

The survey shows that eighty-six (86) heads of households and household members in the Whein Town Community will be affected. These PAPs will have to find new dwelling places and source of livelihoods. The children will have to look for new schools to attend and get adjusted to new neighborhoods. People’s livelihood and social lives will be temporarily disrupted during the relocation period. But these are expected to be restored within a short time after resettlement.

<table>
<thead>
<tr>
<th>Category</th>
<th>Level of Impacts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landlessness</td>
<td>Minimal</td>
</tr>
<tr>
<td>Homelessness</td>
<td>Minimal</td>
</tr>
<tr>
<td>Loss of Access to property and Resources</td>
<td>Minimal</td>
</tr>
<tr>
<td>Joblessness</td>
<td>Minimal</td>
</tr>
<tr>
<td>Food security</td>
<td>Negligible</td>
</tr>
<tr>
<td>Increased morbidity</td>
<td>Negligible</td>
</tr>
<tr>
<td>Community Disarticulation</td>
<td>Negligible</td>
</tr>
<tr>
<td>Marginalization</td>
<td>Negligible</td>
</tr>
<tr>
<td>Health</td>
<td>Negligible</td>
</tr>
</tbody>
</table>
4.3 Community Suggestion to Mitigate Potential Negative Impact
The primary concerns of affected people are the inconveniences of resettlement, and loss of livelihoods. They suggested that their businesses be restored to their original state as part of the resettlement plan. Another vital expectation is to make fair and timely compensation available to the affected people as this goes a long way in establishing community trust in the Government’s effort to cushion the effects of the resettlement.

4.4 Mitigation Measures
The following mitigation measures are proposed to address the identified project impacts:
- Cash compensation for lost assets including land and structures at replacement cost
- Support to restore livelihoods affected by the land acquisition and
- Timely and prompt payment of cash compensation to PAPs.

4.5 Asset Replacement
Measures are proposed to compensate for land, structures and other assets lost or rendered unusable due to the project. Asset replacement measures will either be in kind; involving provision of alternative land, and business structures, or in cash settlements; involving monetary awards commensurate with the value of the lost assets.

Cash compensation was the main preference by 100% of PAPs interviewed. To further cushion the resettlement measures, cash will be promptly disbursed to the PAPs, before resettlement to enable them find suitable places of resettlement.

The survey revealed that 100% of PAP indicated their willingness to find new resettlement places of their choice and similarly 100% preferred individual resettlement.

4.6 Resettlement Framework

4.6.1 Resettlement Objectives
The ARAP aims to ensure that all affected persons are compensated or assisted for their losses in an effort to improve or, at least, maintain their pre-project standard of living and income earning capacity.

4.6.2 Eligibility for Compensation
All persons residing, conducting business or earning income within the project affected area at the cut-off-date of September 10, 2011 which is the last day of inventory of losses (IOL) will be entitled to compensation and resettlement assistance. To determine their eligibility, PAPs are classified as follows:
- Persons who have formal legal rights to land (including customary and traditional rights recognized under Liberian law);
- Those with temporary or leased rights to use land;
- Persons who do not have formal legal rights to lands or other assets at the time of the census, but who have claimed such legal rights by virtue of occupation or use for businesses within the communities.
Those who do not have legal title to land but reside in the affected area before the cut-off-date will be compensated for properties such as houses and other investment on the land, but cannot be compensated for the land.

The World Bank Involuntary Resettlement Policy requires compensation for lost assets at replacement costs to both titled and non-titled landholders. In this project, the absence of formal titles should not constitute a barrier to resettlement assistance and rehabilitation. PAPs affected through loss of residence/structures and business enterprises are entitled to a combination of compensation measures.

Particular attention and additional support will be offered to vulnerable groups who include the disabled, the sick, the aged and female headed household who will need some assistance to move.

Table Es-2 Summary of Entitlement and Compensation Matrix

<table>
<thead>
<tr>
<th>No.</th>
<th>Type of Loss</th>
<th>Eligibility Criteria</th>
<th>Entitlement</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Loss of Land (Urban or Rural)</td>
<td>Various interest and rights-titled land deed holders, free holder, lease holder, leases</td>
<td>Compensation at Replacement Cost.</td>
</tr>
<tr>
<td>2</td>
<td>Loss of structures</td>
<td>Various interest and rights, free holders</td>
<td>Compensation at Replacement Cost</td>
</tr>
<tr>
<td>3</td>
<td>Business Losses</td>
<td>• Loss of business income</td>
<td>Supplementary association based on:</td>
</tr>
<tr>
<td></td>
<td>• Loss of business goodwill</td>
<td>• Loss of rented income</td>
<td>Average net monthly profit;</td>
</tr>
<tr>
<td></td>
<td>• Loss of wage income</td>
<td>• Loss of business, residential or industrial</td>
<td>Monthly rent passing;</td>
</tr>
<tr>
<td></td>
<td>• Accommodation or Room</td>
<td>• Owner of building during the resettlement period</td>
<td>Monthly wages earned;</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Training fees to be refunded;</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Supplementary Assistance based:</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Comparable open market rent for alternative accommodation based on specific period reinstatement period; and</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Transportation rates for the transfer of chattels or movable properties.</td>
</tr>
<tr>
<td>4</td>
<td>Loss of location for temporary structures</td>
<td>Owner of temporary structure, squatters</td>
<td>Supplementary Assistance based on – transportation rates for the transfer of structure</td>
</tr>
</tbody>
</table>
4.6.3 Valuation and Compensation Procedure

Non-Eligibility for Compensation

- To achieve the objectives set in this ARAP, persons who encroached into project affected areas after the cut-off date of September 6, 2011 are not entitled to compensation or any form of assistance.
- Household members are not going to be compensated separately from the household heads.

Lost income and assets will be valued at their full replacement cost; PAPs will not experience any net loss. UIU/MCC compensation committee will apply the following principles in valuation and compensation payments: houses and properties, including such physical assets are valued on the basis of full replacement costs; and all structures will be compensated at a value no less than its full replacement value. All affected structures and land were valued based on present market value. A lump-sum amount will be given across the board to each household for relocation allowance and rent subsidy. Each business or petty trader will be given allowance and adequate time to relocate their petty trade from the buffer zone.

Existing methods used by the Ministry of Finance’s Real Estate Tax Division and the Department of Disaster Relief of the Ministry of Internal Affairs were used for asset valuation. This entails costing for the building materials, labor and applying depreciation factors. However, for this project, the valuations were based on prevailing market values to align it to the requirement of the World Bank policies.

Compensation

EMUS/MCC will compensate according to the following two options: (1) cash compensation (2) replacement cost at present market value of affected structures; vulnerable people will be given special relocation allowance; business owners will be given relocation/disturbance allowance based on their monthly income. Other affected persons will be given adequate compensation or disturbance allowances. As already indicated from the socio-economic assessment, all of the PAPs preferred cash compensation.

Cash Compensation

Cash compensation will be paid to landowners and users, as appropriate. In line with the World Bank’s Guidelines, cash compensation is appropriate (a) where land is not the preferred settlement option of the affected persons; (b) where livelihoods are land based but the land taken for the project is a small fraction of the affected asset and the residual is economically active; (c) where active markets for land, housing, and labor exist, or (d) where livelihoods are not land based. After due negotiations with
registered landowner or users, EMUS/MCC will provide cash compensation for loss of non-moveable assets if preference is given for this form of compensation.

The World Bank Involuntary Resettlement Policy requires compensation for lost assets and replacement cost to both titled and non-titled landholders and resettlement assistance for lost income and livelihood. PAP affected through land acquisition and structures, and business enterprises are entitled to compensation.

Table 5: Summary of Entitlement and Compensation Matrix

<table>
<thead>
<tr>
<th>Project Affected Persons</th>
<th>Types of loss</th>
<th>Compensation for loss of structure and land</th>
<th>Compensation for loss of assets</th>
<th>Compensation for loss of income</th>
<th>Relocation Assistance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property owners</td>
<td>Loss of structure, land, residential or business</td>
<td>Compensation for demolition at replacement value</td>
<td>Toilet, water points, crops at replacement cost where applicable</td>
<td>Compensation for loss of income, lump sum cash payment</td>
<td>N/A</td>
</tr>
<tr>
<td>Tenants/squatters</td>
<td>Loss of accommodation</td>
<td>Compensation for demolition at replacement value</td>
<td>Toilet, water points, crops at replacement cost where applicable</td>
<td>Not applicable</td>
<td>Lump sum payment of up to 50% of monthly income depending on the household size.</td>
</tr>
<tr>
<td>Business owners</td>
<td>Loss of access to income and livelihood generating opportunities within the community</td>
<td>Compensation for demolition at replacement value</td>
<td>Toilet, water points, crops at replacement cost where applicable</td>
<td>For loss of business income lump sum cash payment of one month wage</td>
<td>Relocation Assistance: Lump sum cash payment of 50% of estimated monthly income</td>
</tr>
<tr>
<td>Vulnerable Groups</td>
<td>Loss of residence or livelihood sources</td>
<td>Compensation for demolition at replacement value</td>
<td>Toilet, water points, crops at replacement cost where applicable</td>
<td>N/A</td>
<td>Relocation Assistance: Lump sum cash payment of 50% of estimated monthly income.</td>
</tr>
</tbody>
</table>

Valuation
PAPs will not experience any-net loss. EMUS/MCC Compensation Committee will apply the following principles in valuation and compensation payments:
Houses and businesses, including such physical assets are valued on the basis of full replacement costs.
All structures will be compensated for at a value no less than its full replacement value. The income stream from all immovable assets will be taken into consideration. Valuation for cultural properties (graves, shrines, etc),
agricultural lands and crops and fruit trees are not presented in the ARAP because they do not exist in the project affected areas.

4.6.4. Payment of Compensation
The EMUS/MCC will ensure that the conditions of PAPs are restored to their pre-project status. PAPs will have their details documented in a registry for the purposes of compensation payment. The Project has set-up a committee that will carry out compensation payment. The committee consists of representatives from the government and non-governmental agencies. Information regarding dates and locations of payment, list of eligible people and amount, mode of payment will be provided by the committee. Payment could be by cash or with bank cheque to each PAP. In case an individual is absent during payment, the compensation committee will communicate a new date of payment to such individual(s).

All PAPs will be provided with a census registration card that will make them eligible for payment or assistance, and serve as a means of identification. PAPs will be obliged to present a copy of their cards during payment. Notification of compensation payment will include locations where payments will be made, amount to be paid, the time and date of payment as well as the beneficiaries of such payment. The Compensation Committee would be responsible for the planning, coordinating and monitoring of compensation and resettlement activities.

Table 6: key ARAP Compensation Committee Member

<table>
<thead>
<tr>
<th>No.</th>
<th>Name</th>
<th>Institution Function</th>
<th>Function on Committee</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Frank Kruah</td>
<td>Quick Impact Management Consultant MCC</td>
<td>Member, Compensation Committee</td>
</tr>
<tr>
<td>2</td>
<td>Eugene Caine</td>
<td>Environmentalist, EMUS</td>
<td>Coordinator, RAP implementation</td>
</tr>
<tr>
<td>3</td>
<td>Charles Brown</td>
<td>PFMU of Finance</td>
<td>Asst Account</td>
</tr>
<tr>
<td>4</td>
<td>David L. Wiles</td>
<td>Env. IIU/MPW</td>
<td>ARAP Expert</td>
</tr>
<tr>
<td>5</td>
<td>Johansen Voker</td>
<td>EPA – Environmentalist</td>
<td>Environmentalist</td>
</tr>
<tr>
<td>6</td>
<td>Momo Dunor</td>
<td>PAPs Representative</td>
<td>PAPs Representative</td>
</tr>
</tbody>
</table>
CHAPTER FIVE

5.0 Institutional Responsibilities and Budget and Schedule for the ARAP implementation

The ARAP implementation will involve various agencies; however, the overall responsibility lies with the EMUS/MCC. A well-defined organizational structure exists. There is a need to further strengthen its capacity for impact mitigation, monitoring and evaluation.

Consultations with the Ministry of Lands, Mines and Energy are essential to avoid conflict of interests over title to property as the Ministry has responsibility for issuing Certificates of Occupancy, approvals for building construction, and regulation of land allocation and acquisition process. The EMUS and the Town Planning division of MCC will ensure that the land acquisition process conforms to the town infrastructural plan. Table 8 below lists government institutions and their responsibilities.

Table 8: List of organizations to be consulted during ARAP Implementation process

<table>
<thead>
<tr>
<th>No.</th>
<th>Organizations</th>
<th>Roles and Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>EMUS/MCC</td>
<td>Coordination (planning and implementation process); Budget allocation for project; Monitoring and Evaluation</td>
</tr>
<tr>
<td>2</td>
<td>EPA</td>
<td>Ensure that the Social Environmental policies and guidelines are followed up</td>
</tr>
<tr>
<td>3</td>
<td>EMUS</td>
<td>Urban rehabilitation works</td>
</tr>
<tr>
<td>4</td>
<td>Local Governments</td>
<td>Provide political and Administrative Support for the implementation of the project</td>
</tr>
<tr>
<td>5</td>
<td>MCC</td>
<td>Responsible for the implementation of project activities in city sections; establish compensation committee at urban level; ensure that PAPs are compensated as per national and local guidelines; awareness creation; grievance redress.</td>
</tr>
<tr>
<td>6</td>
<td>Ministry of Finance</td>
<td>Provides the funds for the implementation of the ARAP</td>
</tr>
<tr>
<td>7</td>
<td>Ministry of Lands, Mines and Energy</td>
<td>Verify title deeds of lands and property ownership</td>
</tr>
<tr>
<td>8</td>
<td>Ministry of Public Works (Town Planning Division)</td>
<td>Ensure appropriate land use</td>
</tr>
</tbody>
</table>

Key activities for development and preparation of the resettlement program as summarized in Table 9 include the group(s) responsible for each activity.

Table 9: Key Activities and Responsibility Matrix

<table>
<thead>
<tr>
<th>Nos</th>
<th>Activity</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Institutional arrangements for the compensation and resettlement program

MCC/EMUS/EPA

Implementation of the ARAP and subsequent monitoring and evaluation

EMUS/MCC/EPA/MIA & ML ME

Internal Monitoring & Evaluator

EMUS/MCC/EPA/MIA

ARAP Audit

NGO

5.1 Budget for ARAP Implementation

The Liberian government through the EMUS/MCC will finance the cost of the compensation and its implementation. Compensation will be paid directly to the affected parties by the EMUS/MCC. The EMUS/MCC will ensure that an appropriate mechanism is put in place to ensure the timely flow of funds for the ARAP activities. The EMUS/MCC is required to make all necessary budget provisions to ensure that activities scheduled in the implementation timetable go according to plan. The total estimated budget for the ARAP Implementation is US$410,833.32. This includes compensation, Demolition, Monitoring, ARAP Audit and Contingency.

Table 10: Budget for ARAP Implementation

<table>
<thead>
<tr>
<th>ITEMS</th>
<th>COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>1  Compensation for Affected Structures</td>
<td>348,917.77</td>
</tr>
<tr>
<td>2  Relocation Allowance &amp; other Assistant</td>
<td>500.00</td>
</tr>
<tr>
<td>3  Compensation to Business Owners</td>
<td>700.00</td>
</tr>
<tr>
<td>4  Compensation for Affected Land</td>
<td>49,160.00</td>
</tr>
<tr>
<td>Subtotal – Compensation</td>
<td>399,277.77</td>
</tr>
<tr>
<td>1  Demolition of Structures</td>
<td>US$1,000</td>
</tr>
<tr>
<td>2  Internal Monitoring</td>
<td>US$1,000</td>
</tr>
<tr>
<td>3  ARAP Audit</td>
<td>US$1,500</td>
</tr>
<tr>
<td>Subtotal- Demolition, Monitoring and ARAP Audit</td>
<td>US$3,500.00</td>
</tr>
<tr>
<td>4  Total of ARAP Budget</td>
<td>US$402,777.77</td>
</tr>
<tr>
<td>Contingency -2%</td>
<td>US$8,055.00</td>
</tr>
<tr>
<td>Grand Total ARAP Budget</td>
<td>US$410,833.32</td>
</tr>
</tbody>
</table>
Table 10: B. Summary Table of the RAP

<table>
<thead>
<tr>
<th>Description</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Region</td>
<td>Southern Liberia,</td>
</tr>
<tr>
<td>Counties/Districts</td>
<td>Montserrado County, Monrovia</td>
</tr>
<tr>
<td>Type of Civil Work</td>
<td>Construction of buffer zone for solid waste disposal site at Whein Town</td>
</tr>
<tr>
<td>Total Number of Structures to be affected by the Project</td>
<td>23</td>
</tr>
<tr>
<td>Total Acres of Land affected</td>
<td>41 Acres</td>
</tr>
<tr>
<td>Total Number of Eligible PAPs</td>
<td>170</td>
</tr>
<tr>
<td>Total number of Males</td>
<td>90</td>
</tr>
<tr>
<td>Total number of Females</td>
<td>80</td>
</tr>
<tr>
<td>Total number of Affected Persons and Member of Household</td>
<td>86</td>
</tr>
<tr>
<td>Number of Affected Communities</td>
<td>1 (Whein Town Community)</td>
</tr>
<tr>
<td>Total Budget for Implementation of RAP</td>
<td>US$410,833.32</td>
</tr>
</tbody>
</table>

5.2 The Implementation Schedule for Compensation.

Compensation for affected properties, small businesses and land owners will be paid in one (1) installment to legal owners of properties, who shall substantiate their claims with valid title deeds and other legal documents or other forms of proof of ownership in the case of businesses. All payments must be in cheques to the payees. Payment must also be made directly to adult PAPs. Beneficiaries must be photographed and finger-printed prior to receiving their entitlements.

The compensation of resettlement funds will be administered by the Infrastructure Implementation Unit. An internal monitoring body comprising the Ministry of Public Works (MPW), Ministry of Health and Social Welfare (MHSW), Ministry of Internal Affairs (MIA), Ministry Lands, Mines and Energy (MLME), the Environmental Protection Agency (EPA), the Monrovia City Corporation (MCC), and the Liberia Refugee Resettlement and Reintegration Commission (LRRRC) will assess the performance of the EMUS/MCC with regards to administration of the compensation funds.

An Independent Evaluation body preferably an NGO with experience in evaluating resettlement action plans will be contracted to do an independent evaluation on the ARAP implementation process.
<table>
<thead>
<tr>
<th>No:</th>
<th>Major Activities</th>
<th>Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Detailed Survey of Affected Structures Owners (PAPs)</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Education and Awareness creation about ARAP procedures and compensation payment</td>
<td>On going through out preparation and implementation of ARAP</td>
</tr>
<tr>
<td>3</td>
<td>Public Consultative meeting with PAPs on ARAP Compensation</td>
<td>On going through preparation and implementation of ARAP</td>
</tr>
<tr>
<td></td>
<td>Public Disclosure of ARAP</td>
<td>After approval and clearance by the World Bank</td>
</tr>
<tr>
<td>4</td>
<td>Identification of PAPs by photos and finger print</td>
<td>Before actual payments of compensation</td>
</tr>
<tr>
<td>5</td>
<td>Disbursement of ARAP Compensation to PAPs</td>
<td>After in country disclosure and announcement of dates for payments</td>
</tr>
<tr>
<td>6</td>
<td>Report of ARAP Compensation</td>
<td>One month after completion of compensation payment</td>
</tr>
<tr>
<td>7</td>
<td>Assessment and Evaluation of Compensation</td>
<td>During payment of compensation and two months after payment</td>
</tr>
</tbody>
</table>
CHAPTER SIX

6.0 Grievance Redress, Public Consultations and Disclosure Procedures

A grievance redress committee was set-up by the EMUS/MCC to address complaints from the preparation and implementation of the ARAP. The committee ensures that all complaints received in writing (or written when received verbally) are documented and addressed. This committee is directly under the Project Manager of EMUS/MCC. Functions of the grievance redress committee include;

- Provision of support to affected persons on problems arising from loss of residence and business;
- Recording of grievances of PAPs, categorize and prioritize the grievances that need to be resolved by the committee; and
- Reporting to the aggrieved parties about the developments regarding their grievances and the decision of the project authorities.

6.1 Objective of the Grievance procedures

The grievance redress procedure provides a mechanism to mediate conflict and cut down on lengthy litigation, which often causes delay in such infrastructure projects. It also provides people who might have objections or concerns about their compensation a forum to raise their objections and through negotiations to enable issues to be addressed adequately. The committee has been undertaking consultations with PAP and other interested parties and addressing grievances from a couple of PAPs on land values. The committee provides ample opportunity to redress complaints informally. Grievances may include:

- Failure to register all PAPs;
- Losses not identified correctly;
- Inadequate assistance or not as per entitlement matrix;
- Dispute about land and property ownership;
- Delay in disbursement of assistance; and
- Improper distribution of assistance

6.2 Grievance Redress Mechanism

Grievance related to any aspect of the project will be handled through negotiation, which will aim at achieving a consensus settlement. Affected PAP may follow the procedures outlined below:

Grievance will be filed by persons affected by the project with the Grievance Committee which will act on it within 7 working days on receipt; if no understanding or amicable solution is reached, or the affected person does not receive a response from the committee within 15 working days, the affected...
person can appeal to a designated office in EMUS/MCC which should act on the complaint/grievance within 7 working days of the day of its filing.

If an affected person is not satisfied with the decision received, he can as a last resort appeal to a court of competent jurisdiction. Affected persons will be exempted from all administrative and legal fees incurred pursuant to grievance redress procedures.

If the case is not resolved to the satisfaction of the complainant, he/she may advance the matter to the Internal Monitoring Evaluation Committee for redress. The case shall be treated with urgency by this body. However, if at this level the case remains unresolved, the aggrieved party may resort to legal actions in the court of law.

It is the responsibility of the grievance redress committee to satisfactorily address all complaints brought by the project affected persons, where an affected person is not satisfied with the decisions of the committee; such person has an opportunity to seek the intervention of the ARAP management team from EMUS/MCC to address the grievance. The Resettlement Negotiation Committee (RNC) will play a significant role in grievance management. In addition to arranging compensation packages, the RNC will also assist in managing frequent questions, concerns and grievances at Resettlement Negotiation Committee meetings. EMUS/MCC grievance committee will also present grievances for discussion and resolution during collaborative meetings and all discussions will be documented for future reference. Persons with grievances are entitled to seek redress under the Liberian Law for grievance resolution. The EMUS/MCC will track each of the above cases closely and suspend all compensation processing and payments pending resolution. Where feasible, the committee could invite the parties involved in the case to a resolution meeting.

All cases/complaints related to the physical asset inventory or compensation entitlement are related to the entitlement cut-off date and the determination of whether particular assets are eligible for compensation or not. For cases involving the physical asset inventory or compensation entitlement, the MCC/EMUS will review all documentation related to the PAP, including signed and witnessed asset inventories, photographs, and compensation calculations. The Compensation committee will not resume compensation processing or payments on specific cases until a resolution has been achieved among all interested parties, including the signing and witnessing of settlement agreements.

### 6.3 Grievance Committee

The grievance committee comprises of designee from the Ministry of Public Works, Ministry of Justice, Ministry of Lands, Mines and Energy, EPA, the Ministry of Internal Affairs and the Ministry of Health and Social Welfare. The committee will preside over cases resulting from preparation and implementation of the ARAP and endeavor to amicably resolve them. All complaints will be dealt with in a timely and transparent way. If the case is not resolved to the satisfaction of the complainant, he/she may advance the matter to the Internal Monitoring and Evaluation Committee for redress.
The case shall be treated with urgency by this body. However, if at this level the case remains unresolved, the aggrieved party may resort to legal actions in the court of law.

6.4 Grievances under Investigation

Currently there is an issue over ownership of about 5 acres of the 41 acre buffer zone. The dispute is between an individual claiming all five acres and about 8 people claiming ownership of same piece of land. Discussions have been ongoing for a couple of months. All parties to the dispute have been cooperating and the issue is being investigated with the grievance committee and the Ministry of Lands playing very active roles. Since this is likely to take some time, it is proposed that the ARAP preparation will go ahead, and once approved and implemented to ensure that majority of PAPs who are not involved in this dispute are not unduly held back as they are eager to receive their compensation. This will also allow the contractor to commence the buffer zone construction once the ARAP is disclosed in country after clearance to avoid escalation of contract sum and other legal implications as per the contract. The section of the land under dispute will be, as agreed with the disputant, fenced temporarily with razor wire to ensure safety and avoidance of any possible encroachment.

The funds for the compensation is available with provisions for any contingencies which may be due to inflation should the investigation and resolution go beyond the anticipated four months. The total amount will be lodged in a special account for the purpose of disbursement to whoever is established as the rightful claimant of all or portion of the 5 acres.

As part of the consultations, a notice will be posted on the particular site indicating that the fence is temporary and that GoL is committed to ensuring an amicable solution for equity and fairness purposes.

The Committee has been given 4 months to resolve the issue and notify the World Bank on progress made or resolution reached at the end of the agreed period. This notification should spell out next steps for any of the scenarios, that is whether s resolution is reached or not, which may be the case at the time of notification. The World Bank will continue to closely monitor and work with the team on this case and advise the team appropriately and Bank management should it become necessary to do so.

Table of 7: Grievance Committee Members

<table>
<thead>
<tr>
<th>#</th>
<th>Name</th>
<th>Function</th>
<th>Institution</th>
<th>Cell #</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Mr. Sylvester Massaquoi</td>
<td>Land Evaluator</td>
<td>MLM&amp;E</td>
<td>06-527416</td>
</tr>
<tr>
<td>2</td>
<td>Mr. Nicolas Perkins</td>
<td>Resettlement Expert</td>
<td>LRRRC</td>
<td>06-519730</td>
</tr>
<tr>
<td>3</td>
<td>Mr. Frank Kruah</td>
<td>Management Expert</td>
<td>MCC</td>
<td>06-655290</td>
</tr>
<tr>
<td>4</td>
<td>Mr. Joseph Mensah</td>
<td>Civil Engineer</td>
<td>Ministry of Public Works/IIU</td>
<td>06-520696</td>
</tr>
<tr>
<td>5</td>
<td>Mr. Johnansen Voker</td>
<td>Environmentalist</td>
<td>EPA</td>
<td>06-520042</td>
</tr>
<tr>
<td>6</td>
<td>Mr. Cyrus Manlay</td>
<td>Finance</td>
<td>MCC</td>
<td>06-54359</td>
</tr>
<tr>
<td>7</td>
<td>Mr. Saye Gwaikole</td>
<td>Hydrologist</td>
<td>MLMSE</td>
<td>06-558215</td>
</tr>
</tbody>
</table>
CHAPTER SEVEN

7.0 Public Consultations, Participation and Disclosure

7.1 Consultations and Public Participation
A range of stakeholders including community leaders, households head, business owners, land lords, structure owners, local authorities and leaders from various administrative levels were consulted as part of the preliminary phase of this project. The objective of such consultations was to;

- Disseminate information among potentially affected community about the intended project,
- Identify attitudes of communities towards the project,
- Identify the degree of community participation in the project,
- Identify anticipated project impact on the socio-economic and cultural life of the community, and
- Identify stakeholders and their roles in the project activities

7.2 Consultation with community representatives
Consultations were held with representatives of the community to sensitize them on the project and related issues, as well as identify their perception towards the transfer stations. Individuals, groups, organizations and institutions interested in and potentially affected by the project were engaged in a stakeholder’s forum where issues relating to the solid waste transfer stations were discussed. Key stakeholders identified in the community included;

- Community leaders;
- household heads;
- business owners; and
- structure owners;
- land owners

Residents in the area have a positive disposition towards the creation of the buffer zone around the Whein Town Waste Disposal Site. They welcomed the additional benefits resulting from the waste clearing exercise. There are however some concerns from affected persons over loss of structures and social networks. They also expressed uncertainty about timely payments of compensation.

7.3. Resettlement Consultation and Disclosure Activities
The EMUS/ MCC have undertaken a comprehensive and formal negotiation process with PAPs and other stakeholders to determine mutually agreed compensation policies, procedures and rates. The negotiation process has been complemented by series of consultation and these will be further strengthened through the disclosure activities. The activities have and will continue to involve formal and informal dialogues with stakeholders and relevant agencies on regular basis to ensure that all
stakeholders are engaged in the resettlement planning and implementation process. The following activities were carried out:

- The formation of a Resettlement Negotiation Committee, involving key stakeholders;
- Collaboration between stakeholder groups and the Resettlement Negotiation Committee,
- An agreement on the compensation principles, policies, procedures and rates described in this report;
- Alleviating pressure, fears and anxieties among impacted persons.
- Promoting broad community support for the creation of the buffer zone.

The Resettlement Negotiation Committee meetings have served as the primary vehicle for negotiating compensation the procedures and rates. Importantly, these meetings have also:

- Promoted a spirit of cooperation between the EMUS/MCC and the representatives of impacted people.
- Enabled the committee to resolve contentious resettlement issues, and assesses individual complaints on a case-by case basis;
- Ensured that information is disclosed in a transparent, culturally appropriate way.

Public Consultation has been going on as part of the ARAP preparation. Additional consultations will be held during ARAP implementation, monitoring and evaluation. Subsequent meetings with a broad range of stakeholders, including county authorities, NGOs, PAPs, the media etc will be held to discuss content of the ARAP.

7.4. Public Disclosure

After approval of the ARAP, the disclosure will begin locally by publishing through meetings with the general public, PAPs and public notices in the local daily news papers explaining the purpose of the ARAP, the description of the project, identification of the display center of the ARAP, duration and time of display. The disclosure will include the names of contact persons, their addresses and cell phone numbers. The ARAP will also be disclosed at the World Bank info shop.

The disclosure of the ARAP will continue with public consultation process stating plan for the implementation of compensation as well as monitoring and evaluation of mitigation measures and duration of the implementation. The EMUS/MCC assisted by the sub-project consultants and other governmental bodies in the country will undertake the following:

EMUS/MCC will provide detailed information, including project policies and implementation procedure to all implementation parties updated prices, calculate compensation entitlement and complete compensation forms to be completed by each affected households. Information on entitlements will be presented on individual basis to PAP.
CHAPTER EIGHT

8.0 Monitoring and Evaluation Framework

8.1 Objectives
Monitoring and Evaluation (M&E) procedures will establish the effectiveness of all resettlement activities, in addition to the measures designed to mitigate adverse socio-economic impacts. The procedures include internal tracking efforts as well as external monitoring provisions. The purpose of resettlement monitoring will be to verify that:

- actions and commitments described in the ARAP are implemented;
- eligible people and affected communities receive their full compensation prior to the start of the solid waste transfer station activities in the affected area;
- ensure that the compensation measures help the people who sought cash compensation in restoring their lost incomes.
- complaints and grievances lodged by project affected people are followed up and, where necessary, appropriate corrective actions are taken;

Where necessary, changes in ARAP procedures are made to improve delivery of entitlements to project affected people.

The EMUS/MCC monitoring and evaluation activities and programs should be adequately funded and staffed. In-house monitoring may need to be supplemented by independent monitors to ensure complete and objective information. Accordingly, primary monitoring responsibility rests with the Government of Liberia while overall responsibility rests on the EMUS/MCC. EMUS/MCC is expected, to work in cooperation with other governmental bodies (LSWC, MoPW, MLME, MPLEA, MHSW and EPA) to ensure effective implementation.

8.2 ARAP Monitoring Framework
The purpose of monitoring is to provide project management, and directly affected persons, households and communities, with timely, concise, indicative information on whether compensation and resettlement activities are on track to achieve sustainable restoration and improvement in the welfare of the affected people, or that adjustments are needed.

The monitoring and evaluation framework consists of three components:
- internal monitoring by EMUS/MCC;
- independent monitoring commissioned to specialized firms; and
- ARAP Completion Audit.
The scope of each type of monitoring is briefly described in the following sections and in Table 9.1 along with the staffing, and resources needed for the monitoring program. In order to effectively report on the effectiveness of the ARAP implementation, the EMUS/MCC will monitor the following key indicators:

- timely disbursement of compensation;
- compensation disbursement to the entitled parties;
- public consultation and grievance procedures in place and functioning; and
- Physical progress of resettlement and rehabilitation, where applicable.

Monitoring will be based on indicators of change in:

- delivery of compensation,
- resolution of grievances,
- social stability, and
- human and environmental health

Performance Indicators will include the following:

- The number and categories of affected people compensated
- Adherence to compensation implementation schedule
- Cases of complaints received, number resolved and number outstanding
- Accuracy in records of payments made

The EMUS/MPW will provide feedback on ARAP implementation and ensure that adverse impacts on affected people are mitigated in a timely manner. M&E will be the main mechanism to alert project management of any delays and problems and will help measure the extent to which the main objectives of the resettlement plan have been achieved. M&E activities will be supplemented and verified by monitoring efforts of experts specialized in resettlement issues or a government agency with the same function. The establishment of appropriate indicators in the ARAP is essential since what is measured is what will be considered important. Key performance indicators for monitoring are commonly divided into four categories as follows:

**Table 12 A: Key performance indicators**

<table>
<thead>
<tr>
<th>Input:</th>
<th>Output:</th>
<th>Process:</th>
<th>Outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indicators include the resources in terms of people, equipment and materials that go into the ARAP. Examples of input indicators in the ARAP include: the sources and amounts of funding for</td>
<td>Indicators concern the activities and services, which are produced with the inputs. Examples of output indicators in the ARAP include (i) a database for tracking individual compensation; and (ii) the payment of</td>
<td>Indicators represent the change in the quality and quantity of access and coverage of the activities and services. Examples of process indicators in the ARAP include: grievance mechanisms; stakeholder channels; and Information</td>
<td>Indicators include the delivery of compensation and other mitigation for impacts caused by the project. They measure compensation paid and received, whether the affected populations who preferred cash</td>
</tr>
</tbody>
</table>
8.3 Reporting
Progress will be reported for the following tasks:
- Effectiveness of internal and external monitoring system;
- Implementation of compensation activities including records of complaints and
- Completion audit;

Table 12: ARAP Monitoring Framework

<table>
<thead>
<tr>
<th>Component Activity</th>
<th>Type of Information/Data Collected</th>
<th>Sources of Information/Data collections Method</th>
<th>Responsibility for data collection, analysis &amp; Reporting</th>
<th>Frequency/Timing of Reporting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal Performance Monitoring</td>
<td>measurement of input, process, output and outcome indicators against proposed timeline and budget, including compensation disbursement</td>
<td>Compensation disbursement reports</td>
<td>Including community representatives, EMUS/MCC</td>
<td>On completion of ARAP Time table</td>
</tr>
<tr>
<td>Completion Audit</td>
<td>Assessment that all components of the ARAP were implemented with comparison of the ARAP before and after situation for ARAP implementation</td>
<td>External assessment/sign off report based on performance and impact monitoring reports, independent surveys and consultation with affected persons</td>
<td>Contracted external auditing and evaluation auditor Panel of Experts</td>
<td>On completion of ARAP timetable</td>
</tr>
</tbody>
</table>

8.4 Staff and Monitoring
EMUS/MCC will oversee all aspects of M&E, review of internal performance and impact monitoring. The EMUS/MCC will be supported by representatives from supporting agencies with appropriate skills to carry out:
- project resettlement requirements as defined by this ARAP;
- gathering and presentation of monitoring indicators;
- design and implementation of basic techniques for collecting information and feedback from project affected people; and
- reporting requirements and formats.

The EMUS/MCC, in cooperation with other agencies will submit quarterly status reports and will be responsible for the following monitoring tasks:
- identify breaches of ARAP plans, and recommend corrective action;
- ensure relocation of all affected cultural assets such as shrines, graves if any;
• verify that all affected persons are compensated fully prior to the start of solid waste, transfer station project component in affected area; and
• Monitor performance of the project contractor with respect to land and assets not compensated for.

The project will also establish mechanisms for participatory M&E consistent with World Bank guidelines

8.5 Internal Performance Monitoring
Performance monitoring is an internal management function that will allow EMUS/MCC measure physical progress against milestones input and process output indicators established in the ARAP.

Types of Information/Data Collected
The information used in internal performance monitoring will include assessment of the milestones outlined in Table 12.

Source of information/data collection methods for performance monitoring of the ARAP will be integrated into the overall project management to ensure that RAP activities are synchronized with all project implementation activities. Various methods will be used to monitor progress against the milestones established in the ARAP, such as:
• interviews of random sample of affected people, using open-ended discussions to assess their knowledge and concerns regarding the land and asset acquisition process, their entitlement
• up-date of baseline survey within 12 months of resettlement;
• public consultations with affected people at community level as well as in-depth interviews with representative of community leaders; and
• Assessment of grievances.

8.6 Completion Audit
Upon completion of the project, the Government of Liberia will oversee an assessment to determine whether the objectives of the resettlement instrument have been achieved. The assessment takes into account the baseline conditions and the impacts of resettlement monitoring. If the assessment reveals that these objectives have not been realized, the sponsor proposes follow-up measures that may serve as the basis for World Bank supervision, as is deemed appropriate. An independent auditor or the Panel of Experts will undertake the completion audit

The audit will allow the EMUS/MCC, legal authorities, lenders and external stakeholders to verify that all physical inputs committed in the ARAP have been delivered and all services provided, and that compensation have been completed in compliance with OP 4.12. The audit will also evaluate the mitigation actions prescribed in the ARAP have the desired.
References

5. IFC, Handbook for Preparing a Resettlement Action Plan
12. UNDP, (2003), Poverty Profile in Liberia
14. UNEP, (2004), Desk Study on Environment in Liberia, Switzerland
### Annex #1: List of Tenants/ Squatters and Household Members

<table>
<thead>
<tr>
<th>No</th>
<th>Head of Household</th>
<th>Household members</th>
<th>Sex</th>
<th>Age</th>
<th>Relationship</th>
<th>Relocation Allowance</th>
<th>Other Assistant</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Moses Crawford</td>
<td>6</td>
<td>M</td>
<td>52</td>
<td></td>
<td>150.00</td>
<td>100.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>F</td>
<td>38</td>
<td>Wife</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>F</td>
<td>18</td>
<td>Daughter</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>M</td>
<td>17</td>
<td>Nephew</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>M</td>
<td>13</td>
<td>Son</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>F</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>J. Nelson Freeman</td>
<td>Not available</td>
<td>M</td>
<td>47</td>
<td></td>
<td>150.00</td>
<td>100.00</td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>500.00</td>
</tr>
</tbody>
</table>
### Annex #2: List of Project Affected Structures

<table>
<thead>
<tr>
<th>No</th>
<th>Names of Owners</th>
<th>Type of Structure</th>
<th>Dimension (sq ft.)</th>
<th>Number of Room</th>
<th>Structure value (US$)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Jackson Suah</td>
<td>Concrete/mud</td>
<td>629</td>
<td>3</td>
<td>6,000.00</td>
</tr>
<tr>
<td>2</td>
<td>Gonlakpor M. Gonkpala</td>
<td>Concrete structure (unfinished)</td>
<td>2227</td>
<td>12</td>
<td>32,000.00</td>
</tr>
<tr>
<td>3</td>
<td>Pillar &amp; Amos Logan</td>
<td>Zinc house &amp; foundation</td>
<td>1316</td>
<td>2</td>
<td>14,000.00</td>
</tr>
<tr>
<td>4</td>
<td>Ama Sesay</td>
<td>Concrete structure</td>
<td>1608</td>
<td>6</td>
<td>20,100.00</td>
</tr>
<tr>
<td>5</td>
<td>Peter Paukpa</td>
<td>Concrete structure</td>
<td>970</td>
<td>5</td>
<td>15,000.00</td>
</tr>
<tr>
<td>6</td>
<td>Stephen M. George &amp; Roseline George</td>
<td>Concrete structure</td>
<td>4200</td>
<td>7</td>
<td>20,921.00</td>
</tr>
<tr>
<td>7</td>
<td>Fatu Blackie</td>
<td>Mud structure</td>
<td>353</td>
<td>2</td>
<td>4,280.00</td>
</tr>
<tr>
<td>8</td>
<td>Harrison S. Duogon</td>
<td>Mud structure</td>
<td>647</td>
<td>3</td>
<td>6,500.00</td>
</tr>
<tr>
<td>9</td>
<td>Sarah G. Topoh</td>
<td>2Concrete structures</td>
<td>1406</td>
<td>-</td>
<td>18,528.00</td>
</tr>
<tr>
<td>10</td>
<td>Nathaniel G. Dugbo</td>
<td>Mat structure</td>
<td>451</td>
<td>2</td>
<td>5,500.00</td>
</tr>
<tr>
<td>11</td>
<td>Kaibeh Nelson Freeman</td>
<td>Concrete foundation</td>
<td>1553.5</td>
<td>7</td>
<td>20,319.00</td>
</tr>
<tr>
<td>12</td>
<td>Anthony Saah</td>
<td>Zinc structure</td>
<td>211</td>
<td>-</td>
<td>2,558.00</td>
</tr>
<tr>
<td>13</td>
<td>Joseph Smith</td>
<td>Concrete foundation</td>
<td>211</td>
<td>-</td>
<td>2,558.00</td>
</tr>
<tr>
<td>14</td>
<td>Dakayoka Fanta Sufiata</td>
<td>Re-in concrete foundation</td>
<td>1109</td>
<td>2</td>
<td>9,000.00</td>
</tr>
<tr>
<td>15</td>
<td>Ernest Bleah/ Josephine Bleah</td>
<td>Concrete foundation</td>
<td>1722</td>
<td>1</td>
<td>14,537.00</td>
</tr>
<tr>
<td>16</td>
<td>Okafor S. Weanquoi and Ernest Weanquoi (Phase I)</td>
<td>Mud structure</td>
<td>469</td>
<td>3</td>
<td>5,750.00</td>
</tr>
<tr>
<td>17</td>
<td>Okafor S. Weanquoi and Ernest Weanquoi (Phase II)</td>
<td>Zinc structure</td>
<td>557</td>
<td>3</td>
<td>7,994.77</td>
</tr>
<tr>
<td>18</td>
<td>Catherine M. Sam</td>
<td>Concrete &amp; Earth bricks structures</td>
<td>2141.5</td>
<td>6</td>
<td>20,800.00</td>
</tr>
<tr>
<td>19</td>
<td>Sahan Harris/Brenice Harris</td>
<td>Mat structure</td>
<td>468</td>
<td>2</td>
<td>3,900.00</td>
</tr>
<tr>
<td>20</td>
<td>Zaza Kollie c/o Kulah Kollie</td>
<td>Concrete structure</td>
<td>577.7</td>
<td>2</td>
<td>11,688.00</td>
</tr>
<tr>
<td>21</td>
<td>Victoria Tody Davies</td>
<td>Concrete foundation</td>
<td>1800</td>
<td>1</td>
<td>12,000.00</td>
</tr>
<tr>
<td>22</td>
<td>Stephen B. George &amp; Rebecca George</td>
<td>Concrete foundation</td>
<td>191.5</td>
<td>2</td>
<td>2,794.00</td>
</tr>
<tr>
<td>23</td>
<td>Deddeh Mulbah</td>
<td>Concrete foundation</td>
<td>1092</td>
<td>1</td>
<td>10,900.00</td>
</tr>
<tr>
<td>24</td>
<td>Linda T and Augustine Jallah</td>
<td>Concrete foundation</td>
<td>992</td>
<td>1</td>
<td>8,432.00</td>
</tr>
<tr>
<td>25</td>
<td>B.D.G.</td>
<td>Earth bricks structure</td>
<td>2,122</td>
<td>7</td>
<td>39,248.00</td>
</tr>
<tr>
<td>26</td>
<td>E.S.</td>
<td>Zinc structure</td>
<td>-</td>
<td>3</td>
<td>1,968.00</td>
</tr>
<tr>
<td>27</td>
<td>Mamie Ben</td>
<td>Mat structure</td>
<td>-</td>
<td>2</td>
<td>3,450.00</td>
</tr>
<tr>
<td>28</td>
<td>Moses Crawford</td>
<td>Concrete structure</td>
<td>1405</td>
<td>5</td>
<td>25,000.00</td>
</tr>
<tr>
<td>29</td>
<td>Achie Newbell</td>
<td>Mat structure</td>
<td>190</td>
<td>2</td>
<td>2,500.00</td>
</tr>
</tbody>
</table>

**Total: 29**

**348,917.77**
### Annex #3: List for Affected Business Owners

<table>
<thead>
<tr>
<th>No.</th>
<th>Name of Owners</th>
<th>Types of Business</th>
<th>Place Located</th>
<th>Compensation (US$)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Daniel Blackie</td>
<td>-</td>
<td>Buffer Zone</td>
<td>100.00</td>
</tr>
<tr>
<td>2</td>
<td>Mohamed Bamba</td>
<td>Petty trader</td>
<td>Buffer Zone</td>
<td>100.00</td>
</tr>
<tr>
<td>3</td>
<td>Sarah G. Topoh</td>
<td>Petty trader</td>
<td>Buffer Zone</td>
<td>100.00</td>
</tr>
<tr>
<td>4</td>
<td>Mrs. Harrison S. Duogon</td>
<td>Petty trader</td>
<td>Buffer Zone</td>
<td>100.00</td>
</tr>
<tr>
<td>5</td>
<td>Mrs. Peter Paukpa</td>
<td>Petty trader</td>
<td>Buffer Zone</td>
<td>100.00</td>
</tr>
<tr>
<td>6</td>
<td>Mrs. James Walker</td>
<td>Petty trader</td>
<td>Buffer Zone</td>
<td>100.00</td>
</tr>
<tr>
<td>7</td>
<td>Annie Wowoah</td>
<td>Small Business</td>
<td>Buffer Zone</td>
<td>100.00</td>
</tr>
<tr>
<td></td>
<td><strong>Total:</strong></td>
<td></td>
<td></td>
<td><strong>US$700.00</strong></td>
</tr>
</tbody>
</table>

### Annex #4: List of Project Affected Lands without structures

<table>
<thead>
<tr>
<th>No.</th>
<th>Name of Owner</th>
<th>Plot size</th>
<th>Possessed Certified Land Deed</th>
<th>Date of purchase</th>
<th>Land purchase Cost (US$)</th>
<th>Compensation for Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cecil T. King &amp; Willyemai King</td>
<td>2 Acres</td>
<td>Available</td>
<td>January 1979</td>
<td>1,800.00</td>
<td>12,000.00</td>
</tr>
<tr>
<td>2</td>
<td>Josephine Mamie Goelo</td>
<td>2 Lots</td>
<td>Available</td>
<td>August 2008</td>
<td>1,500.00</td>
<td>3,000.00</td>
</tr>
<tr>
<td>3</td>
<td>David Sirlee &amp; Miatta Barlee</td>
<td>1 Lots</td>
<td>Available</td>
<td>September 2009</td>
<td>950.00</td>
<td>1,500.00</td>
</tr>
<tr>
<td>4</td>
<td>Emma Weah</td>
<td>1 Lot</td>
<td>Available</td>
<td>March 2008</td>
<td>840.00</td>
<td>1,300.00</td>
</tr>
<tr>
<td>5</td>
<td>Joseph S. Morris</td>
<td>2 Lots</td>
<td>Available</td>
<td>May 2006</td>
<td>1,800.00</td>
<td>3,000.00</td>
</tr>
<tr>
<td>6</td>
<td>Fallah &amp; Grace Dordor</td>
<td>1 Lot</td>
<td>Available</td>
<td>April 29, 2009</td>
<td>1,350.00</td>
<td>2,000.00</td>
</tr>
<tr>
<td>7</td>
<td>Terrino K. Kollie &amp; Favor Dorbor</td>
<td>1 Lot</td>
<td>Available</td>
<td>June 2009</td>
<td>1,750.00</td>
<td>2,500.00</td>
</tr>
<tr>
<td>8</td>
<td>Joseph Woods</td>
<td>1 Lot</td>
<td>Available</td>
<td>March 2006</td>
<td>450.00</td>
<td>1,500.00</td>
</tr>
<tr>
<td>9</td>
<td>Moses Harris</td>
<td>1 Lot</td>
<td>Available</td>
<td>June 2006</td>
<td>600.00</td>
<td>1,400.00</td>
</tr>
<tr>
<td>10</td>
<td>Joseph Monibah</td>
<td>1 Lot</td>
<td>Available</td>
<td>-</td>
<td>-</td>
<td>640.00</td>
</tr>
<tr>
<td>11</td>
<td>Kebeh Kollie</td>
<td>0.5 Lot</td>
<td>Available</td>
<td>-</td>
<td>-</td>
<td>640.00</td>
</tr>
<tr>
<td>12</td>
<td>Kolubo Jallal</td>
<td>1.5 Lots</td>
<td>Available</td>
<td>-</td>
<td>-</td>
<td>640.00</td>
</tr>
<tr>
<td>13</td>
<td>Kebeh Ballal</td>
<td>0.5 Lots</td>
<td>Available</td>
<td>-</td>
<td>-</td>
<td>740.00</td>
</tr>
<tr>
<td>14</td>
<td>Q. Richove Swen</td>
<td>1 Lot</td>
<td>Available</td>
<td>April 2009</td>
<td>900.00</td>
<td>1,500.00</td>
</tr>
<tr>
<td>15</td>
<td>Moses G. Frances</td>
<td>1 Lot</td>
<td>NA</td>
<td>-</td>
<td>-</td>
<td>1,500.00</td>
</tr>
<tr>
<td>16</td>
<td>James K. Siffa, Sr.</td>
<td>2 Lots</td>
<td>Available</td>
<td>-</td>
<td>2,000.00</td>
<td>3,000.00</td>
</tr>
<tr>
<td>17</td>
<td>Hawa Lassama</td>
<td>2 Lots</td>
<td>Available</td>
<td>March 2005</td>
<td>1,100.00</td>
<td>5,000.00</td>
</tr>
<tr>
<td>18</td>
<td>Derminie Kolleh</td>
<td>1 Lot</td>
<td>Available</td>
<td>-</td>
<td>600.00</td>
<td>1,500.00</td>
</tr>
<tr>
<td>19</td>
<td>William Thomas Korkoyan &amp; Zinnah Bonnah</td>
<td>1 Lot</td>
<td>Available</td>
<td>April 2009</td>
<td>900.00</td>
<td>1,500.00</td>
</tr>
<tr>
<td>20</td>
<td>Rhada D. Gwion &amp; Winifred G. Collins</td>
<td>2 lots</td>
<td>Available</td>
<td>December 2005</td>
<td>1,500.00</td>
<td>2,800.00</td>
</tr>
<tr>
<td>21</td>
<td>Garmai Korkor</td>
<td>1 lot</td>
<td>Available</td>
<td>April 2010</td>
<td>700.00</td>
<td>1,500.00</td>
</tr>
<tr>
<td></td>
<td><strong>Total:</strong></td>
<td><strong>32.5 lots</strong></td>
<td></td>
<td><strong>18,740.00</strong></td>
<td><strong>US$49,160.00</strong></td>
<td></td>
</tr>
</tbody>
</table>
Annex 5: Public Consultative Meetings

MINUTES OF THE DISCUSSION

All meetings held with property owners at Whein Town for the ARAP follow the same pattern / agenda as indicated below. There were three standing meetings recorded:

1. June 22, 2011 -------------- first meeting held in Whein Town
2. July 12, 2011 -------------- second meeting held in Whein Town
3. September 13, 2011 ------- third meeting held in Whein Town

AGENDA:
1. Purpose of the ARAP
2. Presentation of ownership (copy of deed or diagram)
3. Concern(s) from land owners
4. AOB

Consultation Meeting

On Wednesday, June 22, 2011 the MCC/PIU lead a meeting with principal occupants and owners of properties in the area earmarked for buffer around Whein Town Landfill. The meeting was planned to provide information to all property owners within the buffer area of the intention of the Government of Liberia (GOL) through the MCC to resettle them and enable a creation of a safety zone (buffer zone) around the landfill.

Eugene Caine, Environmental Engineer of the Project Implementation Unit, PIU explained in clear terms to the meeting that is a requirement in the Environmental Management Plan (EMP) of Whein Town Landfill to establish a buffer area (safety zone) around the landfill site. The GOL has considered through the MCC to identify all legal property owners in the buffer area to begin the process of the ARAP. It was a call to everyone to expend the message to those who were not present so that they can come forward with the deeds or any legal documentation to establish their ownership.
It turn out that since this was the first meeting with property owners, no one was prepared to handover to MCC copy of their deed. The proper owners requested time to make copy and present them at subsequent meeting.

Concerns raised by the property owners included:

a. Fair that the GOL will not compensate them for the lost of their property(ies)

b. That, the process could last very long and thereby undermine the efforts of people to get reestablished.

c. Questions were raised on the duration of the process and what will be the time given for people to give up their property.

d. They expressed their willingness to corporate with GOL/MCC and want the process be transparent and fair.

e. How fairly will their properties be valued, was a concern:
   (MCC response): The Ministry of Finance, Real Estate Tax Division will independently do the assessment and submit same to MCC for negotiation with all property owners.

Other matters discussed were:

a. Representation of property owners who are not in the area / country.
   (MCC response): Only people who are legally authorized will be allow to represent the interest of others. In the case were the property belongs to more than one person, the other party (ies) will have to give their consent.

At the end of the meeting, MCC emphasized that her offices were opened to everyone to seek information and provide the requested information that will speed up the process.

EXTENDED FOLLOW UP MEETINGS:
On July 12, and September 13, 2011 respectively meetings were called to follow up with people who had not yet submitted their deeds to MCC. Attendances at the meeting were few (see list of participants).

Notwithstanding, some property owners were cooperating by submission of copy of the deed(s).
September 13, 2011
Discussion of Within Town for Buffer Land Purchase

1. Eugene S. Caine - PIU
2. Augustine Dossen - MCC
3. Hura Lasana - Within Town
4. Nelson Freeman - Within Town
5. Moses Crenshaw - Within Town
6. Fred Blacker