

Republic of Liberia  
Ministry of Public Works (MPW)  
Infrastructure Implementation Unit  
**Emergency Monrovia Urban Sanitation Project (EMUS)**  
Abbreviated

Resettlement Action Plan (RAP)  
For  
Solid Waste Transfer Stations  
At  
Fiamah, Sinkor and Stockton Creek, Somalia Drive  
Communities



July 2010

## Table of Content

List of Tables.....	7
Acronyms and Abbreviations.....	8
Executive Summary.....	9
Chapter 1.0: Introduction.....	15
1.1: Background.....	15
1.2: Project Description.....	16
1.2.1: Project Components.....	16
1.3: Objective of the Resettlement Action Plan (RAP).....	17
1.4: Approach and Methodology of Social Assessments.....	17
1.5: Progress to Date.....	18
1.6: Report Structure .....	18
Chapter 2.0: Policy, Regulatory and institutional Framework .....	20
2.1 Policy Framework .....	20
2.1.1: National Environmental Policy (2003) .....	20
2.1.2: World Bank Policies.....	20
2.2: Regulatory Framework.....	21
2.3: Institutional Framework.....	22
2.4: Land Tenure Systems.....	23
2.5: Land Valuation Systems.....	24
2.6: Compensation.....	24
2.7: Comparison of National and International Practices.....	24
2.8: Grievance Remedial.....	25
Chapter 3: Existing social economic conditions of Project Affected Communities...27	
3.1 Survey Methods and Approach.....	27
3.2 Valuation and Compensations procedure.....	27
3.3: Overview of Project Area.....	28
3.4: The Socio –economic profiles of the Fiamah and Stockton Creek Project Areas.....	29
3.4.1: Population and Demographics .....	29
3.4.2: Economic and Livelihood Structures .....	29
3.4.3.1: Educational Facilities .....	30
3.4.3.2: Housing .....	30
3.4.3.3: Water Supply and Sanitation .....	30
3.4.3.4: Community Amenities, Facilities and Social Services .....	30
3.4.3.5: Energy Supply .....	31
3.4.3.6: Telecommunications .....	31
3.5: Public Health Status .....	31
3.6: Land Tenure and Residential Ownership .....	31

3.7:	Cultural Characteristic of the Project Areas.....	32
3.8:	Historical Issues which may Affect the Relocation of People .....	32
Chapter 4:	Project Impacts .....	33
4.1	Impoverishment Risks and Reconstruction Model (IRRM).....	33
4.2:	Potential Impacts.....	34
4.2.1:	Permanent Loss of Land.....	34
4.2.2:	Loss of Homes and other Domestic structure.....	34
4.2.3:	Livelihoods.....	34
4.2.4:	Community suggestion to mitigate potential Negative Impact.....	34
4.3:	Mitigation	
Measures.....		34
4.3.1	Asset	
Replacement.....		35
4.3.2:	Restoration of	
Income.....		36
4.4	Positive Impacts	
.....		36
Chapter 5:	Public participation.....	37
5.1.	Consultation with community	
Representatives.....		37
5.2.	Resettlement Consultation and disclosure	
Activities.....		37
Chapter 6:	Compensation	
Framework.....		39
6.1	Resettlement	
Objective.....		39
6.2	Resettled Persons	
.....		39
6.3	Eligibility	
.....		39
6.4	Valuation	
.....		40
6.4.1	Verification of Affected	
Lands.....		41
6.5		
Compensation.....		41
6.5.1	Cash Compensation	
.....		41

6.5.2 Livelihood and Economic Restoration	41
6.5.3 Payment of Compensation	41
Chapter 7: Grievance Procedure	43
7.1 Objective of the Grievance Procedures	43
7.2 Grievance Mechanism	43
7.3 Grievance Committee	44
Chapter 8: Implementation Organization, Budget and Schedule	46
8.1 Organizational Responsibilities	46
8.2 Institutional Capacity, Assessment and Building	47
8.3 Training Needs	48
8.4	
Budget	48
Chapter 9: Public Consultation and Disclosure	50
9.1 Public Consultation	50
9.2 Public Disclosure	50
Chapter 10: Monitoring and Evaluation Framework	51
10.1 Objective	51
10.2 RAP Monitoring Framework	51
10.3 Reporting	53
10.4 Staff and Monitoring	54
10.5 Internal Performance Monitoring	54
10.6 Impact Monitoring	56
10.7 External Monitoring	56

10.8 Completion	
Audit.....	57
References	
.....	58
Annex 1: List of Affected People and Household Members.....	59
Annex 2: List of Project Affected Structures.....	60
Annex 3: Public Consultation Meeting with PAPs.....	61
Annex 4: Brief Minutes of Meeting.....	65

<b>List of Tables</b>	
Table ES-1: Summary of Entitlement and Compensation Matrix	
.....	9
Table ES-2: Component of RAP Monitoring Framework	
.....	11
Table ES-3: Summary of RAP and Budget.....	12

Table ES-4: Summary Table of RAP	13
Table 2.1: Comparison between Liberian Regulations and World Bank Policies	24
Table 4.1: Potential Resettlement Impact of EMUS Sub – Project Components in Liberia	32
Table 4.2: Compensation Preference Amongst Affected Persons	34
Table 6.1: Eligibility for Compensation Matrix	39
Table 6.2: Compensation Committee Members	41
Table 7.1: Grievance Committee	44
Table 8.1: List of Organizations to be consulted during RAP Implementation Process	45
Table 8.2: Key Activities and Responsibility Matrix	46
Table 8.3: Budget for RAP Implementation	48
Table 10.1: RAP Monitoring Framework	52
Table 10.2: Internal Performance Monitoring Milestones	54

## Acronyms and Abbreviations

UNDP = United Nations Development Program

IIU = Infrastructure Implementation Unit

MPW = Ministry of Public Works

MCC = Monrovia City Corporation

RAP = Resettlement Action Plan

OP = Operation Procedures

RoW = Right of Way

PAP = Project Affected Persons

EIP – SC = Emergency Infrastructure Project Supplementary Component

EPA = Environmental Protection Agency

DPs = Displaced Person  
 NGO = Non – Governmental Organization  
 CBO = Community – Based Organization  
 MOIA = Ministry of Internal Affairs  
 DMS = Detailed Measurement Survey  
 M& E = Monitoring and Evaluation  
 EMUS = Emergency Monrovia Urban Sanitation Project

### **Executive Summary**

The Liberian Government through the Monrovia City Corporation is implementing the EMUS Project which is to construct solid waste transfer stations in Fiamah, Sinkor and in the Stockton Creek Community on the Somalia Drive. The transfer stations are designed to consist of a raised platform with three containers bays, a concrete paved area for the drive way, an office block with toilet, shower and generator room, guard house, storm water drainage and other services (water, sanitation and electricity), landscaping, security fence around the entire site with two lockable gates at entry and exit points. The World Bank approved a grant to address the most urgent urban infrastructure development needs under the Emergency Monrovia Urban Sanitation Project.

This Resettlement Action plan (RAP) has been prepared in compliance with the World Bank Operational Policy OP 4.12 (involuntary Resettlement), and it describes the policies, procedures and provides a framework for the compensation and resettlement of project affected persons (PAP). The Planning for resettlement has involved screening, scoping key issues, and data collection through site survey and asset valuation conducted in October 2009. The survey determined exact land demarcations, clarified land access issues, and documented ownership patterns and use.

Valuation and assessment of properties to be acquired by the project was based on inflation adjusted rates. Additional information was obtained from household surveys. The socio-economic characteristics of the PAP were analyzed to understand project impacts. Prior to the commencement of the RAP study, detailed consultations were undertaken to disseminate information on the rationale behind the project. Key stakeholders who were consulted include:

- Ministry of Lands, Mines and Energy
- Environmental protection Agency
- Liberian Refugee Resettlement and rehabilitation Commission,
- Supervision Engineer (POYRY)
- Community Leader.
- Business owners
- Structure owners

Detailed information on the cut-of-date (October 9, 2009), for the census of all individuals, assets, and resources to be impacted in the project area were provide to PAP and other stakeholders.

### **Project Affected Persons (PAPs) and Properties**

. The Government of Liberia shall provide compensation to all affected structure owners. A census dealing with the names, addresses and other characteristics of affected structure owners has been conducted.

No one in Fiamah is to be displaced. A limited portion of houses, which is in virtually all cases, temporary in nature and on the right-of-way (row) will be removed. However, the rest of the houses/properties will not be touched, so that people can continue to live there

### **Land acquisition and resettlement strategy**

In compliance with the World Bank Policy OP 4.12, the Government of Liberia will provide compensation for all affected persons including house owners with movable assets. The socio-economic survey revealed that most PAPs have preference for cash payment for loss of assets.

### **Key Characteristics of Affected Population**

- The Community is a squatters settlement;
- 70% of the population are tenants, while 20% are house owners and 10% are squatters;
- No female-headed household among the affected people;
- No vulnerable group was identified;
- Most of the affected households rely on petit trading;
- All (100%) of the affected households heads preferred cash compensation;
- Traders will temporarily loss business opportunities associated with the current environment;
- Average monthly income of household heads is LD\$10,000.00 (Liberian Dollars) or (US\$150.00)
- Majority of the affected structures are zinc structures build on house spot.

**Table Es 1: Summary of Entitlement and Compensation Matrix**

No.	Type of loss	Eligibility Criteria	Entitlement
1	Loss of land (Urban or Rural)	Various interest and rights-titled land deed holders freeholder leaseholder, tenant lease	Compensation Market Value of Asset
2	Loss of structure	Various interest and rights-freeholder, leases	Compensation Capital Market Value
3	Business Loses: <ul style="list-style-type: none"> <li>• Loss of business income</li> <li>• Loss of business goodwill</li> </ul>	Assistance based: <ul style="list-style-type: none"> <li>• Business owner/operator</li> </ul>	<ul style="list-style-type: none"> <li>• Compensation for loss revenue</li> <li>• Not applicable</li> </ul>



	<ul style="list-style-type: none"> <li>• Loss of rented income</li> <li>• Loss of wage income</li> <li>• Loss of fees from trainees/apprentices</li> </ul>	<ul style="list-style-type: none"> <li>• Business owner/operator</li> <li>• Land lord/Leaser</li> <li>• Business employees/attendant</li> <li>• Trainer/person offering apprenticeship, job training</li> </ul>	<ul style="list-style-type: none"> <li>• Not applicable</li> <li>• Not applicable</li> </ul>
4	Loss of Business, Residential or Industrial Accommodation or Room	<ul style="list-style-type: none"> <li>• Residential/Commercial Industrial Tenant</li> <li>• Owner of building during the resettlement period</li> </ul>	<ul style="list-style-type: none"> <li>• Not Applicable</li> <li>• Not Applicable</li> </ul>
5	Loss location for temporary structure –expense for moving structure	<ul style="list-style-type: none"> <li>• Owner of temporary structure</li> <li>• Squatters</li> </ul>	<ul style="list-style-type: none"> <li>• Not applicable</li> <li>• Not applicable</li> </ul>
6	Loss of training or apprenticeship <ul style="list-style-type: none"> <li>• Loss of economic or personnel trees</li> <li>• Less of food crops</li> <li>• Loss of grazing land</li> </ul>	<ul style="list-style-type: none"> <li>• Apprentice/Trainee</li> <li>• Various rights and interest holders – share holders, lease</li> <li>• Not applicable</li> <li>• Not applicable</li> </ul>	<ul style="list-style-type: none"> <li>• Not applicable</li> <li>• Not applicable</li> </ul>
7	Loss of Public Utilities	<ul style="list-style-type: none"> <li>• Institution/Operator Responsible</li> </ul>	Not applicable
8	Loss of physical/cultural properties	<ul style="list-style-type: none"> <li>• Institution/Operator Responsible</li> </ul>	Not applicable

### Eligibility Criteria and Project Entitlement

All person residing, conducting business or earning income within the project affected area at the cut-of-date, which is the last day of inventory of losses. (IOL) will be entitled to compensation.

There will be no relocation of family members. To determine their eligibility, PAPs are classified as follows:

- Those that would loss their structures and
- Those that would loss their source of income

Adequate assistance will be provided to all affected persons as presented in the Entitlement Matrix (Table ES-1)

### PAP Implementation Schedules

The PAP implementation schedule spans the entire period of the solid waste transfer stations project which involves design, construction and operation of the transfer stations. The period

also covers key compensation activities and livelihood restoration activities. The RAP implementation schedule defines the duration and timing of the key milestones and tasks for the following activities:

- Preparation of the RAP;
- Consultation and disclosure of the RAP;
- Continued consultation with affected people;
- Compensation of affected people; Commencement of project operation in affected area; and
- Monitoring and Evaluation, including baseline data up date.

#### **Monitoring and Evaluation**

The component of the RAP monitoring will include:

- (i) Internal monitoring by IIU/ MPW and MCC/EMUS
- (ii) Impact monitoring commissioned to consultants
- (iii) Completion Audit.

**Table ES-2: Components RAP Monitoring Framework**

Components	Types of Data collected	Data sources	Responsibility	Frequency
Internal performance Monitoring	Measurement of input, process, output and outcome indicators against proposed timeline and budget, including compensation disbursement	Compensation disbursement reports	IIU/MCC	Final compensation disbursement report by EMUS/ IIU/MPW RAP Management team
Impact Monitoring	Tracking effectiveness of input against baseline indicators assessment of affected people satisfaction with input, process and output.	Public meetings and other consultation with project affected people, review of grievance mechanism outputs	Independent Evaluator (Consultant)	Final Independent Evaluator Report
Completion audit	Assessment that all components	External assessment/sign	Contracted external auditing	On completion of Rap timetable

	of the RAP were implemented with comparison of the RAP situation before and after the RAP implementation	off report based on performance and imports, monitoring reports, independent surveys and consultation with affected persons	and evaluation auditor panel of Experts	
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### Budget for RAP implementation

Table Es 3: Summary of RAP and Budget

No#	Activities	Responsible Party	Months	Budget (US\$)	Comments
I	Phase I: Awareness Creation and Information Gathering				
1	Planning of Census and Survey	IIU Consultant	October 2009	Part of Consultant Services	Done
2	Information to Affected People	IIU and MCC	October 2009	Part of Consultant Services	Done
3	Conduct census and Socio – economic survey	IIU Consultant	November 2009	Part of Consultant Services	Done
4	Analysis of data and identification of impact	IIU Consultant	November 2009	Part of Consultant Services	Done
II	Phase II: Compensation				
1	Compensation for Affected Structures and Plots	Ministry of Finance, Liberia	August 2010	28,960.50	Compensation will be paid for loss of completed or partial affected structures at replacement cost
2	Compensation for loss of business income	Ministry of Finance	August 2010	1,075.00	Compensation for loss of income one month
	Subtotal – compensation			US\$30,035.50	
III	Monitoring and Evaluation				
1	Internal Monitoring	Internal Monitoring Committee	July – August 2010	300.00	Proposal prepared
2	External Independent Monitoring and Evaluation	Independent Monitoring and Evaluator	July – August 2010	500.00	Proposal prepared
	Subtotal – Monitoring and Evaluation			US\$800.00	
	Total of RAP Budget			US\$ 30,835.50	
	Contingency 5%			US\$1541.78	05% for

				unidentified claims, unexpected expenses and inflation due to delay
	Grand Total of RAP Budget			US\$32,277.28

**Table ES - 4 Summary Table of the RAP**

<b>Description</b>	<b>Comments</b>
Region	Central Region
Counties/Districts	Montserrado County
Types of Civil Works	Solid Waste Management. Expansion and strengthening of the access road and to a solid waste transfer station to accommodate large waste haulage vehicles
Total number of household heads or persons eligible for compensation	7
Protection of structures and eligible for compensation	7
Total number of males	9
Total number of females	4
Number of Affected Communities	2 (Fiamah & Stockton Creek)
Number of Affected Public Utilities	None
Water pipe	None
Electric Poles	None
Phone Poles	None
Cemeteries	None
Total Budget for Implementation of RAP	US\$32,277.28
Total number of PAPs including family members	13

### **Grievance procedure**

Grievance related to any aspect of the project will be handled through negotiation, aimed at achieving a consensus. Grievances will be filed by persons affected by the project with the

grievance committee of the IIU/MPW/MCC/EMUS which will act within 15 working days on receipt of a complaint.

## 1.0 **Introduction**

### 1.1 **Background**

Fourteen years of Conflicts resulted into major setbacks, devastation and general breakdown in infrastructural services and human development in Liberia. With the destruction of basic social infrastructure, educational, health, and sanitary facilities were in dire need of urgent rehabilitation.

Monrovia with an increasing population of over 1.2 million suffered the most infrastructural damage ensuing from the conflict. In addition to direct damage to facilities, pressure exerted by human influx into Monrovia contributed to the collapse of already weakened social services. The development of urban infrastructure in the post – war era has failed to keep pace with population growth resulting in deterioration of available infrastructure and urban environment to a point where economic development and the quality of life are in jeopardy.

Solid waste management is one of the major public health threats in Monrovia presently. Monrovia and its environs generate an average of 667 tons of solid waste per day; of which only 30% is collected due to limited capacity (manpower and equipment) of the present waste management system. About 11% of households have flush toilets; 25% use latrines most of which were constructed by aid agencies. The remaining 64% of the household's human waste dumped in bushes, streams, rivers, ponds, beaches or holes in the ground (UNDP 2006). As designated sites for dumping solid waste no longer exist, solid and human wastes are disposed off in street corners or behind dwellings, and left uncollected for weeks.

Liberia's waste management sector faces tremendous difficulties, due to various factors, including: gross under – funding; unclear and over-lapping legal mandates and responsibilities; inadequate institutional framework; poor enforcement mechanisms; extremely weak technical and human capacity; and poor public awareness on health – waste management linkages.

The World Bank has given financial assistance to the Republic of Liberia through the Emergency Infrastructure Project Supplemental Project (EIPSC) and the Emergency Monrovia Urban Sanitation Project (EMUS) for support to the Monrovia City Corporation (MCC) which comprises of:

- Upgrading and closure of the former solid waste disposal site at Fiamah, Sinkor;
- The Establishment of a temporary solid waste disposal site in Whein Town;
- The construction of a proposed permanent solid waste disposal site in Mount Barclay;
- The Construction of Solid waste transfer station in Fiamah, Sinkor and Stockton Creek Community on Somalia Drive for which this abbreviated Resettlement Action Plan (RAP) is intended,
- Support towards the operations cost of solid waste collection contracts

The various components are geared towards enhancing environmentally friendly economic growth in Monrovia through the development of solid waste collection infrastructure.

The World Bank OP.4.12 (Involuntary Resettlement) mandates that a RAP has to be prepared, whatever the number of affected persons, but if the number is not significant, an abbreviated RAP is prepared. This abbreviated RAP has been prepared in line with OP 4.12 and applicable environmental and social regulations of Liberia. It describes the framework and procedures for acquisition of land/assets and the payment of compensation.

## 1.2 Project Description

### Project Description

The Emergency Monrovia Urban Sanitation project (EMUS) objective 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:

1. Technical assistance to small and medium enterprises which provide door-to-door collection services;
2. Construction of transfer stations, provision of equipment, and assistance towards financing the operating cost of service delivery; and
3. A public awareness campaign to sensitize the population towards safe handling of solid waste.

### 1.2.1. Project Components

#### 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 – 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 Resettlement Action Plan (RAP)**

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

- To identify persons (individuals or groups) who are affected by the project either by the necessary destruction of existing buildings, Constructions or by the need to acquire land;
- To identify, through consultation, appropriate options for resettlement and compensation of PAP, 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.

## **1.4 Approach and methodology of Social Assessments**

Resettlement Planning is necessary whenever displacement or relocation 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 the assistance of the Environmental Expert of the Infrastructure Implementation Unit of the Ministry of Public Works (IIU/MPW) conducted a survey to determine needs for relocation assistance and eligibility of the owners to receive it using the draft questionnaire provided by the World Bank Mission. The results of the survey determined that an abbreviated RAP is necessary for Fiamah, Sinkor and Stockton Creek Community, on Somalia Drive.

Mitigation measures are put in place to address negative impacts and compensatory plans are designed and recommended. Activities conducted include the review of relevant Liberian regulatory framework on resettlement, field surveys, data collection and interviews with PAPs, local council officials, and other stakeholders in the area, and consultation with Government Institutions.

### **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.

**Focus Groups Discussions:**

The field visits also included interviews and discussion with PAPs, local authorities and various stakeholders around Fiamah in Sinkor and Stockton Creek Community on Somalia Drive, in order to obtain qualitative information on socio-economic and socio-cultural conditions, and views on various aspects of the project.

**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.

**Public Consultation:**

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. Progress to Date**

In the preparation of the RAP, stakeholders were sensitized of the project. An abbreviated census and socio-economic survey of the affected households has been conducted and discussions have been held with PAPs to establish entitlements and the mode of compensation. Estate surveyors have also conducted valuation and assessment of assets/properties to be acquired.

**1.6. Report Structure**

This report provides the RAP for the proposed solid waste transfer stations in Fiamah, Sinkor and Stockton Creek Community on the Somalia Drive. The report is organized to cover the following:

**Chapter One:** Introduces the project. It presents the project description, purpose and methodology used for the conduct of the socio-economic survey and report.

**Chapter Two:** Presents the existing policy, regulatory and institutional framework. The chapter also presents an assessment of the legal framework reviewing provisions of municipal regulations and the World Bank requirements, as well as proposes measures to bridge any gaps between them.

**Chapter Three:** Provides existing Socio-economic conditions of the affected communities. It explains survey methods and approaches.



**Chapter Four:** Presents the project impacts. It also provides the potential positive and negatives impacts of the project on the PAPs and recommends mitigation measures

**Chapter Five:** Provides public participation and consultant with the PAPs and other stakeholders. It also presents resettlement consultant and disclosure methods. **Chapter Six:** Presents the RAP Compensation framework. It provides criteria for eligibility and method of valuation

**Chapter Seven:** Presents the grievance procedures for the RAP. It also provides the grievance mechanisms and objectives of the grievances.

**Chapter Eight:** Provides the RAP implementing organization, budget and schedule. It also presents institutional capacity assessment and building.

**Chapter Nine:** Presents public consultations and Disclosure procedures of the RAP.

**Chapter Ten:** Provides the monitoring and evaluation framework of the RAP and completing audit

## **Chapter 2: 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 RAP is to ensure that PAPs receives some form of compensation. Involuntary resettlement, therefore, should be an integral part of the EMUS Project solid waste component during the planning and feasibility stages, and throughout the project cycle.

### **2.1. Policy framework**

#### **2.1.1. National Environmental Policy (2003)**

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 operate to prevent and mitigate potential adverse impacts associated with the Bank lending operations to people and their environment. 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 will prevail, in case of conflict 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 project, and are caused by (a) the involuntary taking of land resulting in; relocation or loss of shelter, loss of assets or access to assets, or loss of income sources or means of livelihood, whether or not the affected persons must move to another location, (b) 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 applies to 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, 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-sewered 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 coordination. 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 land fill 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 land fills and other activities potentially dangerous to the environment.

## **2.4. Land Tenure systems**

### **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.

### **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

### **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 that has burden 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**

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 there 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. Comparison of National and International Practices**

Although Liberia has several laws concerning title to land and property, as well as compensation for acquisition of property, these regulations are asset-oriented in contrast to the World Bank policies which focus on both assets and the restoration of livelihoods. An Asset oriented compensation scheme focuses on compensation based on pecuniary estimates of lost assets in exclusion of socio-economic losses .A summary comparison between Liberian regulations and applicable World Bank policy is shown in Table 2.1 below.

The projects compensation and resettlement program is designed to meet Liberian Legislation and is also guided by the provision of the World Bank policies and therefore, all differences identified for this project are bridged by the projects compensation and resettlement policies. In particular, the projects compensation and resettlement policies include provision for compensation at replacement cost and also for providing financial and technical assistance to affected people to support economic and livelihood restoration activities.

## 2.8. 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.

Alternation, 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 2.1 Comparison between Liberia Regulations and World Bank Policies**

Theme	Liberian Legislation	World Bank Policy OP.4.12	Mitigation Measures
<b>Categories of affected Individuals</b>	There is no distinction between affected Individuals. Land owners, land tenants, land users, owners of buildings, and owners of perennial crops are all lumped together and treated likewise. There are no separate provisions for especially vulnerable classes of people	Involuntary Resettlement should be avoided where feasible, or minimized. <ul style="list-style-type: none"> <li>particular attention should be given to vulnerable groups</li> <li>Displaced persons should be assisted to improve their livelihoods and standards of living or at least to restore them to pre-project levels</li> </ul>	Project should be designed to distinguish between classes of affected individuals and this should be taken into consideration in awarding compensation
<b>Impacts</b>	Addresses only direct physical impact of acquiring land. Socio-economic considerations are not given priority.	Compensation should involve direct economic and social impact cause by acquisition. It is not required to cover indirect social or economic impacts, but it is good practice for the borrower to undertake social assessment and implementation measures to minimize adverse impacts, particularly to Poor and vulnerable groups	Design project to take socio-economic issues into consideration in determining compensation
<b>Compensation &amp;</b>	Affected persons are to be informed	Affected persons should be:	Adequate communication

<b>Participation</b>	before repossession of land. However, there is no provision on the notice period, neither is there a distinction between farmed land, and developed land	<ul style="list-style-type: none"> <li>• Informed in a timely manner on their options and right pertaining to resettlement.</li> <li>• offered choices among, and provided with technically and economically feasible resettlement alternatives.</li> <li>• Provided with timely and relevant information to host communities receiving re-settlers.</li> </ul>	between government agencies and affected individuals well ahead of scheduled period of repossession.
<b>Eligibility for compensations &amp; benefits</b>	Compensation is restricted to individuals having a legal title to affected land or property	The absence of legal title to land or other assets is not, in itself, a bar to compensation for lost assets or other resettlement assistance.	Design project to extend compensation (Social and economic) to individuals who do not have legal title to property
<b>Monitoring &amp; Evaluation</b>	External evaluation is not required	Internal monitoring and external evaluation are required.	Design project to involve third party input in assessment of compensation to be paid
<b>Conflict between the two policies</b>	The World Bank policy OP.4.12 will prevail, in case of conflict between the two policies.		



### **Chapter 3: Existing Social economic condition of Project Affected Communities.**

This section presents a summary of the existing socio-economic situations including a profile of residents of Fiamah Community in Sinkor, 21<sup>st</sup> Street and Stockton Creek Community on Somalia Drive, in Monrovia. This Survey was conducted on October 9, 2009 to furnish policy makers with sets of indicators for determining the status of residents and monitor changes in their welfare overtime

#### **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. This approach was adopted to fulfill requirements of 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 Environment Expert at the IIU/MPW for consistency, errors and coding, both in the field and before data entry.

#### **3.2 Valuation and Compensations Procedure**

The World Bank guidelines for resettlement were adopted in the formation of compensation valuation. Thus, lost income and assets will be valued at their full replacement cost; PAP will not experience any net loss. IIU/MPW compensation committee will apply the following principles in valuation and compensation payments: houses and, including such physical assets are valued on the basic of full replacement costs; and all structures will be compensated at a value no less than its full replacement value.

Existing methods used by the Ministry of Finance’s Real Estate 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. Most of the structures involve d are makeshift structures which are not- taxable. For the determination of the value of the structures involved, the following standard was used:

- Total square area of structure = a
- Unit cost per square area (considering materials used for construction and labor) =b
- Total assessed value = axb

This method for the valuation of the structures in Fiamah and Stockton Creek is used by the Real Estate Division of the Ministry of Finance, the statutory agency responsible for valuating structures.

### 3.3 Overview of the Project Area

Liberia has a population of 3.3 million people according to the National Housing and population Census of March 2008. The annual growth rate of Liberia is 4.9%. The population is young, with about 47% under 17 years and at least 50% below the age of 20 years (UNHDR 2006). Monrovia is the largest and most cosmopolitan area in Liberia. The civil war resulted in the influx of rural population into Monrovia, as reflected in the present cultural diversity in the City. The Fiamah Community in Sinkor and the Stockton Creek Community on Somalia Drive are classic examples of some of the communities that are heavily inhabited by temporary residents.

The project areas are small with inadequate space for parking transfer vehicles. Incoming and outgoing traffic may have to back up into the public roads during the peak hours. There shall be practically no space for subsequent expansions. A portion of the approach road to the Fiamah Dumpsite which is no longer in use at the present, and which, in the future, could only service as parking area for the solid waste vehicles and may be turned over to the solid waste transfer stations. This will be an important action on one hand for better utilization of the available space, and on the other hand, will help in locating the weigh bridge, which is essential for the transfer station. Otherwise, Fiamah transfer station will be without a weigh bridge and this variation with the transfer station at Stockton Creek would impose different methods for handling the garbage delivery and removal contracts. The length of the plot at Stockton Creek Community can be increased by 25 ft. towards Somalia Drive to make the plot size reasonable for a 500 ton per day (TPD) transfer station.

No one in Fiamah will be displaced. A limited portion of houses, which is in virtually all cases, temporary in nature and on the right – of way (row), will be removed. However, the rest of the houses/properties will not be touched, so that people can continue to live there. In the Stockton Creek Community transfer station site, only one concrete unfinished structure will need to be removed

### **3.4 The Socio – economic profiles of the Fiamah and Stockton Creek Project Areas**

The Fiamah and Stockton Creek Communities are working class communities (low-medium incomes communities) Fiamah is a sprawling community located in Sinkor sub-burg of Monrovia. While Stockton Creek Community is located in the business district of Somalia Drive, Northwest of Monrovia. Petty trading and small scale businesses has attracted large numbers of individuals interest to construct structures on the right-of-way along the road in Fiamah. On the other hand, Stockton Creek Community is dominated by medium to large business centers along the road. The project area in Somalia Drive is a semi-marsh land (periodically flooded during the rainy season). No shops are owned by tenants. No advanced payments to landlords were made by tenants.

#### **3.4.1 Population and Demographics**

There are Fifty Thousand people residing in Faimah, while Stockton Creek has more then Hundred Thousand people. The affected population in Fiamah includes persons aged 0-10 years (4) and individuals in the age range of 18-59 years (7) totally 12 project affected people in Fiamah. Stockton has only 1 project affected person who are all adults age ranging 30 – 50 years. The affected household members in the affected project area in Fiamah are engaged in petty trading and small scale businesses such as video club, barbing shop, food center and provision shop. In Stockton Creek Community the only affected structure is a furniture shop. Six structures were identified in the project affected area in Fiamah while one structure is in the project affected area in Stockton Creek Community. The different ethnic groups found in Fiamah include Bassa, Kpelle, Kru and Krahn. Mandingos and Guinean are mostly found in Stockton Creek Community on the Somalia Drive. Christianity is the dominant religion in Fiamah Sinkor and Islam is dominant in Stockton Creek Community.

#### **3.4.2 Economic and Livelihood Structures**

Fiamah Community is largely residential and situated in the south eastern sub-burg of Sinkor in Monrovia. Most residents are working class people and some are engaged in small scale businesses and petty trading for their livelihood. The Stockton Creek Community economy is largely commerce oriented.

Generally, the standard of living among the project affected people in both communities are poor. Monthly income of household heads ranges from less then two hundred and fifty Liberian Dollars to one hundred and fifty thousand Liberian Dollars per monthly. It could be inferred that eighty percent of the populations in both communities live below One United States Dollar (US\$1) per day.

### **3.4.3 Existing Infrastructures**

#### **3.4.3.1 Educational Facilities**

There are several educational facilities in both Fiamah and Stockton Creek Communities. Average distance to nearby schools (Primary and Secondary) is 20 meters. The survey reveals that 30% percent of resident households have children attending schools.

#### **3.4.3.2 Housing**

The common housing structures in the project affected area in Fiamah are temporary or semi-temporary structures which are mostly zinc sheet with cement floor. The only structure in the project affected area in Stockton Creek is a partially completed concrete structure. The concrete structure in Stockton Creek is used as furniture shop and resident.

The housing situation in Fiamah Sinkor in the project affected area is poor as people live and work in and unhygienic condition. Most the zinc buildings are without proper ventilation.

#### **3.4.3.3 Water Supply and Sanitation**

The civil war resulted in the destruction of community based water and sanitary facilities. The measure displacement further reduced the proportion of the population having access to safe drinking water. At present, pipe-borne water has been replaced by house wells, water trucks, and street water trades. Unprotected wells, streams and rivers are primary sources of water for drinking, and domestic uses. About 75% of households in the Country depend on wells, ponds and rivers.

Majority 80% of the household in the project areas, Fiamah and Stockton Creek Community used water vendors; others (20%) used outdoor wells and public dug wells for their major sources of drinking water. The water sources are periodically treated. This reduced cholera, and diarrheal diseases.

#### **3.4.3.4 Community Amenities, Facilities and Social Services**

There are some public toilets, schools, medical facilities, limited electricity, water trucking and access roads. Drainage facilities are poor in the project areas (Fiamah and Stockton Creek). The Communities has access to other sections of the City. Fiamah and Stockton Creek Communities are accessible to the sports stadium, entertainment centers, schools, major churches and mosques. The nearby Free port and other facilities enhance prospects for economic interaction in the Stockton Creek Community; albeit on a low level.

### **3.4.3.5 Energy Supply**

The Mount Coffee hydropower plant and other small power plants which supplied electrical power to Monrovia were destroyed during the civil war. The destruction has resulted in residents resorting to the use of firewood and char coal for cooking and heating, with consequent environmental impacts. In the surveyed project areas, 90% of the resident household use char coal as fuel for cooking and heating, only 10% had kerosene stoves for cooking. It was indicated that char coal was the most affordable and reliable source of energy in the project areas, particularly in Fiamah, Sinkor

There are periodic electrical supply facilities in the Stockton Creek Community but only catered the business entities. Sources of illumination include portable electrical generators (60%) candles 30% and kerosene lamps (10%).

### **3.4.3.6 Telecommunications**

Liberia's fixed telephone lines are generally inadequate. Despite the increasing number of urban residents using mobile phones, most people in the Fiamah and Stockton Creek Communities do have mobile phones.

## **3.5 Public Health Status**

Recent health reports (UNDP 2008, WHO 2009) revealed that malaria, diarrhea, measles, yellow fever, tuberculosis, schistosomiasis, onchocerciasis, acute respiratory infection and malnutrition account for the highest mortality rates in Liberia. Malaria is a major health concern in the Country, with its prevalence increasing from 37.4% in 1993 to 56.9% in 2000 (WHO 2008). Despite its location within poor sanitation conditions, 64% of residents in Fiamah reported good health over the last one year, 33% reported fairly good health and only 3% indicated a poor state of health. The two persons interviewed in Stockton Creek Community were in good health. Health facilities are available in Fiamah and Stockton Creek Communities.

Little information was available on the prevalence rate of HIV/AIDS in Fiamah and Stockton Creek Communities. However, recent studies estimate this to be between 8.2 to 12% (WHO 2008).

## **3.6 Land Tenure and Residential Ownership**

The land tenure system in both Fiamah and Stockton Creek is mainly Communal, individual/private and family based. The local authorities have some supervisory and distribution roles. The survey revealed that 60% of the lands or houses were acquired through community arrangement, the one house surveyed in Stockton Creek Community

through individual purchase, 35% Fiamah from government permit, 5% in Fiamah from inheritance.

**3.7. Cultural Characteristics of the Project Area**

The environmental setting in Fiamah is mainly urban while in Stockton Creek is sub-urban. Information from the survey indicates that poverty, illiteracy, and unemployment is wide spread in both communities. Christianity is the predominant religion in Fiamah, while Islam is the predominant religion in Stockton Creek Community. There is mixture of indigenous groups in both communities. However, the Kpelle ethnic group is more in Fiamah, while the Mandingo ethnic group is predominant in Stockton Creek.

**3.8 Historical Issues which may Affect Resettlement of People**

The restoration activities in Liberia have brought about several resettlement issues. This enhances the ability of PAP to understand the issues associated with the project activity, and appreciate the impacts of resettlement. However, previous resettlement activities have generated tension along ethnic lines in Lofa, Nimba and Bassa Counties and forceful eviction of groups through land and property grappling also generates violence.

International assistance is however, increasingly supporting resettlement and socio-economic recovery, rather than emergency humanitarian needs. In mid-march, UNMIL reported that more than 370,000 internally displaced persons (IDPs), including, 60,000 families, had received resettlement assistance.

Payment of resettlement allowance/package for squatters or people irregularly living in the affected area is a new phenomenon. Liberians are accustomed to disaster management. For instance, in recent years, floods and storms have led to the resettlement of residents of the Old Vai Town Bridge Community in water side and Happy Corner Community on Randall Street. During the exercise, evicted individuals who were illegally residing under the Old Vai Town Bridge linking Central Monrovia with Clara Town on the Bushrod Island were compensated by the Government of Liberia through the Special Implementation Unit at the Ministry of Public Works.

## Chapter 4: Project Impacts

The impacts of resettlement on Project Affected Persons (PAP) include permanent losses of residential lands, loss of access to property and resources, joblessness and communal disruption amongst others. This section of the report examines issues relating to the project, their impact on affected persons, and mitigation measures with which to mitigate these impacts.

### 4.1 Impoverishment Risks and Reconstruction Model (IRRM)

The Impoverishment Risks and Reconstruction Model “IRR Model” (World Bank, 2000) identifies broad categories of potential impact that may befall displaced communities.

Although the model was created primarily for situations where a project causes people to be physically displaced, can also be applied to situations where productive assets are acquired or affected by a project. There are eight broad categories of potential impacts:

- Landlessness: the loss of residential and/or productive land;
- Homelessness: the loss of housing or shelter;
- Loss of Access to property and resources: property and resources may be common (eg) infrastructure, places of worship) or be private (eg) private enterprises);
- Joblessness: loss of jobs and access to job markets in situations where people have employment;
- Food insecurity: loss of food production, access to markets, or ability to purchase food
- Increased morbidity or Health problems: decline in health;
- Community disarticulation: disruption to or loss of community social systems due to stay in temporary shelter; migration into or out of the community; changes in patterns of livelihood dispersal; breakdown of initial help network; and
- Marginalization: a measureable drop in economic or social standing.

**Table 4.1: Potential Resettlement Impacts of EMUS Sub-project Components in Liberia**

IRRM Category	Potential Impacts
Landlessness	<ul style="list-style-type: none"> <li>• Permanent loss of land</li> </ul>
Homelessness	<ul style="list-style-type: none"> <li>• No adverse impact</li> </ul>
Loss of Access to property and Resources	<ul style="list-style-type: none"> <li>• None identified</li> </ul>
Joblessness	<ul style="list-style-type: none"> <li>• No adverse impact</li> </ul>
Food security	<ul style="list-style-type: none"> <li>• No Adverse Impact</li> </ul>
Increased morbidity	<ul style="list-style-type: none"> <li>• No Adverse Impact</li> </ul>
Community Disarticulation	<ul style="list-style-type: none"> <li>• No Adverse Impact</li> </ul>
Marginalization	<ul style="list-style-type: none"> <li>• No Adverse Impact</li> </ul>
Health	<ul style="list-style-type: none"> <li>• Improvement in environmental health</li> </ul>
Sanitation	<ul style="list-style-type: none"> <li>• Improvement in environmental sanitation</li> </ul>

## **4.2 Potential Impacts**

### **4.2.1. Permanent Loss of Land**

Permanent loss of land affected landowners by depriving them of their land and associated benefits derived from it (eg structures, shops), and a source of income (eg rent or income from other home –based enterprises. Among the directly affected populations, source of household income. During the implementation of the RAP, the Monrovia City Corporation (MCC) with the assistance of the Infrastructure Implementation Unit (IIU) at the Ministry of Public Works will make a reasonable effort to identify all dependents and beneficiaries of land; joint owners, absentee owners, and if applicable, the heirs of deceased owners, and award compensation based on the extent of their interest.

### **4.2.2 Loss of Homes and other Domestic structures**

The survey shows that there six (6) residential /business structures within the affected area in Fiamah, Sinkor and one (1) structure within the affected area in Stockton Creek Community.

### **4.2.3. Livelihood**

Petit trading is identified as a major livelihood activity in the community. Provision shops come second. Traders will temporarily losses business opportunities associated with the current environment. Other household members whose jobs are tied to the immediate environment will be affected. Two resident households run small businesses; two operate provision shops, one video club and the rest are petit traders. In the Stockton Creek Community, the one incomplete constructed is used as a furniture shop. Although operators are not worried of total loss of income, they request assistance with the costs of resettlement of business to other areas.

### **4.2.4 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 top 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 efforts of the relocation. Adequate notice for displacement has also been identified as imperative to the School calendar to avoid disruption of academic activities of the affected children and gain support of concerned parents.

## **4.3 Mitigation Measures**

The following mitigation measures are proposed to address the identified project impacts:

- Replacement or cash compensation for lost assets and structures; and
- Restoration of livelihoods.



### 4.3.1 Asset Replacement

Measure are proposed to replace or compensate for land, structures and other assets loss 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 largely preferred by 100% of individuals interviewed. The award of compensation is in- line with requirements of the World Bank O.P. 4. 20. To further cushion the resettlement measures, cash will be promptly disbursed to the PAP before moving to enable them find suitable places of resettlement.

The survey revealed that 96% of PAP indicated their willingness to find new resettlement places of their choice and similarly 100% preferred individual resettlement; underscoring the absence of communal ties between the households. No PAP preferred material compensation such as house materials for reconstruction of new buildings. Relocation of families will therefore not take place.

A limited portion of houses, which is virtually in all cases, temporary in nature and on the right-of-way (row), will be removed. However, the rest of the houses/properties will not be touched, so that people can continue to live there

**Table 4.2. Compensation Preference Amongst Affected Persons**

Compensation Preference		Percentage
Compensation option	Cash Compensation	100.00
	Material Compensation	0.0

Compensation will be flexible enough to afford PAP a choice over areas for resettlement, while consideration will include the possibility for PAP to continue their trades in relocated areas.

#### **4.3.2 Restoration of Income**

Effective economic livelihood restoration ensures that a resettlement program is developed in a sustainable manner to safeguard people from becoming more impoverished than they were and to improve their livelihood after project implementation. Therefore, households whose business and income sources are affected in the project area will be entitled to relocation assistance package for sustainable livelihood.

#### **4.4 Positive Impact**

The Construction of the solid waste transfer stations in both communities will create a clean sanitary environment, reduce the spread of communicable diseases and promote healthy communities.

## **Chapter 5: Public Participation**

On February 6, 2010 a public consultation meeting was held with the PAPs. The objective of such consultations was to;

- Disseminate information among potentially affected communities 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

### **5.1 Consultation with community representative**

Consultations were held with representatives of communities 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;
- households heads;
- business owners. and
- structure owners;

Residents in the area have a positive disposition towards the solid waste transfer stations facilities in Fiamah and Stockton creek communities. They welcomed the additional benefits resulting from the waste clearing exercise.

Worries were also of expressed over the possibility of inadequate notice from the authorities in charge of demolition. Some were concerned that they might not be given adequate compensation, thus, being made worse off than they were before the project. The most important issues over which all PAPs raised concerns were compensation for affected asset, and restoration of livelihoods.

### **5.2. Resettlement Consultation and disclosure Activities**

The IIU/MPW and MCC have undertaken comprehensive and formal negotiation with PAP and other stakeholders to determine mutually agreed compensation policies, procedures and rates. The negotiations processes were complemented by series of consultation and disclosure activities. The activities involved formal and informal dialogues with stakeholders and relevant agencies to ensure that all stakeholders are engaged in the resettlement planning, and implementation process. Negotiations with the six (6) affected structure owners at Fiamah have taken place and exact compensation was agreed as included in the RAP. As to Stockton Creek, the negotiation with the single owner has finally been concluded with the exact compensation amount agreed upon. This process will involve:

- The formation of a Resettlement Negotiation Committee, involving all stakeholders;
- Collaboration between stakeholders groups at the Resettlement Negotiation Committee,
- An agreement on the compensation principles, policies, procedures and rates described in this report;
- Alleviating pressure, fears and anxieties of both impacted persons/households, IIU/MPW and EMUS/MCC; and
- Promoting broad community support for the Solid Waste Transfer Stations.

The Resettlement Negotiation Committee meetings will serve as the primary vehicle for negotiating compensation principles, policies, procedures and rates. Importantly, these meetings will also:

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

## **Chapter 6; Compensation Framework**

### **6.1. Resettlement Objective**

The main objective of the RAP is to ensure that all displaced persons (DPs) are compensated or assisted for their losses and provided with rehabilitation measures to assist them in their efforts to improve, or at least maintain their pre-project standard of living and income earning capacity.

### **6.2. Resettled persons**

Resettled persons (RPs) are those who are affected by the;

- Involuntary taking of land resulting in-
- Loss of Structures

- Loss of assets or access to assets, and or
- Loss of businesses or means of livelihood.

### 6.3. Eligibility

All persons resident, conducting business or earning income within the project affected area at the cut-off-date (October 9, 2009), 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; and
- 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.
- Businesses within the community.

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.

To achieve the objective set in the PAP, persons who encroached into the project affected area after the cut-off-day (October 9, 2009) are not entitled to compensation or any form of assistance.

**Table 6.1; Eligibility for Compensation Matrix**

PAPs Classification	Type or Loss	Entitlement		Payment Regime
		Compensation for Loss of Structure	Compensation for Loss of Accommodation	
Owner of Structure	Loss of structure	Replacement Value	Not applicable	No applicable
Owner of Business	Loss of Business Center	Replacement Value	Not applicable	Not applicable
Tenant	Loss of Accommodation	Not Applicable	Not applicable	Not applicable

The World Bank Resettlement Policy/Guidelines require compensation for lost assets and replacement cost 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. The principles adopted entails special measures and assistance for vulnerable affected persons, such as female-headed households, disable persons, migrants and the poor. PAP affected through land acquisition, relocation 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. PAP will be entitled to compensation and resettlement assistance that will help in the restoration of their livelihoods to at least, pre-project standards.

#### **6.4 Valuation.**

PAP will not experience any-net loss. IIU/MPW and 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 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 RAP because they do not exist in the project affected area.

##### **6.4.1 Verification of Affected Lands**

IIU/MPW/MCC with assistance from the State Survey or will identify government valuation rates for land. Title deeds of affected land will be verified with through the Ministry of Lands, Mines and Energy to ascertain land ownership.

#### **6.5 Compensation**

GoL (Ministry of Finance) will compensation the PAPs by cash compensation. As already indicated from the socio-economic assessment, majority of the PAPs prefer cash compensation.

##### **6.5.1 Cash compensation**

Cash compensation will be paid to land owners 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 not 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, houses, and labor exist, and where displaced persons use such markets and there is sufficient supply of land and housing; or (d) where livelihoods are not land based. After due negotiations with registered landowner or users, IIU/MPW/MCC/EMUS will provide cash compensation for loss of non-movable assets if preference is given for this form of compensation.

### 6.5.2. Livelihood and Economic Restoration

IIU/MPW/MCC/EMUS will ensure that compensation is awarded so that the livelihood affected by the project can be restored. Involuntary resettlement may cause severe long-term hardship, impoverishment, and environmental damage unless appropriate economic and livelihood restoration measures are carefully planned and executed. Effective economic and livelihood restoration is key to ensuring that this resettlement program is developed in a sustainable manner to safeguard people from becoming worse off than before their displacement and to maximize their benefits from the project and, where possible, improve their livelihood after the project implementation.

### 6.5.3 Payment of Compensation

In line with the World Bank resettlement policy, the IIU/MPW/MCC/EMUS will ensure that the conditions of PAP are restored to their pre-project status. PAPs will have their details documented in a registry. On completion of the PAP audit list, the Project Director will set-up a committee that will carry out compensation and resettle from the project affected area. The committee will consist 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 immediately communicate a new date of payment to such individual(s).

**Table 6.2: Key RAP Compensation Committee Members**

No	Name	Cell #	Institution	Function on Committee
1	Mr. Frank Kruah	06-559290	Management Consultant	Coordinator Compensation Committee
2	Mr. Charles Nyewah	06-893020	IIU/MPW Accountant	Committee Accountant

3	Mr. Charles Brown		PFMU Economist	Committee Cashier
4	Mr. David L. Wiles	06-527484	IIU/MPW Environmentalist	Environmentalist
5	Mr. Momo Dunor		PAPs Representative	PAPs Representative

All PAP will be provided with a census registration card that will make them eligible for payment, and serve as a means of identification. PAP 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.

### **Chapter 7; Grievance Procedure**

A grievance redress committee will be set-up by the IIU/MPW/MCC/EMUS to address complaints from the implementation of the RAP. The committee will ensure that all complaints received in writing (or written when received verbally) are documented and addressed. This committee will be directly under the project Director of IIU/MPW. Functions of the grievance redress committee will include;

- Provide support to affected persons on problems arising from loss of residence and business are;



- Record grievance of PAP, categorize and prioritize the grievances that need to be resolved by the committee; and
- Report to the aggrieved parties about the developments regarding their grievances and the decision of the project authorities.

### **7.1 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 will also provide people who might have objections or concerns about their assistance, a public forum to raise their objections and through conflict resolution enable issues to be addressed adequately. The committee will undertake consultations with PAP and other interested parties. The committee will provide ample opportunity to redress complaints informally. Grievances likely to arise include:

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

### **7.2 Grievance 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 outline below:

- Grievance will be field by persons affected by the project with the Grievance Committee which will act on it within 15 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 the Infrastructure Implementation Unit of Public Works or MCC which should act on the complaint/grievance within the 15 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. The probit court at the Temple of Justice on Capitol Hill in Monrovia is the court of competent jurisdiction.

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 RAP management team of MoPW/MCC/EMUS to address the grievance. The Resettlement Negotiation Committee will play a significant role in grievance management. In addition to arranging compensation packages, they will also assist in managing frequent questions, concerns and grievances at Resettlement Negotiation Committee meetings.

IIU/MoPW/MCC/EMUS 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 IIU/MCC/EMUS 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 IIU/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

### 7.3 Grievance Committee

The Grievance Committee will receive complaints from the PAPs that may result over compensation. The grievance committee will comprise 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 and endeavor to amicably resolve them. All complaints will be dealt with in timely and transparent way. If the case is not resolved to the satisfaction of the complainant, he/she may advance the matter to the External Monitoring and Evaluation body 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.

**Table of 7.1: Grievance Committee**

#	Name	Function	Institution	Cell #
1	Mr. Sylvester Massaquoi	Land Evaluator	MLM&E	06-527416

2	Mr. Nicolas Perkins	Resettlement Expert	LRRRC	06-519730
3	Mr. Frank Kruah	Management Expert	MCC	06-655290
4	Mr. Joseph Mensah	Civil Engineer	Ministry of Public Works/IIU	06-520696
5	Mr. Johnansen Voker	Environmentalist	EPA	06-520042
6	Mr. Cyrus Manlay	Finance	MCC	06-54359
7	Mr. Saye Gwaikole	Hydrologist	MHSW	06-558215

## **Chapter 8: Implementation Organization, Budget and Schedule**

### **8.1 Organizational Responsibilities**

The RAP implementation will involve various agencies; however, the overall responsibility lies with the IIU/Ministry of Public Works and Monrovia City Corporation. A well defined organizational structure exists. There is a need to further strengthen its capacity for impact mitigation, monitoring and evaluation.

The Government agencies with responsibilities for land and property acquisition are:

- Ministry of Lands, Mines, and Energy
- Ministry of Public Works(Town Planning Division) and
- Monrovia City Corporation (MCC).

The roles of these agencies include:

- Participation as observers in the resettlement negotiation committee and the site selection committee, with responsibility for advising the agency and impacted peoples' representatives on relevant government policy and practice.
- Participation in the permitting and approval process.

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 MCC/EMUS and the Town Planning division will ensure that the land acquisition process conforms to the town infrastructural plan.

**Table 8.1: List of organizations to be consulted during RAP Implementation process**

No #	Organizations	Roles and Responsibility
1	IIU/MPW	Coordination (planning and implementation process); Budget allocation for project; Monitoring and Evaluation
2	EPA	Ensure that the Social Environmental policies and guidelines are followed up
3	EMUS	Urban rehabilitation works
4	County Governments	Provide political and Administrative Support for the implementation of the project
5	MCC	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.

The Compensation Committee would be responsible for the planning, coordinating and monitoring of compensation and relocation activities. This committee would be responsible for:

- clarifying policies and operational guidelines of community compensation committees;

- ensuring that appropriate compensation procedures are followed; and
- Overseeing Project's requirements related to the social environment

The following organizational framework would apply:

- Administrator (Chairperson)
- Engineer/Surveyor
- Mobilization Officer
- Representative of SIU/MoPW /EPA
- Representative from local NGO or CBO

Key activities for development and preparation of the resettlement program are summarized in Table 8.1

It includes the group(s) responsible for each activity.

**Table 8.2: Key Activities and Responsibility Matrix**

Nos	Activity	Responsibility
1	Institutional arrangements for the compensation and resettlement program	IIU/MCC/EMUS/EPA
2	Implementation of the RAP and subsequent monitoring and evaluation	IIU/MCC/EMUS/EPA

## 8.2 Institutional Capacity Assessment and Building

For effective implementation of this RAP, the capacities of the following institutions were assessed and appropriate recommendations made where necessary.

The IIU created within the MoPW will coordinate and supervise all activities for this project. This

RAP recommends that the IIU recruit environmental health and social safeguard specialists to be assigned the responsibility of implementing the RAP. The environmental health and social specialists will:

- ensure that the IIU complies with all applicable national and World Bank policies;
- liaise with other government agencies and prepare periodic monitoring reports; and
- Monitor RAP implementation.

## Environmental Protection Agency

Functions of this agency include assessing the environmental suitability of proposed actions including choice of resettlement areas.

### **Ministry of Internal Affairs (MIA)**

The MoIA has the responsibility for information management for project activities. The ministry will manage communications including registration of PAP, public consultations, dates and venue for payments, procedure for grievance remediation and other relevant tasks. The ministry is currently underfunded and understaffed; it therefore needs additional human and material resources to adequately execute its tasks under the RAP

### **Monrovia City Corporation/ Emergency Monrovia Urban Sanitation Project**

The Community Monitoring and Evaluation Unit at the municipal level should assign an Environmental health and a social specialist to: supervise project activities to ensure compliance with the EMP and RAP.

- prepare regular report to IIU and EPA; and
- liaise with and educate the local community

## **8.3 Training Needs**

Based on the assessment of the institutional capacities of the different agencies involved in the implementation of the RAP, it is recommended that the Government of Liberia contract technical assistance to provide training and operational support to the IIU, MCC and other agencies involved in the RAP implementation. The training needs for the responsible institutions are submitted as a separate training package out side of this RAP Report

## **8.4 Budget**

The Liberian government through the IIU/MPW will finance the RAP implementation. Compensation will be paid directly to the affected parties by the IIU. The IIU will ensure that an appropriate mechanism is put in place to ensure the timely flow of funds for the RAP activities.

The IIU is required to makes all necessary budget provisions to ensure that activities scheduled in the implementation timetable go according to plan.

**Table 8.3: Budget for RAP Implementation**

N0#	Activities	Responsible Party	Month s	Budget (US\$)	Comments
<b>I</b>	<b>Phase I: Awareness Creation and Information Gathering</b>				
1	Planning of Census and Survey	IIU Consultant	October 2009	Part of Consultant Services	Done
2	Information to Affected People	IIU and MCC	October 2009	Part of Consultant Services	Done
3	Conduct Census and Socio – economic survey	IIU Consultant	November 2009	Part of Consultant Services	Done
4	Analysis of data and identification of impact	IIU Consultant	November 2009	Part of Consultant Services	Done
<b>II</b>	<b>Phase II: Compensation</b>				
1	Compensation for Affected Structures and Plots	Ministry of Finance, Liberia	August 2010	28,960.5	Compensation will be paid for loss of completed or partial affected structures at replacement cost
2	Compensation for loss of business income	Ministry of Finance	August 2010	1075.00	Compensation for loss income of business during resettlement one month
	Subtotal – Compensation			30,035.50	US\$18,107.81
<b>III</b>	<b>Monitoring and Evaluation</b>				
1	Internal Monitoring	Internal Monitoring Committee	August – September 2010	300.00	Proposal Prepared
2	External Independent Monitoring & Evaluation	Independent Evaluator Monitoring and Evaluator (Consultant)	September – October 2010	500.00	Proposal Prepared
	Subtotal- Monitoring and Evaluation			US\$800.00	
	Total of RAP Budget			US\$30,835.50	
	Contingency 5%			US\$1,541.78	05% for unidentified claims, unexpected expenses and inflation due to delay
	Grand Total of RAP Budget			US\$32,277.28	

## **Chapter 9: Public Consultation and Disclosure**

### **9.1 Public Consultation**

Public Consultation meeting was held with the PAPs on February 6, 2010

### **9.2 Public Disclosure**

The disclosure of the RAP will began locally by publishing through Public Notices in the local daily News papers explaining the purpose of the RAP Report the description of the project, identification of the display center of the RAP, Duration and time of display. The Public Notices will also include the names of contact persons, their addresses and call phone numbers. The RAP Report will also be disclosed info shop by the Bank.

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

- Provide detailed information, including project policies and implementation procedure to all implementation parties through a training workshop;
- Conduct information dissemination to and consultation with PAP throughout the life of the sub-project.
- IIU/MoPW/MCC will provide updated pricks, calculate compensation entitlement and complete compensation forms for each affected households. After which information on entitlements will be presented on individual basis to PAP during Detailed Measurement

Surveys (DMS) follow up visit to each household. The compensation forms, showing households' affected assets and compensation entitlement and complete compensation Forms for each affected household to indicate the agreement with the assessment. Any complaint from PAP on the contents of the form will be recorded at this time.

To ensure that PAPs and their representative in the affected areas understand the details of the resettlement program, and are informed about the compensation and rehabilitation/assistance packages applicable to the sub-subject, the IIU/MoPW/MCC in consultation with the World Bank shall prepare a Public Information Booklet (PIB).

The PIB will be distributed to all PAP and will contain the following information:

- Brief description of the project and its impacts
- Implementation schedule
- Entitlement and rights of the PAP
- Resettlement and rehabilitation or assistance polices for all types of impacts
- Institutions responsible for the resettlement
- Information dissemination and consultations with PAP
- What to do when PAP have further questions, concerns or problems
- Grievance redress procedure etc



## Chapter 10: Monitoring and Evaluation Framework

### 10.1 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 RAP 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 RAP procedure are made to improve delivery of entitlements to project affected people.

The IIU/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 project sponsor while overall responsibility rests on the IIU/MoPW/MCC/EMUS. However, the IIU/MoPW/MCC/EMUS is expected, to work in cooperation with other governmental bodies (LSWC, MoPW, MLME, MPLEA, MHSW and EPA) to ensure effective implementation.

### 10.2 RAP 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 course adjustments are needed.

#### **The monitoring framework consists of three components:**

- internal monitoring by IIU/MoPW/MCC/EMUS;
- impact monitoring commissioned to specialized firms; and
- RAP 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 RAP implementation, the IIU/MCC/EMUS will monitor the following key indicators, in keeping with World Bank requirements:

- timely disbursement of compensation;
- compensation disbursement to the correct 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,
- land access,
- increase or decrease in household assets,
- social stability, and
- human and environmental health .

**Indicators will be in the form of:**

- done/not done, present/not present, achieved/not achieved etc,
- easily measured, relevant quantities suitable for trend analysis; or
- Judgments of the affected people and their traditional authorities, as revealed by participative

socioeconomic survey and interviews.

The IIU/MoPW/EMUS will provide feedback on RAP 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 a consultant specialized in resettlement issues or a government agency with the same function. The establishment of appropriate indicators in the RAP is essential since what is measured is what will be considered important. Key performance indicators for monitoring are commonly divided into four categories for World Bank financed projects:

**Input:**

Indicators include the resources in terms of people, equipment and materials that go into the RAP.

Examples of input indicators in the RAP include: the sources and amounts of funding for various RAP activities etc

**Output:**

Indicators concern the activities and services, which are produced with the inputs.

Examples of output indicators in the RAP include (i) a database for tracking individual compensation; and (ii) the payment of compensation for loss of land or assets.

**Process:**

Indicators represent the change in the quality and quantity of access and coverage of the activities and services. Examples of process indicators in the RAP include: grievance mechanisms; stakeholder channels; and Information dissemination activities.

**Outcome**

Indicators include the delivery of compensation and other mitigation to avoid economic and physical displacement caused by the project. They measure whether compensation is paid and received, whether the affected populations who preferred cash compensation to in-kind resettlement assistance offered to them were able to use compensation payment for sustained livelihood. The most important indicators for the RAP in the near term concern outputs, processes and outcomes since they define whether the planned level of effort is being made and whether early implementation experience is being used to modify/redesign RAP features.

Over the medium to long term, outcome and impact indicators are critical since they are the ultimate measure of the RAP's effectiveness in restoring people's livelihoods. Monitoring indicators may have to be defined or re-defined during the course of the project in response to changes to project-related conditions. Consequently, implementation and mitigation measures may have to be adopted to incorporate these changes into the M&E plan.

### 10.3 Reporting

Progress will be reported for the following tasks accordance with World Bank guidelines:

- internal monitoring;
- expert/external monitoring;
- completion audit; and
- compensation.

**Table 10.1: RAP Monitoring Framework**

<b>Component Activity</b>	<b>Type of Information/Data collected</b>	<b>Sources of Information/Data collections Method</b>	<b>Responsibility for data collection, analysis and Reporting</b>	<b>Frequency/Audience of Reporting</b>
Internal Performance Monitoring	measurement of input, process, output and outcome indicators against proposed timeline and budget, including compensation disbursement	Compensation disbursement reports	Including community representatives, MCC/IIU	On completion of RAP Time table
Independent Impact Monitoring	tracking effectiveness of input against baseline indicators assessment of affected people's satisfaction with input, process and output	Regular public meetings and other consultation with project affected people; review of grievance mechanism outputs	An Independent Evaluator (consultant)	On completion of Independent Monitoring
Completion audit	Assessment that all components of the RAP were implemented	External assessment/sign off report based on performance and impact	Contracted external auditing and evaluation auditor Panel of Experts	On completion of RAP timetable

	with comparison of the RAP situation before and after RAP implementation	monitoring reports, independent surveys and consultation with affected persons		
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#### 10.4 Staff and Monitoring

IIU/MoPW/MCC/EMUS will oversee all aspects of M&E, review of internal performance and impact monitoring. The IIU/MoPW/MCC/EMUS will be supported by representatives from supporting agencies with appropriate skills to carry out:

- project resettlement requirements as defined by this RAP;
- 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 IIU/MoPW/MCC/EMUS, in cooperation with other agencies will submit quarterly status reports and will be responsible for the following monitoring tasks:

- identify breaches of RAP 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
- 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

#### 10.5 Internal Performance Monitoring

Performance monitoring is an internal management function that will allow IIU/MoPW/MCC/EMUS measure physical progress against milestones input and process output indicators established in the RAP. To ensure independence of internal monitoring arrangements, the IIU/MoPW RAP Management Team will be absolved of other responsibilities.

##### *Types of Information/Data Collected*

The information used in internal performance monitoring will include assessment of the milestones outlined in Table 10.2

Source of Information/Data Collection Methods Performance monitoring of the RAP 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 RAP, 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 and rehabilitation measures;
- preparation and implementation of a socio-economic survey at the time of relocation with affected owners/tenants to establish a baseline for subsequent monitoring;
- up-date of baseline survey within 12 months of relocation;
- public consultations with affected people at community level as well as in-depth interviews with representative of community leaders; and
- Case studies of grievances.

Information will be collected and compiled in the compensation disbursement reports.

**Table 10.2: Internal Performance Monitoring Milestones**

Indicator Type	Milestone
Input	<ul style="list-style-type: none"> <li>• Updated Census of PAPs so that tenants, absentee owners, residents of completed and partially completed homes are noted</li> <li>• An updated asset inventory if more than a year elapses between the cut-off date and the declaration of the final decision and/or the start of compensation payments.</li> <li>• Socioeconomic survey of affected households and tenants to serve as baseline for subsequent monitoring</li> </ul>
Output	<ul style="list-style-type: none"> <li>• Valuation and determination of compensation for affected assets conducted in accordance with relevant legislative frameworks</li> <li>• Public meetings held: consultations with PAP in project affected area to be included in the project.</li> </ul>
Outcome and Impact	<ul style="list-style-type: none"> <li>• Compensation payments disbursed: IIU/MoPW /EMUS will conduct a field check to verify that compensation payments have been received by landowners, leaseholder and other users, and will confirm levels and timing of payments.</li> <li>• Grievance redress procedures in place and functioning: IIU/ MoPW/EMUS will check the type of grievance issues and the functioning/effectiveness of grievance redress mechanisms by reviewing the processing of appeals at all levels, the outcomes of grievances and PAP satisfaction with grievance procedures. As part of this, IIU/ MoPW /EMUS will interview aggrieved affected people.</li> <li>• If chosen as a resettlement option, Housing and related infrastructure completed prior to the start of the construction and no households are left homeless after they have opted for cash compensation</li> <li>• Monitoring and evaluation reports submitted</li> </ul>

### ***Responsibility for Data Collection, Analysis and Reporting***

The IIU/ MoPW working directly under the Project Director will have primary responsibility for the implementation of all internal monitoring activities. Designated staff will collect relevant data in a standardized format.

### ***Frequency/Audience of Reporting***

Performance monitoring reports for the IIU/MoPW/EMUS RAP team will be prepared at completion of compensation process. The reports will summarize information that is collected and completed with compensation disbursement reports and highlighting key issues that have arisen. As a result of the monitoring of inputs, processes, outputs and outcomes of RAP activities, project management will be advised of necessary improvements in the implementation of the RAP.

## 10.6 Impact Monitoring

Impact monitoring gauges the effectiveness of the RAP and its implementation in meeting the needs of the affected population. The IIU/MoPW/MCC/EMUS will commission socio-economic impact monitoring studies in consultation with the external and independent Panel of Experts and results will be reviewed. The results of impact studies as well as internal monitoring efforts will be available through the regular information outlets of IIU/MoPW/MCC/EMUS. Impact monitoring will enable project management verify performance monitoring and identify adjustments in the implementation of the RAP, as required.

The IIU/MoPW/MCC/EMUS will include the affected persons in all phases of impact monitoring, including the identification and measurement of baseline indicators. Baseline has been established through asset inventories, land use assessments and socio-economic assessment of PAPs and area affected by the project, as described in Chapter 4. Impact monitoring will also review consultation and grievance mechanism outputs.

### *Type of Information/Data Collected*

To measure project impact and to assess the effectiveness of mitigation measures, the IIU/MoPW/EMUS will evaluate quantitative economic, public health and social indicators at the household and/or individual level.

Impact monitoring will be supplemented by the use of qualitative indicators to assess the satisfaction of PAPs. This will allow the IIU/ MoPW/EMUS to determine the extent to which quality of life and livelihood has been restored and whether PAPs have experienced any hardship as a result of the project.

### *Source of Information/Data Collection Methods*

Impact monitoring data will be collected at appropriate intervals through qualitative and quantitative surveys, and include a review of grievance mechanism outputs.

IIU/MoPW/EMUS may intend to directly consult with the affected populations through regular public meetings.

### *Responsibility for Data Collection, Analysis and Reporting*

The IIU project management team will have responsibility for the implementation of all internal monitoring activities. Designated staff will collect and review relevant data in a standardized format.

***Frequency/Audience of Report***

Impact monitoring data will be reported to the MoPW/MCC/EMUS and relevant external agencies annually, or as required. The monitoring will continue for two years beyond the completion of the compensation process.

**10.7 External Monitoring**

The IIU/MoPW/EMUS internal monitoring activities will be supported by external monitoring of the RAP by independent consultant which will conduct evaluation of processes, outputs, outcome, and impact indicators. These experts will have social and environmental impact mitigation monitoring qualifications and can be selected from among the senior experts who have contributed to the RAP preparation so that their knowledge and experience can be fully utilized. Specifically, the tasks of the panel will be to verify results of internal monitoring, by field check of delivery of acquisition, compensation and rehabilitation measures, such as:

- payment of compensation, including its levels and timing;
- infrastructure repair and relocation;
- housing reconstruction, if applicable;
- land reinstatement and restoration; and
- enterprise relocation, compensation and its adequacy;
- assess overall compliance with the RAP;
- identify any areas of non-compliance and agreed corrective actions; and
- Verify that project affected people's incomes and livelihoods have been restored or enhanced; if income or livelihoods are affected by the resettlement action.

It is anticipated that the external monitoring auditor will conduct a range of activities in support of evaluation, which may include the following:

- interview a random sample of PAP in open-ended discussions to assess their knowledge and concerns regarding the resettlement process, entitlements and rehabilitation measures;
- participate as an observer in public consultations for PAP at the community level;
- observe the functioning of resettlement operations such as income restoration activities to assess its effectiveness and compliance with the RAP;
- check the type of grievance issues and the functioning of the grievance redress mechanisms by reviewing processing of appeals at all levels and interviewing aggrieved PAPs;
- survey the standards of living of the PAPs before and after implementation of resettlement to assess whether the standards of living of the PAPs have improved or been maintained; and
- Advise IIU/MCC/EMUS project management regarding possible improvements in the implementation of the RAP.

**10.8 Completion Audit**

World Bank OP 4.12 states that upon completion of the project, the sponsor oversees 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 external auditor or the Panel of Experts will undertake the completion audit.

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

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**Annex #1 List of Affected People and Household Members**

N0: #	Head of Tenant	Household Members	Sex	Age	Relationship	3 Month rent subsidies
1	Sam Akatemeh		M	41		Not Applicable
		Faith Akatemeh	F	9	Daughter	
		Mercy Akatemeh	F	12	Daughter	
		James Akatemeh	M	29	Brother	
		Mary Akatemeh	F	32	Wife	
2	Laey Abu-Tent		M	38		Not Applicable
3	Momo Dunor		M	31		
4	Anthony Musiahbei		M	35		Not Applicable
		Sarah Musiahbei	F	29	Wife	
		Anthony Musiahbei Jr.	M	10	Son	
5	James Korvah		M	40		Not Applicable
6	Joseph Yarknawolo		M	39		

	Yarkpawolo					
7	Siede Kromah		M	40		Not Applicable
Total	7	6				

### Annex#2 List of Project Affected Structures

N0#	Reference N0#	Names of owners	Structure type	Type of Plot size	Dimension (feet) 126	No of rooms	Other Assistance (loss income US\$)	Structure values (US\$)
1	FCAS#001	Sam Akatemeh	Concrete	Shop porch	126	1	200.00	<b>558.00</b>
2	FCAS#002	Laey Abu – Tent	Mat & Zinc	Cooking kitchen	70	1	150.00	<b>262.50</b>
3	FCAS #003	Momo Dunor	Concrete	Video room	110	1	125.00	<b>280.00</b>
4	FCAS #004	Anthony Musiahbei	Zinc	Trade booth	125	1	135.00	<b>350.00</b>
5	FCAS #005	James Korvah	ZINC	Tailor shop	120	1	90.00	<b>245.00</b>
6	FCAS #006	James Yarkpawolo	Zinc	Trade booth	128	1	75.00	<b>265.00</b>
7	SCCAS #001	Mrs. Maynuma	Concrete	Furniture shop	<b>3,150</b>	1	300.00	<b>27,000</b>

		Sirleaf							
<b>Total US\$</b>							<b>1,075.00</b>	<b>28,960.50</b>	

Annex 3: **Public Consultation Meeting with PAPs  
Fiamah, Sinkor  
Saturday, February 6, 2010**



1. Project Title: Emergency Monrovia Urban Sanitation (EMUS) Project
2. Purpose: Consultation with Project Affected People (PAPs) in Fiamah, Sinkor.
3. Date: Saturday, February 6, 2010
4. Venue: LWSC Compound in Fiamah, Sinkor
5. Time: 12 Noon

**Agenda**

1. Opening Prayer
2. Introduction
3. Welcome Remarks
4. Purpose of the meeting
5. Response
6. Questions and Answers



7. Vote of Thanks
8. Prayer
9. Closing

### Audiences

#### 1. RAP Preparation Team

Mr. David L. Wiles	Environmental, IIU/MPW Lead Investigator	06-527484
Mr. Frank Krah	MCC/Management	06-559290
Mr. Peter Ofori – Asumandu	PIU/EMUS	06-1444849
Madam Nancy Trotter	Volunteer MCC Environmental Health	06-674665
Mr. Sennay Carlor, III	MCC Community Service	077-212461
Mr. James B. Walker	Team member – secretary IIU	06-443263
Mr. Samuel Dormentuo	LWSC Security	
Mr. James S. Dunor	LWSC Commercial Manager	

#### 2. Project Affected People (PAPs) and Representatives at the meeting

Name	Address	Cell#
Mr. James Korvah	Fiamah, Sinkor	077054632
Mr. Anthony Musiahbei	Fiamah, Sinkor	
Mr. Lacy Abu – Tent	Fiamah, Sinkor	06-512507
Mr. Joseph Yarkpawolo	Fiamah, Sinkor	076-013572

Mrs. Momo Dunor	Fiamah, Sinkor	06-47237‘
Mr. Sam Akatemeh	Fiamah, Sinkor	

### **Briefing of Minutes**

Opening prayer for the meeting was said by Mr. Momoh Dunor, one of the Project Affected person at 12: 05 P.M. Prof. David L. Wiles Environmentalist at the IIU/MPW and Lead Investigator of the RAP Report welcomed the participants at the meeting. Having read the agenda, Prof. Wiles gave the purpose of the meeting. He made them to understand that the Government of Liberia is planning to built a Solid Waste Transfer Station in Fiamah, Sinkor. In order for trucks that will be transferring the solid wastes have proper access to the transfer station, some structures that were built on the right- of-way to the transfer station site had to be demolished. He further said that a study is therefore to be conducted to determine the structures that will be demolished. He said during the study on the access road to the transfer station site, (six) 6 structures were identified and evaluated by the Real Estate Tax Division of the Ministry of Finance to determine the values of the six (6) structures to be affected. The study also took into account members of each household and house head that will be assisted with compensation allowance to facilitate their relocation. The study also considered the type of businesses that will be affected in order to gave compensation for affected businesses in the project affected areas. The PAPs were also informed that relocation allowances and compensation for businesses centers and affected structure will be paid before they are relocated. The amount of compensation for affected structures, affected businesses and relocation allowances for households were announced at the meeting.

He admonished them to cooperate in the process since they stand to benefit from the process as their interest will be definitely be protected. Prof Wiles called on them to feel free to ask question or express their fears regarding the process.

The Project Affected People were informed of the cut-of-date for the census survey and the socio-economic studies and adjoined them to make themselves available for enumeration and inventory, without which they would not be eligible for compensation

#### **2 Queries/Concerns of the Project Affected People**

- James Korvah: There is no fears; they are only waiting for information and condition of leaving.
- Mr. Lacy Abu – Tent: will the Government take care of the tenant and house owners?

- Sam Akatemeh: we need notice in advance so that our children's school can be planned for and not be disrupted
- Joseph Yarkpawolo: If Government pays for the property, do I have to take it agency.

The Project Affected People pleaded for an opportunity to remove their materials even if they are paid for.

### **3. Response**

Following the presentation of their concerns; the RAP Implementation Team provided some brief responses. On the need to provide notice in advance for relocation, the RAP Team responded in affirmative. Enough time will be given to allow parents to find new school for their children if necessary once they are residents of the affected structures and were enumerated during the census and socio-economic survey, they were entitled to be compensated.

Finally, Prof. Wiles and Mr. Frank Kruah appealed to them to be available on Saturday February 12, 2010 for the census and socio-economic survey in the area.

**Annex 4: Brief of Minutes of Meeting**

- (1) Project Title: Emergency Monrovia Urban Sanitation Project (EMUS)  
Stockton Creek, Community
- (2) Date: Saturday, February 6, 2010
- (3) Venue: Furniture Shop  
Stockton Creek, Somalia Drive
- (4) Time: 3 P.M

**AGENDA**

- 1. Opening Prayer
- 2. Introduction
- 3. Welcome Remark
- 4. Purpose of the meeting
- 5. Questions
- 6. Responses
- 7. Vote of Thanks
- 8. Closing Prayer

**Attendance****RAP Preparation Team**

NO #	Names	Organization	Cell#
1	Prof. David L. Wiles	Environmentalist, IIU/MPW Lead Investigator	06-527484
2	Mr. Peter Ofori- Asumandu	PIU/EMUS	06-1444849



3	Mr. Frank Krah	Management/ MCC	06-55290
4	Mr. J. Cyrus Manlay	MCC/ Finance	06-543598
5	Madam Nancy Trotter	MCC/ Volunteer Environmental Health	06-674665
6	Mr. Sennay Carlor, III	MCC/Community Service	077-212469
7	Mr. Jusu S. Dunor	LWSC/Manager	
8	Mr. Samuel Dormentro	LWSC/Security	
9	Mr. James B. Walker	Security to the RAP Team	06-443263

### Project Affected People Representative

#### 1. Mr. Sekou Sorkou



The meeting was opened with a prayer by a Health worker at the MCC at 3:P.M Prof. David L. Wiles, Environmentalist, IIU/MPW welcomed the only representative of the Project Affected People, Mr. Sekou Sorkou, other members of the RAP Implementation Team and other participants. Having read the agenda, Prof. Wiles gave the purpose of the meeting. He made participants to understand that the Government of Liberia is planning to built a solid waste transfer station in the Stockton Creek Community, on Somalia Drive. The site selected for the construction of the solid waste transfer station is where the only affected structure is situated. In this regard, residents and businesses occupying the structure will have to be relocated. He further said that a RAP had to be prepared to determine the value of the structure and determine compensations for its occupants. Prof. Wiles admonished the PAPs to cooperate in the process since they stand to benefit In the process as their interest will be protected. Mr. Frank Krah, management specialist at the MCC called on the PAP to feel free to ask questions or express their fears regarding the process. The PAPs were informed of the at cut-of-date for the census survey and the socio-economic studies and enjoined them to make themselves available for enumeration and inventory, without which they would not be eligible for compensation.

#### **Queries/Concerns of the PAP**

Mr. Sekou sorkou, the representation of Mr. Seidike Kamara, who have traveled to Guinea, informed the meeting that he, Seidike kamara, left in charge of the Furniture shop until he return from guinea. Mr. Sekou said the landlord rented the structure to him and he turn brought he brother, sedike kamara to word with him. Mr. sekou sorko admitted that he was not present during the census and soicio-economic studies.

### **Response**

Prot. David Wiles informed Mr. sekou sorko that his name is not registered in the official registry because he was not present during the census and socio-economic survey. He is that the cut-of-date rule applied to him, sekou sorko. Mr. seidike Kamara have to be present to received any compensation that he is entitled to: Prof. Wiles, informed Mr. Sekou Kamara that he need a written letter from Mr. Seidike Kamara, authorizing the RAP Implementation Team to gave his benefits to Mr. Sekou Sorko. Without the authorization, the RAP Implementation Team will have no alternative but to put hold on Mr. Seidike Kamara's benefit until he returns to Liberia from Guinea.

Finally, Prof. Wiles appealed to Mr. Sekou Sorko to get in contact with Mr. Seidike Kamara to enable him get his compensation allowances. The RAP Implementation Team decided to arranged a meeting with the proprietor of the structure in the Stockton Creek Community to discuss the value of the structure and the land.

The meeting was adjointed at 4: P.M. with a closing prayer by Mr. J. Cyrus Manley member of the RAP Implementation Team from MCC

## Annex 6: Attendance List of Community Consultation

Public Consultation Meeting  
Fiamah, Sinker

Feb. 6, 2010

Attendees' Signatures and Addresses

	Name	Address	Cell #
1	James Korkor	12 <sup>th</sup> Street Sinker	077054632
2	Anthony F Mustakbe	Fiamah	
3	LaeY Abu	Fiamah	06512507
4	Joseph Yemphobodo	Fiamah	076013572
5	Mama Dumar	Fiamah	05472371
6	Gezmaeh Korkor	Fiamah	06-716881

Public Consultation Meeting  
Stockton Creek Community

February 6, 2010

Attendees' Signatures and Addresses

Name	Address	Cell #
Sekou Sorkor	Stockton Creek	06613781

