



## RURAL AND RENEWABLE ENERGY AGENCY

# GBEDIN MINI HYDROPOWER PROJECT RESETTLEMENT ACTION PLAN

FINAL REPORT

SEPTEMBER | 26 | 2019



# Multiconsult

IN ASSOCIATION WITH:





# RURAL AND RENEWABLE ENERGY AGENCY

## GBEDIN MINI HYDROPOWER PROJECT

### RESETTLEMENT ACTION PLAN

FINAL REPORT

SEPTEMBER | 26 | 2019

LOCATION: Nimba County, Liberia

PROPONENT: Rural and Renewable Energy Agency  
Newport Street, Liberia  
Tel: + 231 7763 09880, E-mail: [info@rrealiberia.org](mailto:info@rrealiberia.org)

CONSULTANT: Multiconsult Norge AS  
Nedre Skøyen vei 2, N-0276 Oslo, Norway  
Tel: +47 21585000, Fax: +47 21585001,  
E-mail: [oslo@multiconsult.no](mailto:oslo@multiconsult.no)  
in association with  
Diffusion Inc.  
360 Building, Via Town, Montserrado County, Liberia  
Tel: +231 777 44 22 33, E-mail: [info@diffusioninc.com](mailto:info@diffusioninc.com)

REV.	DATE	DESCRIPTION	PREPARED BY	CHECKED BY	APPROVED BY
0	7 <sup>th</sup> April 2019	Draft Final Report	Irene N. Koksæter, Britta Lammers, Asafu Thomas, Beageroge Cooper	Jørn Stave	Kristine Lien Skog
1	20 <sup>th</sup> June 2019	Final Report	Irene N. Koksæter	Jørn Stave	Kristine Lien Skog
2	26 <sup>th</sup> September 2019	Revised Final Report	Jørn Stave	Jørn Stave	Kristine Lien Skog



## TABLE OF CONTENTS

<b>Executive Summary .....</b>	<b>VIII</b>
<b>Acronyms.....</b>	<b>XI</b>
<b>1 DESCRIPTION OF THE PROJECT .....</b>	<b>12</b>
1.1 Introduction .....	12
1.2 Project Objective.....	12
1.3 Geographical Location .....	13
1.4 Project Design and Layout .....	13
1.5 Project Area of Influence and Land Requirements .....	17
1.6 Measures Adopted to Minimise Displacement.....	19
1.7 RAP Objectives .....	20
1.8 RAP Report Structure .....	20
<b>2 APPROACH AND METHODOLOGY .....</b>	<b>21</b>
2.1 Resettlement Planning Process.....	21
2.2 Study Methodologies .....	21
2.2.1 <i>Participation and Consultation Methods</i> .....	21
2.2.2 <i>Land Surveys</i> .....	22
2.2.3 <i>Socio-economic Surveys</i> .....	22
2.2.4 <i>Asset Inventory</i> .....	23
2.2.5 <i>Livelihood Restoration</i> .....	23
2.2.6 <i>Grievance Management during Resettlement Planning</i> .....	23
2.2.7 <i>Limitation and Data Quality</i> .....	24
<b>3 POLICY, LEGAL AND ADMINISTRATIVE FRAMEWORK .....</b>	<b>26</b>
3.1 National Legislations and Policies .....	26
3.1.1 <i>Legislation Governing Land Acquisition, Compensation and Resettlement- Liberia</i> .....	26
3.1.2 <i>Legislation Governing Land Acquisition, Compensation and Resettlement- Guinea</i> .....	34
3.1.3 <i>Policies Governing Land Acquisition, Compensation and Resettlement</i> .....	35
3.1.4 <i>Institutional Framework Land Administration - Liberia</i> .....	38
3.1.5 <i>Institutional Framework Land Administration - Guinea</i> .....	40
3.2 International Safeguard Policies .....	41
3.2.1 <i>AfDB Integrated Safeguards System</i> .....	41
3.2.2 <i>IFC Performance Standards</i> .....	42
3.3 Gaps Between National Legislation and AfDB/IFC Requirements .....	44
<b>4 SOCIO-ECONOMIC BASELINE .....</b>	<b>50</b>
4.1 Population Characteristics and Demography .....	50
4.2 Livelihood Income and Expenditure Patterns .....	52
4.2.1 <i>Agriculture</i> .....	52
4.2.2 <i>Sale of Labour</i> .....	53
4.2.3 <i>Fishing</i> .....	53
4.2.4 <i>Hunting and Gathering</i> .....	54
4.2.5 <i>Livestock</i> .....	54
4.2.6 <i>Household Income</i> .....	54
4.2.7 <i>Household Expenditure</i> .....	55
4.3 Land Tenure and Ownership .....	55
4.4 Household Welfare .....	56
4.4.1 <i>Household Food Accessibility and Security</i> .....	56
4.4.2 <i>Housing</i> .....	56
4.4.3 <i>Ownership of Household Assets</i> .....	57
4.4.4 <i>Networks and Support Systems</i> .....	58
4.5 Access to Social Services .....	58
4.5.1 <i>Health Facilities and Services</i> .....	58
4.5.2 <i>Water and Sanitation Facilities</i> .....	59



4.5.3	<i>Education Facilities</i>	60
4.5.4	<i>Energy Access</i>	60
4.6	<i>Cultural Heritage</i>	60
<b>5</b>	<b>MAGNITUDE OF PROJECT IMPACTS</b>	<b>61</b>
5.1	Components Triggering Resettlement	61
5.2	Estimation of Permanent Land Requirement	61
5.3	Displacement	61
5.4	Impact on Agricultural Production	62
5.5	Impact on Structures	62
5.6	Impact on Cultural Property	63
5.7	Impact on Public Infrastructure	63
5.8	Impact on Communal Property	63
5.9	Impact on Other Developments	64
<b>6</b>	<b>Public participation and disclosure</b>	<b>66</b>
6.1	Information Sharing and Consultation	66
6.1.1	<i>Information Disseminated</i>	66
6.1.2	<i>Methodologies Adopted</i>	67
6.1.3	<i>Stakeholder Involvement in the RAP Preparation Process</i>	67
6.1.4	<i>Stakeholder Consultation Schedule</i>	67
6.1.5	<i>Cut-off Date Dissemination</i>	69
6.1.6	<i>Plans for the Disclosure of the Resettlement Action Plan</i>	69
6.1.7	<i>Summary of Main Issues Raised in the Consultation Meetings</i>	69
6.1.8	<i>Future Consultation Plan</i>	75
<b>7</b>	<b>ELIGIBILITY</b>	<b>78</b>
7.1	Introduction	78
7.2	Project Eligibility Criteria	78
7.3	Entitlement Matrix	79
<b>8</b>	<b>VALUATION AND COMPENSATION FOR LOSSES</b>	<b>81</b>
8.1	Introduction	81
8.2	Valuation Methods	81
8.2.1	<i>Valuation for Structures</i>	81
8.2.2	<i>Valuation of Seasonal and Annual Crops</i>	81
8.2.3	<i>Valuation of Perennial Crops and Trees</i>	81
8.2.4	<i>Valuation of Land</i>	82
8.2.5	<i>Valuation of Communal Property</i>	82
8.2.6	<i>Valuation of Cultural Property</i>	83
8.2.7	<i>Compensation Package for Perennial Crops and Trees</i>	83
8.2.8	<i>Compensation Package for Loss of Farmland by Customary Land Users</i>	84
8.2.9	<i>Compensation Package for Loss of Private Land Rights on Communal land</i>	85
8.3	Additional Measures	85
8.3.1	<i>Land Preparation</i>	85
8.3.2	<i>Support to Vulnerable Households</i>	85
8.3.3	<i>Livelihood Restoration</i>	86
8.3.4	<i>Regularising Tenure</i>	86
8.3.5	<i>Community Development Initiatives</i>	86
8.3.6	<i>Transition Support</i>	86
8.3.7	<i>Gender Action Plan</i>	86
<b>9</b>	<b>LIVELIHOOD RESTORATION STRATEGIES</b>	<b>89</b>
9.1	Introduction	89
9.2	Eligible Groups for Livelihood Restoration	89
9.3	Livelihood Restoration Strategies	89
9.4	Livelihood Restoration Budget	90
<b>10</b>	<b>GRIEVANCE REDRESS MECHANISM</b>	<b>92</b>



10.1	Introduction .....	92
10.2	Grievance Redress and Appeal System.....	92
10.3	Gbedin Project's Grievance Redress Committees .....	94
10.4	Complaints Handling Process.....	95
<b>11</b>	<b>DELIVERY OF ENTITLEMENTS .....</b>	<b>97</b>
11.1	Organisation for the Delivery of Entitlement.....	97
11.2	Compensation Payment Procedures.....	97
11.3	Delivery of In Kind Entitlements .....	98
<b>12</b>	<b>IMPLEMENTATION SCHEDULE .....</b>	<b>100</b>
12.1	Introduction .....	100
12.2	Timeframes for the Implementation of the RAP .....	100
12.3	Linking Resettlement to the Construction Schedule .....	100
12.4	RREA Implementation Capacity .....	102
<b>13</b>	<b>COSTS AND BUDGET .....</b>	<b>104</b>
13.1	Estimated Budget.....	104
<b>14</b>	<b>MONITORING, EVALUATION AND REPORTING .....</b>	<b>105</b>
14.1	Introduction .....	105
14.2	Performance Monitoring .....	105
14.3	Impact Monitoring .....	105
14.4	Completion Audit .....	106
14.5	Independent and Post Evaluation.....	106
14.6	Reporting and Disclosing.....	106
	<b>APPENDICES.....</b>	<b>108</b>

**Appendix 1: Land Survey Map**

**Appendix 2: Valuation Report**

**Appendix 3: Asset Inventory Forms and PAP Photographs**

**Appendix 4: Copies of Tribal Certificates**

**Appendix 5: Summarised List of PAPs per Component**

**Appendix 6: Newspaper Announcements (Notice of Intent)**

**Appendix 7: Information Brochure**

**Appendix 8: Attendance Lists**

**Appendix 9: Minutes of Meetings**

**Appendix 10: Government Compensation for Economic Crop Loss During Development Projects**

**Appendix 11: Socio-economic Survey Form**



## LIST OF TABLES

Table 1: Salient features of the Gbedin mini hydropower project. ....	15
Table 2: Project land requirements.....	18
Table 3: Gap assessment against AfDB and IFC Performance Standards. ....	44
Table 4 Population in the general project area.....	50
Table 5: Distribution of the directly impacted households.....	50
Table 6: Widowed households by gender among the directly affected. ....	51
Table 7: Vulnerability by disability among the directly impacted households. ....	52
Table 8: Livelihoods by gender among the directly impacted households.....	53
Table 9: Household annual income from agriculture.....	54
Table 10 Nutrition status of the population in Nimba. ....	56
Table 11: List of NGOs supporting communities in the project area. ....	58
Table 12: Water supply facilities in the project area of influence. ....	59
Table 13: Sanitation facilities in the project area of influence. ....	59
Table 14: Education facilities in the project area of influence.....	60
Table 15: Project land requirements by project component by land use.....	61
Table 16: Magnitude of displacement.....	61
Table 17: Average loss of farm land per household.....	62
Table 18: Cash crops affected by project component. ....	62
Table 19: Structures impacted by the different project components. ....	63
Table 20: Schedule of the consultation activities.....	67
Table 21: Summary of issues raised. ....	69
Table 22: Gender issues raised during the consultations. ....	72
Table 23: Consultations during the farmland survey. ....	74
Table 24: Planned future consultations activities. ....	76
Table 25: Entitlement matrix.....	80
Table 26: Costs for the possible affected Gbedin waterfall village. ....	81
Table 27: Characteristics of crops and compensation rates. ....	82
Table 28: Compensation costs for perennial crop, if required. ....	83
Table 29: Compensation costs for seedlings.....	83
Table 30: Compensation costs for tree crops. ....	84
Table 31: Land preparation allowances. ....	85
Table 32: Gender action plan. ....	88
Table 33 Livelihood restoration strategies.....	89
Table 34: Livelihood restoration budget. ....	90
Table 35: Resettlement budget.....	104



## LIST OF FIGURES

Figure 1: Location of Gbedin Falls. ....	13
Figure 2: Project location and general layout. ....	14
Figure 3: Routing of transmission line and access road. ....	19
Figure 4: Resettlement planning process. ....	21
Figure 5: Photos from community meetings. ....	25
Figure 6: Educational attainment (socio-economic data 2019). ....	51
Figure 7: Household expenditure pattern (socio-economic data 2019). ....	55
Figure 8: Housing stock in the project area. ....	57
Figure 9: Farm kitchen and palm oil pit. ....	63
Figure 10: Fishing ground below Gbedin Falls. ....	64
Figure 11: Mineral exploration concession in the project area of influence. ....	65
Figure 12: Grievance redress and appeal process. ....	93
Figure 13: Process of complaints handling. ....	96
Figure 14: Organisational arrangements for the delivery of entitlements. ....	97



## EXECUTIVE SUMMARY

### Introduction

With support from the African Development Bank (AfDB), the Rural and Renewable Energy Agency (RREA) is proposing to develop a hydropower project at Gbedin Falls on the Saint John River in Nimba County, Liberia. The project is referred to as Gbedin mini hydropower project and is intended to provide reliable, affordable and sustainable electricity supply to rural and urban communities connected to the cross-border network between Liberia and Côte d'Ivoire.

The Resettlement Action Plan (RAP) for the Gbedin mini hydropower project specifies the procedures to be followed during resettlement implementation and the actions that shall be taken to compensate affected people and communities.

The objectives of the resettlement programme are as follows:

- I. To provide compensation for loss of assets at replacement cost
- II. To ensure that resettlement activities are implemented with appropriate disclosure of information, consultation, and the informed participation of those affected
- III. To improve, or restore, the livelihoods and standards of living of displaced persons
- IV. To improve living conditions among physically displaced persons (if any) through the provision of adequate housing with security of tenure at resettlement sites.

### Project Description

*Geographical location:* The Gbedin Falls is located in a remote area of heavy forest about 280 km north-east of Monrovia and 7 km from Gbedin town in the district of Sanniquellie Mahn, Nimba County. Access to the site is possible from the left bank only as the right bank forms the border with Guinea. The waterfall area belongs to Gbalasonnoh, a town located about 5 km to the northeast, while the rest of the project footprint falls under Gehwee and Kitoma.

*Hydropower plan:* The proposed layout consists of a low-height, free overflow weir at the top of Gbedin Falls and a powerhouse with total installed capacity of 9.34 MW at the foot of the waterfalls. The length of the penstocks is less than 100 m, while the small reservoir created by the weir will have a surface area of about 22 ha. The power plant will be operated as a run-of-river scheme with an average annual generation of 56.4 GWh.

*Transmission line:* A new 33 kV transmission line will be constructed from the substation at the powerhouse to the existing cross-border network. The connection point will be close to Kitoma town along the main Ganta-Sanniquellie road. The total length is 7.8 km and the standard right of way for 33 kV lines is 10 m (i.e. 5 m on each side of the centre line). A slightly wider RoW (15 m) has been used for resettlement planning because the tree clearing is likely to require a larger corridor to minimise the risk of tall trees falling over the poles and conductors.

*Access road:* In order to access the project site, it will be necessary to rehabilitate 9.5 km of existing road (from Mr Kona town on the main road through Gehwee town) and to construct a new road of 7.8 km length to Gbedin Falls. The RoW for rural roads in Liberia is 50 feet (15 m), i.e. 25 feet on both sides of the road centre line. The alignment of the new road is not yet at detailed level, and hence it has been assumed for the time being that it will be placed within the same wayleave as the transmission line.



The total land requirements per project component is shown in the table below.

Project Component	Land (ha)
Dam and reservoir	22
Power station area	13
Transmission line (incl. new road)	11.8
<b>Total</b>	<b>46.8</b>
Access road (upgrade)	Government land (RoW of existing road)

## Resettlement Impacts

Land use at Gbedin Falls and the areas along the planned transmission line and access road is dominated by slash and burn agriculture, sugarcane farming and tree crop plantations (oil palm and cocoa). Farms are found scattered inside the forest while the settlements are confined to the neighbouring towns at some distance from the proposed project footprint.

Permanent land acquisition will impact farmers from the towns of Gbalasonnoh, Gehwee, and Kitoma in Sanniquellie-Mahn District. A total of 145 farmers will lose parts of their farmland and crops at Gbedin Falls and within the right of way (RoW) of the transmission line and access road. No farmers will be affected by the reservoir as there is no active land use on the riverbanks upstream of the waterfalls.

The resettlement impacts are thus restricted to economic displacement of small-scale subsistence farms. Impacted crops include important cash crops like rubber, oil palm, cocoa and sugarcane as well as food crop like cassava and fruit trees like avocado. The average size of affected farmland per household within the project footprint is about 0.22 ha.

There is no expected physical displacement though two structures (used on a seasonal basis) will potentially be at a risk of being affected during the construction phase due to compromised safety and exposure to construction nuisances. Four farm kitchens and one oil pit will also be directly impacted.

No communal facilities, public infrastructure, cultural property or businesses will be displaced by the project activities.

In addition to the economic displacement of households caused by the land acquisition, there will also be disruption of fishing in the pool below Gbedin Falls. Measures have been proposed to ensure that fishing households will have access to the river and reservoir as alternative fishing grounds during both construction and operation phase. Other livelihood impacts include loss of access to communal land as well as loss of wild trees and fruits that are harvested by the local people.

## Valuation, Compensation and Livelihood Restoration

The affected properties and assets have been recorded and valued. All persons affected by the project will be compensated in accordance with the applicable national legislation and the AfDB requirements. In addition to the compensation, displaced households will be supported to restore and improve their livelihoods. Livelihood restoration will include creating opportunities for alternative livelihoods through employment and apprenticeship, credit support for development of small to medium scale businesses, measures for community development and agricultural support through provision of starter packages. Livelihood restoration support will target all the economically displaced households and vulnerable groups.

## Costs and Budgets

The total compensation cost amounts to USD 198,126 while the livelihood restoration budget has been estimated at USD 245,750. The RAP budget also includes provisions for administrative costs (e.g. staffing



and consultants), stakeholder engagement and grievance management, and monitoring and evaluation. The total RAP budget is USD 972,872.



## ACRONYMS

AfDB	African Development Bank
EPA	Environmental Protection Agency of Liberia
ESIA	Environmental and Social Impact Assessment
GoL	Government of Liberia
GRM	Grievance Redress Mechanism
HPP	Hydropower Project
IFC	International Finance Corporation
ISS	Integrated Safeguards System
kV	Kilo Volt
kWh	Kilo Watt hours
LEC	Liberia Electricity Corporation
LIREP	Liberia Renewable Energy Project
masl.	Meters above sea level
MW	Mega Watt
NEP	National Energy Policy
NOI	Notice of Intent
OS	Operational Safeguard
PS	Performance Standard
RAP	Resettlement Action Plan
RREA	Rural and Renewable Energy Agency
SREP	Scaling Up Renewable Energy Program for Low Income Countries
ToR	Terms of Reference
USD	United States Dollar



# **1 DESCRIPTION OF THE PROJECT**

## **1.1 Introduction**

Liberia has one of the lowest electricity access rates in the world; less than 2% of households in the nation have access to electricity services. The population of Liberia is expected to grow approximately from 3.9 million currently to 4.5 million by 2020. According to the Least Cost Power Development Plan, the demand for electricity is expected to grow at an average rate of 8% until 2033, with slightly higher growth rates from 2015 to 2020.

Biomass, which accounts for more than 80% of the primary energy consumption, mainly from charcoal for cooking and heating, and palm oil for lighting. % 70% of the urban population still use charcoal for cooking while 91% of the rural population uses firewood.

Liberia's infrastructure was greatly damaged, destroyed or looted during the civil war. This included the Mt. Coffee Hydro Power Plant (HPP), other generation facilities and electricity transmission and distribution networks. As a consequence, Liberia has a big deficit in electricity generation, transmission and distribution. However, the Mt. Coffee HPP has been rehabilitated and operational since December 2016.

The total installed capacity of Liberia's public generation facilities is 191 MW. Around 98% of the country installed capacity is located in and around Monrovia, and provide electricity to a total of 35,000 customers from a total population of 1 million inhabitants. They are mainly served by the public network which is operated by the LEC. The public network is supplemented by 216 MW from private sources. Further, additional 13 MW derives from ten isolated mini-grids powered by heavy fuel oil. Liberia currently has one of the highest electricity tariffs in Sub-Saharan Africa (and among the highest in the world), exceeding more than USD 0.56 /kWh. High tariffs are caused by high (generation costs that are essentially based on) fossil fuel production costs which range from USD 0.32-0.6/kWh.

The Government of Liberia (GoL) has intensified its commitment to the provision of energy services through the recent development of a National Energy Policy (NEP) and supportive legislation. The new NEP policy calls for universal and sustainable access to affordable and reliable energy supplies (in order) to foster the economic, political, and social development of Liberia. The NEP also support creation of a Rural and Renewable Energy Agency (RREA). The long-term goal of RREA is to facilitate the economic transformation by accelerating the commercial development of renewable energy services in rural areas.

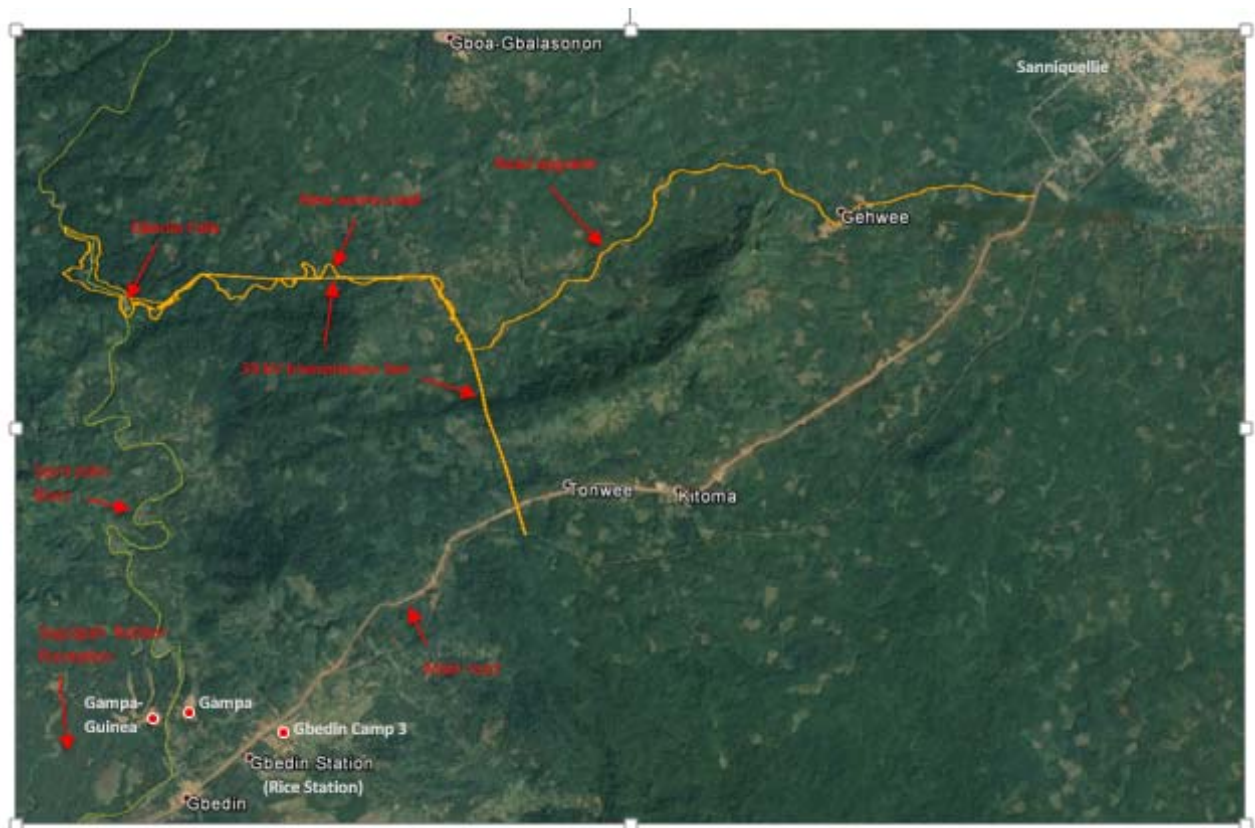
The African Development Bank (AfDB) supports development of electricity services in Liberia, targeting the renewable rural energy under the Scaling Up Renewable Energy Program for Low Income Countries (SREP). By this, the AfDB supports the Liberia Renewable Energy Project (LIREP), aiming to build a 9.34 MW run-of-river hydropower plant at Gbedin Falls on the Mani River in Nimba County. The project will connect the existing cross-border line between Liberia and Cote d'Ivoire, through the construction of a 7.8 km long 33 kV transmission line. These development activities should be carried out while ensuring environmental and social safeguards in accordance with the AfDB Operational Safeguards requirements. Thus, there is need to carry out detailed Environmental and Social Impact Assessment (ESIA) and Resettlement Action Plan (RAP). The latter is covered in this report.

## **1.2 Project Objective**

The overall purpose of the Gbedin mini hydropower project is provide reliable, affordable and sustainable electricity supply to rural and urban communities connected to the cross-border network between Liberia and Côte d'Ivoire. The power supply will allow grid expansion to isolated communities and remote areas, and encourage the connection of a larger amount of households, businesses and industries to the grid. This will significantly reduce the number of self-generation (fossil energy) units and increase the electrification rate in the region and beyond.



The Gbedin Falls is located in a remote area of heavy forest about 280 km north-east of Monrovia and 7 km from Gbedin town in the district of Sanniquellie Mahn. The Gbedin Falls are on the Mani River, a tributary of the Saint John River, in Nimba County.<sup>1</sup> The proposed Gbedin mini hydropower scheme and all its associated facilities are situated within the territorial boundaries of Sanniquellie Mahn District. Gbedin Falls area belongs to Gbalasonnoh town about 5 km to the northeast while the hills immediately south of the waterfalls belong to Gampa town about 5 km south (downstream) of the waterfalls. Gampa has one settlement on the Liberian side (referred to as Gampa Phor) of the river and another one on the Guinean side (referred to as Gampa – Guinea or Gampa town centre). The planned access road and transmission line extends from Gbedin Falls through Gbalasonnoh, Gehwee and Kitoma (in Sanniquellie Mahn District). It should be noted that the downstream communities, including Gampa town, are located within the neighbouring Bain Garr District (hence, the town boundaries are not consistent with the district boundaries).



*Figure 1: Location of Gbedin Falls.*

The Gbedin mini hydropower project is planned as a run-of-river scheme. The key features of the feasibility design and project implementation arrangements are planned as outline below:

- A low-height, free overflow weir is proposed at the top of the falls which would provide a small storage for daily flow regulation (i.e. run-of-river).
- A powerhouse is proposed with 2 x 5.15 MW Kaplan turbines and 2x 5.9 MVA generators giving a total installed capacity of 9.34 MW. The average annual generation is 56.4 GWh (power factor 0.71) which is split between the wet and dry seasons as follows:

<sup>1</sup> Most local people refer to the river as Saint John, not Mani River.



- Dry season (December to April): average power 3.4 MW, average generation 14.7 GWh (26% of annual average), power factor 0.45, firm power 1.5 MW (90% reliability).
- Wet season (May to November): average power 9.1 MW, average generation 41.8 GWh (74% annual average), power factor 0.90, firm power 4.3 MW (90% reliability).
- The budget cost estimate is 27.4 MUSD including a 7.8 km long 33 kV transmission line, 7.8 km of new access roads and 9.5 km of rehabilitated access roads. The unit costs are: 2.93 MUSD/MW and 5.31 USD/kWh.
- The expected construction duration is 3 years.

The general layout of the Gbedin mini hydropower project is illustrated in figure 2 below, while Table 1 gives a summarised description of the project's salient features.

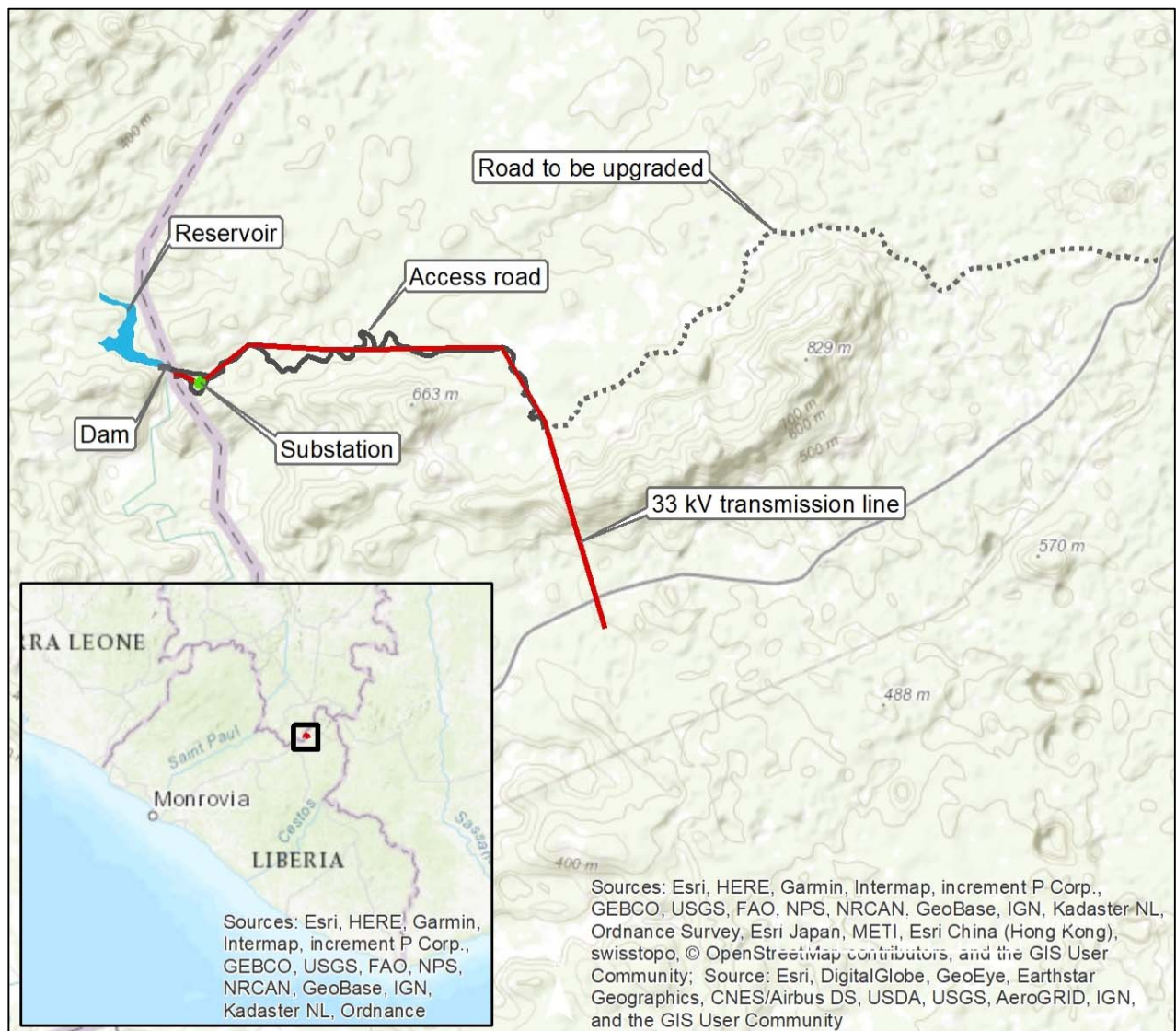


Figure 2: Project location and general layout.



Table 1: Salient features of the Gbedin mini hydropower project.

Parameter	Description
Reservoir	Full supply level 318.70 masl, storage volume 350 ML, surface area 6 ha
Gross head	21.7 m (50% exceedance flow)
Design turbine flow	52 m <sup>3</sup> /s
Turbines and generators	2x 5.15 MW Kaplan turbines 2x 5.9 MVA generators Total installed capacity of 9.34 MW
Electricity generation	Average power 6.4 MW, average annual generation 56.4 GWh, power factor 0.71, firm power 2.1 MW (90% reliability), firm annual generation 18.4 GWh  Dry season (December to April): average power 3.4 MW, average generation 14.7 GWh (26% of annual average), power factor 0.45, firm power 1.5 MW (90% reliability)  Wet season (May to November): average power 9.1 MW, average generation 41.8 GWh (74% of annual average), power factor 0.90, firm power 4.3 MW (90% reliability)
Weir	Maximum height 5.4 m to FSL and 10.4 m to abutment crest level Total length 65 m, spillway length 29.5 m
Transmission Line	7.8 km long, 33 kV connection to the cross-border network
Access roads	7.8 km long sealed access road (new) plus 9.5 km long sealed access road (rehabilitation)
Construction time schedule	Total 51 months (4.25 years) comprising 15 months for detailed engineering design and international tendering and 36 months for construction
Budget cost estimate	27.4MUSD, 2,93MUSD/MW

The main project structural components of the Gbedin mini hydropower project are as follows:

- I. **Weir:** The weir traverses the river at the top of the falls and includes the fore bay and the power intake structure on the left abutment, a centrally located free overflow spillway and a no overflow gravity section on the right abutment. The total length of the weir is 65 m.

The run-of-river scheme includes a low height, free overflow weir to create a small storage sufficient to divert flow to the forebay, provide sufficient head over the penstocks to avoid the creation of vortices and to provide limited flow regulation for variations in daily power demand.

The weir has been designed for the following flood events:

- Design flood: 100 years return period.
- Maximum flood: 1000 years return period.

- II. **Spillway:** The spillway section has a vertical upstream face and a free overflow crest. The main characteristics of the spillway are as follows:

- Shape coefficient:  $m = 0.494$ .
- Crest length: 29.50 m.

Due to uncertainties in hydrology and the risk of transported debris constricting the spillway capacity, and additional 0.3 m of freeboard is proposed above the maximum flood level. Therefore the design levels are as follows:

- Spillway crest level: 318.70 masl.
- Design flood level: 323.00 masl.
- Maximum flood level: 323.40 masl.
- Abutment crest level: 323.70 masl.



- III. **Forebay:** The forebay and power intake structure has been located on the left abutment which is on the outer bend of the river course where hydraulic conditions are most suitable. The left abutment is readily accessible and is in Liberian territory. The features of the forebay and power intake are as follows:
- Lateral river offtake structure comprising four 3 m wide bays each equipped with a coarse trash rack and stop logs for dewatering and routine maintenance.
  - Sediment management system designed to flush sediment accumulated upstream of the river offtake. The system includes a manually actuated gate located at the downstream end of the offtake and a 2.00 m x 2.00 m culvert of structural concrete. The system can also be used as part of the river diversion works and to provide riparian flows during when the powerhouse is out of service during the dry season.
  - Forebay of dimensions 12.5 m wide by 12.5 m long running parallel to the river designed to create stable hydraulic conditions appropriate for the power intake. The invert of the forebay is sloped towards the power intake. Just upstream of the fine trash rack is a sump and sediment scour outlet for flushing accumulated sediment. The outlet gate is manually actuated and a conduit connects with the main sediment flushing culvert.
- IV. **Power intake** including a fine trash rack and a progressively reducing section to ensure stable hydraulic conditions as the flow enters the penstocks. Velocities through the fine trash rack are limited to 1 m/s.
- V. **Penstock** For a design turbine flow of 52 m<sup>3</sup>/s, two penstocks each of 2.60 m diameter and stable hydraulic conditions, ht = 4.3 m was estimated. The entrance of the penstocks is 6.9 m below full supply level, or 311.80 masl. The velocity in the penstocks is limited to 5 m/s at the design turbine flow. The length of each of the penstocks is 92 m. The penstocks are proposed to be manufactured of rolled steel and thrust blocks will be constructed for support at appropriate locations.
- VI. **Surface powerhouse:** The powerhouse is proposed to be located at the toe of the falls on the left bank. The powerhouse and draft tube outlets will be aligned such that they are protected from high flood flows. The powerhouse shall be founded on the underlying gneissic bedrock. Removal of large boulders and other overburden will be required and competent bedrock is expected to be reached at relatively shallow depths. The powerhouse is 49.20 m long, 34.1 m wide and 22 m high. Access to the powerhouse will be from the left bank. Flat hardstand areas will be provided around the powerhouse for machine assembly during construction and car parking during operation.
- The powerhouse foundations will be mass concrete and will be poured progressively with the installation of the electro-mechanical equipment. The powerhouse walls shall be of reinforced concrete to protect the building from flooding. The powerhouse roof shall be of galvanized iron. A crane will be provided inside the powerhouse for the installation and maintenance of the electro-mechanical equipment.
- VII. **Tailrace canal:** A tailrace canal will be excavated in the river stream direction from the powerhouse to the existing river bed and will be short with less than 20 m excavation.
- VIII. **Access roads:** The main access to the Gbedin Falls site currently consists of:
- Paved road from Monrovia to Ganta.
  - Unpaved road from Ganta to Gbedin town (good quality).
  - Unpaved road ~7 km length from Gbedin town to a car stop point (from good to poor quality).
  - Foot track of ~1.5 km length travelling in a roughly northwards direction.



To limit environmental and social impacts, a site access road alignment is proposed which follows the existing road as far as possible. It will be necessary to rehabilitate 9.5 km of existing road which passes through Mr Kona Town and Gehwee. A new road alignment of 7.8 km length will also need to be constructed which follows the hills on the northern side. At the site, the road will split into two spurs: an upper spur to the weir, forebay and power intake and a lower spur to the powerhouse. All roads will be sealed, single lane and 4 m width.

The road rehabilitation works will require the following: vegetation management, widening, cut and fill stabilization, drainage works and placement of sealed surface with appropriate supporting layers.

The creation of the new road alignment will require the clearing of vegetation, stripping of topsoil, excavation (cut) and fill works to create the road alignment (including stabilization measures), drainage works and placement of sealed surface with appropriate supporting layers.

No permanent access is proposed to the non-overflow section on the right abutment as there are no operable components. A temporary culvert crossing or bridge will be required during construction.

IX. **Transmission line:** The closest connection to the cross-border network is 7.8 km which could be achieved with a 33 kV line. The transmission scheme includes:

- A substation at the powerhouse designed to evacuate electricity by a 33 kV transmission line towards the existing cross-border line.
- A 7.8 km long 33 kV transmission line.
- A substation close to Kitoma town to connect the new 33 kV transmission line with the cross-border line.

The substation is proposed to be situated as close as possible to the powerhouse in an area which is not at risk of flooding and where cut and fill volumes are minimized. The substation will include all necessary electrical equipment such as power transformers, instrument transformers (such as current transformers and voltage transformers), reactive compensation banks (capacitors or reactors), circuit breakers (CB), busbars, disconnectors, lightning/surge arrestors, control panels, fire-fighting equipment, protection systems, etc.

X. **Other auxiliary facilities:** The Gbedin mini hydropower project will also require other facilities which have not yet been planned in detail:

- Camp
- Batching plant
- Crushing plant
- Stores
- Workshop
- Offices
- Staff houses

## 1.5 Project Area of Influence and Land Requirements

The study area has been defined based on a preliminary analysis of the direct (primary) and indirect (secondary) impacts of the proposed project. Accordingly, it has been divided into a direct impact zone and an indirect impact zone. These zones constitute the project's area of influence.

The direct impact zone covers all areas that will be physically affected by the construction and operation of the Gbedin mini hydropower project. It includes the proposed dam site and reservoir area; the penstock



and bypassed river section; the powerhouse and its tailrace; the downstream river reaches (that might be subject to flow modifications); the upgraded and new sections of the access road; the wayleave of the 33 kV transmission line; and the locations occupied by all associated facilities (e.g. camp, batching plant, crushing plant, stores, workshop, offices, staff houses).

The total land requirements for the Gbedin mini hydropower project are given in Table 2.

*Table 2: Project land requirements.*

Project Component	Land (ha)
Dam and reservoir	22
Power station area	13
Transmission line (incl. new road)	11.8
<b>Total</b>	<b>46.8</b>
Access road (upgrade)	Government land (RoW of existing road)

The land that will be acquired for construction and operation of the Gbedin mini hydropower project consists of the following components:

- Gbedin dam and reservoir area
- Gbedin power station, substation/switchyard and auxiliary infrastructure
- Right of way (RoW) for 33 kV transmission line
- Road reserve for access road
- Kitoma substation (not yet defined)
- Other auxiliary facilities (not yet defined, see above)

The demarcation of land boundaries has been part of the land acquisition and resettlement planning (see Resettlement Action Plan, RAP). It should be noted that the exact land requirements have not been described in any project documents. However, based on a review of the technical design (Tractebel 2016) as well as consultations with RREA and own field observations, the following key assumptions were defined as basis for the RAP:

- The reservoir area (on both side of the border) will be acquired as it will be permanently submerged by the impoundment of the Saint John River.
- All the land at Gbedin Falls between the two spur roads going to the powerhouse and the dam/weir, respectively, will be permanently acquired to accommodate the construction and operation of the power station, substation/switchyard and auxiliary infrastructure.
- The existing road will be upgraded and all the land within the road reserve (RoW) will be acquired. The RoW for rural roads in Liberia is 50 feet (15 m), i.e. 25 feet on both sides of the road centre line. The existing rural road between Gehwee and the main road is roughly 4 m wide (i.e. similar to what is required by the project for the single lane access road) while the section from Gehwee to the transmission line (from where a new road will be constructed) is very narrow (less than 4 m wide).
- Due to the lack of detailed design for the new access road that will run along the transmission line from Gbedin Falls, a wider corridor has been considered for the transmission line (see below) to allow for the utilisation of the same wayleave for the road. It should be noted that the preliminary alignment of the new access road in Tractebel (2016) is at conceptual design stage and has not been surveyed. Tractebel (2016) recommended that a combination of field (ground) and LiDAR (aerial) topographical survey be conducted in order to define the road alignment.
- The RoW for the 33 kV transmission line has been assumed to be 15 m, i.e. 7.5 m on each side of the centre line. The conventional RoW for 33 kV lines is 10 m, but the height of the trees along the



line route suggests that a wider RoW is required to prevent trees from falling over the poles and conductors. In addition, this wider RoW can also accommodate the new access road (with certain adjustments/realignments) as described above.

- The location of the auxiliary facilities like camp sites, borrow pits, batching plant among others was not yet determined at the time of the RAP studies.

It should be noted that the alignment of the access road and transmission line might have to be reconsidered in the detailed design phase. The main reason is that iron ore mining is being planned in the areas where the 33 kV line will pass at Kitoma hill. An alternative routing would be along the existing road/track from Gbedin town and Gampa. While this option was not preferred by Tractebel (2016), further technical investigations could possibly lead to a different conclusion.

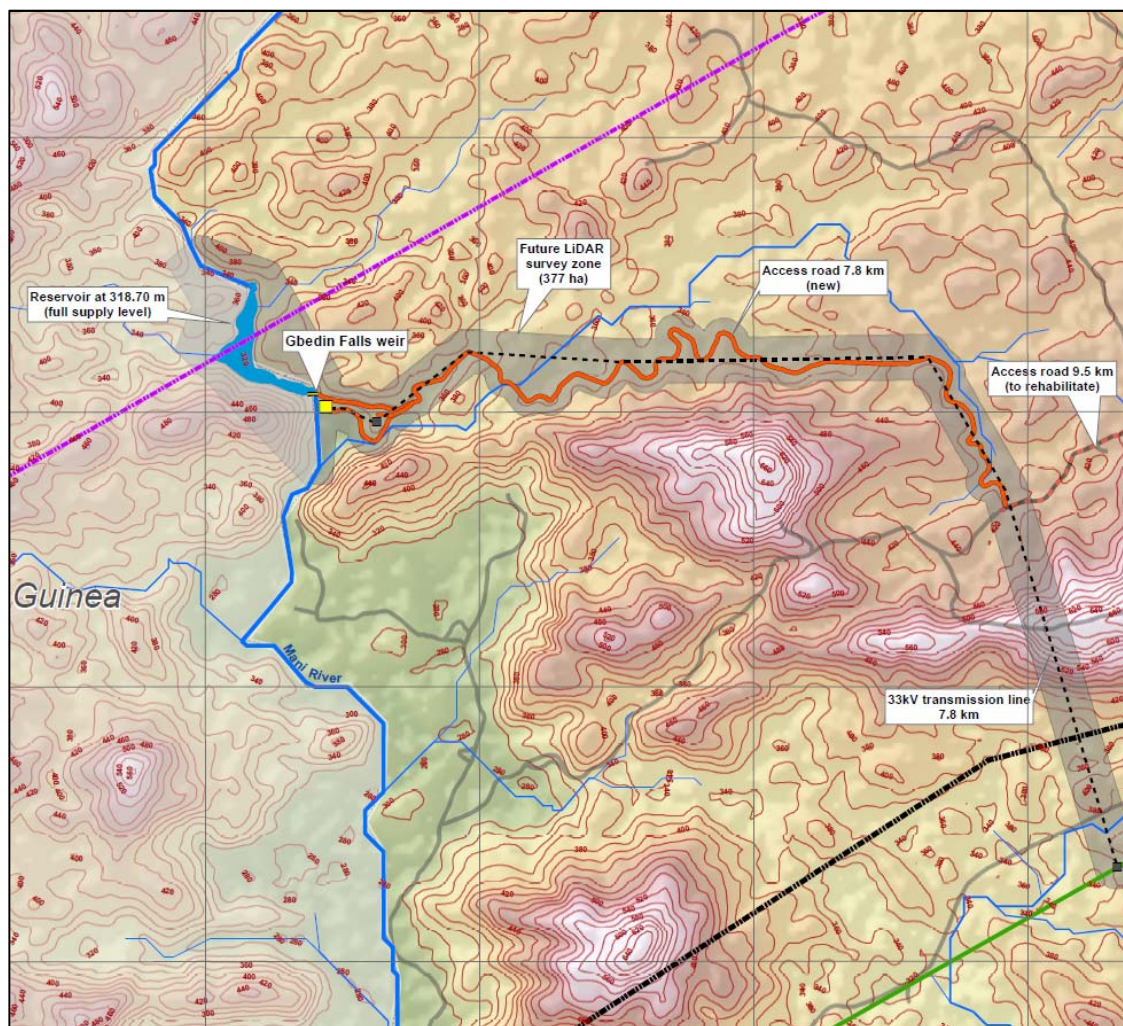


Figure 3: Routing of transmission line and access road.

## 1.6 Measures Adopted to Minimise Displacement

The following siting and design related measures have been adopted to minimise displacement:

- Rehabilitation of an existing access road has been preferred as opposed to the construction of a new access road. This has limited the section of the new access road to only 7.8 km
- The 7.8 km of new access road are routed along the wayleave of the proposed transmission line.
- The land take for the mini hydropower plant has been limited as much as possible by designing a low dam (weir), short penstocks and a compressed power plant area at the foot of the waterfalls.



- The transmission line has been routed in such a way that it avoids physical displacement and poses minimal risks to people's livelihoods.

## **1.7 RAP Objectives**

The Resettlement Action Plan (RAP) specifies the procedures that resettlement implementation for the Gbedin project shall follow, and the actions that shall be taken to compensate affected people and communities.

The objectives of the resettlement programme are as follows:

- I. To provide compensation for loss of assets at replacement cost
- II. To ensure that resettlement activities are implemented with appropriate disclosure of information, consultation, and the informed participation of those affected
- III. To improve, or restore, the livelihoods and standards of living of displaced persons
- IV. To improve living conditions among physically displaced persons, if any, through the provision of adequate housing with security of tenure at resettlement sites

## **1.8 RAP Report Structure**

The RAP report has been organised into fourteen chapters covering all the items listed by the African Development Bank (AfDB) and other international financial institutions.

Following the executive summary and the project description (Chapter 1), the RAP report provides a description of the study approach and methodology (Chapter 2) and the magnitude of impacts (Chapter 3). Chapter 4 provides an overview of the public consultations and stakeholder engagement.

Chapter 5 outlines the policy, legal and administrative framework within which the RAP has been planned and will be implemented. Chapter 6 presents the baseline socio-economic conditions, while Chapter 7 provides the eligibility criteria. The valuation and compensation procedures are given in Chapter 8 while Chapter 9 elaborates the livelihood restoration plan. The proposed grievance mechanism and the organisational arrangements for resettlement implementation are given in Chapter 10 and Chapter 11 respectively.

Finally, the implementation schedule, costs and budget, and monitoring plan are presented in Chapter 12, Chapter 13 and Chapter 14, respectively. The RAP report also has appendices, including the land survey maps and the valuation report.



## 2 APPROACH AND METHODOLOGY

### 2.1 Resettlement Planning Process

The step by step procedure followed during RAP preparation is shown in the figure below. Consultation was an ongoing process throughout the RAP preparation and implementation phase. It should be noted that resettlement scoping and the first round of consultations were coordinated with the ESIA studies, while the census surveys and the data management processes for the RAP were undertaken independently of the ESIA although the consultation results have been used as input to both documents.

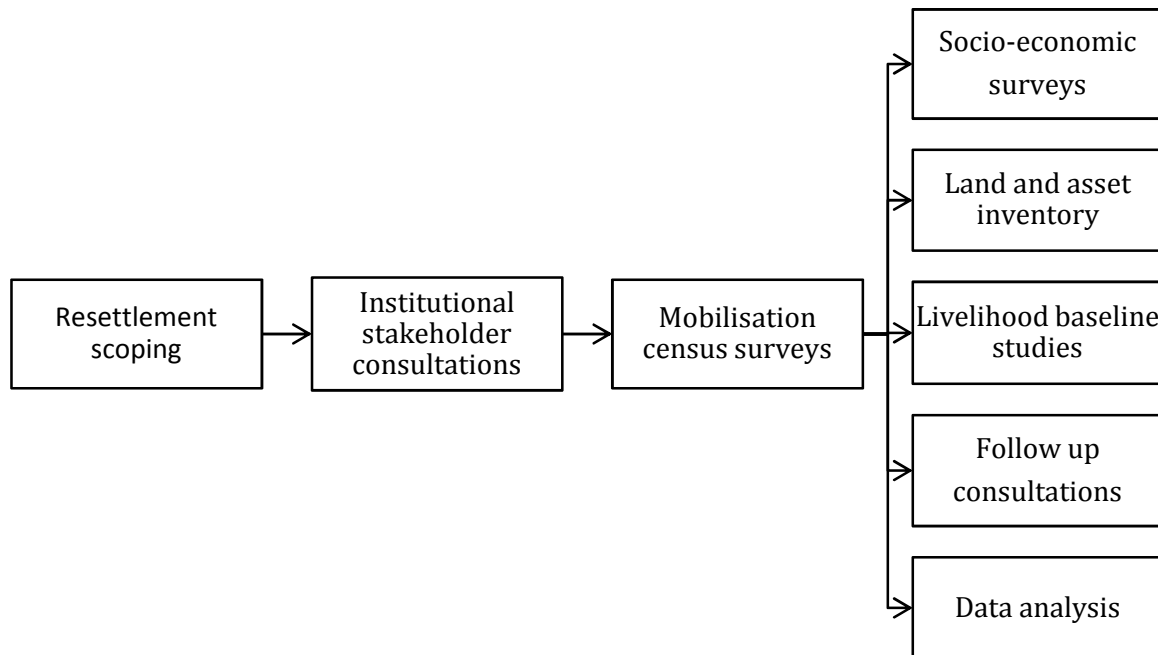


Figure 4: Resettlement planning process.

### 2.2 Study Methodologies

#### 2.2.1 Participation and Consultation Methods

A combination of qualitative and quantitative methodologies were adopted during the resettlement planning process:

- Focus group discussions were used to undertake in depth discussions with special segments of society. Those were identified as likely to be exposed to higher risks as a result of the project impacts, i.e. women, fishermen, herbalists, hunters, and the elderly.
- Community meetings were organized for sharing general project information in the direct and indirectly impacted communities.
- Key informant interviews were conducted to follow up on key institutional stakeholders. The purpose of these interviews was to gather a better insight on the baseline situation, and to identify stakeholders with the capacity to support RREA in the implementation of mitigation measures during the construction phase. Such stakeholders included, the County Health Team, the County Education Team, the security service providers, the Gender Children and Social Protection Unit among others.
- Household socio-economic surveys covering all the directly affected households.
- Land surveys to demarcate the land boundaries of the different land users within the project footprint.



- Asset inventories to identify and record all assets and people within the project footprint and to guide the definition of the eligibility criteria.

### **2.2.2 Land Surveys**

The project footprint was obtained from the feasibility design consultant Tractebel (through RREA) who provided digital maps of the project layout. The exact land requirements were however not defined, especially not for the proposed facilities at Gbedin Falls, the switchyard/substation at the Transmission connecting point and the access road. These areas were therefore approximated by the RAP consultant and traced by use of GPS in the field.

The land survey for the transmission line included:

- Setting out the centreline based on pre-defined coordinates at 100 m intervals.
- Marking the centre line and boundaries of the transmission line RoW (15 m) using bright paint at an interval distance of 100 m.
- Identifying farms within the right of way of the transmission line.
- Recording community/town within the RoW

#### Survey Equipment

Leica GS 15 GPS Base and Rover and GARMIN handheld GPS device were used to conduct the survey. All field data surveyed were downloaded to AutoCAD Civil3D for final mapping. The final map prepared using AutoCAD Civil 3D 2013 version is attached as Appendix 1.

Coordinates were abstracted by GIS from data provided by RREA and a base map drawing in AutoCAD generated from those coordinates which were used as the basis for all mapping and field location/setting out. The coordinates are based and expressed in WGS84 UTM Zone 29N. The Leica GS 15 Base and Rover was only used to establish the start points and end points of the centreline of the transmission line. Coordinate points were also established at 100 meter intervals along the centreline within the AutoCAD map and later staked in the field by the GARMIN Handheld GPS for line, clearing and the markings of the right of way. All farms within the right of way were also located or surveyed by handheld GPS.

All land survey activities were conducted in close consultation with the Town chiefs of the directly impacted towns, and the representatives of the directly affected households to witness the process.

### **2.2.3 Socio-economic Surveys**

A randomly sampled socio-economic survey was used to to gather an understanding of the displaced population's standard of living, livelihood resources, income levels, welfare and support networks. The following key issues were recorded:

- Demographic characteristics
- Livelihood income and expenditure patterns
- Networks, support systems and living conditions
- Household welfare
- Land tenure, ownership and relocation priorities
- Gender and vulnerability

The results of the socio-economic survey are summarised in chapter 8. The results have also been used as input into the livelihood restoration plan.

Data from the household survey was analysed using Excel while thematic / content analysis was used for analysis of the results from the focus groups discussions, key informant interviews and community meetings.



#### **2.2.4 Asset Inventory**

During the asset survey the following activities were carried out:

- Kick off meeting with officials and communities to introduce the team, inform them about the time schedule and the activities which will have to be carried out.
- Measuring all farms with a GPS device in the Right of Way of the Transmission Line and the construction site
- Counting the tree crops and as far as possible perennial crops in the Right of Way of the Transmission Line, the construction site and along both sides of the existing access road, to be upgraded
- Disseminating the cut off date and creating awareness about permissible future land uses
- Generating GPS tracks of the farms which will be partly affected, to define the area as well as the crops they lose.
- Documenting everything in an inspection form, which is signed by each PAP

A participatory approach was adopted for the asset inventory, where representative of each affected household and the Town Chiefs were actively involved and witnessed the process. Results from the inspections were recorded in property inspection forms which were counter signed by all parties present at the time of the asset inventory.

All farms within the possible location for the construction site and in the Right of Way (RoW) of the Transmission Line (TL) have been measured and the tree crops have been counted. Only tree crops and perennial crops have been counted along the RoW of 50ft (15 m) of the existing access road to be upgraded. Farms along this road were not measured because the ROW is officially government land. Asset inventory along the access road was witnessed by the PAPsm, the Town Chief and a representative from Ministry of Public Works (Mr Dai. Gono)

The second step was property valuation. The results from the field investigations were entered into a database (Excel) to attach monetary values. Standard compensation rates from the Ministry of Agriculture were adopted for the crops. A detailed valuation report showing the compensation package per household in monetary terms is found enclosed in Appendix 2, while the asset inventory forms are attached in Appendix 3.

#### **2.2.5 Livelihood Restoration**

Since most of the PAPs are farmers, land use is the relevant issue for compensation. For this reason, special emphasis was put on land use in the project area and a detailed farmland survey was carried out. The farmers in the Project Impacted Zone (PIZ) belong to 3 different settlements, namely Gbalasonnah, Geeweh and Kitoma.

Focus group discussions and key informant interviews were held with women groups, elders, fishing households, the Town chiefs, land lords and county officials for purposes of gathering a clear understanding of the livelihood resources, levels and systems of production for the communities in the project area particularly in regard to the existing challenges, opportunities, potentials, linkages and existing support systems.

#### **2.2.6 Grievance Management during Resettlement Planning**

Grievance redress committees have been set up within each affected community. These committees aimed to support the project team in receiving and addressing all the grievances resulting from the resettlement planning process. More details about the grievance mechanism are elaborated in section ...of this report.



### ***2.2.7 Limitation and Data Quality***

The resettlement planning was hampered by issues related to project design and layout. While it was confirmed that the RAP should be based on the feasibility level design in Tractebel (2016), it became clear during the course of the ESIA/RAP study that the detailed routing of the transmission line and access road is likely to be modified (to a larger or smaller extent). In fact, Tractebel (2016) had recommended that further topographic survey be carried out to define the exact alignments. However, as the design consultant was no longer under contract and the additional topographic surveys had not yet been undertaken, the RAP (and ESIA) had to be based on the available information in the feasibility study.





Gampa



Gampa (women)



Gampa – Guinea



Gbedin Camp 3



Gehwee



Kitoma

Figure 5: Photos from community meetings.



### 3 POLICY, LEGAL AND ADMINISTRATIVE FRAMEWORK

#### 3.1 National Legislations and Policies

Acquisition of land for development projects in Liberia is guided by several pieces of legislations including the 1986 Constitution, the Land Rights Bill 2014, the Land Commissions Act 2008 and the Rural Renewable Energy Agency Act, 2011. The section below highlights the applicable sections in each piece of legislation for resettlement planning and land acquisition.

##### 3.1.1 Legislation Governing Land Acquisition, Compensation and Resettlement- Liberia

###### The Constitution of the Republic of Liberia, 1986

Theme	Relevant Sections
Involvement of citizens in decision making and management of natural resources	Chapter II, Article 7 states that the Republic shall, consistent with the principles of individual freedom and social justice enshrined in this Constitution, manage the national economy and the natural resources of Liberia in such manner as shall ensure the maximum feasible participation of Liberian citizens under conditions of equality as to advance the general welfare of the Liberian people and the economic development of Liberia.
Employment and livelihood	Chapter II, Article 8: The Republic shall direct its policy towards ensuring for all citizens, without discrimination, opportunities for employment and livelihood under just and humane conditions, and towards promoting safety, health and welfare facilities in employment
Human rights	Chapter III, Article 11, section b: All persons, irrespective of ethnic background, race, sex, creed, place of origin or political opinion, are entitled to the fundamental rights and freedoms of the individual, subject to such qualifications as provided for in this Constitution.
Information sharing and consultation	<p>Chapter III, Article 15: Every person shall have the right to freedom of expression, being fully responsible for the abuse thereof. This right shall not be curtailed, restricted or enjoined by government save during an emergency declared in accordance with this Constitution.</p> <p>b. The right encompasses the right to hold opinions without interference and the right to knowledge. It includes freedom of speech and of the press, academic freedom to receive and impart knowledge and information and the right of libraries to make such knowledge available. It includes non-interference with the use of the mail, telephone and telegraph. It likewise includes the right to remain silent.</p> <p>c. In pursuance of this right, there shall be no limitation on the public right to be informed about the government and its functionaries.</p> <p>Chapter III, Article 17: All persons, at all times, in an orderly and peaceable manner, shall have the right to assemble and consult upon the common good, to instruct their representatives, to petition the Government or other functionaries for the redress of grievances and to associate fully with others or refuse to associate in political parties, trade unions and other organizations.</p> <p>Chapter III, Article 24:</p> <p>a. While the inviolability of private property shall be guaranteed by the Republic, expropriation may be authorized for the security of the nation in the event of armed conflict or where the public health and safety are endangered or for any other public purposes, provided:</p> <p>(i) that reasons for such expropriation are given;</p> <p>(ii) that there is prompt payment of just compensation;</p> <p>(iii) that such expropriation or the compensation offered may be challenged freely by the owner of the property in a court of law with no penalty for having brought such action; and</p> <p>(iv) that when property taken for public use ceases to be so used, the Republic shall accord the former owner or those entitled to the property through such owner, the right of first refusal to reacquire the property.</p> <p>b. All real property held by a person whose certificate of naturalization has been cancelled shall escheat to the Republic unless such person shall have a spouse and/or lineal heirs who are Liberian citizens, in which case the real property shall be transferred to them in accordance with the intestacy law.</p>
Right to own property	Chapter III, Article 22: Every person shall have the right to own property alone as well as in association with others; provided that only Liberian citizens shall have the right to own real property within the Republic.



Theme	Relevant Sections
	b. Private property rights, however, shall not extend to any mineral resources on or beneath any land or to any lands under the seas and waterways of the Republic. All mineral resources in and under the seas and other waterways shall belong to the Republic and be used by and for the entire Republic.
Government acquisition of land, mutual agreement and eminent domain	Chapter III, Article 24: gives the principles under which government can expropriate land as follows. (i) that reasons for such expropriation are given; (ii) that there is prompt payment of just compensation; (iii) that such expropriation or the compensation offered may be challenged freely by the owner of the property in a court of law with no penalty for having brought such action; and (iv) that when property taken for public use ceases to be so used, the Republic shall accord the former owner or those entitled to the property through such owner, the right of first refusal to reacquire the property.
Property ownership and control in marriages	Chapter III, Article 23: a. The property which a person possesses at the time of marriage or which may afterwards be acquired as a result of one's own labours shall not be held for or otherwise applied to the liquidation of the debts or other obligations of the spouse, whether contracted before or after marriage; nor shall the property which by law is to be secured to a man or a woman be alienated or be controlled by that person's spouse save by free and voluntary consent. b. The Legislature shall enact laws to govern the devolution of estates and establish rights of inheritance and descent for spouses of both statutory and customary marriages to give adequate protection to surviving spouses and children of such marriages.

### Draft Land Rights Act, 2018

Theme	Relevant Sections
Land ownership	Chapter 2, Article 5: Subject to Section (2) of this Article (5), Land ownership shall consist of a bundle of rights that include: A. The right to possess; B. The right to use; C. The right to exclude; and D. The right to transfer by sale, devise, gift or otherwise. 2. The (i) absence of the right to transfer singly or jointly by sale, devise, gift or otherwise or (ii) a restriction on the exercise of any of the rights listed in Subsection 5.1 above does not defeat or negate a person's ownership of the land. 3. Ownership of land does not extend to Mineral Resources on the land and beneath it. 4. Land ownership may be held singly or jointly by individuals, or collectively by a community as a communal property or the Government as public assets.
Rights in land other than ownership	Chapter 2 Article 6: 1. A person not having title to land may still have and enjoy the right to possess and/or use the land pursuant to (i) an agreement of lease; (ii) an easement; or (iii) a license. The Government may also grant a concession on or over Government Land and Public Land. 2. The nature and conditions attendant to acquiring and enjoying each of the rights in land other than ownership are set forth in Part Five (5) of this Act.
Categories of land ownership	Chapter 2 Article 7: 1. Every piece of land shall be classified as, and held under, one of four (4) distinct categories of land ownership in Liberia, as enumerated in Section (2) of this Article (7). 2. The Four (4) exclusive categories of Land ownership in Liberia are: a) Public Land; b) Government Land; c) Customary Land; d) Private Land 3. Subsisting with the four (4) categories of land ownership is a unique land use category to be called Protected Area, which cuts across and may exist or be created within each of the four Land ownership categories.



Theme	Relevant Sections
Conversion of land category	Chapter 2, article 7 section 4 provides for conversion of land category. I states that A land classified or held under any one category of land ownership may be converted to another category; provided that a conversion made through a process not compliant with the conditions and requirements of this Act shall be void.
Proof of ownership	Chapter 3 Article 9: 1. The proof of ownership of a Private Land shall at all times be by way of a deed that (i) is duly probated and registered in keeping with the law controlling, and (ii) shows a proper chain of title from the original owner of the land. 2. The proof of any Government Land shall consist of demonstrated existence on the land of government buildings, projects, or activities including but not limited to offices of ministries, agencies and branches of the Government, military bases, public schools and public universities, public hospitals, Libraries, museums, and public airports for any period prior to the adoption of the Land Rights Policy of Liberia. 3. The proof of any Public Land shall consist of competent evidence of its acquisition by the Government through purchase, escheat, confiscation gift or otherwise and the fact that it is not presently used for the present activities and/or operations of the Government and is neither a Private Land nor a Customary Land. 4. The proof of ownership of any Customary Land shall consist of any competent evidence including oral testimony showing a verifiable longstanding relationship and/or ties that the community claiming ownership of the particular Customary Land has had to the land, but under no circumstances shall the ownership of a particular piece of Customary Land be denied merely because of a failure to produce documentary evidence of title. The necessary proof required by this Section is only in respect of the claim of the particular community asserting ownership of the specific piece of Customary Land at the exclusion of all other communities. 5. Where proof of ownership of any land other than Customary Land is by a deed, the required chain of title shall be traced to some written consent duly given by the owners of the Customary Land from which the land being proven originated; provided that this sub-section shall not be construed to invalidate any public land sale deed duly issued by the Republic of Liberia prior to the Effective Date of this Act.
Acquisition of government land	Article 55 of the Land rights Act, gives a detailed procedure for sale and transfer of Government /Public Land. It recommends that this process will be handled by the entity responsible for managing land. The sale procedure will be through public competitive bidding. It further recommends that prior to the conclusion of the sale/transfer; all communities that have been utilising the said land should be informed and consulted. They should also be given adequate notice prior to land takeover.
Acquisition of private land	Chapter 5 Articles 17-22 gives guidance on the procedures for acquisition of private land under different circumstances Article 17 states that Private Land may be acquired through purchase, donation, intestacy, gift, will or Adverse Possession; provided that in all cases a valid acquisition of a Private Land may be only by persons qualified to hold Private Land in keeping with Article (15) of this Act.
Abandonment	Article 24 stipulates circumstances under which private land can be considered abandoned. This is well elaborated in section 2 and 3 as shown below., while section 7 clarifies that customary land, government land and public land will never be considered abandoned. 2. For the purpose of this Article, the owner of a Private Land shall be presumed to have abandoned the land upon showing that (i) the owner fails to pay all taxes inclusive of penalties assessed on the land for a continuous period of ten (10) year; and (ii) the land has not been occupied, developed or used by the owner for a continuous period of ten (10) years. 3. A presumption of abandonment shall not arise or lie in any case where the failure of a Private Land's owner to use, occupy or develop the land or pay requisite taxes for the land was the result of involuntary conduct such as duress by a third party, armed conflict, a force majeure. For purposes of counting the continuous period required to prove abandonment, the duration of any non-use of the land or non-payment of taxes related thereto attributable to duress, armed conflict or any force majeure shall be excluded. 7. Customary Land, Government Land and Public Land shall not ever be deemed abandoned, and no Customary Land shall be acquired by the Government on ground of Abandonment.
Co ownership of private land	Chapter 7 recognizes the possibilities of private land co ownership. Section 3 gives the modes of co ownership recognized in Liberia as (i) Tenants in Common;



Theme	Relevant Sections
	<p>(ii) Joint Tenants; and</p> <p>(iii) Tenancy by the Entirety.</p> <p>Further articles in this chapter elaborate the rights of the co-owners of private land</p>
Tenancy by entirety	<p>Article 31 Tenancy by the Entirety:</p> <ol style="list-style-type: none"> <li>1. A tenancy by the entirety arises when a joint tenancy is created in two or more persons living together as husband and wife.</li> <li>2. The right of survivorship exists in a tenancy by the entirety such that upon the death of one partner the other takes the entire land free of the participation of the heirs of the deceased partner. No tenant in a tenancy by the entirety may defeat the right of survivorship of the other tenant by conveyance, partition or testamentary disposition.</li> <li>3. A tenancy by the entirety may be destroyed by divorce or by voluntary agreement of the couple.</li> </ol>
Customary land	<p>Part 3, Chapter 8, Article 32 defines Customary Land as land acquired and owned by a Community in accordance with customary practices and norms based on long period of occupancy and/or use. The acquisition and/or ownership of a particular Customary Land by a specific community is established by one or more of the following:</p> <ol style="list-style-type: none"> <li>i. That the Customary Land, prior to the Effective Date of the Land Rights Act, was deeded to the Community;</li> <li>ii. The land is considered to be Customary Land by common and long-standing understanding among members of the Community, and includes land that has been used and/or possessed exclusively or continuously by the Community or some of its members for socio-cultural and economic purposes over a period spanning fifty (50) or more years, as established by oral testimonies of communities and their neighbors, and/or by landscape-based customary evidence; and</li> <li>iii. The use or claim of use/possession of the land by the community through historical activities and ties is (i) acknowledged by some or all neighboring communities and/or (ii) recognized by rules of customary practice, as established by oral testimonies of communities and their neighbors, and/or by landscape-based customary evidence.</li> </ol>
Rights of customary land owners	<p>Article 33 elaborates the rights of customary land owners as follows</p> <p>A community's ownership of a Customary Land is and shall be in the nature of a communal property.</p> <ol style="list-style-type: none"> <li>2. The ownership of Customary Land consists of a bundle of land rights, which include: <ol style="list-style-type: none"> <li>i. The rights to exclude all others;</li> <li>ii. The right to possess and use the land along with all non-mineral resources thereon;</li> <li>iii. The right to manage and improve the land including planting crops, harvesting forest products, etc., directly or through third parties by way of management contracts or similar agreements/arrangements; and</li> <li>iv. The right to transfer some of the land or the use and possession thereof through lease or other lawful means consistent with the provisions of this Act and any regulations promulgated hereunder.</li> </ol> </li> </ol>
Organization of customary land owning communities	<p>Article 35 provides for the creation and naming of a Community Land Development and Management Association (CLDMA).</p> <p>Article 36, Section 4. The membership of the governing body of a CLDMA shall consist of, to the extent possible, (a) equal number of self-selected representatives of each of the three (3) key stakeholder groups, namely (1) adult men; (2) adult women; and (3) youth plus (b) two (2) representatives of chiefs and traditional leaders. Except for chiefs and traditional leaders, each of the key three (3) stakeholder groups shall democratically elect its own representatives to the governing body of the CLDMA, and its election shall be inclusive of all its members without regards to ethnicity, religion or any other identity. The representatives of a stakeholder group whose election by the group did not comply with the requirements of this Section shall not be approved by the Membership of the Community.</p>
Governance and management of customary land	<p>Article 36 further states that the authority for the development and management of Customary Land shall be vested in the members of the Community, acting as a collective.</p> <p>The members of a land-owning community, meeting in an assembly or otherwise, are the highest-decision making body of the community and of its CLDMA, and shall have the power and right to</p> <ol style="list-style-type: none"> <li>c. Approve the term of any transfer of Customary Land to community Members or non-members;</li> <li>d. Approve any proposed/requested lease or donation of Customary Land to the Government;</li> </ol>



Theme	Relevant Sections
	<p>e. Review and decide on complaints arising from allocation and/or use of Customary Land, including matters relating to the allocation of Residential Areas, including seeking the support of the county authority for enforcement of the provisions of this Act or their decisions made pursuant to this Act and their by-laws;</p> <p>f. Decide whether to approve an investor's request to lease any area of Customary Land larger than fifty (50) acres or to contract or receive a permit over any such area;</p> <p>g. Decide when to sell any or all of the Community Land, subject to the ninety-nine year prohibition on sale of Customary Land as provided in Articles 49 and 51 of this Act;</p>
Confirmatory survey	<p>Article 37 Section 3 and 4 below indicates the need for a confirmatory survey prior to any transfer of customary land.</p> <p>Section 3. states that the absence or delay in the conduct of the Confirmatory Survey (Government initiated) shall not negate the existence or enforceability of a Community's ownership of a Customary Land, but the Confirmatory Survey shall be a condition precedent for the encumbrance or transfer of any piece of the Customary Land that is a subject of any contested claim by another Community or the owner of any of the other land right categories.</p> <p>Section 4. For purposes of written evidence of title subsequent to the completion of the confirmatory survey, the confirmed measurements inclusive of precise coordinates and maps of each Customary Land, as validated and registered following the Effective Date of this Act, shall serve in lieu of a deed for proof of ownership since ownership of a Customary land is generally not evidenced by a deed. Notwithstanding the foregoing, in no case shall there be a requirement that ownership of \customary Land be proved by a deed, except acquisition of the Customary Land is based on or is traced to an aborigine deed or similar written instrument.</p>
Dispute resolution	<p>Article 37 Section 8, The resolution of all disputes involving Customary Land shall first be pursued through customary law and dispute resolution mechanism at the level within and between communities. The Government shall support the communities to resolve all disputes involving Customary Land at the community level.</p>
Categories of customary land	<p>Article 38 defines categories of residential land as follows</p> <ul style="list-style-type: none"> <li>a. Residential Area</li> <li>b. Agricultural Area</li> <li>c. Commercial Area</li> <li>d. Industrial/Mining Area</li> <li>e. Cultural Shrines/Heritage Sites</li> <li>f. Protected Area</li> <li>g. Forest Land</li> <li>h. Any other Categories of land that the Community deems appropriate.</li> </ul>
Acquisition of customary land	<p>Part 3 Chapter 12, Article 50 Section 2. The acquisition of Customary Land needed for public purpose or public use shall be primarily pursued by way of negotiations with the relevant community for purpose of obtaining it through lease or purchase on mutually agreed terms. Condemnation or the exercise of Eminent Domain shall be exercised over Customary Land as a last resort, and then only upon complying with provisions of Article 54 of this Act.</p>
Acquisition of government land	<p>Part 4, Chapter 14, Article 53: Section 1. Stipulates that Government Land is acquired by any of the following means:</p> <ul style="list-style-type: none"> <li>a. Prior or pre-existing possession and usage</li> <li>b. Donation</li> <li>c. Mutual Agreement</li> <li>d. Abandonment</li> <li>e. Reversion</li> <li>f. Escheat</li> <li>g. Confiscation</li> <li>h. Eminent Domain</li> </ul>
Acquisition by eminent domain and compensation	<p>Article 54, Section 2: Before exercising Eminent Domain to acquire a piece of Private Land or Customary Land, the Government shall make a reasonable, good-faith effort to first lease, and then if absolutely necessary for the public purpose intended, acquire the Private Land or Customary Land through mutual agreement that provides just and timely compensation in accordance with fair market value and the principles.</p>



Theme	Relevant Sections
Acquisition of land with diminished value as a result of expropriation	Article 54, Section 6: If the Government or any of its agencies or subdivisions prays for condemnation in respect of only part of a piece of Private Land or Customary Land and the value of the owner's remaining land is diminished, the land owner shall be entitled to plead such diminution in value of the remaining land and to have the Government either (i) pay fair just and timely compensation for the diminution in value of the remaining land in addition to compensation for the portion condemned; or (ii) expropriate the entire Land and make payment of compensation for the entire land.
Compensation	Article 54, Section 8: If on the basis of a jury verdict or the decision of a referee a judgment is given ordering condemnation of the land upon payment of a specified fair and just compensation, the compensation awarded shall be paid promptly by the Government prior to taking the land. In all cases of condemnation of Private Land or Customary Land, the requisite fair and just compensation shall include the landowner's legal fees and relocation costs.
Government use of private or customary land	Article 54, Section 10. If the buildings, projects or activities of the Government are located on Private Land or Customary Land not acquired through Eminent Domain, mutual agreement or otherwise, the Government's continued use of the land shall be either through (i) lease or purchase the land; or (ii) the exercise of Eminent Domain consistent with the provisions of this Act and the Constitution of Liberia.
Concession area within customary land	Article 48, Section 1 All portions of a Customary Land covered by any Concession(s) issued by the Government prior to the Effective Date of the Land Rights Act shall remain subject to such concession, contract, permit or documented license for the entire period of their existing terms and conditions. Article 48, Section 2 states that. Customary Land subject to a Concession or other government-created encumbrance in keeping with Subsection (1) of this Article, the Community satisfying the requirements of Article (31) of this Act is and shall remain the owner of such Concession Area or Government-encumbered land with an indefeasible reversion upon the expiration of the term of the concession, contract or permit. The Community shall accordingly have the right and be entitled to participate, as owner of the Concession Area, in every scheduled review of the Concession as provided in the said Concession or required by the Policy of the Government regarding periodic review of concessions and long-term contracts. Article 48, Section 4 further elaborates that a community which owns a Concession Area, or an area subject to some Government-created contract, license or permit shall be deemed repossessed of such concession area upon the end of the certain term of the concession, and shall have the sole right to accept or reject any further extension of the lease or use of its Customary Land unless upon acceptance of such reasonable terms it may set.
Handover of land after expiry of the intended use	Article 54, Section 9 requires that when a Private Land or Customary Land acquired by the Government through the exercise of Eminent Domain ceases to be used for the purpose for which it was acquired, the Government shall accord the former owner the opportunity to exercise the right of first refusal to buy back the land from the Government before any other prospective buyer. When the land acquired is not used for the purpose for which it was acquired for a period of five (5) or more consecutive years, the previous owner or the owner's representatives or successors shall be entitled to exercise the right to buy back the land from the Government before any other prospective buyer. The Government shall make a good faith effort to negotiate with the previous owner on the buy back of the land. Article 54, Section 10 further recommends that if buildings, projects or activities of the Government are located on Private Land or Customary Land not acquired through Eminent Domain, mutual agreement or otherwise, the Government's continued use of the land shall be either through (i) lease or purchase the land; or (ii) the exercise of Eminent Domain consistent with the provisions of this Act and the Constitution of Liberia.
Community development programs and land rights	Article 34 Section 5 of the Land Rights Act recommends that neither the Community nor its leadership or anyone else may deprive any Resident of his or her Residential Area. A restriction on a Community's Member's peaceful exercise of his or her land rights shall not also be valid, except in accordance with customs not contrary to this Act or the Constitution of Liberia, and for a community purpose as established by the Community; provided that where land is taken from a community member, comparable land or land of comparable value shall be provided by the Community in compensation.



Theme	Relevant Sections
Traditional Land Certificate	<p>1. Any land covered by a valid tribal certificate issued prior to the Effective Date of this Act but for which there is no valid public land sale deed, is and shall remain part of the Customary Land within which it is located.</p> <p>2. Where a tribal certificate was issued in respect of a piece of land that still remains a Customary Land pursuant to the provisions of Subsection 1 of this Article 46, the holder of the Tribal Certificate may apply and be granted a lease for the acres stated in the Certificate for a period of up to fifty (50) years to enable the holder continues his or her present occupancy or use of the land if, in reasonable reliance on the tribal certificate, the holder (a) took possession of some portion of the land in or before the year 2010, and (b) began some appreciable improvements on the land with at least some crops planted and/or a house built thereon.</p> <p>3. Where a tribal certificate was issued in respect of a piece of land that still remains a Customary Land pursuant to the provisions of Subsection One (1) of this Article 46, the holder of the certificate shall be entitled to and will be allowed to complete all steps necessary to conclude purchase of up to twenty-five (25) acres of the land if in reasonable reliance on the tribal certificate:</p> <ul style="list-style-type: none"> <li>a. the holder (i) took possession of the land and (ii) paid all taxes on the land; or</li> <li>b. the holder (i) took all requisite steps and obtained all approvals for obtaining the requisite Public Land Sale Deed except obtaining signature of the said public land certificate by the President; and (ii) the holder has made substantial developments/improvements having a permanent nature on the land.</li> </ul> <p>4. A deed obtained under Section 47 (3) of this Act shall be issued in the name of the Community owning the Customary Land as the grantor and signed by the duly authorized representatives of the Community.</p>
Amendments and repeal	<p>Article 71 of the land Acts Rights, repealed in entirety or sections of the legal instruments below. Therefore these legal Instruments are not to be referenced at all during the land acquisition processes or the preparation of the Resettlement Action Plans for SREP Projects</p> <ol style="list-style-type: none"> <li>1. The Aborigines Law, same being Title 1 of the Liberian Code of Laws of 1956 is hereby repealed in its entirety.</li> <li>2. The Public Lands Law, same being Title 32 of the Liberian Codes of Laws of 1956 is hereby repealed in its entirety.</li> <li>3. The Public Lands Law, same being Title 34 of Liberian Codes of Laws Revised of 1973 is hereby repealed in its entirety.</li> <li>4. Chapters 2, 3, 5 and 6 of the Property Law, same being Title 29 of the Liberian Code of Laws Revised are hereby repealed. Provisions of this Act shall govern leases of Land.</li> <li>5. Subchapter E of Chapter 16 of the Civil Procedure Law, Title 1 of the Liberian Code of Law Revised, is hereby repealed in its entirety. The provisions of this Act shall govern the procedures governing the exercise of eminent domain.</li> <li>6. Subsections 2 and 3 of Section 2.12 of the Civil Procedure Law, Title 1 of the Liberian Codes of Laws Revised are hereby repealed. The provisions of this Act shall govern adverse possession and mortgage of land.</li> <li>7. The second, last sentence of Section 2 of the Zoning Act of 1958 is hereby repealed. The provisions of the Zoning Act of 1958 shall not apply to other municipalities or lands and locations not within the Commonwealth District of Monrovia, Montserrado County.</li> </ol>



### The Land Commission Act, 2008

Theme	Relevant Section
Land administration and management Institution	The Act establishes the Land commission. The general mandate and purpose of the commission shall be to propose, advocate and coordinate reforms of land policy, laws and programs in Liberia. It shall have no adjudicatory or implementation role.
Duties and functions	<p>Among other functions the Land commission is expected to make recommendations on the following issues which are relevant for the SREP program:</p> <ul style="list-style-type: none"> <li>• Rights in real property and extent of security of those rights</li> <li>• Public land management sale and leasing</li> <li>• The basis and terms of acquisition of land by the state under the law of eminent domain</li> <li>• Land administration including survey probation registration and valuation</li> <li>• Markets in land and rights in land</li> <li>• Investors access to land ad terms of access for both domestic and foreign investors</li> <li>• Equitable access to and security of tenure in land for women youth and other categories of persons who may have labored under a disadvantage in this regard</li> <li>• Prompt and fair resolution of disputes in land</li> </ul>

### The Rural Renewable Energy Agency Act, 2011

Theme	Relevant Section
Rural Renewable Energy Agency	<p>The Act establishes the Rural renewable Energy Agency. The general mandate and purpose is as follows:</p> <ol style="list-style-type: none"> <li>To promote improved access to modern energy services in the rural areas of Liberia.</li> <li>To facilitate and accelerate the economic trans formation of rural Liberia by promoting the development and supply of modern energy products and services to rural areas with an emphasis of locally available renewable resources</li> <li>To introduce and promote the enactment of regulations and policies in the exercise other functions of the agency</li> <li>To administer, secure and enforce design and execute policies strategies plans and programs relating directly and indirectly to the functioning growth and development of the rural energy sector</li> </ol>
Principles	<p>Among other principles the following RREA principles are applicable during resettlement planning</p> <ol style="list-style-type: none"> <li><i>National Interest</i>: activities will be undertaken to promote the general welfare, empowerment, and quality of life and to support and sustain economic and social development</li> <li><i>Sustainability</i>: the Government will promote the development and se of economically, technically socially, and environmentally viable and sustainable energy resources, including renewable energy, in the rural energy sector. A special emphasis will be placed on locally available resources for rural energy sector</li> <li><i>Development</i>: Sustainable development is furthered when modern energy services are promoted, facilitated and supported through private and community initiative and involvement</li> <li><i>Community Involvement</i>: as a way of strengthening community ownership, household's commercial enterprises social service facilities administrative centers and other stakeholders as applicable will be encouraged to take an active part in decision-making.</li> </ol>



## The Draft Electricity Law, 2014

Theme	Relevant Section
Purpose and scope	The Electricity Law is expected to establish the legal and regulatory framework for the generation, transmission, distribution and sale of electricity within the territory of the Republic of Liberia and the import and export of the same. The purposes of this law are to facilitate the implementation of the National Energy Policy
Acquisition of land	<p>Section 68, Paragraph (1) of the Draft Electricity Law informs that, the government may, in order to facilitate the achievement of the purposes of this law, acquire land, or any right in, over or in respect of land, on behalf of a licensee in accordance with the Constitution and the Imminent Domain law of the Republic of Liberia.</p> <ol style="list-style-type: none"> <li>It further elaborates in paragraph 3 that the government may exercise the powers contemplated in paragraph (1) only if: a licensee is unable to acquire land or a right in, over or in respect of such land by agreement with the owner; and</li> <li>the land or any right in, over or in respect of such land is reasonably required by a licensee for facilities, which will enhance the electricity infrastructure in the national interest.</li> </ol>

### **3.1.2 Legislation Governing Land Acquisition, Compensation and Resettlement- Guinea**

#### The Fundamental Law of the Second Republic of Guinea (1990)

The Constitution, known as the Fundamental Law of the Second Republic of Guinea (1990), guarantees its citizens the right to private property and the unalienable right to benefit from the country's natural resources (Reynolds and Flores 2009).

According to Guinea's Constitution (1990), private property in general can only be expropriated: (1) where a public interest has been established; (2) for purposes of urban or rural development; and (3) where the public interest is compelling enough to justify a restriction of property rights and just compensation is paid (USAID 2008).

#### The Guinea Land Code (Code Foncier et Domanial) 1992

The 1992 Guinea Land Code (Code Foncier et Domanial) introduced an elaborate land privatization and registration system – at least on paper. The code affirms state ownership of vacant land and grants individuals the right to own land. Land ownership is established through land registration. The Land Code also includes provisions for the establishment of Land Commissions in each commune and in the capital city of Conakry. However, the code is largely unenforced in rural areas (USAID 2008; AfDB 2008).

The Land Code recognizes private ownership of land, and the formal law grants owners' rights to use and alienate land held in ownership. Land rights must be registered with the national land registry and be included within a local land tenure plan. Once established, land rights registered under formal law are enforceable against competing claims. (USAID 2008; USAID 2007).

The Land Code recognizes state-owned public land, which includes areas that provide public services or are used by the public. Such land cannot be alienated. Some state land is classified as within the private domain (such as land identified as vacant or unclaimed) and can be alienated (USAID 2008).

The Land Code also provides that ownership rights under customary law may be registered and granted status under formal law provided that the landholder has occupied the holding for a statutory period of time and has made a sufficient level of investment in the land. The Land Commissions (described below) determine the requisite level of investment, which can include creation of structures and infrastructure or the development of plantations, irrigation, and cultivation. Registration requires a public process to confirm the occupant's rights and the lack of competing claims to the land. Few rural people have the knowledge and resources to register land, and the state has limited capacity to register land. The Land Code stipulates that unregistered land in rural areas (the vast majority of rural land) is owned by the state (USAID 2008; USAID 2007).



While this formal land tenure system with transferable ownership rights exists in some parts of the country, most of Guinea's tenure systems and types are based on informal and customary law. The customary tenure structures include a range of tenure forms, including individual and communal ownership, use rights, and pastoralist rights. Customary tenure systems vary by region, but are characterized by the following general attributes: (1) land and resources are inalienable, (2) access to land is secured by social identity and kin-group membership; and (3) different use-rights may be granted for the same land. As the population increases, customary rights have increasingly focused on families and individuals, rather than on lineage and tribe (World Bank 2006; Fisher 1995; Winter 1999).

Private land rights are generally considered well-protected from state expropriation in Guinean law. Under the Land Code, land expropriations must be in the public interest. Expropriation requires just compensation, and Guinea's Land Commissions are charged with responsibility for helping parties negotiate the amount of compensation. According to the Constitution expropriation may occur where public interest has been established and must adhere to a rigorous public process (Reynolds and Flores 2009; AfDB 2008; USAID 2008).

#### Rural Land Policy in 2001 (Déclaration de la Politique Foncière en Milieu Rural)

In response to this and the lack of success of the 1992 Land Code in rural areas, the GOG passed a Rural Land Policy in 2001 (Déclaration de la Politique Foncière en Milieu Rural). The policy recognizes certain customary land rights and calls for the development of legislation to formalize such rights. The code analyzes the existing land legislation and establishes new principles to guide future legislation and practices that: improve the effectiveness of existing land tenure legislation; clarify and secure land-tenure property rights; decentralize land tenure management and increase the participation of local actors; reinforce the land-tenure administration institutional framework; and seek to harmonize property rights across existing bodies of natural resource legislation. However the policy lacks application texts and so is not yet functioning (USAID 2007; USAID 2008).

#### The Pastoral Rights Law of 1995 (Loi du 29 Août 1995 Portant Code Pastoral)

The Pastoral Rights Law of 1995 (Loi du 29 Août 1995 Portant Code Pastoral), grants herders open and free access to pastoral areas and natural resources in pastoral areas, with restrictions against overuse, and the requirement to respect the customary rights of other users. The Pastoral Code endeavors to grant greater security to livestock herders while encouraging sustainable use of pasturelands and better integration with agriculture. The Code regulates: 1) the organization of natural resource use for livestock-rearing; 2) the preservation of pastoral rights of use; and 3) resolution of conflicts between herders and farmers (Grell and Kirk 2000; Touré 2004).

#### The Forestry Code

The Forestry Code recognizes the customary rights of communities living within or close to forests. Under customary law, communities with rights to forestland or land adjacent to forests generally have rights to use the land and forest products. The Code permits local communities to use wood products to meet domestic requirements and to graze livestock in classified forests. The Code does not recognize rights of local communities to engage in commercial logging. To curb the 0.5% annual deforestation rate, the Code specifies that forest areas should be protected against any form of degradation or destruction caused by factors such as overuse or overgrazing (Touré 2004; Bruce 1996).

### ***3.1.3 Policies Governing Land Acquisition, Compensation and Resettlement***

#### The Land Rights Policy, 2013

The Land Rights Policy concerns four land rights categories (Public Land, Government Land, Customary Land, and Private Land), and a cross-cutting sub-category called Protected Areas, which must be conserved for the benefit of all Liberians.



For Public Land and Government Land, the Policy sets forth critical policy recommendations regarding: how the Government transfers such land, and how the Government acquires land, especially through the exercise of eminent domain.

With respect to the new category of Customary Land, there are several significant recommendations: Customary Land and Private Land are equally protected; and communities will self-define, be issued a deed, establish a legal entity, and strengthen their governance arrangements to make them fully representative and accountable. The Government also undertakes to support communities in implementing these recommendations.

Below are the policy recommendations designed to ensure the Government exercises eminent domain consistent with international best practices and in a manner that balances the Government's constitutional powers with the fundamental constitutional right of Private Land and Customary Land ownership.

- Owners of Private Land and Customary Land will be provided just and prompt compensation such that, as much as possible, they are put in the same position they were in before the decision to expropriate.
- Just compensation for the land will be calculated based on fair market value assuming a willing buyer and a willing seller. Any change in fair market value as a result of the decision to expropriate will not be considered.
- In the context of the Government's exercise of its eminent domain power, 'public purpose' means a purpose beneficial to the public but for which no private entity has been willing to use its resources.
- Before exercising its eminent domain power the Government must make a reasonable effort to acquire Private Land or Customary Land through mutual agreement that provides just compensation in accordance with fair market value and the principles and recommendations set forth in this section.
- The Government must issue a notice to individuals, private entities, and communities likely to be affected such that they are given a reasonable period of time to review the notice, and advertise the notice to the public for a reasonable period of time. The notice must include: the Government's reasons for expropriating; the exact location of the land including a survey plan; the landowner's right to negotiate the Government's access to the land for the purpose of evaluating fair market value; and the landowner's right to be present at all times when the Government enters the land. If the Government changes its reasons for expropriating then the Government must inform individuals, private entities, and communities likely to be affected and advertise the change to the public for a reasonable period of time. Under no circumstances will the above notice transfer ownership of the land or be used by any government employee or their agents to claim ownership of the land.
- During the notice period the Government must make a good faith effort to locate the landowner and reach an agreement regarding access to the land for the purpose of evaluating its fair market value. If at the conclusion of the notice period the landowner refuses to grant access, the Government may enter onto the land for the sole purpose of evaluating its fair market value without the landowner's consent. The landowner will have the right to be present at all times when the Government enters the land.
- The valuation of just compensation must be based on the land's fair market value assuming a willing buyer and a willing seller and excluding any changes in value as a result of the decision to expropriate. In addition, just compensation must include temporary costs reasonably incurred by the landowner as a direct result of the expropriation, including, but not limited to: legal fees; and relocation costs, such as transportation to new land and compensation and projects to restore the natural resources and economic base of those relocated.



- If only a portion of the land is expropriated and as a result, the landowner's remaining land loses value, the Government must either compensate the landowner for the loss in value or expropriate the remaining land, whichever the landowner prefers.
- Owners of Private Land or Customary Land must be given a minimum of six (6) months' notice before they are required to relocate.
- The Government must provide payment of just compensation to the owner of Private Land or Customary Land before they are required to surrender their land to the Government.
- If Private Land or Customary Land acquired through the exercise of eminent domain after a certain date is not used for a public purpose within five (5) year of its acquisition, then the previous owner or their heir(s) will have the right of first refusal (i.e. the right to buy back the land from the Government before any other prospective buyers). The Government must make a good faith effort to locate the previous owner or their heir(s).
- If after a certain date the buildings, projects, or activities of the Government are located on Private Land or Customary Land, the Government must continue to either lease the land or purchase the land through mutual agreement or eminent domain.

#### The National Energy Policy, 2009

The principal objective of the National Energy Policy is to ensure universal access to modern energy services in an affordable, sustainable and environmentally friendly manner in order to foster the economic, political, and social development of Liberia.

The policy objectives are:

- To ensure availability of modern energy services for all Liberians, in both the urban and rural areas.
- To ensure acceptability of energy products and services by adopting standards that are consistent with international best practice.
- To ensure affordability through least-cost production and utilization of energy services.
- To establish an adequate delivery process for energy products and services through a public and private partnership where investment in new infrastructure and services is provided by the private sector to the greatest extent possible, with the public sector providing the supporting policy environment as well as regulatory oversight.
- To establish and communicate a strategic roadmap that will serve as a reference for performance measurement in the implementation of the National Energy Policy.

#### The National Gender Policy, 2009

In 2009, the Liberian Ministry of Gender and Development (MoGD) issued the National Gender Policy (NGP). The National Gender Policy seeks to: promote gender-equitable socioeconomic development; enhance women's and girls' empowerment; increase gender mainstreaming in national development; and create and strengthen structures, processes and mechanisms in which women participate equally and that ensure that women and men can equally access, control, and benefit from the country's resources. (Chapter 1.4) The time frame for the policy's implementation spans ten years, from 2010 to 2022. (Chapter 1.8)

The NGP lays out 19 priority areas as elaborated below. It should be noted though that there is an ongoing process to merge the priority areas into eight priority areas instead of 20 priority areas.

- Vulnerable Groups including the Girl Child and Youth, among others (Section 4.1.7): This priority area focuses on creating a positive environment for protecting and promoting the rights of girl children and youth; increasing their awareness of their own needs and potential; and eliminating discrimination against them.
- Health and Reproductive Rights (Section 4.1.9): This section focuses on addressing women's and girls' health needs, focusing in particular on sexual and reproductive health, adolescents' rights, and eliminating harmful traditional practices and gender inequalities that keep girls from accessing basic health services.



- Education and Training (Section 4.1.15): This section focuses on mainstreaming gender in all sectors and levels of education, and closing gender gaps in the education sector.
- Human Rights and Gender Based Violence (Section 4.1.6): This section focuses on promoting and protecting human rights by implementing relevant national laws and externally approved standards, and preventing and responding to gender-based violence.
- Peace and National Security (Section 4.1.10): This section focuses on ensuring peace and security for all Liberian citizens, increasing women's participation in peace keeping and reconstruction efforts, and eliminating incidences of human rights abuses.
- Access to Justice (Section 4.1.14): This section focuses on promoting human rights, increasing access to justice, eliminating all forms of discrimination and eradicating gender-based violence.
- Employment (Section 4.1.4): This section focuses on empowering women and men economically. Among other goals, it calls for facilitating women's access to safe and affordable public infrastructure, such as rural transport services, water, and electricity, in order to reduce the drudgery of women's workload and enhance their economic empowerment.
- Economic Empowerment (Section 4.1.2): This section calls for a gender analysis and gender mainstreaming to ensure that all women and men benefit from the national budget and from increased economic opportunities in agriculture, trade, formal and informal employment, and business. This section (among others) specifies a need for undertaking legislative and administrative reforms to give women equal rights to economic resources such as land and other forms of property, finance, employment opportunities, markets, trade, and appropriate working conditions.
- Political Participation and Decision Making Positions for Women (Section 4.1.8): This section seeks to create an enabling environment for women to participate in leadership and management positions at all levels, including through affirmative action and quota systems. It specifically mentions providing leadership and self-esteem training, career planning, tracking, mentoring, coaching, and re-training to assist women and girls to take decision-making positions.
- Gender Mainstreaming and Coordination of Partners (4.1.1): This section calls on the Ministry of Gender and Development (MoGD) to develop guidelines for the integration of gender in the planning, implementation, monitoring, evaluation, and reporting of all government ministries and agencies, sectoral programs, and policies.

### **3.1.4 Institutional Framework Land Administration - Liberia**

#### Environmental Protection Agency

The Environmental Protection Agency (EPA) is an autonomous statutory body, established under the Act creating the Environmental Protection Agency of the Republic of Liberia 2003 (GOL, 2003a), and hereafter referred to as the EPA Act, to address the country's environmental problems. The EPA became a fully functioning entity in 2006, with the appointment of a board of directors and establishment of a Policy Council.

The EPA was established to "coordinate, monitor, supervise and consult with relevant stakeholders on all activities in the protection of the environment and sustainable use of natural resources" and as the lead national environmental agency is charged with executive authority for all environmental activities and programs relating to environmental management in Liberia. The EPA also has a key responsibility for matters relating to the issuing of an environmental impact assessment license and for compliance monitoring relating to environmental regulations and standards.

#### Ministry of Land, Mines and Energy

The Ministry of Lands, Mines and Energy has the statutory responsibility for the development of mineral, water and energy resources in Liberia. Through the recently instituted land Authority, the Ministry is in charge of land surveys in all parts of the country and coordinates, administers and regulates the use of



public and private lands in Liberia, including mineral resources through granting of operation licenses, and regulates beach sand mining. It works along with the Ministry of Agriculture and the University of Liberia to conduct training and research on land rehabilitation. Energy provision is administered through the same Ministry by the National Energy Committee, while water resources are the responsibility of the National Hydrological Service.

#### Rural and Renewable Energy Agency

The Rural and Renewable Energy Agency (RREA) was established in January 2010 to facilitate and accelerate the economic transformation of rural Liberia by promoting the commercial development and supply of modern energy products and services to rural areas through the private sector and community initiatives with an emphasis, but not necessarily exclusive reliance, on locally available renewable resources.

For smooth inter-ministerial coordination, RREA will work continue to work with the Rural Energy Working Group which consists of representatives of the ministries that would possibly support RREA in the execution of the Resettlement activities.

The following ministries are represented in the Rural Energy Working Group

1. Ministry of Lands, Mines & Energy;
2. Ministry of Health & Social Welfare;
3. Ministry of Education;
4. Ministry of Planning & Economic Affairs;
5. Ministry of Justice;
6. Ministry of Internal Affairs;
7. Ministry of Gender & Development;
8. Ministry of Public Works;
9. Liberia Electricity Corporation; and
10. Liberia Water & Sewer Corporation

#### Rural Energy Working group

1. Act as the compensation verification team and the RREA grievance committee
2. Act as a cooperative link among government ministries, agencies and related institutions.
3. Act as a promotional and advisory entity to build support from the beneficiary communities, government, staff of concerned agencies, as well as donors.
4. Advise and guide the harmonized implementation of the packages of the rural and renewable energy projects.
5. Provide a forum for discussion of harmonization of conditionalities and procedures associated with donor fund mobilization and procurement.
6. Serve as a platform for addressing and resolving issues.
7. Provide and disseminate information to concerned parties.

#### Ministry of Agriculture

The Ministry of Agriculture regulates the crop compensation process by computing unit rates for crop rates that are expected to be adopted by the entire country. The Ministry also plans, executes, administers, manages and supervises agriculture programs and provides extension services, trains local farmers in improved cultural practices, and supplies farm inputs to enhance food security.

#### Liberia Revenue Authority

The tax department of the Liberian Revenue Authority is charged with the responsibility of undertaking research on the market value of land within the different parts of the Country. It also provides the guidelines for the valuation of real estate property.



### Nimba County Authorities

During the implementation of the requirements of the Resettlement Action Plan, RREA will liaise with the following offices at the County level for support as well as coordination with the Guinea Authorities.

- The Land Commission (Cadastral surveys, land transfer and grievance management)
- The County Inspector (Approval of the Valuation report and compensation schedule)
- The Agricultural Officer (crop compensation , livelihood restoration and grievance management)
- Community Development Superintendent for the implementation of the community development initiatives
- County Health Team ( Livelihood restoration specifically the health related interventions)
- Women Children and Social Protection Unit ( Human rights issues including SGBV)
- The local Police ( Security during compensation payments)

### The Local Authorities

The local authorities play a central role in resettlement planning and implementation. The key responsibilities for the local authorities will include the following

1. Mobilise all the affected households for participation in project activities
2. Witnesses to the resettlement planning activities particularly stakeholder consultation, information disclosure, land surveying, property valuation, planning for livelihood restoration and community development among others
3. Key players in the grievances management process
4. Identification of project affected groups, communities and individuals
5. Offer advisory and counselling services to the directly affected households
6. Allocate replacement land to PAPs
7. Give feedback/notification to PAPs on project related issues

### Non-Governmental Organisations/Community Based Organisations

1. Support RREA in the implementation of livelihood restoration activities
2. Witness the resettlement process, grievance handling, and delivery of entitlements
3. Support RREA in the mobilisation of communities and counselling
4. Support communities during the transition period

### **3.1.5 Institutional Framework Land Administration - Guinea**

Both statutory and customary institutions strongly influence local patterns of control and access to land and natural resources. Faced with this plurality, Guinea has embarked on reforms that create administrative and institutional arrangements that seek to: (a) involve stakeholders more widely in providing more tenure security, in routine management, and even in setting new directions; (b) ensure greater cooperation and coordination among disparate land- and resource-related sectors; and (c) decentralize land tenure governance (USAID 2008).

At the national level, land tenure and natural resources legislation, policies and plans have been implemented by ministries and agencies that continue to shift and reorganize. Current Ministries applicable to land tenure and natural resources include:

- The Ministry of Agriculture;
- The Ministry of Construction and Public Land Management;
- The Ministry of Decentralization and Local Development;
- The Ministry of Environment and Sustainable Development;
- The Ministry of Mines and Energy.



- The Land Registry (Bureau de la Conservation Foncière) is responsible for maintaining the land registry and processing formal land transactions (World Bank 2008).

The 1992 Land Code provides for the establishment of Land Commissions in each commune and the capital city of Conakry. The commissions are composed of seven members, of whom four are designated by the Ministries of Urbanism, Agriculture, Interior, and Mines; the three remaining members are to be designated by a prefect or governor. Land Commissions are charged with: 1) ensuring that land is actually being put to productive use; 2) facilitating agreements between parties when lands are expropriated in the public interest; 3) advising on the price that should be paid for buildings during preemptive acquisitions; and 4) opining on real estate transactions and any issues pertaining to the direction of the local government's land tenure policy. Guinea's Land Commissions are charged with responsibility for helping parties negotiate the amount of compensation. In practice however, few Land Commissions are active (AfDB 2008; USAID 2007; UNECA 2008).

The Rural Land Policy of 2001 envisions the decentralization of rural land management to local governments (collectivités locales) in the form of local-level land tenure and property rights administration institutions (CIFOR 2008).

Further, under the Pastoral Land Code, local governments are responsible for pastureland management tasks including: (a) the identification and demarcation of areas allocated for rainy-season grazing; (b) establishing the conditions regulating access to crop residues; (c) establishing conditions of access to developed pastoral zones; (d) determining the end of the period when free livestock movement is permitted; (e) establishing conditions of access to water points; and (f) determining the period when early fires are permitted (Touré 2004).

### **3.2 International Safeguard Policies**

The Gbedin mini hydropower project is expected to be partly financed by African Development Bank (AfDB) and possibly other international financing institutions. There might also be private sector participation from foreign companies. Thus, in order to ensure that the project becomes "bankable", the project has been benchmarked against AfDB's Integrated Safeguards System as well as the IFC Performance Standards.

#### **3.2.1 AfDB Integrated Safeguards System**

The Integrated Safeguards System (ISS) consists of an Integrated Safeguards Policy Statement, Operational Safeguards (OSs), a revised set of Environmental and Social Assessment Procedures, and Integrated Environmental and Social Impacts Assessment Guidance Notes.

The Bank's Integrated Safeguards Policy Statement sets out the Bank's own commitments to and responsibilities for delivering the ISS to (i) ensure the systematic assessment of environmental and social impacts and risks; (ii) apply the OSs to the entire portfolio of Bank operations; (iii) support clients and countries with technical guidance and practical support in meeting the requirements; (iv) implement an adaptive and proportionate approach to environmental and social management measures to be agreed with clients as a condition of project financing; (v) ensure that clients engage in meaningful consultations with affected groups; and (vi) respect and promote the protection of vulnerable groups, in a manner appropriate to the African context.

The Policy Statement also sets out the Bank's commitment to harmonize environmental and social safeguards among multilateral financial institutions (MFIs) and to co-ordinate with co-financing partners. It highlights the importance of compliance monitoring and supervision to ensure that the safeguards are implemented. Finally, it includes a list of goods harmful to the environment for which Bank-provided funds may not be used in either public or private investments.



The Operation Safeguards (OSs) are a set of five safeguard requirements that Bank clients are expected to meet when addressing social and environmental impacts and risks. Bank staff use due diligence, review and supervision to ensure that clients comply with these requirements during project preparation and implementation.

Operational Safeguard 2 on involuntary resettlement: land acquisition, population displacement and compensation consolidates the policy commitments and requirements set out in the Bank's policy on involuntary resettlement. In particular, it embraces comprehensive and forward-looking notions of livelihood and assets, accounting for their social, cultural, and economic dimensions. It also adopts a definition of community and common property that emphasises the need to maintain social cohesion, community structures, and the social interlinkages that common property provides.

The safeguard retains the requirement to provide compensation at full replacement cost; reiterates the importance of a resettlement that improves standards of living, income earning capacity, and overall means of livelihood; and emphasises the need to ensure that social considerations, such as gender, age, and stakes in the project outcome, do not disenfranchise particular project-affected people.

OS 2 ensures that borrowers:

- Avoid involuntary resettlement where feasible, or minimise resettlement impacts where involuntary resettlement is deemed unavoidable after all alternative project designs have been explored;
- Ensure that displaced people are meaningfully consulted and given opportunities to participate in the planning and implementation of resettlement programmes;
- Ensure that displaced people receive significant resettlement assistance under the project, so that their standards of living, income-earning capacity, production levels and overall means of livelihood are improved beyond pre-project levels;

### **3.2.2 IFC Performance Standards**

The International Finance Corporation (IFC), a division of the World Bank Group that lends to private sector, has developed the IFC Performance Standards as part of IFC's Sustainability Framework (2012 Edition). These standards are used to evaluate any project seeking funding through the IFC. It should be noted that even for projects that do not anticipate seeking financing from the IFC, the IFC Performance Standards are typically applied as a benchmark of international good practice.

The Performance Standards are directed towards providing guidance on how to identify risks and impacts, and are designed to help avoid, mitigate, and manage risks and impacts as a way of doing business in a sustainable way, including stakeholder engagement and disclosure obligations of the client in relation to project-level activities. In the case of direct investments for the IFC (including project and corporate finance provided through financial intermediaries), the IFC requires that its clients apply the Performance Standards to manage environmental and social risks and impacts so that development opportunities are enhanced.

Performance Standard 5 recognizes that project-related land acquisition and restrictions on land use can have adverse impacts on communities and persons that use this land. Involuntary resettlement refers both to physical displacement (relocation or loss of shelter) and to economic displacement (loss of assets or access to assets that leads to loss of income sources or other means of livelihood (1) as a result of project-related land acquisition (2) and/or restrictions on land use. The objectives of the Performance Standard are:

- To avoid, and when avoidance is not possible, minimize displacement by exploring alternative project designs.
- To avoid forced eviction.



- To anticipate and avoid, or where avoidance is not possible, minimize adverse social and economic impacts from land acquisition or restrictions on land use by (i) providing compensation for loss of assets at replacement cost and (ii) ensuring that resettlement activities are implemented with appropriate disclosure of information, consultation, and the informed participation of those affected.
- To improve, or restore, the livelihoods and standards of living of displaced persons.
- To improve living conditions among physically displaced persons through the provision of adequate housing with security of tenure at resettlement sites.



### 3.3 Gaps Between National Legislation and AfDB/IFC Requirements

The table below gives an analysis of the gaps between the national legislation and the international safeguard policies of AfDB and IFC Performance Standards.

Table 3: Gap assessment against AfDB and IFC Performance Standards.

Theme	AfDB	IFC Performance Standards	National Legislation	Comment	Principle to Follow
Impacts	<p>The OS 2 recognises the economic, social and cultural impacts involving involuntary loss of land, involuntary loss of other assets, or restrictions on land use and on access resulting in</p> <ul style="list-style-type: none"> <li>Relocation or loss of shelter by the people residing in the project area of influence;</li> <li>Loss of assets (including loss of structures and assets of cultural, spiritual, and other social importance) or restriction of access to assets, including national parks and protected areas or natural resources; or</li> <li>Loss of income sources or means of livelihood as a result of the project, whether or not the people affected are required to move.</li> <li>Temporary displacement</li> </ul>	<p>IFC Guidance Note 5, GN1 identifies the main social risks as</p> <ul style="list-style-type: none"> <li>Landlessness</li> <li>Joblessness</li> <li>Homelessness</li> <li>Marginalisation</li> <li>Food Insecurity</li> <li>Loss of access to common property and social services</li> <li>Social disarticulation</li> <li>loss of income sources or other means of livelihood</li> <li>loss of assets</li> </ul>	<p>The Land Rights Act recognises the involuntary loss of land and property attached to land due to state and private acquisition of land for purposes of development of infrastructure for public use</p>	<p>The Act is silent on loss of income or income streams or access to natural resources and temporary displacement.</p>	<p>The OS 2 requirements regarding temporary displacement and impact on income streams will be adopted for this RAP</p>



Theme	AfDB	IFC Performance Standards	National Legislation	Comment	Principle to Follow
Degree of impact on land and assets	The baseline survey should also include a detailed asset inventory that covers 100% of those facing displacement impacts, and that seeks to assess the magnitude of the expected losses, both in terms of total and partial losses to individual as well as group assets	GN 5, footnote 21 recognises the residual impact of resettlement on land by appreciating that it's possible that land acquisition can render the residual land economically unviable	Article 54 Section 6 of the Land Rights Act states that if the Government or any of its agencies or subdivisions prays for condemnation in respect of only part of a piece of Private Land or Customary Land and the value of the owner's remaining land is diminished, the land owner shall be entitled to plead such diminution in value of the remaining land and to have the Government either (i) pay fair just and timely compensation for the diminution in value of the remaining land in addition to compensation for the portion condemned; or (ii) expropriate the entire Land and make payment of compensation for the entire land.	The National legislation recognises the need to compensate for the diminution of value or acquisition of the entire piece of land in case the value of the owner's remaining land is diminished if the landowner so wishes. However, the definition of diminished value is still subjective which might pose challenges in real application.	
Consultations	OS1 advocates for meaningful consultation (free, prior and informed) of all stakeholders likely to be affected by the project including the disadvantaged and the vulnerable with the objective of ensuring sufficient broad community support for the project through the provision of relevant, understandable and accessible information. (i) the nature, scope and reversibility of the project; (ii) the purpose of the project; (iii) the location and scale of the project; (iv) the project schedule and duration; (v) a preliminary presentation of potential impacts, including employment benefits;	IFC Guidance Note 5, GN 2 advocates for informed participation and consultation throughout resettlement planning. This way project development benefits will be enhanced, communities are able to share in the project benefits thereby improving their standards of living. It further advocates for continued and ongoing consultation and reporting to the affected communities throughout project development	The Constitution, Chapter 3 Article 15c states that there shall be no limitation on the public right to be informed about the government and its functionaries. In addition the Land Rights Act advocates for the consultation of communities through an assembly or Community Development Management Association prior to acquisition of customary or community land.	Well aligned but national legislation does not emphasise the two way dialogue advocated for by the OS 1, OS 2 and the associated Guidance Notes regarding consultations.	All identified stakeholders will be meaningfully consulted (Free Prior and Informed) and broad community support will be sought.



Theme	AfDB	IFC Performance Standards	National Legislation	Comment	Principle to Follow
Eligibility	<p>I. Those who have formal legal rights to land or other assets recognised under the laws of the country concerned.</p> <p>II. Those who may not have formal legal rights to land or other assets at the time of the census/evaluation but can prove that they have a claim that would be recognised under the customary laws of the country.</p> <p>III. Those who have no recognisable legal right or claim to the land they are occupying in the project area of influence and who do not fall into either of the two categories described above, if they themselves or witnesses can demonstrate that they occupied the project area of influence for at least six months prior to the cut-off date established by the borrower/Client</p> <p>IV. Husbands and wives, unmarried women, and elderly sons and daughters are explicitly included as eligible for compensation, including compensation for loss of land, shelter, livelihoods and any other privately owned</p>	Those with formal rights, informal rights and users without any form of right but with a claim on land are eligible	The Land rights policy provides for compensation for both registered or non-registered customary land and also payment to all with interests on land as long as ownership or use can be confirmed orally	<p>Well aligned with the recommendations of the OS 2 in regard to those with formal and informal rights.</p> <p>However, the land act does not recognise those who do not fall into either of the two categories above, for example those who will lose access to fishing grounds, or common property resource<sup>2</sup> as a result of the proposed project,</p>	

<sup>2</sup> Common property resources are those that have value in their entirety, are used communally, and are owned either by the government or by more than one individual on a shared or communal basis.



Theme	AfDB	IFC Performance Standards	National Legislation	Comment	Principle to Follow
Cut-off date	OS 2 and the associated Guidance Note are silent in relation to the determination of the cut-off date. The onus is on the project executing agency to decide on a cut off date	IFC Guidance Note 5, GN 32 defines the cut-off date as the date of completion of the census and assets inventory	The law is silent on the cut-off date	The project will adopt the cutoff date as the date of the completion of the census survey particularly the asset inventory	Cut-off date will be the date for the completion of the asset inventory.
Compensation	OS 2 advocates for compensation at full replacement cost prior to project land take.  These groups may be entitled to resettlement assistance other than compensation for land to improve their former living standards (compensation for loss of livelihood activities, common property resources, structures and crops, etc.).	IFC Guidance Note 5, GN 22: The rate of compensation for lost assets should be calculated at full replacement cost, (i.e., the market value of the assets plus transaction costs).	The Land Rights Act, Article 54 advocates for compensation based on market value including land owners legal fees and relocation costs.	National legislation aims at fair market value which does not reflect full replacement cost due to the consideration of depreciation	Compensation will be computed at full replacement value
Grievance redress	The local grievance mechanism needs to be sufficiently independent, empowered and accessible to the stakeholders at all times during project cycle and all responses to grievances shall be recorded.	IFC Guidance Note 5, GN 30 recognizes that regardless of scale, involuntary resettlement may give rise to grievances among affected households and communities over issues ranging from rates of compensation and eligibility criteria to the location of resettlement sites and the quality of services at those sites.	Article 37 Section 8 advocates for the resolution of all disputes involving Customary Land to be pursued through customary law and dispute resolution mechanism at the level within and between communities.  The Government pledges to support the communities to resolve all disputes involving Customary Land at the community level.	Community based grievance mechanisms are most likely to be accessible for the PAPs. Though training and empowering will have to be prioritized to achieve the requirements of the OS	Community based grievance mechanisms will be established, trained and empowered to handle project triggered grievances within the project area of influence
Valuation of property	It is crucial that a certified professional valuator is employed to value asset loss, at full replacement cost, and that such valuations are based upon a detailed local market evaluation study that is written up and justified appropriately in the RAP.	IFC Guidance Note 5, GN 22: The rate of compensation for lost assets should be calculated at full replacement cost, (i.e., the market value of the assets plus transaction costs).	Compensation based on market value, including legal fees and relocation costs.	Qualified valutors is a skill lacking in Liberia and the national laws do not require the use of a Professional Valuator	The project will adopt the services of an international on job trained Valuator with experience in similar projects in Liberia.
Resettlement instruments	Requires either a Full Resettlement Plan or an abbreviated Resettlement Plan determined by the magnitude and severity of displacement in terms of numbers and vulnerability of affected populations.	Requires a resettlement instrument in form of a resettlement plan, resettlement policy frame work or process framework	There is no national recommendation on resettlement instruments	A Full Resettlement Plan will be prepared for this project	A Full Resettlement Plan covering t all components the will be prepared for this project



Theme	AfDB	IFC Performance Standards	National Legislation	Comment	Principle to Follow
Livelihood restoration	Ensure that displaced people receive significant resettlement assistance under the project, so that their standards of living, income-earning capacity, production levels and overall means of livelihood are improved beyond pre-project levels;  Livelihood refers to the full range of economic, social and cultural capabilities, assets, and other means that individuals, families and communities use to satisfy their needs.	IFC Guidance Note 5, GN 12 recommends the following types of assistance to land-based livelihoods  (i) assistance in acquiring or accessing replacement land, including access to grazing land, fallow land, forest, fuel and water resources;  (ii) physical preparation of farm land (e.g., clearing, levelling, access routes and soil stabilization);  (iii) fencing for pasture or cropland;  (iv) agricultural inputs (e.g., seeds, seedlings, fertilizer, irrigation); (v) veterinary care;  (vi) Small-scale credit, including rice banks, cattle banks and cash loans; and  (vii) access to markets (e.g., through transportation means and improved access to information about market opportunities).	No requirement for livelihood restoration beyond fair compensation.	Priority will be given to supporting the restoration of the livelihoods of those impacted especially the vulnerable households.	
Vulnerable groups	Vulnerability might stem from a group's gender, economic status, ethnicity, religion, cultural behaviour, sexual orientation, language or physical and psychological health conditions. Vulnerable groups may include, among others, female-headed households, those below the poverty line, the landless, those without legal title to assets, ethnic, religious and linguistic minorities, Indigenous Peoples, those who are disabled, etc.	IFC Guidance Note 5, GN 44: Additional measures, such as the provision of emergency health care, should be designed for vulnerable groups during physical relocation, particularly pregnant women, children, the elderly, and the handicapped.	The Land Rights Act and the constitution advocate for the protection of the youth women and other disadvantaged persons, but does not include other vulnerable groups like the landless, those below the poverty line, those without legal title to assets, ethnic and religious minorities, and indigenous peoples among others.	The OS requirements will apply for this project	



Theme	AfDB	IFC Performance Standards	National Legislation	Comment	Principle to Follow
Relocation assistance	Displaced people are provided with targeted resettlement assistance with the aim of ensuring that their standards of living, income-earning capacity, production levels and overall means of livelihood are improved beyond pre-project levels.	IFC Guidance Note 5, GN 44: Relocation assistance should be provided to people who are physically displaced by a project. Assistance may include transportation, food, shelter, and social services that are provided to affected people during the relocation to their new site.	The Land Rights Act article provides for relocation costs only, there are no expectations towards support for restoration of livelihoods after displacement	RAP will include measures for restoration of livelihoods for the displaced and vulnerable households	Livelihood restoration initiatives will be recommended in the RAP for the restoration vulnerable households



## 4 SOCIO-ECONOMIC BASELINE

### 4.1 Population Characteristics and Demography

Nimba County has a relatively high population density compared to other rural areas in Liberia due to better transport and communication facilities, fertile soil for agricultural activities, local alluvial mining activities, presence of international mining and agricultural companies, and opportunities for trade with neighbouring West African countries.

The population for the towns in the project's area of influence are given in table below. Note that the downstream community of Gampa Phor will not be directly affected by land acquisition.

Table 4 Population in the general project area.

District	Town	Male	Female	Total	Average Household size	Clan
Sanniquellie	Gehwee	268	289	557	5.6	Sehyi, Gboa
Sanniquellie	Kitoma	286	266	552	5.5	Sehyi, Gboa
Sanniquellie	Gbalasonnoh	716	872	1,588	5.6	Sehyi, Gboa
Sanniquellie	Tonwee	26	32	58	5.6	Sehyi, Gboa
Garr- Bain	Gampa Phor	223	235	458	5.6	Garr, Bleingbain, Bain
Nzérekoré	Gampa - Guinea					

Source: LISGIS (2009)

The table below gives the distribution of the directly impacted households in the project area.

Table 5: Distribution of the directly impacted households.

Town	Number of households affected			Characteristics of the affected population				
	Affected households	Male headed	Female headed	Average Household size	Average age household head	Disability	Clan	Tribe
Gehwee	48	44	4	8,3	43	3	Gboa	Mano
Kitoma	2	2	0		44	0	Garr	Mano
Gbalasonnoh	100	86	14	7,3	34.5	25	Gboa	Mano

Source: Socio-economic survey 2019

As shown from the table above, all the affected households are from the Mano tribe, and are Mandingo/Mende speaking. The Mano are among the most dominant ethnic groups in Nimba County. Consultations with the Chiefs revealed that within the project footprint are two major clans, that is Gboa and the Garr. Land entitlements for settlement and farmland largely follows the clan, since land is owned communally and allocation follows lineage which is traced through the clan. Regarding religious affiliations, the majority ascribe to the Christian faith, although the traditional beliefs still have a stronghold on the community ways and beliefs and are widely practiced.

17% of the household heads among the directly impacted households are committed to a polygamous lifestyle characterised by several wives for one male. Access to household resources in such a setting is through the male relatives (fathers, sons and brothers). Each wife in a polygamous family is allocated a farmland and a place to settle with her children. 10% of the directly affected households reported to be widowed, of which four were female-headed and five were male-headed households. Spousal death in the Liberian context exposes women to higher risks of landlessness and homelessness due to the patrilineal land allocation process. The situation is particularly worse in case of a childless marriage. The persons listed below will require close follow up during resettlement implementation and the transition phase to safeguard against the risk of worsened livelihoods.



Table 6: Widowed households by gender among the directly affected.

No	Town	Name	Sex	Marital Status
1.	Gbalasonnoh	Cynthia Garteh	Female	Widowed
2.	Gbalasonnoh	Koo Garteh	Female	Widowed
3.	Gbalasonnoh	Yah Sannie	Female	Widowed
4.	Gbalasonnoh	Yah Suah	Female	Widowed
5.	Gbalasonnoh	Amos Yeneken	Male	Widowed
6.	Gbalasonnoh	Fredrick Garteh	Male	Widowed
7.	Gbalasonnoh	Alphanso F. Dolo	Male	Widowed
8.	Gbalasonnoh	Saye P. Dolo	Male	Widowed
9.	Gbalasonnoh	Patrick Suah	Male	Widowed

The figure below indicates that women's vulnerability is further worsened by their low levels of literacy and educational attainment. During the consultations, it was observed that almost all the women in the project area could not read and write. The low literacy among females was evenly spread across all age groups.

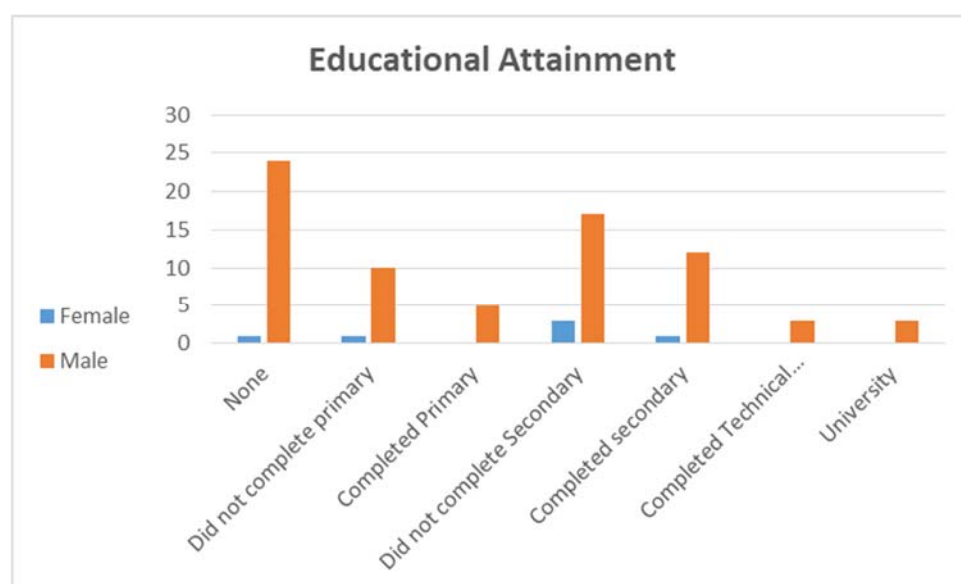


Figure 6: Educational attainment (socio-economic data 2019).

The low levels of literacy among females is attributed to poverty, which forces families to prioritise education for boys and not girls and the coping strategy to poverty where families opt to marry off young girls in exchange for wealth and hope for continued financial support to the household by in laws.

Irrespective of the low education attainment, the communities reported to have the necessary skills and knowledge to take on semi-skilled and unskilled labour should the project proceed to the construction phase. The males said that they could work as drivers (for light duty vehicles), mechanics, electricians, chainsaw operators, masons, carpenters, security guards, community facilitators, health assistants among others. The women reported that they can prepare food for project workers and work traffic controllers, casual labourers and cleaners.

Disability is another form of vulnerability among the directly impacted households. This manifests in three major categories including physical disabilities like blindness, deaf, injured limbs reportedly resulting from sicknesses, traffic and war accidents. The age related disabilities include chronic illness, loss of sight and



loss of hearing capacity for age group 65 and 80 years of age. Five cases were borne with mental defects and have been reported as mentally disturbed. Two of the mentally disturbed are females. Disabled households rely on family and friends for support as there is no organised social welfare system for vulnerable households in Liberia. The details of the vulnerable households are shown in the table below. They will require livelihood support during resettlement implementation and the transition phase.

*Table 7: Vulnerability by disability among the directly impacted households.*

Town	Disabled Household heads (No)		
	Total	Male headed	Female headed
Gehwee	1	0	1
Kitoma	0	0	0
Gbalasonnoh	23	21	2

## 4.2 Livelihood Income and Expenditure Patterns

### 4.2.1 Agriculture

The households in the project's area of influence are mainly poor households relying on subsistence agriculture characterised by small traditional household farms using primitive production techniques with extremely limited use of modern inputs. Household farms are based on family labour with an estimated average size of 1.5 ha and with little hired hand permanently or even on a casual basis. The interviewed women attributed the low productivity to the lack of basic agricultural tools for land clearing and preparation such as hoes, shovels, pangas and labour. To manage the labour shortfalls, it is common practice for communities to work in groups to support each other during the peak agricultural seasons of bush clearing, sowing and harvesting.

In addition to cassava and rice, the main food crops include sugarcane, plantain, maize (corn) and vegetables (okra, pepper, bitter ball, potato, and potato green). Rice and vegetables serve as both cash and food crop. Several key informants emphasised that rice production greatly suffers from erratic rainfall, especially in the first planting season when the timing of land clearing, preparation and sowing is critical, and this creates shortfalls in rice later on in the year (June to September) forcing households to rely on the market for rice. The asset inventory indicates that rubber, plantain, oil palm, cocoa are the main cash crops among the directly impacted households. The details of cash crops grown at household level are elaborated in the asset inventory.

A few households supplement farming with fishing, charcoal burning and sale of food products harvested in the forest (palm oil and rubber from wild trees). Charcoal is mostly produced from trees that have been cut for land clearing (slash and burn). Poorer people make an important part of their cash income from paid agricultural labouring or casual off-farm work. For example, the Soguipah Agricultural Company (SAC) is a major source of employment for communities on both the Guinea and Liberia side of the river.



*Table 8: Livelihoods by gender among the directly impacted households.*

<b>Crop cultivated</b>	<b>Male</b>	<b>Female</b>
Rice farming	75	25
Cassava	75	25
Plantain	78	22
Rubber	81	19
Palm Oil	81	19
Coffee	82	18
Cocoa	81	19
Coconut	80	20
Sugarcane	80	20
Livestock	78	22
Poultry	77	23
Fishery	80	20

Consultations with the women indicated that rice is grown both as a food crop and a cash crop. Vegetables like okra, pepper, bitter ball, potatoes, and potato green are mainly grown to supplement the household food requirements, but are also the main sources of cash income for women. Women reported that men take responsibility for the management of resources from the streamline cash crops, and are less bothered about income from simple items like the sale of vegetables. Further probing revealed that for women to have access and control over resources, they have to have membership in women groups, where the returns of their labour is collectively managed and not expected to be declared and managed by their husbands.

From the field observations and consultations, agriculture is supplemented with fishing, sale of oil from wild palm, sale of coconuts from wild cocoa, sale of rubber from wild rubber, sale of sugarcane juice/liquor from sugarcane and charcoal burning. Charcoal is widely made and sold from wood from land brushing or from the forest. Most of the products are sold locally except for rubber and cocoa which are sold to agents in Ganta.

#### **4.2.2 Sale of Labour**

The Soguipah Agricultural Company (SAC) is a major source of employment for the communities along the Guinea and Liberia border. The poorer households further inland make an important part of their cash income from paid agricultural labouring or casual off-farm work. Discussions with the women of Tonwee, Gbalasonnoh and Gehwee towns confirmed that sale of labour is a major source of income for women groups during the peak agricultural seasons. Labour is sold in groups, it can be groups of men or groups of women. Usually a group comprises 10 persons and their services are offered at 2500 – 3000 LD per day. The proceeds are usually used as contribution to the groups saving scheme and used as a safety net to support group members and often the general community during times of need. One household among the directly impacted households reported casual labour as a secondary source of livelihood.

#### **4.2.3 Fishing**

Households supplement farming with fishing. Fishing is practiced mostly on a subsistence basis and mainly in the dry season as a coping strategy during the drought period. 21% of the directly impacted households reported fish among the river products they enjoy, but they did not indicate fishing as a major livelihood. Key informant fishermen reported that fish was much easier to capture in the dry season due to the reduced water flow which makes access to the fishing grounds easier for the majority without canoes. Fishermen with canoes reported that fish abundance was higher in the rainy season (July –August) but the river volume and speed makes it challenging. During the wet season, the fish frequency is twice a day (morning and evening) and the average time per fishing trip was estimated at six hours. The catch is most times as large as 100 individual fish of about 35 kg altogether per trip. The most common fishing craft is the locally



made Kru-canoe that is usually designed to accommodate only two crews per boat. According to local fishermen, fishing seasons and inefficient fishing gears are key challenges limiting the quantity of fish catch. The youths in the various communities comprise the main age group actively engaged in fishing.

Consultations with the communities revealed that both men and women are engaged in fishing activities, but the women tend to fish in creeks and wetlands close to the settlements while men fish in the main river. Women usually fish small fish while men fish the bigger species. Other river products enjoyed include water snails, edible plants and herbs as well as riverbank farming mainly for sugarcane.

#### 4.2.4 Hunting and Gathering

Consultations indicate that the households supplement their food needs with hunting and gathering forest products. Women were reported to be the most active in terms of gathering, while men were mostly hunted. Species such the duikers, porcupine, red deers, black deer, forest buffalos, monkeys, ground hog, ground and tree squirrels, bush rats and antelopes are particularly hunted or trapped for their meat and subsistence by many hunters and farmers all over the project area. The most common forest products gathered include spices, wild palm, wild yam, herbs/medicinal plants, wild edible plants, walnut, fuel wood, timber and ants. The results of the socio-economic survey indicate that none of the directly impacted households consider hunting and gathering as a source of income.

#### 4.2.5 Livestock

A few households supplement farming with livestock keeping. Livestock is mainly kept as a safety net. 16% of the directly affected households rear goats, 11% own sheep and 34% keep poultry. The average number of goats and sheep reared is four while the average number of chicken was 16. Livestock was not reported for home consumption, but rather for sale in times of need. The use of livestock products like goat and sheep skin, milk or cheese is not common as a source of income in the project area.

#### 4.2.6 Household Income

Household incomes have been computed using an indirect method based on market prices, productivity and percentage of produce sold of the key cash crops. Within the project area, the main source of income is through the sale of agricultural produce for the majority of the households. Major cash crops reported include rubber, palm oil, and palm wine, cocoa, sugarcane juice and bananas. Livestock rearing is common in a few towns but this was not mentioned as a major source of income. The table below does not include income from the sale of labour since the proceeds from the sale of labour are usually used as contribution to the group saving scheme and not necessarily household income.

Table 9: Household annual income from agriculture.

Crop	Yield (kg/ha/year)	Price (kg/litre)	Estimated Income (USD)
Rubber	127.2	2.22	282
Cocoa	100	1.4	140
Palm oil (litres)	20	1.1	22
Coffee	50	1.2	60
Sugarcane juice	48	1.1	52.8
Bananas	15	1.2	18
<b>Total annual income</b>			<b>575</b>
<b>Computed monthly income</b>			<b>48</b>

Source: Key informant interviews



#### 4.2.7 Household Expenditure

According to MoA (2007), 65.5% of total spending among Liberian households is on food (including the equivalent market value of home production) and 34.5% on non-food items (including estimated rent for those that own their homes and the estimated use value of household assets). The share of food spending is higher in rural areas (73.2%) compared to urban areas (60.2%). This is consistent with rural areas being generally poorer than urban areas, therefore devoting a larger share of the budget to food spending, and to the larger number of necessary non-food expenditure in urban areas, including rent and transportation.

The pattern of spending among the households in the project's area of influence is similar to that of Nimba County in general where 71.4% of the household income has been estimated to be used for food purchase and only 28.6% is used for non-food items such as education, health, energy and clothing (MoA 2007). Focus group discussions with women in the communities confirmed that households in the project area, grow their own food though expenses on food take a significant share (32%) of the household expenses particularly in the dry season when the food reserves run low and the food prices are at the peak. School fees and transport were the other non-food items that take a significant share of the household expenses.

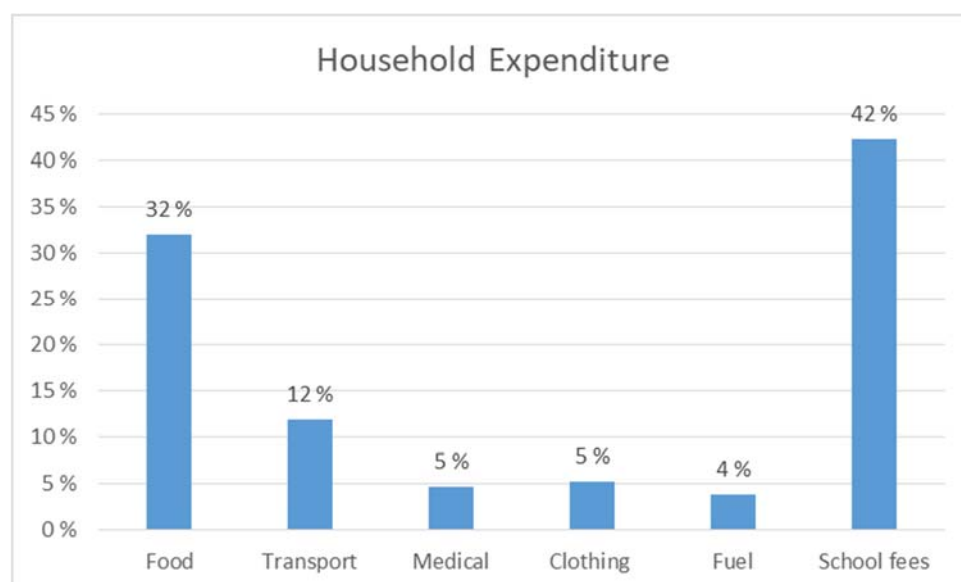


Figure 7: Household expenditure pattern (socio-economic data 2019).

Among the directly impacted household expenses on food are sometimes higher than the household monthly incomes especially in the dry season when food prices are high. The inability to produce sufficient food stocks throughout the year was attributed to the lack of basic farm tools and labour for land clearing and preparation such as hoes, shovels, pangas and labour coupled with unpredictable weather that have greatly impacted rice production in the previous seasons. Most of the households are not able to save anything due to the low incomes and the competing needs.

#### 4.3 Land Tenure and Ownership

Discussions with the District Commissioner for Sanniquellie Mahn confirmed Most of the land in the Gbedin project area is owned under customary land arrangements without deeds but with tribal certificates. Customary land is land acquired and owned by a community in accordance with customary practices and norms based on long period of occupancy and/or use. Community members are granted customarily land use rights allocated through the clan and family lineage. According to the land and asset inventory, most of the directly impacted households are undocumented customary users. The communities of Kitoma, Gbalasonnoh and Tonwee possess tribal certificates for their land. Copies of the tribal certificates are attached in Appendix 4.



Land boundary conflicts are common among communities due to the fact the community boundaries are not surveyed and based on human memory which is subject to change with changing circumstances. Such cases were reported in the project area as well with conflicts between Gampa Phor community and Gbalasonnoh, Kitoma and Gampa Phor among others.

## 4.4 Household Welfare

### 4.4.1 Household Food Accessibility and Security

Nationally, 41% or about 1.2 million people have an unacceptable food consumption, i.e. they consume limited or insufficient nutritious foods to maintain an active and healthy life. Of those, 13% people have an extremely one-sided consumption pattern, mainly consisting of rice, roots and tubers only (Ministry of Agriculture, 2010<sup>3</sup>).

In Nimba County, 32.4% of the households are classified as food insecure. According to LISGIS (2013), stunting, wasting, and being underweight are common scenarios among children while a significant proportion of adults are below the normal body mass index as shown in the table below. The causes of the observed malnourishment include insufficient food intake and nutrition over long periods of time.

Table 10 Nutrition status of the population in Nimba.

Nutrition Parameter	Percentage of Children Under 5 Years	
Severely stunted	18.9	
Chronically stunted	36.4	
Severely wasted	0.5	
Wasted	3.9	
Severely underweight	6.9	
Underweight	20.7	
Adult BMI Status	Female (%)	Male (%)
Normal	75.6	80.3
Undernutrition (thin)	14.2	29.4
Over nutrition (overweight)	17.4	6.4

Source: LISGIS (2013)

87% of the directly affected households reported eating only two meals per day (no lunch or mid-day meal), 2% reported to have only one meal a day and only 11% could afford three meals per day. Households unanimously reported that the poor production from the previous seasons coupled with affordability reasons are the main reasons why households survive on less than three meals a day.

In terms of dietary content, all meals are mainly made up of carbohydrates and plant protein. The most common food items are rice, cassava, plantains and vegetables. These three items are eaten at all mealtimes with rice and cassava being the most important food, consumed as for breakfast lunch and dinner. Fish and wild meat are the main source of animal protein, while the main source of plant protein is vegetables (e.g. sweet potato and cassava leaves). As a coping strategy households resort to sale of livestock and consumption of soft rice when available.

In line with the findings from the household survey, the County Health Team indicated that infants and the elderly are the most vulnerable to the malnourishment risk.

### 4.4.2 Housing

The settlement pattern is clustered into small villages (towns). The towns in the project's area of influence include Gbalasonnoh, Gampa Phor, Gampa town centre (Guinea), Gbedin, Gbedin Camp 3, Gehwee,

<sup>3</sup> The State of food and Nutrition Insecurity in Liberia. Comprehensive Food security and Nutrition Survey 2010. Ministry of Agriculture and World Food Programme VAM Food Security Analysis



Tonwee and Kitoma as illustrated in figure 8 below. However, as the farms are usually located a long distance from the towns where the farmers have their homesteads, temporary farms shelters (sometimes referred to as 'farm kitchens') are often erected and used as on a seasonal basis. A few such farm shelters are found in the vicinity of Gbedin Falls and the proposed transmission line and access road. In addition, two structures (and one farm kitchen) made of more durable materials are located about 400 m east of the waterfalls within the area that is likely to be affected by the construction of powerhouse, switchyard, transmission line and access road. Like for the farm shelters, these two structures are also used only on a seasonal basis (during planting and harvesting).

The housing stock in the project's impact zone is made up of a combination of materials with varying degrees of durability. Long-term durable materials are mainly used for roofing and walls, while less durable materials are used for the floors. Roofing consists either of iron sheets or grass, while walls are made of burnt and unburnt bricks and floors of either earth or stones. Most of the housing facilities have no access to electricity, water supply or sewage disposal. The main types of structures can be classified as follows:

Most of the of the households do not have more than one dedicated sleeping room and a living room that doubles as a storage as well sleeping room in the night depending on the size of the household and the age of the dependants. In terms of ownership, an estimated 93% of the households own their dwellings, while 7% occupy dwellings under various arrangements like rent or as caretakers.



Figure 8: Housing stock in the project area.

#### **4.4.3 Ownership of Household Assets**

Asset ownership is a good indicator of the household welfare. Based on the socio-economic profiles of the project affected households, the assets owned are very few and simple. Most households reported having only furniture (77%), a radio (80%) and mobile phone (64%) while 22% reported that they did not own any assets. Ownership of farm tools was not reported at household level. Consultations revealed that it is common to own farm tools as a group for example women groups. It is through the group membership that households access to farm tools. None of the project affected households have access to their own means of transportation (bicycle, motorcycle or vehicle).



#### **4.4.4 Networks and Support Systems**

Networks and social support systems are necessary especially in communities where the public welfare systems are constrained or non-existent.

The communities in the project area reported to rely on the self-help groups, family and friends during times of need. Consultations revealed that different segments of the population are organised into self-help groups. For example, women, men and youth in all the towns are organised into groups of 15 to 25 members depending on the town population.

The group system was an initiative of the Danish Refugee Council and the intention was to empower communities' access and manage resources collectively. Discussions with the women groups in Gampa, Tonwee and Gehwee revealed that the group members work together through several methodologies like sale of labour, setting up food banks, farming and sale of farm products to generate an income for the group. The proceeds from the group effort are used to set up a saving and credit schemes, to which the group members will be entitled to credit at a low interest rate, or financial support during the times of need.

The group income is used to address community needs like repair of a water well among others. Other benefits to the group members were mainly in form of counselling, advisory services, collective marketing and acquisition of farm inputs.

According to the locals, support networks for the sick, the disabled, the elderly, widows and infant orphans were limited to family and friends.

In addition to the social networks, a number of non-governmental organisations (NGOs) are supporting communities to access basic social services and improve their livelihoods. The table below shows the active NGOs and their thematic and geographical focus areas.

*Table 11: List of NGOs supporting communities in the project area.*

NGO	Thematic Area
Partners for Community Health Services (PCHS)	Health, Livelihoods
Living Waters	Water Supply, Livelihoods
Rural Integrated Centre for Community Empowerment (RICCE)	Livelihoods, Agriculture, Health

#### **4.5 Access to Social Services**

##### **4.5.1 Health Facilities and Services**

The communities within the project's area of influence (both Guinea and Liberia) rely on two main hospitals. That is, the County Referral Hospital (George Way Harley Hospital) in Sanniquellie and the E and J Hospital in Ganta run by the Methodist Church. Both hospitals are about 15 km away from Gbedin town.

Transport services are limited and ambulance services are also challenging to secure. Consultations with the women of Gampa indicated that ambulance services from E and J Hospital in Ganta are available on call in case of child birth or pregnancy-related complications and emergencies. For communities closer to Sanniquellie, ambulance services were not available at all. One of the traditional birth attendants in Kitoma said that women with pregnancy complications had to walk the long journey to the hospital since there is no public transport between Kitoma and Sanniquellie.

According to LISGRIS (2013), the factors contributing to adult and maternal mortality in Liberia include acute shortage of skilled health workers, inadequate emergency obstetric care facilities, inefficient and



limited referral systems, poor nutritional status among pregnant women, high fertility rate, and overwhelming numbers of teenage pregnancies coupled with poor access to family planning services.

Community based health structures in the form of Community Health Assistants (CHA) are available in all the towns. The CHA provide preventive health services targeting environmental health areas like hygiene and sanitation, nutrition, immunisation, child care and advisory services and monitoring for the sick. The CHA services are supported by the NGO Partners for Community Health Services (PCHS).

Outreach services run by Ganta and Sanniquellie Hospitals are also available to the communities, although the scope is limited to vaccination, antenatal, HIV and child care.

#### 4.5.2 Water and Sanitation Facilities

Consultations with the communities indicated that each community has access to safe water supply within 2 km from their homes. The most common water supply facilities are hand pumps and protected wells. However, at the time of this ESIA study most of the hand pumps were reported to have broken down while the few functional ones dry up during the dry season. Communities cope by resorting to other surface water sources like wells, streams and creeks. Saint John River was not reported as a source of drinking water for the communities.

Table 12: Water supply facilities in the project area of influence.

Town	Number and type of water supply facility
Gehwee	4 broken down hand pumps
Kitoma	1 hand pump for the school
Gbalasonnoh	Hand pump, surface water sources, streams and creeks
Tonwee	Surface water source, hand pump at the school
Gbedin / Gbedin Camp 3	3 hand pumps, 9 protected wells, 1 broken down hand pump
Gampa Phor	1 hand pump
Gampa Guinea	2 hand pumps (only one functional)

Source: Consultations with communities

Regarding sanitation, the Community Health Assistants reported that 90% of the population do not have toilets at household level except for the residents of Gampa Camp 3. The reason given for the low latrine coverage was high costs of construction which made them unaffordable for most households. It is also suspected that cultural beliefs might contribute to the low prioritisation attributed to improved sanitation facilities at household level.

Sanitation related interventions at household level are restricted to awareness creation and community mobilisation by the County Health Team (CHT). At institutional level, the CHT has ongoing projects focussing on the construction sanitation facilities at public institutions like schools and health centres. NGOs such as Partners for Community Health Services (PCHS) are also mobilising communities towards improved water, sanitation and hygiene services but their achievements are restricted by limited resources.

Table 13: Sanitation facilities in the project area of influence.

Town	Number and Type of Sanitation facility
Gehwee	14 communal pit latrines (only 6 useable)
Kitoma	Bush (90%), 10% pit latrines
Gbalasonnoh	75% latrines, 25% bush
Tonwee	Bush (90%), 10% pit latrines
Gbedin / Gbedin Camp 3	155 pit latrines, 24 latrines under construction
Gampa Phor	Bush (100%)
Gampa Guinea	Bush (90%), 1 school pit latrines

Source: Consultations with communities and Community Health Assistants



#### 4.5.3 Education Facilities

According to LISGIS (2009), Nimba County has 334 schools of which four are technical vocational training institutes. There is no college or higher institute of learning in Nimba. The total number of schools in Sanniquelle Mahn and Garr Bain is 36 and 34, respectively. The number of educational facilities in the respective towns is shown in the table below.

Table 14: Education facilities in the project area of influence.

Town	Number and type of school	Access/Distance
Gehwee	1 primary school	1 km
Gbalasonnoh	1 primary school	1 km
Kitoma	1 primary school	1 km
Tonwee	Shared school with Kitoma	1 km
Gbedin Camp 3	2 primary schools	1 km
Gbedin	1 primary school	1 km
Gampa	None	1 km
Gampa Guinea	1 primary school	1 km

Source: Data from Nimba County Education Office

#### 4.5.4 Energy Access

None of the towns neighbouring Gbedin Falls are connected to the grid. In the absence of electricity access, people are completely dependent on kerosene lamps, small generators, dry cell or rechargeable batteries for lighting. The directly affected households use firewood for cooking and flashlights for lighting.

#### 4.6 Cultural Heritage

The local communities did not raise cultural heritage as an important issue in the context of the Gbedin mini hydropower project and there is no indication that there are any cultural sites or objects within the proposed project footprint. Gbedin Falls has an aesthetic value to the local communities, but they do not refer to it as a sacred site or a place where they conduct cultural/religious ceremonies. However, all ethnic groups in Liberia participate in religious secret societies associated with the supernatural world of ancestral and bush spirits. These are referred to as “bush societies”. The exact location of the cultural/religious sites in the bush are secret and cannot be revealed to outsiders/non-members. Women also operate secret bush society known as the Sande society (bush schools for girls). Through the Sande societies girls are taught local customs, sex education, feminine hygiene and housekeeping skills and undergo FGM. In Nimba County, 92.9% of the women have heard about a bush society, and 62.6% are reported to be members of a bush society (LISGIS 2008).



## 5 MAGNITUDE OF PROJECT IMPACTS

### 5.1 Components Triggering Resettlement

The land that will be acquired for construction and operation of the Gbedin mini hydropower project consists of the following components:

- Gbedin dam and reservoir area
- Gbedin power station, substation/switchyard and auxiliary infrastructure
- Right of way (RoW) for 33 kV transmission line
- Road reserve for access road
- Kitoma substation (not yet defined)
- Other auxiliary facilities (not yet defined, see above)

Temporary land requirements were not yet defined at the time of preparing this RAP.

### 5.2 Estimation of Permanent Land Requirement

The total land to be acquired for the different components of the Gbedin mini hydropower project is given in table 16. The table also shows the land use distribution within the project footprint and the communities impacted. Detailed list of PAPs per project component and location is enclosed in Appendix 5.

Table 15: Project land requirements by project component by land use.

Project Component	Total Land (ha)	Land Use		Impacted Community (Name & clan)
		Farm Land (ha)	Forested Area (ha)	
Dam and reservoir	22		22	Gbalasonnoh
Power station area	13	3	10	Gbalasonnoh
Transmission line (inclusive new road)	11.8	2.2	7.1	Gbalasonnoh
		0.2	2.3	Kitoma
<b>Total</b>	<b>46.8</b>	<b>5.4</b>	<b>41.4</b>	
Access road (upgrade)	16	Government RoW		Gehwee & Gbalassonoh

### 5.3 Displacement

A total of 145 PAPs will be economically displaced through the loss of farmland and four farm kitchens (temporary shelters used in the farming season). The distribution of PAPs per town is shown in the table below.

Table 16: Magnitude of displacement.

Project Component	Community	Displaced households		Comment
		Economic	Physical	
Dam and reservoir	Gbaalassonoh	0	0	
Power station area	Gbalassonoh	9	0	2 structures (used seasonally)
Access road (upgrade)	Gbalasonnoh	48	0	
	Gehwee	48	0	
Transmission line (incl. new access road )	Kitoma	2	0	
	Gbalassonoh	38	0	
<b>Total</b>		<b>145</b>	<b>0</b>	



## 5.4 Impact on Agricultural Production

The table below shows the average loss of farmland at household level by town per project component. An average of 0.22 ha of farmland will be lost per household.

Table 17: Average loss of farm land per household.

Project Component	Community	Average size of farm land per household (ha)
Dam and reservoir	Gbalassonoh	0
Power station area	Gbalassonoh	0.02
Transmission line (incl. new access road)	Kitoma	0.08
	Gbalassonoh	0.56
<b>Average</b>		<b>0.22</b>

The table below shows the impact on cash crops. Rubber and oil palm are the main cash crops affected while cassava is the main food crop affected.

Table 18: Cash crops affected by project component.

Crop Type	Quantity of crop per component				Total
	Dam and reservoir	Power station area	Access road (upgrade)	Transmission line (incl. new access road)	
Rubber	0	493	1696	890	3,079
Cocoa	0	278	87	109	408
Oil palm	50	270	821	998	2,139
Cassava	0	0	0	10,022	10,022
Sugarcane	0	0	0		
Plantain	0	438	7	74	519
Paw paw	0	0	0	2	2
Avocado	0	32	43	44	119
Guava	0	0	0		
Pineapples	0	876	361	312	1,546
Fruit trees (oranges, mangoes, etc.)	0	335	152	106	593

## 5.5 Impact on Structures

Four farms shelters ('farm kitchens') and two residential structures used by farmers during the planting and harvesting seasons will be affected by the construction of powerhouse, switchyard, transmission line and access road. The farm kitchens fall directly within the project footprint while the residential structures are outside the project footprint but close enough to be exposed to safety risks and other construction nuisances during the construction phase.

In addition, one oil pit used for the production of palm oil will be directly impacted. A typical farm kitchen and the oil pit is illustrated in figure 9 below.





Figure 9: Farm kitchen and palm oil pit.

The table below gives the distribution of the structures per project component and impacted community.

Table 19: Structures impacted by the different project components.

Project Component	Community	Structures
Power station area	Gbalasonnoh	2 (potentially at risk of displacement)
Access road (upgrade)	Gbalasonnoh	1
	Gehwee	
Transmission line (incl. new access road)	Kitoma	
	Gbalasonnoh	3
<b>Total</b>		

## 5.6 Impact on Cultural Property

Consultations with local leaders and communities, as well as the results of the asset inventory, indicate that there is no cultural property within the project footprint that will be directly impacted during the construction and operation phase of the project.

## 5.7 Impact on Public Infrastructure

Other than the upgrade of the existing access road from Mr. Kona town to Gehwee town, there are no other community infrastructure that will be impacted by the project.

## 5.8 Impact on Communal Property

Communities will lose communal land. An estimated total of 46.8 ha distributed among the communities of Kitoma, Gbalasonnoh, and Gehwee will be permanently acquired by the project.



The project will result in a reduction in the abundance of the forest products that the community benefit from to supplement their livelihoods. These include products like fuel wood, wild palm oil, wild cocoa, wild spices, herbs among others. The loss will however be limited to the project footprint and with selective vegetation clearing, some of the forest products can be redeemed.



*Figure 10: Fishing ground below Gbedin Falls.*

The access to the communal fishing ground at the pool below Gbedin Falls will be restricted during construction and operation phase. The exact number of affected households could not be verified.

## **5.9 Impact on Other Developments**

Figure 11 below shows that the area earmarked for iron ore exploration and the planned bulk mining by the mining company Cavalla Resources overlaps with the project footprint particularly the transmission line and the access road. The project is not expected to displace the mining operations; however there is need for a strategy for the co-existence of both projects or else the transmission line might have to be rerouted to secure the project's sustainability. This is further elaborated in the ESIA report.



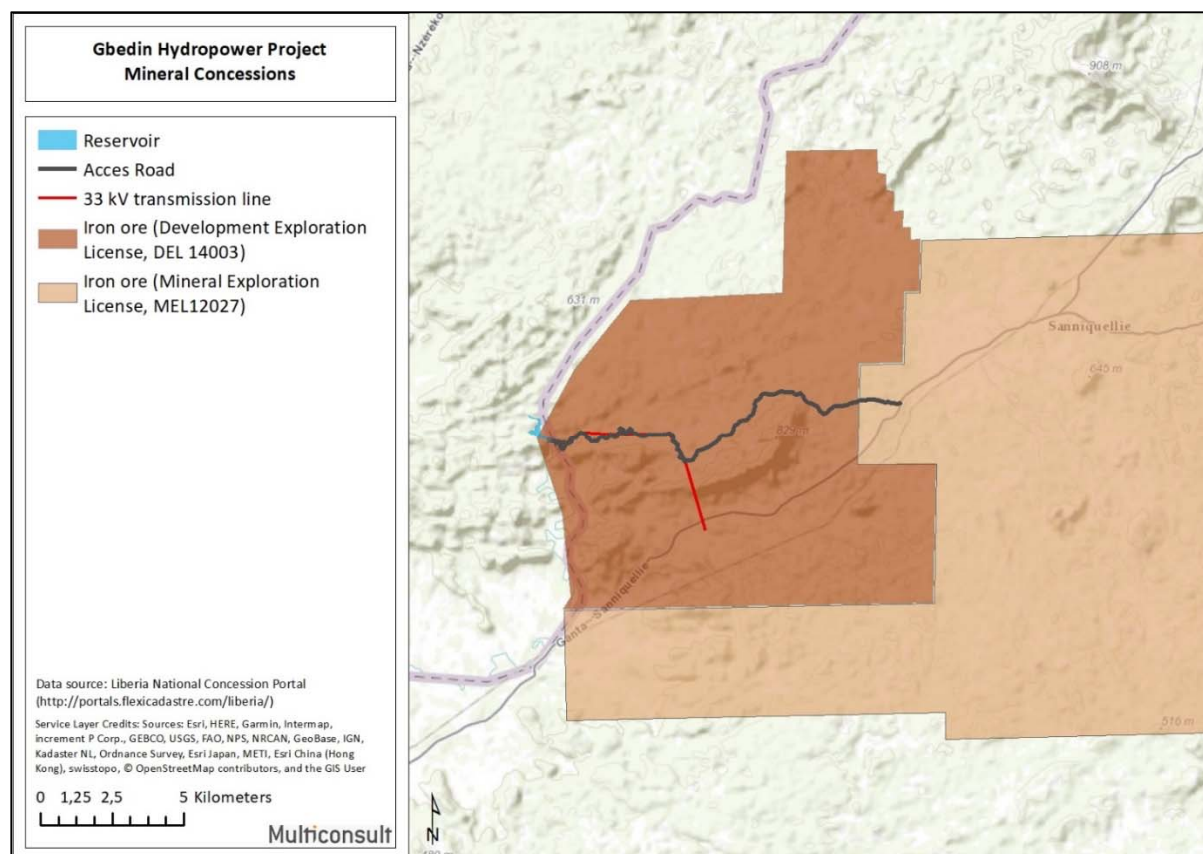


Figure 11: Mineral exploration concession in the project area of influence.



## **6 PUBLIC PARTICIPATION AND DISCLOSURE**

### **6.1 Information Sharing and Consultation**

The stakeholder engagement activities aimed to disclose the project details including the specification of the project location, project components, creating awareness about the ongoing and future planned project activities, disclosing the known impacts and soliciting stakeholder concerns and opinions.

The stakeholder engagement activities were preceded by a series of mobilisation initiatives as elaborated below.

- In order to follow the country information sharing protocols between the central government and the local governments, the project executing agency (RREA) notified the Nimba County authorities about the planned project developments and the ongoing studies. This was done through formal communication channels where an official letter was forwarded to the Superintendent of Nimba County (Honourable D Dorr Cooper).
- The County Superintendent informed the relevant District Commissioners, who consequently informed the relevant Town Chiefs.
- Print media publications were run in the three national newspapers for a period of three days. The print media was supplemented by radio announcements on local radios in Ganta and Sanniquellie. Copies of the newspapers announcements are attached as Appendix 6 to this report. Public notices were placed at town halls in the directly impacted villages and at main notice boards in Sanniquellie and Ganta city.
- Mobilisation for community meetings was organized by direct contact with the town chiefs. The Consultant engaged the services of a resident coordinator, who was charged with the responsibility of liaising with the Chiefs and disseminating project information. The chiefs, in turn, mobilised the residents of the town for the meetings.
- Follow up meetings with special groups (women, fishermen and hunters) were agreed upon in the general community meetings with a clear specification of date, time, venue and participants.
- Mobilisation for field activities (household socio-economic surveys, asset inventory and land surveys) was undertaken through media publications and community mobilisation meetings. The schedules for the land and asset surveys were announced in the community meetings. Dates and venues for the socio-economic surveys and any other necessary follow up studies were agreed upon at the conclusion of the asset inventory.

#### **6.1.1 Information Disseminated**

During the resettlement planning process, the following information was disclosed:

- The project purpose
- Technical details
- Project area of influence
- Project components, expected activities
- Likely impacts (positive and negative) during construction and operation phase
- Details of project proponent
- Procedures to be followed during the Census surveys, compensation, grievance handling mechanisms
- Roles and responsibilities of the parties involved
- Expected activities
- Timelines for project implementation



### 6.1.2 Methodologies Adopted

A combination of qualitative and quantitative methods were adopted for information disclosure and consultation. The choice of methodology was based on the nature of the information to be shared and the audience targeted. The strategies adopted for this project included the following:

- Information dissemination: Information dissemination through formal meetings, community meetings, focus group discussions and media publications. The methodologies varied with the targeted audience. Tools included information brochures, media announcements, maps, aerial photographs and illustrations among others. A copy of the information brochure is attached as Appendix 7 to this report.
- Brainstorming sessions: This method was adopted especially when dealing with institutional stakeholders with interests in the same project area. For example, Nimba county authorities and relevant departments, NGOs, grievance committees, Town authorities, Cavalla Resources (mining company), among others.
- Formal meetings: These took the form of teleconferences and physical meetings. Formal meetings were conducted with the Environmental Protection Agency, the Client (RREA) and the financiers AfDB to share progress updates and brainstorm on outstanding issues.
- Case studies and household surveys: The directly affected households were consulted on a case-by-case basis particularly during the baseline census surveys (socio-economic and asset inventories), property valuation and grievance management.
- Key informant interviews: In-depth interviews with key informants were the main strategy adopted for consultations with supporting institutions expected to have a role during the RAP implementation and compliance monitoring compliance.
- Focus group discussions (FGD): FGDs were adopted when consulting with special groups like the vulnerable groups (women groups, the disabled, the elderly, very poor households, the youth, fishermen, hunters, traditional leaders, herbalists among others).

### 6.1.3 Stakeholder Involvement in the RAP Preparation Process

During the RAP preparation process, directly impacted stakeholders actively participated in the consultation (incl. socio-economic surveys) and information sharing activities as well as witnessing the land and asset inventory process. Women groups in particular served as key informants related to land use, perceived land use impacts and proposals for livelihood restoration. The town chiefs and land lords were actively involved in the establishment of the community land boundaries and identification of the affected land users. Entire communities were involved in the formation of grievance committees and the selected members received additional training.

County authorities provided essential information in relation to measures for securing PAP's livelihoods including their food security, nutritional balance, health and water needs. They were also instrumental in the design of the grievance redress mechanism (GRM) and approaches to mitigate against impacts on communal property.

### 6.1.4 Stakeholder Consultation Schedule

The table below gives the schedule of the stakeholder engagement activities undertaken during the resettlement planning process.

Table 20: Schedule of the consultation activities.

Date	Stakeholder Meeting	Venue
<i>Scoping Phase</i>		
19 Nov 2018	Kick-off meeting with RREA	RREA Office, Monrovia
20 Nov 2018	Courtesy call Nimba County Superintendent	County Headquarters, Sanniquellie
20 Nov 2018	Consultation meeting Bain Garr District Commissioner	Zuluyee Town



Date	Stakeholder Meeting	Venue
20 Nov 2018	Focus group discussion Nimba County Education Team	County Headquarters, Sanniquellie
20 Nov 2018	Focus group discussion Nimba County Health Team	County Headquarters, Sanniquellie
20 Nov 2018	Mobilisation meeting Town Chiefs of Gampa and Gbedin Town	Gampa and Gbedin Town Halls
21 Nov 2018	Community meeting Gampa Phor	Gampa Town Hall
21 Nov 2018	Group discussion Gampa women	Gampa Town Hall
21 Nov 2018	Mobilisation meeting Kitoma	Kitoma Chief's Office
21 Nov 2018	LISGIS key informant consultation and data collection	Nimba County LISGIS Office
22 Nov 2018	Community meeting Gbedin Camp 3	Gbedin Camp 3 Town Hall
22 Nov 2018	Consultation meeting Gehwee	Gehwee Town Church
22 Nov 2018	Consultation meeting Gampa Town Centre – Guinea	Gampa Town Centre (Chief's Residence)
22 Nov 2018	Consultation meeting District Commissioner Sanniquellie Mahn	Sanniquellie Mahn, Sancleapea
23 Nov 2018	Community meeting Kitoma	Kitoma Town Hall
<i>Mobilisation for Census Surveys</i>		
26 Feb 2019	Tonwee mobilisation meeting	Chief's Residence
26 Feb 2019	Nimba County mobilisation meeting	Superintendent Office
27 Feb 2019	Nimba County Development Committee	County Headquarters, Sanniquellie
27 Feb 2019	Nimba County Lands Administrator	County Headquarters, Sanniquellie
27 Feb 2019	Community meeting Gbalasonnoh (landlord, chiefs and directly impacted households)	Town Hall
28 Feb 2019	Community meeting Gampa Town Centre - Guinea (landlord, chiefs and directly impacted households)	Gampa Town Centre (Chief's Residence)
28 Feb 2019	Community meeting Tonwee (landlord, chiefs and directly impacted households)	Town Hall
28 Feb 2019	Community meeting Gampa Phor - Liberia (landlord, chiefs and directly impacted households)	Town Hall
2 March 2019	Community meeting Gehwee (landlord, chiefs and directly impacted households)	Town Hall
<i>Key Informant Interviews and Focus Group Discussions</i>		
1 March 2019	Sannequille Police (Traffic Inspection Unit)	Police Office
1 March 2019	Sannequille Police (Women and Child Protection Department)	Police Office
1 March 2019	Ministry Of Gender, Children and Social Protection, Nimba County	Nimba County Headquarters
1 March 2019	Key informant interview fishermen and Gampa town chief	Gbedin Falls
2 March 2019	Key informant interview Tonwee (landlord, chiefs and directly impacted households)	Town Hall
2 March 2019	Tonwee (women meeting )	Town Hall
4 March 2019	Consultations RREA	RREA Office, Monrovia
19 March 2019	Cavalla Resources	Cavalla Office, Monrovia
<i>Asset Inventory and Socio-economic Surveys</i>		
11–25 March 2019	Tonwee (directly impacted individuals, households, communities)	On site
11–25 March 2019	Gbalasonnoh (directly impacted individuals, households, communities)	On site
11–25 March 2019	Gampa Phor - Liberia (directly impacted individuals, households, communities)	On site
11–25 March 2019	Gampa - Guinea (directly impacted individuals, households, communities)	On site
11–25 March 2019	Gehwee (directly impacted individuals, households, communities)	On site



Date	Stakeholder Meeting	Venue
11–25 March 2019	Mr. Kona Town (directly impacted individuals, households, communities)	On site
11–25 March 2019	Kitoma (directly impacted individuals, households, communities)	On site

### 6.1.5 Cut-off Date Dissemination

The cut-off date for this project was set as the date for the completion of the asset inventory. Given the linear nature of the transmission line and the access road, the cut-off date was set to cover the duration of the asset inventory exercise. That is, from 11th March to 25th March 2019. The directly impacted households were informed about the cut-off date and its repercussions prior to the commencement of the asset inventory. The methodologies adopted for the dissemination of the cut-off date are as listed below.

- Community meetings: Cut-off date was presented and the meaning clarified in the community meetings
- Notice of Intent (NOI) publications: Cut-off date was indicated in all the published Notice of Intent in the communities
- The specification of the cut-off date was also highlighted on the asset inspection form.

### 6.1.6 Plans for the Disclosure of the Resettlement Action Plan

The results of the asset inventory and the resettlement planning process will be disclosed to all the impacted communities/stakeholders/households upon RREA's approval of the valuation report and compensation schedule.

Disclosure of household compensation entitlements will be handled on a case basis witnessed by the household members and the town chief, while community entitlements will be disclosed to the authorised community representatives.

The RAP reports shall be posted in the AfDB's public information centre and website for public review and comments for at least 120 days.

### 6.1.7 Summary of Main Issues Raised in the Consultation Meetings

An overview of the main concerns and questions raised by stakeholders in consultation meetings are presented the table below. Details of the participants and stakeholders consulted are enclosed in Appendix 8 while the minutes of meetings are enclosed in Appendix 9.

In general, the stakeholders expressed their support and gratitude for the project in anticipation of the positive development impacts for the country as well as the construction phase employment opportunities. They also pledged their continuous support to RREA to ensure the project moves beyond the planning phase to construction.

Table 21: Summary of issues raised.

Stakeholder Concerns and Questions	Summary of Discussion
Compensation procedures	Question: What procedures will be followed to minimize affecting assets? Answer: The transmission line route will be selected carefully to avoid crossing structures.
Information dissemination	Question: Will the government decide for us the compensation package for the losses to be incurred? Answer: If the transmission line crosses seasonal crops, the towns will be notified ahead of time and the project will wait for the harvest of the crops before using the land.



Stakeholder Concerns and Questions	Summary of Discussion
	Discussions and agreements with the communities will take place to provide a fair compensation in cases where the transmission line crosses plantations with permanent crops.
Employment opportunities and gender equality during project phases	<p>Question: Will the local population be eligible for employment?</p> <p>Answer: Skilled and semi-skilled workers from the local community will be hired where and when possible during construction phase. Gender equality will be promoted as much as possible if the skills required are available.</p> <p>Suggestions from participants</p> <p>Suggestions were raised for the project to offer apprenticeship opportunities for the students in the Technical and Vocational training institutes through employment on the project during construction and operation phases of the project.</p> <p>Another suggestion was raised to the local authorities to start a capacity building program for students from the communities to orient them towards the expertise that will be needed during the project operation phase which will lead to local employment during operation as well.</p> <p>Priority for employment should be given to the local communities.</p>
Community benefits	<p>Question: How will the communities benefit from this project?</p> <p>Follow up question: Do you have any suggestions on how the community should benefit?</p> <p>Answer: Possible community benefits include:</p> <ul style="list-style-type: none"> <li>Rural electrification</li> <li>Training opportunities for students and the general local population</li> <li>Improvement of health facilities</li> <li>Improved water supply and sanitation facilities</li> <li>Enterprenual opportunities for women</li> <li>Employment opportunities</li> <li>Improved lighting for communal facilities (schools, town halls, health centers and Public offices)</li> </ul>
Water quality	<p>Question: Will the water quality downstream be compromised during the operation phase</p> <p>Answer: No major water quality changes are expected during the operation phase, except for the few days that would be scheduled for sediment flashing.</p>
Power costs	<p>Question: What is the cost of the current and who will pay for it?</p> <p>Answer: The current will not be supplied for free and the receivers will be paying for the electricity they will use.</p> <p>The cost of the current is not determined yet but will be lower than the cost of electricity from diesel generators.</p>
Project timeline	<p>Question: Community inquired about the project timeline?</p> <p>Answer: The feasibility study and environmental assessment is currently being conducted and will need approximately three months to be concluded.</p> <p>Once completed, the project owner will be looking for donors to fund the implementation. Few donors expressed interest in funding the project and there is a good chance they will proceed with funding.</p> <p>Once funding is secured, the project will start and the construction phase will take approximately two years. During this period, current will not be available yet but other benefits like employment opportunities will be available.</p> <p>After the construction phase is completed, the operation phase will start and current will be generated.</p> <p>The operation phase does not have a specific timeline and the hydropower plant will be operating as long as it is maintained properly.</p>
Access road route	<p>Question: What was the justification for siting the access road and transmission line through Gehwee town and not Gampa Town</p> <p>Answer: The ground conditions were the main factor. The existing access road to Gampa via Gbedin has poor geological conditions characterised by flooding and wetland conditions.</p>
Land use after the cut-off date	<p>Question: The participants inquired on the permissible land uses within the project footprint after the cut-off date?</p>



Stakeholder Concerns and Questions	Summary of Discussion
	<p>Answer: They were informed that they can continue using the land for seasonal crops until such a date when RREA communicates the land takeover. It was clearly communicated that seasonal crops will not be compensated for and farmers will be allowed to harvest them prior to land takeover.</p> <p>Participants were further cautioned against the using the land for perennial crops after the asset inventory/cut-off date. They were informed that any perennial crops planted after the cut-off date will not be eligible for compensation.</p>
Land use after construction of the Transmission line	<p>Question: Participants inquired if they can use the land after the construction of the transmission line.</p> <p>Answer: They were informed that yes the land can be used for cultivation of crops that do not grow above 12feet at maturity. Permanent structures like houses will not be permitted within the corridor and trees that grow beyond a certain height will also be prohibited.</p>
Compensation for undeveloped land	<p>Question: Will bare land be compensated?</p> <p>Answer: Participants were informed that all land to be permanently acquired by the project (developed or undeveloped) will be compensated. On this note it was clarified that since land is owned communally, households will only be compensated for assets on land, while land compensation will be paid to the entire community.</p>
Safety issues	<p>Please be informed that there has been cases of drowning at the Gbedin Falls. At least two cases were reported in 2017 and 2018.</p> <p>Other safety threats are posed by traffic and train accidents. Traffic accidents result from the poor road condition, overloading, incompetent drivers and vehicles in poor mechanical conditions.</p>
Local authority involvement	Stakeholders advocated for the local authority involvement during the resettlement planning process and grievance management process.
Involvement of Guinea Authorities	Participants advised that the contact with the Guinea should be approached through two parallel routes. That is through the ministry of Foreign affairs and through focal security forum coordinated by Nimba County.
Sexual and Gender Based Violence	Stakeholders advised that the project includes a component of sensitization to minimize project triggered incidences of Gender based Violence
Safety	<p>Question: Participants inquired if they will be safe using the land adjacent to the Transmission line</p> <p>Answer: It was confirmed that it was ok as long they keep within the safe height limitations and outside the TL wayleave. They were also informed that RREA will conduct safety awareness sessions prior to the electrifying of the TL for all communities close to the TL.</p>
Compensation for communal facilities	<p>Question: Participants inquired what would happen in case the transmission line affected a water well.</p> <p>Answer: RREA would replace the water facility to ensure that the community continues to have access to water.</p>
Information dissemination Guinea	The participants advised project information to the communities on the Guinea side has to be shared with the local administration in Guinea, prior to dissemination in the communities.
Information sharing next phase	<p>Question: Communities inquired whether there will be continuous project updates after the ESIA and RAP studies.</p> <p>Answer: They were informed that RREA will set up a CLO office that will take the responsibility of liaison with the communities including information disclosure and consultations throughout the project development phase.</p>
Land allocation	Land is mainly allocated by the landlords. All affected households will be allocated replacement land from the land lords at no cost.
Perceptions of the proposed hydropower project	Almost all stakeholders expressed their gratitude for the government initiative to develop a hydropower project. They alledged their suport to the project developers.
Location of project components	The community of Gampa Phor expressed its concern about the routing of the proposed access road, claiming it was shorter to align the access road through an existng path via Gampa Phor instead of the longer route via Gehwee.



Table 22: Gender issues raised during the consultations.

Stakeholder Concerns and Questions	Summary of Discussion
Land ownership	Women informed that they have access to farming land through their male relatives for example fathers, husbands and sons. However, this land allocation approach exposes women to a high risk of landlessness particularly for widows, in case of a failed marriage, a childless marriage, or in case one does not have sons.
Support networks	Women informed that the Danish Refugee Council organised women into self help groups and currently these groups are the only support system in the communities. Women informed that women groups undertake collective economic activities to boost their production, access to credit and savings. The proceeds from the group effort are used to support each other in times of need and sometimes to address community needs like repairing of boreholes, taking care of the sick, among others.
River use	<p>The women informed that they use the river mainly for bathing and washing clothes and collecting water for other productive purposes. Water for drinking was not collected from the river because of the risk of leeches and high silt content.</p> <p>The women also highlighted that they rely on the riverbanks for production of vegetables (for both household consumption and sale). Common products sold include okra, bitter ball, pepper, water green, among others. They informed, however, that riverbank farming exposes them to the risk of being infected by leeches.</p> <p>The river was also reported as the cheapest and fastest transport mode between the Guinea and the Liberian communities. Women informed that they trade and access markets in Guinea, and some of the essential products are cheaper in Guinea than Liberia, while the Guinea communities cross over to Liberia to access health services.</p> <p>In regard to fishing, it was established that it is only men that use the river for fishing while women fish in streams and fish for smaller species. However, fishermen wives were involved in the fish processing and marketing activities.</p>
Water quality	The women informed that the river water was not considered safe for drinking due to the risk of absorbing leech eggs but also the high silt content that makes the water appear dirty.
Security	<p>Regarding security, the men perceived the security status as stable and with no major security threats while the women reported the situation to be unsafe for children. The women reported cases of child kidnapping, rape of young teenagers and wife murder.</p> <p>During the construction phase, the women requested that the contractor's workforce should be disciplined to mitigate against worsened security threats in the project area.</p>
Sacred sites	The consultant was informed that different groups held secret bush societies particularly women. They requested that contact should be made with the women leaders in the event that sacred sites are impacted by the project. Otherwise, based on the available information, all communities were sure that no sacred site would be affected.
Project impact on livelihoods	<p>The discussions indicated that as much as agriculture is the major livelihood in the communities, there is a distinction between crops grown by men and women. Men were involved in the major cash crops while women had their priority on seasonal crops and food crops. Therefore, the women's concerns were related to food security particularly if the scheduling of project land take was not well aligned with the seasonal calendar. The women informed that the project area struggles with erratic rains and long dry periods which results into inadequate food supplies for households in the period from July to October.</p> <p>The women were also concerned about the fate of the widows in case the project land acquisition affects a widow's farmland. They informed that culturally it would be the widow's son or the deceased husband's brother (in case of no son) to be considered eligible for compensation even if the assets on land were developed by the woman. The consultant clarified that the eligibility criteria adopted ensures that the rightful recipient receives the compensation.</p>
Project benefits	<p>Both males and females were interested in employment opportunities during the construction phase. However, there were clear barriers for women to fully exploit the employment opportunity, e.g. high levels of illiteracy, the lack of skills, and the cultural biases towards female employment on cultural sites. However, women highlighted that women groups could be engaged for casual work like cooking, cleaning, vegetation clearing, among others.</p> <p>Women requested that priority for the employment should be given to the youth (girls and boys) because they are better educated than the older generation.</p>



Stakeholder Concerns and Questions	Summary of Discussion
Health	<p>Generally, entire communities have poor access to health services and are exposed to similar health risks, except for the infants and the elderly who struggle most with nutrition related ailments resulting from food insecurity.</p> <p>Pregnancy and reproductive health challenges were also reported among women, particularly the lack of emergency services for complicated cases and the lack of basic information for the sexually transmitted ailments.</p>
Gender Based Violence (SGBV)	<p>Both men and women acknowledged the existence of SGBV in the society. The main causes were narrowed down to poverty and the resulting frustrations as well as the cultural perceptions that position males as a superior breed compared to females. Females however seemed to suffer a huge burden of the SGBV manifested in forms of domestic violence, sexual assault in form of rape, child abuse, family neglect, and wife murders in the worst case scenario. The women requested that the project should ensure that measures are incorporated to ensure that SGBV cases are not worsened or triggered.</p>
Safety	<p>Both men and women were concerned about their safety during the operation phase. There were misconceptions related to permissible activities below the transmission line and the health risks associated with electricity transmission. They were assured that RREA will conduct safety sensitisation specifying the dos and don'ts during operation phase and circulating procedures to follow in case of an emergency.</p>
Benefit sharing	<p>It was recommended by both men and women that benefit sharing initiatives are incorporated into the project concept. Proposed benefit sharing projects included:</p> <ul style="list-style-type: none"> <li>• Construction of water wells</li> <li>• Provision of farm inputs (tools, seeds and fertilizers) as support to restoration of farmlands</li> <li>• Start up capital to women groups</li> <li>• Employment during construction phase</li> <li>• Improvement of access roads</li> <li>• Improvement of the raft used for river transport</li> </ul>



Table 23: Consultations during the farmland survey.

Date	Location of Meeting Settlement	Matters discussed, questions and answers
<i>Consultation with Settlements</i>		
2019-03-12	Sanniquellie Commissioner, Paramount Chief	<ul style="list-style-type: none"> <li>• Introduction of Consultant Team</li> <li>• Explanation of the Project</li> <li>• Explanation of what Consultant is doing</li> <li>• Presentation of the time schedule for farm measurements.</li> <li>• Identification of PAPs in the RoW of the Transmission Line and at the Gbedin Water Fall.</li> </ul> <p>2 participants</p>
2019-03-12	Gbalasonnoh Paramount chief, Town Chief, Elders, Residents	<ul style="list-style-type: none"> <li>• Introduction of Consultant Team</li> <li>• Explanation of the Project</li> <li>• Explanation of what Consultant is doing</li> <li>• Presentation of the time schedule for farm measurements.</li> <li>• Identification of PAPs in the RoW of the Transmission Line and at the Gbedin Water Fall.</li> </ul> <p>About 70 participants</p>
2019-03-17	Gbalasonnoh, Town Chief, Elders, Residents	<ul style="list-style-type: none"> <li>• Summary of the findings</li> <li>• Explanation of the process as far as known during this stage of the project</li> <li>• Questions and answers</li> </ul> <p>About 60 participants</p>
2019-03-18	Gehwee Town chief, elders, residents	<ul style="list-style-type: none"> <li>• Introduction of Consultant Team</li> <li>• Explanation of the Project</li> <li>• Explanation of what Consultant is doing</li> <li>• Explanation of Future Process:</li> <li>• Presentation of the time schedule for farm measurements.</li> <li>• Identification of PAPs in the RoW of the road.</li> </ul> <p>About 40 participants</p>
2019-03-21	Sanniquellie, Commissioner, Paramount Chief	<ul style="list-style-type: none"> <li>• Summary of the findings</li> <li>• Complain of one farmer from Kitoma related to bananas, complain was solved with the paramount chief and the commissioner</li> <li>• Explanation of the process as far as known during this stage of the project</li> </ul> <p>2 participants</p>
<i>Consultations with the PAPs (Farmland Surveys)</i>		
2019-03-13	Transmission Line Gbalasonnoh area part 1	<p>Farmland Survey: farmers have been identified, plantations measured and crops documented.</p> <p>26 PAPs + relatives, youth leader, town chief, Mr. Gono from MPW etc.</p>
2019-03-14	Possible construction site (Gbedin Water Falls)	<p>Farmland Survey: farmers have been identified, plantations measured and crops documented.</p> <p>10 PAPs+ town chief and representative of the tribal certificate, Mr. Gono from MPW etc.</p>
2019-03-15	Possible construction site (Gbedin Water Falls)	<p>Identifying the corners of the Tribal Certificate</p> <p>10 PAPs+ town chief and representative of the tribal certificate, Mr. Gono from MPW etc.</p>
2019-03-16	Transmission Line Gbalasonnoh area part 2	<p>Farmland Survey: farmers have been identified, plantations measured and crops documented. All palms outside any of the private farms were counted and placed on the community sheet.</p> <p>3 PAPs + Calvin Saye farmer from Gbalasonnoh, Mr. Gono from MPW etc.</p>



Date	Location of Meeting Settlement	Matters discussed, questions and answers
2019-03-18	Transmission Line and Road	Identification of the boundaries of the tribal certificates along the road and the transmission Line 3 PAPs (Tribal Certificate representatives, Mr. Gono from MPW)
2019-03-18	Road part belonging to Gehwee	Farmland Survey: farmers identified and crops documented. 18 PAPs+ relatives
2019-03-19	Reservoir area	Verification that no farms are within the future reservoir area. Defining the boundary between two tribal certificates of Gbalasonnoh Community. 17 (representatives of both tribal certificates, Mr. Gono from MPW etc.)
2019-03-19	Road part belonging to Gehwee	Farmland survey: farmers identified and crops documented. 29 PAPs + relatives
2019-03-20	Transmission Line Kitoma Hill	Farmland survey: farmers have been identified, plantations measured and crops documented. 2 PAPs+ Mr. Gono from MPW
2019-03-20	Road part belonging to Gbalasonnoh	Farmland survey: farmers identified and crops documented. 21 PAPs + relatives
2019-03-21	Road part belonging to Gbalasonnoh	Farmland survey: farmers identified and crops documented. 27 PAPs + relatives

#### 6.1.8 Future Consultation Plan

Table 24 on the next pages outlines the future consultation plan.



Table 24: Planned future consultations activities.

No.	Activity	Project Phase	Timing	Responsible Entity
1.	Mobilisation for the disclosure of the asset inventory	Planning	July 2019	RREA compensation committee
2.	Disclosure of the asset inventory results to the PAPs	Planning	July 2019	RREA and implementing partners
3.	Confirmatory consultations on the options for compensation for communal land	Planning	July 2019	RREA and implementing partners
4.	Confirmatory consultations on the options for compensation for the physically displaced households	Planning	July 2019	RREA and implementing partners
5.	Formation and training of project grievance committees above the community level	Planning	July 2019	RREA Community Liaison Officer
6.	Refresher training and facilitation of the project grievance committees at the community level	Planning	July 2019	RREA Community Liaison Officer
7.	Grievance registration and handling	Planning	Continuous	RREA Community Liaison Officer
8.	Financial training of the directly affected households for the land acquisition process	Planning	August 2019	RREA + Implementing partner
9.	In depth discussion with the physically displaced households with reference to relocation planning	Planning	August 2019	RREA + Implementing partner
10.	In depth discussion with physically displaced households and vulnerable households in relation to livelihood restoration	Planning	August 2019	RREA + Implementing partner for livelihood restoration
11.	Media notifications for compensation payments	Planning	Sept 2019	RREA
12.	Distribution of the notification to vacate	Planning	Sept 2019	RREA Community Liaison Officer
13.	Publication and dissemination of the notice to vacate to all directly impacted households	Planning	Sept 2019	RREA
14.	Delivery of in kind entitlements (replacement land and housing )	Planning	April 2020	RREA
15.	Handover of tenure documents for replacement land and housing	Planning	April 2020	RREA and County Authorities
16.	Notifications for land take over	Construction mobilisation	April 2020	RREA Community Liaison Officer
17.	Mobilisation for construction commencement	Construction	April 2020	RREA Community Liaison Officer
18.	Disclosure of the Environmental and Social Action Plan to the communities and County authorities	Construction	April 2020	RREA



19.	Periodic grievance handling (monthly during peak construction periods)	Construction	2020-2022	RREA Community Liaison Officer
20.	Quarterly monitoring of the Implementation of agreed upon strategies	Construction	2020-2022	RREA
21.	Internal monitoring and periodic progress reporting	Construction	2020-2022	RREA
22.	Compliance monitoring	Operation	2022	AfDB and other financiers
23.	Completion audit	Operation	2023	Independent third party
24.	Safety sensitisation in preparation for commissioning of the project	Operation	2023	RREA
25.	Dissemination of the operation phase emergency preparedness procedures	Operation	2023	RREA



## 7 ELIGIBILITY

### 7.1 Introduction

This chapter of the RAP provides the detailed eligibility criteria adopted for the Gebdin Hydropower Project. The chapter elaborates the criteria adopted for defining entities eligible for the different compensation entitlements and resettlement assistance.

Generally, the criteria ensured a comprehensive coverage of the following categories of people as recommended by the AfDB Operational Safeguards.

- *Those who have formal legal rights to land or other assets recognized under the laws of Liberia and Guinea.* In the context of the Gbedin Hydropower project this category includes all communities with documented proof and oral evidence of ownership to the land within the project footprint and private land owners holding title deeds and tribal certificates for the land they occupy.
- *Those who may not have formal legal rights to land or other assets at the time of the census /asset survey but can prove that they have a claim that would be recognized under the customary laws of the country.* This category includes all customary land users on communal land who together as a community will be impacted by the projects acquisition of community land.
- *Those who have no recognizable legal right or claim to the land they are occupying in the project area of influence, and who do not fall into either of the two categories described above, but are entitled to resettlement assistance in lieu of compensation for land to improve their former living standards (compensation for loss of livelihood activities, common property resources, improvements (structures and crops) etc.), provided that they themselves or witnesses can demonstrate that they occupied the project area of influence for a reasonable time (at least six months) prior to a cut-off date established by RREA.* In the context of the Gbedin Hydropower project, this category will include all the fishing households that have been relying on the pool below the Gebdin Falls as their main fishing ground.

### 7.2 Project Eligibility Criteria

The project specific criteria for the definition of eligibility for compensation is described in the sections below and summarised in the entitlement matrix. Households' compensation packages will ensure compensation for all impacts suffered by the household.

#### Compensation for physical displacement

All households whose principle place of residence falls within the project footprint have been considered as physically displaced households and will be eligible for either cash compensation for their loss or in kind replacement housing depending on their preference. The unit of compensation for physical displacement will be the household.

#### Cash compensation for structures (auxiliary facilities)

All households whose seasonal place of residence or auxiliary structures like farm kitchens fall within the project footprint have been considered as economically displaced households and will be offered cash compensation for their loss. The unit of compensation will be either the facility owner or the individual/household utilising the facility at the time of the project land acquisition. Where the facility owner is different from the occupier, owner will be compensated for the value of the property while the occupier will be offered transitional support.



### Livelihood restoration

All individuals/households/groups/communities/business enterprises whose livelihoods will be obstructed or permanently disrupted by the project activities and land acquisition during the construction and operation phases of the project will be eligible for support towards livelihood restoration. These include,

- Individuals/households whose farmland falls within the project footprint
- Fishing households whose access to fishing grounds will be permanently disrupted
- Communities whose land will be permanently acquired,
- Private landowners whose land will be acquired
- Communities whose access to natural resources might be disrupted, for example access to natural springs, water wells, and cultural sites among others.
- Vulnerable households (the sick, widows and the elderly)

### Community development

All communities that have been subjected to loss of land will receive compensation for the loss of land in form of a community development project benefiting entire communities. These are the communities of Gehwee, Gbalsonnoh and Kitoma through which the transmission line and access road are routed.

### Cash compensation for crops and trees

All individuals/households whose farmlands fall within the project footprint and are subjected to the loss of perennial crops will be offered cash compensation for their losses. No compensation will be offered for the loss of seasonal crops but rather households will be allowed sufficient time to harvest their crops.

All individuals/households whose crops (seasonal, biannual or perennial) will be damaged during the construction phase will be eligible for cash compensation for the damaged crops.

### Land compensation

All communities that have been subjected to loss of land will receive compensation for land loss in form of a community development project as will be agreed with the communities during the compensation verification phase.

All households whose farmland falls within the project footprint will be allocated replacement land thorough the customary land allocation procedures.

All private landholders with tribal certificates on communal land will be eligible for compensation for the loss of land use rights and transaction costs incurred. In additon, they will be facilitated to process their residual land titles.

## **7.3 Entitlement Matrix**

An entitlement matrix is presented on the next page summarizing the categories of affected people, types of loss associated with each category and compensation entitlements and assistance for each category.



Table 25: Entitlement matrix.

PAP Category	Type of loss	Entitlement										
		Land	Residential premises	Auxiliary structures	Crops	Cultural property	Disturbance allowance	Loss of profit	Transport allowance	Land preparation, registration, taxes	Accommodation allowance	Livelihood restoration
Economically displaced households/groups/individuals	Loss of land use rights	Yes	In kind/cash	Cash	Cash	In kind / cash	Yes	Yes	Yes	If applicable	Yes	Yes
	Loss of assets on land											
	Displacement of graves/ cultural property	Yes	No	Yes	No	Yes	No	No	Yes	If applicable	No	No
Communities	Loss of land	Yes	If applicable	If applicable			Yes	Yes	No	Yes	No	No
	Loss of communal forest products	No	No	No	No	No	No	Yes	No	If applicable	No	No
	Loss of communal assets											
Fishing households	Disrupted access to fishing grounds	No	No	No	No	No	Yes	Yes	No	Yes	No	No
Private land owners	Loss of assets on land	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
	Loss of user rights	No	No	No	No	No	Yes	Yes	No	Yes	No	No
	Loss of assets on land	No	No	No	No	No	Yes	Yes	Yes	If applicable	No	No
Groups/Associations	Disruption of facilities	No	Yes, If applicable	Yes, If applicable	If applicable	No	Yes	No	Yes	If applicable	If applicable	No
	Loss of land	Yes	No	No	No	No	Yes	Yes	Yes	Yes	No	No
Vulnerable groups	Disruption of livelihoods and access to social services	In kind	N/A	N/A	N/A	N/A	N/A	N/A	Yes	Yes	No	Yes



## 8 VALUATION AND COMPENSATION FOR LOSSES

### 8.1 Introduction

This chapter of the RAP details the methodology used in valuing losses to determine their full replacement cost. It describes the proposed types and levels of compensation under local laws and the supplementary measures required to achieve full replacement cost for lost assets. It further details the compensation packages and other resettlement measures recommended to ensure that standards of living, income-earning capacity, production levels and overall means of livelihood for all categories of eligible group are improved beyond pre-project levels.

### 8.2 Valuation Methods

#### 8.2.1 Valuation for Structures

There are no clear guidelines for infrastructure compensation (houses, shelters, oil pits, outdoor kitchens, outdoor toilets and showers). Outdoor kitchens are usually built out of wood (sticks) with some palm leaves as roof. Oil pits are pits lined with stones close to a fire place and close to an open water source for palm oil production. A replacement value of 100 USD per structure is recommended for the outdoor kitchens and the oil pits.

A replacement value of 10 000 USD has been estimated for each of the two seasonal residential premises located at the proposed power house and construction site, in the event that a decision is made to physically displace these structures during the construction phase.

Table 26: Costs for the possible affected Gbedin waterfall village.

Item	Unit	Number	Unit cost (USD)	Total (USD)
Houses	Number	2	10 000	20 000
Farm kitchens	Number	4	100	400
Oil pit	Number	1	100	100
Total				20 500

#### 8.2.2 Valuation of Seasonal and Annual Crops

Seasonal crops are usually food crops grown for subsistence purposes and constitute the household food resource. The following is proposed:

1. PAPs should be given enough time to enable them harvest seasonal crops to avoid the resultant food insecurity for the affected household. In case harvesting has been completed prior to construction works, no payments will be made for seasonal crops.
2. In cases where sufficient time for harvesting is not possible and damages during construction, seasonal crops will be compensated at the prevailing market value of the crops irrespective of their level of maturity at the time of the census.

Due to the high risk of exposing communities to the threat of food insecurity, RREA commits to allowing households harvest their seasonal crops prior to land takeover and notifying communities at least six months in advance of the takeover. For that reason, no monetary values have been attached to seasonal crops.

#### 8.2.3 Valuation of Perennial Crops and Trees

Computation of full replacement value for perennial crops and trees will put into consideration the cost of the market value of the crop annual produce, the cost of re-establishing the crop and the lost income during



the period needed to re-establish the crop. The average market value is based on the rates issued by the Ministry of Agriculture attached as appendix to this report. The following formula will be adopted:

$$C = V \times D + CP + CL$$

where

V = average market value of the annual produce

D = average time required to re-establish the tree to its original production levels, in years

CP = cost of planting (Seeding, land preparation and fertilisers). Data received from key informants and PAPs

CL = cost of labour and inputs required to maintain the crop during the time needed to re-establish it to its previous production level (fertiliser, pest control, pruning, weeding etc.). Data received from PAPs.

Table 27: Characteristics of crops and compensation rates.

Crop	Age of 1 <sup>st</sup> harvest	No. of harvests per year	Years of life	Unit	Cost of inputs in US\$	Cost of labour in US\$	Compensation in US\$	
							Immature	Mature
Leafy vegetables	4 month	once	n/a	ha	30	0.5/m <sup>2</sup>	--	1318.06
Fruity vegetables	6 month	once	n/a	ha	30	0.5/m <sup>2</sup>	--	2196.47
Beans			n/a	ha	30	0.5/m <sup>2</sup>	--	1058.99
Corn	3 month	once	4 month	ha	30	0.5/m <sup>2</sup>	--	988.42
Cassava,	6 month	once	1 years	ha	30	0.5/m <sup>2</sup>	--	988.42
Sugar cane	9 month	twice	20 years	ha	30	0.5/m <sup>2</sup>	--	988.42
Plantain, banana	9 month	non seasonal	10 years	Tree	30	0.5/m <sup>2</sup>	--	2
Pawpaw	8 month	non seasonal	4 years	Tree	30	0.5/m <sup>2</sup>	--	2
Pineapple	1 years	non seasonal	10 years	Tree	30	0.5/m <sup>2</sup>	--	2
Rubber	7 years	non seasonal	25 years	Tree	30	0.5/m <sup>2</sup>	3	6
Oil Palm	4 years	non seasonal	25 years	Tree	30	0.5/m <sup>2</sup>	3	6
Cocoa	5 years	once	25 years	Tree	30	0.5/m <sup>2</sup>	3	6
Kola	7 years	once	25 years	Tree	30	0.5/m <sup>2</sup>	2.5	5
Avocado	7 years	once	20 years	Tree	30	0.5/m <sup>2</sup>	2.5	5
Mango	5 years	once	20 years	Tree	30	0.5/m <sup>2</sup>	2.5	5
Golden Plum	5 years	once	25 years	Tree	30	0.5/m <sup>2</sup>	2.5	5
Lemon	5 years	twice	25 years	Tree	30	0.5/m <sup>2</sup>	2.5	5
Orange	5 years	twice	25 years	Tree	30	0.5/m <sup>2</sup>	2.5	5
Bread fruit	5 years	twice	30 years	Tree	30	0.5/m <sup>2</sup>	2.5	5
Sour Sap	3 years	twice	20 years	Tree	30	0.5/m <sup>2</sup>	1	2
Guava	3 years	once	10 years	Tree	30	0.5/m <sup>2</sup>	2.5	5

#### 8.2.4 Valuation of Land

The overall land losses to the community will be compensated in kind in form of a community development project for the benefit of the entire community.

#### 8.2.5 Valuation of Communal Property

Valuation of communal property will be based on full replacement cost for the affected commodity. Full replacement cost will be based on market prices for construction material, labour and any other related transaction costs.



### 8.2.6 Valuation of Cultural Property

The value of cultural property will be based on negotiations with the affected community in case of chance finds during the construction phase. Compensation Package

### 8.2.7 Compensation Package for Perennial Crops and Trees

The compensation package for perennial crops will include, crop compensation value estimated using the formula in section 8.2.3 above and replacement land for the restoration of farmlands. In addition, the PAPs will be enrolled in a livelihood restoration program, which will offer additional support for the restoration of their farms. The livelihood package is elaborated in Chapter 10. Compensation for land

All directly impacted households will be allocated replacement farmland through the customary land procedures. The process will have to be documented and information widely disseminated in the communities to protect the households from future eviction. There is a possibility that during the operation phase, households along the transmission line wayleave might be permitted to continue using the land though with land use restrictions.

Table 28: Compensation costs for perennial crop, if required.

Crop	Price per plant	No. of plants	Value of tot. harvest USD per year
Plantain & banana	2	519	1 038
Pineapple	2	1 549	3 098
Pawpaw	2	2	4
<b>Total</b>		<b>2 070</b>	<b>4 140</b>

Table 29: Compensation costs for seedlings.

Crop Group	No. of crop	Compensation rate in USD	Total
Plantain, pineapple, pawpaw	2 079	0.50	1 035.50
Tree Crop	5 760	1.50	8 640.50
<b>Total seedling cost</b>			<b>9 675</b>



Table 30: Compensation costs for tree crops.

Tree type	Unit cost (USD)	Age of tree	No of PAPs	No. of trees	Years of crop loss	Compensation
Rubber	6.00	7 and older	64	2237	6	80 532
Rubber	5.57	6	2	0	6	0
Rubber	5.14	5	6	48	6	1 480
Rubber	4.71	4	6	0	6	0
Rubber	4.29	3	9	372	6	9 575
Rubber	3.43	2	10	384	6	8 870
Rubber	3.86	1	3	38	6	782
<b>Sub-Total</b>			55	3 079		<b>101 240</b>
Palm	6.00	4 and older	94	949	3	17 082
Palm	5.25	3	43	288	3	4 536
Palm	4.50	2	67	594	3	8 019
Palm	3.75	1	30	259	3	2 913
<b>Sub-Total</b>				408		<b>32 551</b>
Cocoa	6.00	5 and older	18	349	4	8 376
Cocoa	5.40	4	0	0	4	0
Cocoa	4.80	3	0	0	4	0
Cocoa	4.20	2	0	0	4	0
Cocoa	3.60	1	1	59	4	850
<b>Sub-Total</b>						<b>9 226</b>
Kola, Avocado	5.00	7 and older	18	97	6	2 910
Kola, Avocado	4.64	6	0	0	6	0.00
Kola, Avocado	4.29	5	1	1	6	26
Kola, Avocado	3.93	4	0	0	6	0
Kola, Avocado	3.57	3	2	4	6	86
Kola, Avocado	3.21	2	3	17	6	327
<b>Sub-Total</b>				<b>119</b>		<b>3 349</b>
Other fruit trees	5.00	5 and older	32	64	4	1 280
Other fruit trees	4.50	4			4	
Other fruit trees	4.00	3			4	
Other fruit trees	3.50	2			4	
Other fruit trees	30.00	1			4	
<b>Sub-Total</b>				<b>64</b>		<b>1 280</b>
<b>Total</b>			<b>259</b>	<b>5 733</b>		<b>147 645</b>

### 8.2.8 Compensation Package for Loss of Farmland by Customary Land Users

The compensation package for the loss of farmland to households will include the following:

- Allocation of new farmland to the affected households/individuals
- Transition support
- Livelihood restoration package



All directly impacted households will be allocated replacement farmland through the customary land procedures. The process will have to be documented and information widely disseminated in the communities to protect the households from future eviction.

### **8.2.9 Compensation Package for Loss of Private Land Rights on Communal land**

The compensation package for the loss of communal land will be an negotiated and agrred Community Development Project (CDP) to be implemted by RREA in exchange for the land that the communities will offer for the project. Possible CDP projects to consider include supporting communities regularise the tenure of their land through title deed processing.

## **8.3 Additional Measures**

### **8.3.1 Land Preparation**

Because farmers will be expected to open new farmland for farming, support to land preparation has also been prioritised as a livelihood restoration measure. Provisions have been to compensate farmers for the costs incurred for land preparation. A lumpsum of 30 USD for tools plus 0.05 USD per square meter for labour costs has been adopted as the cost for land preparation. Land preparation compensation has only been provided for only the PAPs along the transmission line and the construction site, but not the PAPs along the access road as these are considered as illegal users of government land.

Table 31: Land preparation allowances.

No. of Farmers	Area within the project footprint in [m <sup>2</sup> ]	Replacement Allowance (USD)	
		Rate (USD)/HH	Total
49	53,852	30+0,05/m <sup>2</sup>	4 613

### **8.3.2 Support to Vulnerable Households**

Throughout the resettlement planning the needs of vulnerable households have been recognised and the following measures were undertaken to ensure that opinions are heard and put into consideration.

- Follow up meetings were organised for women, the elderly and the sick
- Focus group meetings and key informant interviews have been held with the fishing communities who are presumably the most severely impacted group
- During asset inventory, measures were undertaken to ensure that the vulnerable are not falsely represented by their relatives or caretakers
- Socio-economic surveys for the vulnerable were conducted in the comfort of their homes and sufficient time was allowed for the interview. The interview session was also used as an opportunity to clarify all issues surrounding the resettlement process.

Vulnerable households will be supported in their efforts to restore their livelihoods through the following measures

- Provision of funds for hired labour to help them open up new farmlands
- Provision of farm inputs in form of seedlings and tools
- Support to open up bank accounts in case their compensation amounts are higher than USD 500
- Financial literacy on how to manage their compensation funds
- Ensuring that they have access to the grievance mechanism process
- Awareness raising about the potential exposure to SGBV resulting from their access to resources
- Protecting vulnerable persons/households from exploitation during the resettlement process by direct communication with them as well as sharing project information in a format that they can understand.



### **8.3.3 Livelihood Restoration**

Livelihood restoration for all economically displaced groups/individuals and the vulnerable. The following measures will be adopted for livelihood restoration.

- Provision of funds for hired labour to help them open up new farmlands
- Provision of farm inputs in form of seedlings and tools
- Support to open up bank accounts in case their compensation amounts are higher than USD 500
- Financial literacy on how to manage their compensation funds
- Ensuring that they have access to the grievance mechanism process
- Ensuring that their not exposed to GBV resulting from their access to resources
- Protecting them from exploitation during the resettlement process by direct communication to them as well as sharing project information in a format that they can understand.

### **8.3.4 Regularising Tenure**

In Liberia Customary Land and Private Land are legally protected. With respect to Customary Land, legally communities will self-define, be issued a deed, establish a legal entity, and strengthen their governance arrangements to make them fully representative and accountable. Within the project area some communities hold tribal certificates over the land they occupy and the tribal certificates can be upgraded to title deed after completion of cadastral survey of the community land boundaries. While other communities only have oral proof with no documented evidence for the community land boundaries and ownership. As part of this project it is recommended that RREA facilitates all the directly affected communities to undertake cadastral survey and process titles for community land.

### **8.3.5 Community Development Initiatives**

All the directly and indirectly impacted communities are poorly served in regard to access to basic social services like safe water supply, household and communal sanitation, and primary health care and educational services. Provision of water and sanitation facilities will be partly covered under mitigation measures dealing with the effects of the anticipated population influx.

Therefore the following are proposed as community development/benefit sharing projects

- Supporting communities register the land they occupy
- Provide a women meeting facility/shelter in all the Towns
- Facilitate the improvement of the raft used for transport along the river
- Provide agricultural support starter packages (farm input in form of tools , seedlings and fertilizers) to all women groups in the directly impacted communities
- Electrifying all public facilities in the project area at a subsidised cost
- Opportunities for apprenticeship or internship for students in vocational schools

### **8.3.6 Transition Support**

The 33 vulnerable households will be provided with food support during the transition phase estimated at two years. The support can be in form of in kind food baskets or monthly installments.

### **8.3.7 Gender Action Plan**

Women play a pivotal role in agriculture and provide over 60% of agricultural labour. They contribute 76% of labour to cash crop production, 93% to food crop production and 85% of all labour for marketing and trading (GoL 2009). In the agriculture sector, women make up over half of crop farmers and constitute less than one-third of workers in livestock, poultry and fisheries.

Women make up 54% of the labour force in formal and informal sectors, and continue to be challenged by gender inequalities that marginalise them from equal employment across the productive sectors. When



employed, they are not given equal remuneration in line with their male counterparts. The situation is even worse in the rural areas where women are not considered eligible for employment by most employers.

To address food security and nutrition situation in the country, the Government of Liberia (GoL) in 2008 endorsed a national strategy for food security and nutrition, with the following objectives:

- i) enhancing food availability by addressing production, processing and marketing constraints of small-scale farmers and maintaining predictable and stable food imports;
- ii) improving access to food, by enhancing opportunities for employment and increased incomes and improving infrastructure, so that Liberians have better physical access to food; and
- iii) promoting better food utilization and improving nutritional status, through better prevention and more systematic monitoring of malnutrition, as well as supplementary and therapeutic feeding actions aimed at young children and pregnant and lactating mothers.

The baseline situation of the women's health, education, access to land and access to basic social services are elaborated in Chapter 4 of this report. The proposed Gbedin project will directly impact on both health and livelihoods of the women in the project area, through economic displacement, risks to food security, disruptions to household incomes, likely increase in disease burden and increased risk of SGBV as elaborated in the ESIA.

The objectives of this gender action plan are:

- i) Analyse the different experiences and constraints experienced by men and women in accessing productive resources, assets, services and opportunities, and identify discriminatory practices that undermine women's rights in agriculture.
- ii) Provide recommendations to project developers on measures to addressing gender issues during project development.
- iii) Provide a baseline for monitoring the implementation of women empowerment measures as part of the project implementation.

Actions and activities that the project will put in place to respond to identified gender risks, differences, gaps or opportunities are outlined in Table 33 below. Costs for the implementation of the activities are budgeted as part of the livelihood restoration and the mitigation costs for the project.



**Table 32: Gender action plan.**

Gender Risk	Strategy/Activity	Monitoring Indicators
Disrupted access to farmland	<ul style="list-style-type: none"> <li>✓ Ensure that all directly impacted females are allocated replacement farmland</li> <li>✓ Ensure that all indirectly impacted females continue to have access to farmland.</li> </ul>	<ul style="list-style-type: none"> <li>✓ Directly impacted females allocated replacement farmland</li> <li>✓ Number of women with disrupted access to farmland triggered by the project land take</li> </ul>
Nutrition and food insecurity	<ul style="list-style-type: none"> <li>✓ Schedule land clearance activities after the peak agricultural season.</li> <li>✓ Provide food rations to vulnerable households during the transition period</li> <li>✓ Provide agricultural starter packages (tools, seeds and labour)</li> </ul>	<ul style="list-style-type: none"> <li>✓ Number of meals per day among economically displaced households</li> <li>✓ Number of meals per day among vulnerable households</li> <li>✓ Number of female farmer groups allocated agricultural starter packages</li> </ul>
Reduction in household income due to project impact on cash crops	<ul style="list-style-type: none"> <li>✓ Provide farm input (seeds, tools) as support to households to restore cash crop farms</li> </ul>	<ul style="list-style-type: none"> <li>✓ Proportion of economically displaced households with new cash crop farms</li> </ul>
Health risks resulting from soil and water pollution	<ul style="list-style-type: none"> <li>✓ Provision of water and sanitation facilities to workers and camp followers</li> <li>✓ Public health campaigns</li> <li>✓ Provision of water guard for homebased drinking water treatment</li> </ul>	<ul style="list-style-type: none"> <li>✓ Number of public toilets and water facilities constructed within the project's area of influence</li> <li>✓ Drinking water quality at household level</li> </ul>
Increased Sexual and Gender Based Violence (SGBV)	<ul style="list-style-type: none"> <li>✓ Sensitisation and awareness raising among workers and general communities</li> <li>✓ Women specific awareness raising in relation to human rights, legal services and support systems in case of SGBV</li> <li>✓ Joint community policing efforts between the project and community based security organisations</li> </ul>	<ul style="list-style-type: none"> <li>✓ Number of rape, sexual harassment and domestic violence cases per month during the construction phase</li> <li>✓ Number and frequency of SGBV training sessions organised for men and women</li> </ul>
Discrimination and exploitation at work	<ul style="list-style-type: none"> <li>✓ Consider women groups for catering and vegetation clearance sub-contracts during the construction phase</li> <li>✓ 10% of the total workforce should be women</li> <li>✓ Sensitisation and information sharing regarding employment opportunities and workers rights.</li> </ul>	<ul style="list-style-type: none"> <li>✓ Number of sub-contracts awarded to women</li> <li>✓ Proportion of women in management positions</li> <li>✓ Proportion of women among the unskilled workers</li> <li>✓ Number of labour rights training sessions for women</li> </ul>



## 9 LIVELIHOOD RESTORATION STRATEGIES

### 9.1 Introduction

The proposed project will have repercussions on the land based and river based livelihoods of the communities within its direct footprint. This chapter elaborates the measures to be undertaken to support directly impacted households and individuals to re-establish standards of living, income earning capacity, production levels and overall means of livelihood. The chapter d gives an indication of the targeted communities and the associated budget for the livelihood restoration activities.

### 9.2 Eligible Groups for Livelihood Restoration

All individuals/households/groups/communities/business enterprises whose livelihoods will be obstructed or permanently disrupted by the project activities and land acquisition during the construction and operation phases of the project will be eligible for support towards livelihood restoration. These include,

- Individuals/households whose farmland falls within the project footprint
- Fishing households whose access to fishing grounds will be permanently disrupted
- Communities whose land will be permanently acquired,
- Private landowners whose land will be acquired
- Communities whose access to natural resources might be disrupted, for example access to natural springs, water wells, and cultural sites among others.
- Vulnerable households (the sick, widows and the elderly)

### 9.3 Livelihood Restoration Strategies

The principles behind the proposed livelihood restoration include:

- Strengthening existing livelihood strategies through agricultural support,
- Opportunities for livelihoods the diversification of and
- Community development projects targeting entire communities.
- Capacity building
- Empowering women to share in the project benefits

The table below gives the proposed livelihood restoration strategies for the different categories of affected groups.

Table 33 Livelihood restoration strategies.

Impacted Groups	Livelihood Restoration Measures
Economically displaced households	<ul style="list-style-type: none"> <li>✓ Timely allocation of replacement land</li> <li>✓ Agricultural support through starter packages (farm input in form of labor, tools , seedlings and fertilizers)</li> <li>✓ Labour support for land preparation</li> <li>✓ Support to open up bank accounts in case their compensation amounts are higher than USD 500</li> <li>✓ Financial literacy on how to manage the compensation funds</li> <li>✓ Credit for small-scale business development</li> <li>✓ Priority for employment during the construction phase</li> </ul>
Fishing communities	<ul style="list-style-type: none"> <li>✓ Priority for employment during the construction phase</li> <li>✓ Credit for small-scale business development</li> <li>✓ Agricultural support through starter packages (farm input in form of labor, tools , seedlings and fertilizers) for fishermen wives</li> </ul>



Impacted Groups	Livelihood Restoration Measures
	✓ Provide access to the reservoir as an alternative fishing ground during the operation phase
Communities in the project's area of influence	✓ Support communities to regularize their land tenure by facilitating the process of land registration of community land ✓ Provide agricultural support starter packages (farm input in form of tools, seedlings and fertilizers) to all women groups in the directly impacted communities ✓ Credit for small-scale business development ✓ Provide a women meeting facility/shelter in all the Towns ✓ Facilitate the improvement of the raft used for transport along the river ✓ Opportunities for apprenticeship or internship for students in vocational schools ✓ Improvement of the alternative access road to Gampa through Gbedin town
Vulnerable households	✓ Timely allocation of replacement land ✓ Agricultural support through starter packages (farm input in form of labor, tools, seedlings and fertilizers) ✓ Labour support for land preparation

#### 9.4 Livelihood Restoration Budget

A total of 431 000 USD is estimated for livelihood restoration. RREA will support support all the displaced households in their efforts to restore their livelihoods through agricultural support, provision of alternative livelihoods and community development initiatives. The table below shows the estimated budget breakdown.

Table 34: Livelihood restoration budget.

Item	Unit cost	Quantity	Total
<b>Agricultural Component</b>			
Agricultural starter packages (tools, seeds and fertilisers) to economically displaced households	150	148	22 200
Agricultural starter packages (tools, seeds and fertilisers) to the fishing households	150	3	450
Agricultural starter packages (tools, seeds and fertilisers) to women groups	150	40	6 000
Labour support (displaced households and vulnerable households)	50	82	4 100
<b>Sub Total</b>			<b>32 750</b>
<b>Business Development/Alternative Livelihoods</b>			
<b>Item</b>	<b>Unit cost</b>	<b>Quantity</b>	
Credit support (fishermen and women )	500	10	5 000
Employment opportunities (project)		149	0
<b>Sub Total</b>			<b>5 000</b>
<b>Capacity Building</b>			
<b>Item</b>	<b>Unit cost</b>	<b>Quantity</b>	
Apprenticeship (Vocational skills)			0



Item	Unit cost	Quantity	Total
Construction of women shelter for Gbalasonnoh and Tonwee communities	1 500	3	4 500
<b>Sub Total</b>			<b>4 500</b>
<b>Community Development</b>			
Item	Unit cost (USD)	Quantity	
Community land registration	15 000	3	45 000
Agricultural starter packages (tools, seeds and fertilisers) to groups	150	50	7 500
Raft improvement	1 000	1	1 000
Rural Electrification			-
<b>Sub Total</b>			<b>53 500</b>
<b>Costs of Implementing Partner</b>			
Item	Unit cost (USD)	Quantity	
Administrative costs for implementation partners	100 000	1	100 000
<b>Sub Total</b>			<b>100 000</b>
<b>Total</b>			<b>195 750</b>

#### Budgeting Assumptions

1. Employment and apprenticeship will be an integral part of the construction phase, associated costs will be incurred by the Contractor
2. Support for regularising land tenure will only be provided to the communities of Gbalassonoh, Gehwee and Kitoma
3. All the displaced households will be enrolled for the agricultural component
4. Women specific interventions target the communities of Gehwee, Kitoma and Gbalassonoh
5. Rural electrification will be an integral part of the project
6. The LRP will be implemented by external partners to RREA.



## **10 GRIEVANCE REDRESS MECHANISM**

### **10.1 Introduction**

It is inevitable that some groups of people will not be satisfied with the decisions taken by the project. This chapter describes the project's planned systematic process for receiving, evaluating and facilitating resolution of affected people's project-related concerns, complaints and grievances

The objectives of the grievance resolution mechanism is:

- To create a mechanism through which PAPs can communicate their dissatisfaction or grievances
- To create a mechanism through which the project will be able to follow up on all the complaints
- To create a mechanism through which the project will systematically and exhaustively respond to peoples' complaints
- To create an avenue through which the PAPs and the project can together solve problems and handle issues arising
- To create a mechanism in which the project will ensure that all complaints are promptly and adequately attended
- To create a mechanism where the project will receive feedback on what is not going as planned

### **10.2 Grievance Redress and Appeal System**

Consultations with the affected communities confirmed that they have existing community based systems for grievance redress based in the Traditional Authority. This is further confirmed in the Land Rights Bill 2014, which recognises the role of Traditional Authority to solve matters of grievance/dispute resolution, land acquisition and community mobilisation. It is recommended that the project developer should collaborate and empower the existing grievance committees through training on project specific procedures.

The current membership of the grievance committees at the community level include two PAP representatives (male and female), the Town Chief, a respected elder, youth and women representatives. The existing committees will be strengthened by the inclusion of 2 PAP representatives and a representative of RREA the project executing agency.

The role of the community grievance committees will be to

- Receive and register complaints
- Forward complaints to the project representatives
- Together with the project representatives and the complainant, verify the validity of the complaint
- Together with the project representatives and the complainant, agree on the best way forward to resolve the grievance
- Monitor grievance resolution process
- Give feedback to the complainant.

To ensure appropriate handling of project matters, the committee members will be trained on relevant project issues and the principles that should be followed when resolving the grievances. This includes principles of fairness, equality, transparency, honesty, respect of human rights, and compliance with national regulations. In addition, RREA will at any one time be represented in the grievance resolution sessions at all levels for purposes of guidance and quality assurance.

The grievance redress mechanisms (GRM) will also offer opportunities for appeal and mediation at higher authorities within the community based hierarchy of authority. The judicial system will be used as a last resort. Figure 12 below illustrates the proposed appeal procedure.



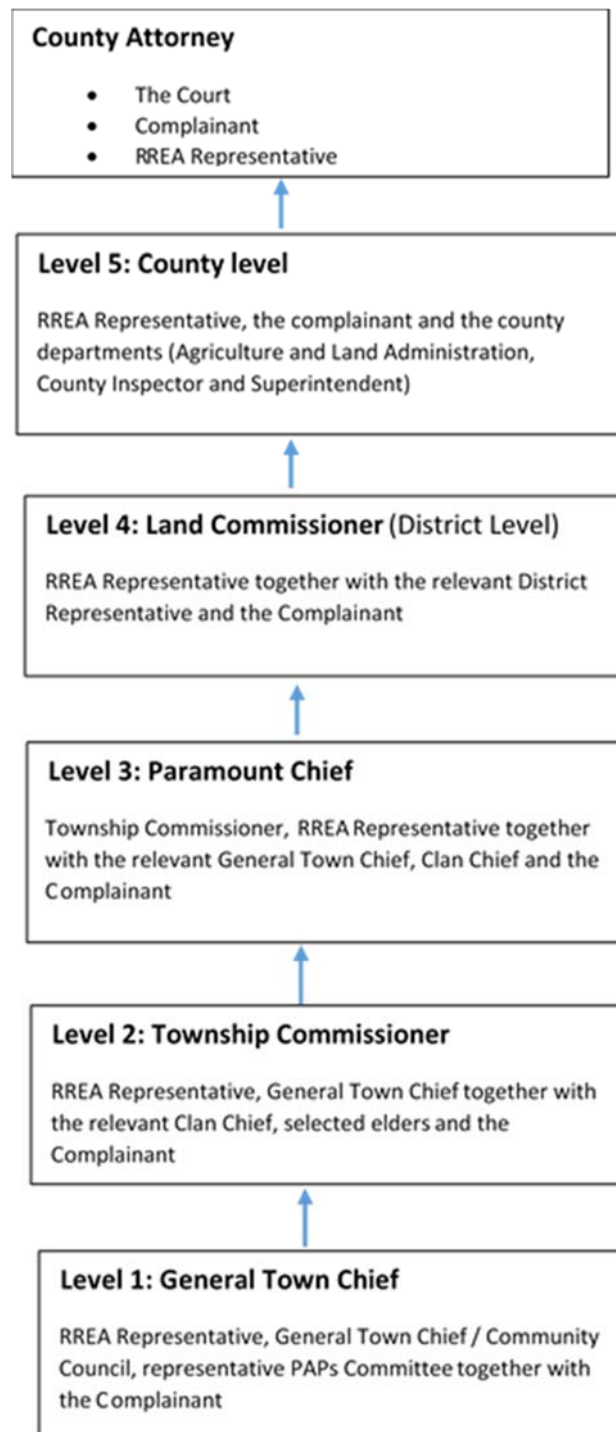


Figure 12: Grievance redress and appeal process.

#### Level 1: Village level

PAPs will be expected to submit their complaints in writing on standard forms to the Community Liaison Unit directly or through their village leader (General Town Chief) or their representative on the grievance committee. At this level, received complaints will be registered, investigated and resolved by the project team, together with the village council and the complainant. A final decision on the way forward will be communicated to the complainant directly. In situations where both parties agree, the case will be closed at this level.



### Level 2: Township level

All cases that cannot be resolved at the first level will be referred to the Township level, to be handled by the Township Commissioner. The case will be handled in the presence of the relevant village leader, the complainant, the Chairperson of the PAPs grievance committee and the project representatives. In situations where both parties agree, the case will be closed at this level, otherwise it will be forwarded to the Paramount Chief for resolution.

### Level 3: Paramount Chief

At this level, the case will be handled in the presence of the Township Commissioner, the complainant, chairperson of the PAPs committee, and the relevant Community Chief and Clan Chief if necessary.

### Level 4: District Level (Land Commission)

In situations where the customary authorities are not able to resolve the dispute, the case will be forwarded to the land commission<sup>4</sup> prior to resorting to the judicial/federal system. The Land Commission will resolve all cases involving customary land disputes between entire communities.

### Level 5: County Superintendent

RREA should always organise information sharing sessions with the County Superintendent in regard to all cases that have not been resolved through the community based systems and prior to referral to the judicial system.

### Level 6: County Attorney

All cases that will not be satisfactorily resolved by the District Land and Housing Tribunal will be referred to the High Court.

### Guinea Grievance Redress Process

In Guinea there are five distinct levels to resolve disputes: (1) within the family; (2) by the council of village elders; (3) by the sector and district representatives; (4) by the district office; and (5) by the sub-prefect. Difficult disputes, such as those between clans, are mediated by the Ligue Islamique Préfectorale.

## **10.3 Gbedin Project's Grievance Redress Committees**

Community level grievance committees were set up and trained for the directly affected communities of Gehwee and Gbalassonoh. The formation and training of the grievance committees was witnessed by the local authorities (town chiefs and the representative of the Ministry of Public Works). Details of the grievance redress mechanism (GRM) formation and training are documented in Appendix 9.

Impacted Community	Grievance Committee Members
Gbalassonoh	Victor Suah - Chairman Alberto Flomo - Secretary Jefferson Konah - Elder Nyan F Tokpah - Elder Alfred Weanquoi - Committee Member Saye Yekezee - Female PAP representative

<sup>4</sup> Land Rights Act (2013), Article 37, Section 9: "A dispute involving Customary Land, which is not resolved at the Community level shall first be brought before the Commission before the commencement of any judicial proceeding".



Impacted Community	Grievance Committee Members	
	Bill Lamah Oretha Dolo Melvin Martor Oforee Ganawala	- Male PAP representative - Women representative - Youth representative - Committee member
Gehwee	Paul Nyonomie Edward P Y Walkie Gabriel S M Giagiae Mark Luamba Kou Dolo Paye W Nyonomie Janet Zuah Austin Garteh Oliver N Wonkemie	- Chairman - Secretary - Elder - Elder - Women Representative - Youth Representative - Female PAP representative - Male PAP representative - Committee member

Grievance committees above the community level will be formed and trained once the decision to proceed with the investment has been concluded and as part of the mobilisation activities prior to the commencement of the compensation payments.

#### 10.4 Complaints Handling Process

All affected stakeholders will be expected to submit their complaints in writing to either of the following collection points (corresponding to level 1 above):

- Town Chief
- Project Community Liaison Office (RREA)

All received written grievances will be registered in the project developer's database. After registration, a fact-finding mission will be conducted together with the complainant and the Town Chief. Proposals on how the grievance can be resolved will be discussed and the complainant will be advised accordingly. The grievance shall be addressed (at Level 1) within two weeks of receiving the written complaint.

Upon acceptance by the complainant and the actual implementation of the remedy actions, the complaint will be signed off as resolved. In situations where it will be difficult to reach a consensus the case will be forwarded to higher authorities for further mediation. The figure below illustrates the process of complaints handling.



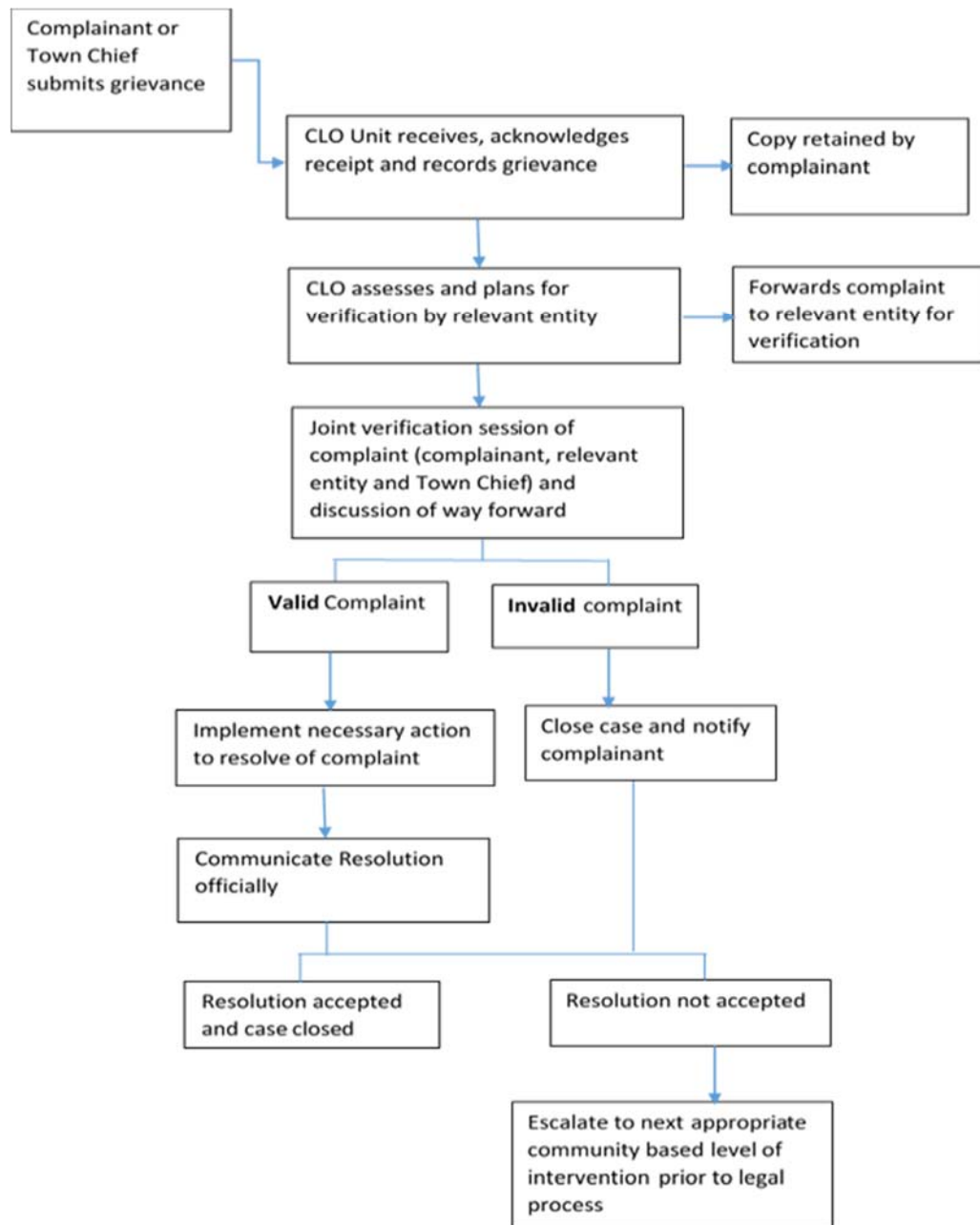


Figure 13: Process of complaints handling.



## 11 DELIVERY OF ENTITLEMENTS

This chapter describes the organisational arrangements for the resettlement plan implementation. It highlights the roles and responsibilities of RREA as the executing agency as well as the expected support from line ministries and county authorities by virtue of their service jurisdictions. RREA will be accountable for the overall implementation of the resettlement plan.

### 11.1 Organisation for the Delivery of Entitlement

The proposed delivery arrangements for PAP entitlements are aligned with the institutional framework for the SREP projects, and will be implemented by the Rural Renewable Energy Agency. The proposed organisation arrangements have taken into consideration, RREAs capacity (Human resources and Business case), RREAs legal limitations/restrictions, accessibility to PAPs, agency coordination needs and limitations among others.

The figure below presents the organisational arrangements for delivery of entitlements. The dashed arrows represent coordination and communication relationship while the continuous arrow represents responsibility.

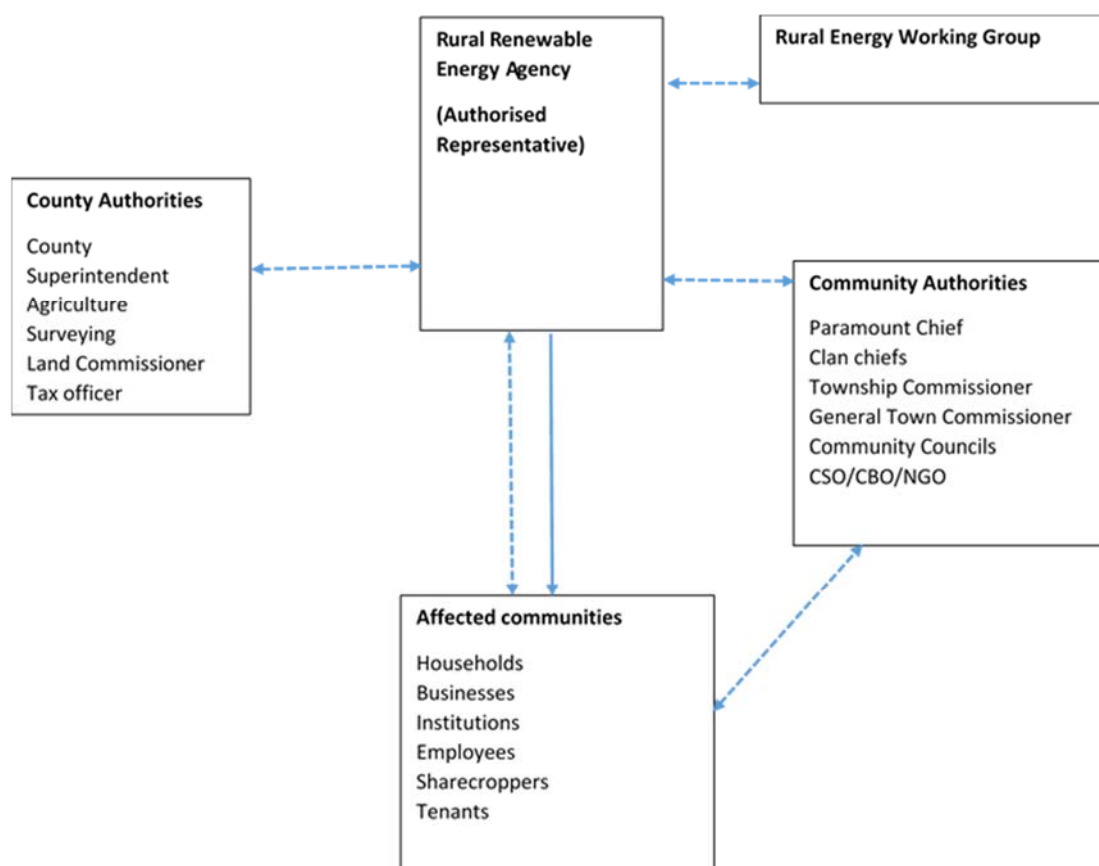


Figure 14: Organisational arrangements for the delivery of entitlements.

### 11.2 Compensation Payment Procedures

The process of delivery of entitlements will be preceded by a verification and disclosure exercise. This exercise provides RREA with an opportunity to disclose the results of the valuation exercise. At the same time offering affected entities the opportunity to give their opinions or express their consent to the proposed compensation packages.



At this stage affected groups/communities/ individuals will be required to sign consent forms in case they accept the proposed compensation package or file a complaint in case they disagree with the proposed packages.

Prior to the effecting of compensation payments, communities will be notified by RREA on the dates and venues for compensation payments via publications in print media and audio channels for those who are not able to read or do not reside in the project area.

Due to the long distances to banking institutions the population in the project area does not have bank accounts and therefore electronic bank transfers will not be possible. Discussions with RREA indicated that direct cash payments to the PAPs will be organised and facilitated through its accounts/finance department.

Upon receipt of the cash payments, PAPs will be required to sign compensation certificates acknowledging receipt of the compensation payment.

The option of bank transfers will be open for all those that currently utilise banking services. Affected groups/communities/ individuals with compensation amounts above 500USD will be assisted to open up bank accounts in which their compensation entitlement will be deposited.

Cash payments will include compensation for crops, funds for the relocation of cultural property, any other transition allowances (land preparation and loss of profit).

Transaction costs for land registration will be transferred to the land administration department for the processing of residual tribal certificates or land titles for the affected registered land.

### **11.3 Delivery of In Kind Entitlements**

#### Communal Infrastructure

RREA will procure contractors for the construction of the communal facilities (water supply, sanitation and raft improvement). Wherever possible, RREA will seek partnerships with Non-Governmental Organisations or other government institutions to ensure that the facilities are constructed prior to the commencement of the construction activities

#### Allocation of Replacement Land

Discussions with the land lords and Town Chiefs confirmed that all affected households will be allocated replacement land through the customary land allocation procedures. RREA will oversee the process and ensure that the process is transparent and well disseminated in the communities to safeguard the economically displaced households from the risk of future evictions.

#### Allocation of Replacement Housing

RREA will procure contractors for the construction of the two residential premises at Gbedin falls village.

#### Relocation of Cultural Property

RREA in consultation with the local communities will disburse funds necessary for the relocation/compensation for cultural property directly to the affected groups/communities/ households.

#### Implementation of the Community Development Projects/Benefit Sharing

RREA will seek partnerships with Non-Governmental Organisations or other government institutions to implement of the Community Development /Benefit Sharing projects



### *Implementation of the Livelihood Restoration Programs*

RREA will procure the services of competent Non-Governmental Organisations and contractors/consultants to implement the proposed livelihood restoration programs. The mode of engagement could be through full time employment as RREA employees or consultancy contracts for specialists in Agronomy, Small and Medium enterprises, and Microfinance specialists and Land surveyors.



## **12 IMPLEMENTATION SCHEDULE**

### **12.1 Introduction**

This chapter provides the proposed implementation schedule for the resettlement activities, from preparation through implementation, including target dates for achievement of expected benefits to displaced people and target dates for terminating the various forms of assistance.

### **12.2 Timeframes for the Implementation of the RAP**

The proposed timelines for the implementation of the various resettlement activities are shown on the page below. Key activities of compensation and replacement land allocation will be finalised prior to land take over.

### **12.3 Linking Resettlement to the Construction Schedule**





Construction works are scheduled to commence at the end of 2020 after a period of detailed planning and mobilisation by the Contractor. This gives RREA sufficient time to implement the requirements of this Resettlement Action Plan prior to the commencement of the construction activities.

Livelihood restoration and community development initiatives are implemented over a long time. Implementation of the livelihood restoration and community development initiatives is expected to commence after the PAPs have been allocated replacement land. These will be medium to long term initiatives.



**RESETTLEMENT IMPLEMENTATION SCHEDULE AND PLANNING FOR DELIVERABLES**  
**Gbedin HPP Resettlement Planning and Implementation**

No.	Tasks/Deliverables	Months (from Nov 2019)																														
		Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	2021	2022	2023		
		2018		Jan	Feb	Mar	Apr	May	2019							June	July	Aug	Sept	Oct	Nov	Dec	2020									
	<b>Project management</b>																															
	<b>Phase 1: Resettlement Planning</b>																															
Task 1.1:	Stakeholder Analysis and Mapping																															
Task 1.3:	Stakeholder consultations																															
Task 1.4:	Documentation of consultation proceedings																															
Task 1.5:	Census surveys (Land Asset and Socio Economic																															
Task 1.6:	Formation of grievance Committees																															
Task 1.7:	RAP report review and Approvals																															
Task 1.8:	Disclosure of final FRAP report																															
	<b>Phase 2: Resettlement Implementation</b>																															
Task 2.1:	RREA mobilisation( Recruitment of staff)																															
Task 2.2:	Mobilisation implementing partners																															
Task 2.3:	Community mobilisation for the disclosure and verification exercise																															
Task 2.4:	Training of Grievance Committees																															
Task 2.5:	Diclosure and verification exercise																															
Task 2.6:	Grievance handling																															
Task 2.7:	Mobilisation for compensation payments																															
Task 2.8:	Compensation payments																															
Task 2.9:	SESA disclosure meetings/workshop																															
Task 2.11:	Incorporation of Client comments																															
	<b>Phase 3: Livelihood Restoration and Community Development</b>																															
Task 3.1:	Allocation of replacement farmland																															
Task 3.2:	Roll out of agricultural support initiatives																															
Task 3.3:	Roll out of microfinance/credit support projects																															
Task 3.4:	Cadastral surveys and land registration for communal land																															
Task 3.5:	Construction of women shelters																															
Task 3.6:	Improvement of the Raft																															
Task 3.7:	Apprenticeship and Employment																															
	<b>Phase 4: Monitoring and Evaluation</b>																															
Task 4.1:	Internal monitoring																															
Task 4.2:	Third party independent Monitoring																															
Task 4.3:	Impact Monitoring																															
Task 4.4:	Completion Audit																															
Task 4.5:	Independent Post Evaluation																															
	<b>Deliverables</b>																															
D-1	Internal monitoring reports																															
D-2	Completion audit																															
D-3	Third party monitoring report																															
D-4	Post evaluation report																															

**Legend**  
Phase:   
Continuous activity but not full time   
Task duration   
Deloivery/Reporting Milestone: 



## 12.4 RREA Implementation Capacity

This section presents a rapid assessment of RREAs capacity to implement the RAP and gives proposed capacity building measures and associated budget.

### Capacity Assessment

Generally within Liberia, institutions differ in their approaches towards resettlement planning. In some instances, resettlement planning has been narrowed down to only the computation of compensation packages in other instances, institutions adopt cost saving strategies that deliberately eliminate recognition of certain categories of affected groups as eligible for compensation.

the Rurla Renewable Energy Agency ( RREA) as the project executing agency has so far implemented Yondahun micro hydropower project, and the ongoing resettlement planning for the Kaiha hydropower project. Both these projects have exposed RREA staff to the importance of meaningful community involvement and transparent information disclosure in project planning. The Kaiha project has also oriented them on the practical application of the World Bank standards on involuntary land acquisition and resettlement. The implementation of the Kaiha Resettlement Plan is yet to be undertaken.

RREA has a fulltime environmental safeguard consultant (Associate Professor David Wiles). His working experience and exposure to E&S issues was gathered through project implementation in the roads sector. Consultations with RREA indicate that if funds were available it would be suitable for RREA to engage the services of a social safeguards specialist to complement the Environmental safeguard specialist on projects with significant social risks. For the Kaiha project, RREA recruited a project specific Community Liaison Officer to undertake the day to day stakeholder engagement activities and follow up for the Kaiha project. It is expected that a similar approach will be adopted for the Gbedin hydropower project.

RREA indicated that they have capacity gaps in relation to monitoring and evaluation of their interventions. It was therefore proposed that resources should be provided to engage the services of an M&E specialist. This specialist will support RREA during the resettlement implementation for the Gbedin project.

Resettlement planning and implementation requires close collaboration with the Ministry of Agriculture, Ministry of Finance (Liberia Revenue Authority), the Environmental Protection Agency (EPA) and the County Authorities. Officials are delegated from each ministry to form a committee that reviews and verifies the contents of the RAP report and recommendations prior to compensation payments. All the participating institutions must be oriented on the AfDB guidelines on resettlement land acquisition and compensation.

The primary business case of RREA is power generation and not the implementation of livelihood and community development programs as such. Therefore RREA will require resources (staff and funds) for the implementation and supervision of the implementation of the livelihood and community development programs. It is therefore proposed that AfDB together with RREA agree on the financing and staffing arrangements for the implementation of the livelihood and community development programs components of the RAP.

### Capacity Building Plan

- i. Stakeholder orientation: All stakeholders involved in the resettlement planning and implementation at ministerial and county level, require orientation on the AfDB operational safeguard requirement on involuntary resettlement, land acquisition, population displacement and compensation.
- ii. Staffing: Strengthen RREAs capacity by ensuring that they have access to a Social Safeguards Specialist and Monitoring and Evaluation Specialist
- iii. Training: RREA requires training for contracts management for its young professionals.
- iv. RREA together with AfDB engages a competent partner for the implementation of the livelihoods and Community development interventions embedded in the project.



- v. RREA together with AFDB seek for additional funding to facilitate the implementation of all measures beyond mitigation for example the Livelihood Restoration Initiatives and the broad Community Development Initiatives. Linkages with other development partners like European Union, USAID, UNICEF, NORAD, and GCF can be contacted to support such initiatives.
- vi. At the Local Government level, participating officers will also need to be oriented to the requirements of this RPF prior to its implementation. These will potentially include the Land Commission, Agricultural Officer, Assistant County Surveyor, Rural Estate Tax Officers, Paramount Chiefs, and Township Commissioners. Community authorities will be trained by the specific projects early in the planning phase.



## 13 COSTS AND BUDGET

### 13.1 Estimated Budget

The table below gives the estimated resettlement budget. The details of the compensation packages per household are enclosed in Appendix 2 (valuation report).

Table 35: Resettlement budget.

RESETTLEMENT BUDGET			
Staffing Resettlement Unit			
Item	Unit cost	Quantity	Total
Salaries (RREA employees)	1 500	48	72 000
Technical support (consultants) – optional	10 000	6	60 000
Equipment and logistics (computers, printers, internet, electricity bills)	LS		20 000
Vehicle	LS	1	50 000
<b>Sub Total</b>			<b>202 000</b>
Compensation Payments			
Item	Unit cost	Quantity	Total
Compensation for annual crops		0	0
Compensation for perennial crops		LS	4 140
Compensation for trees		LS	147 645
Compensation for costs for land preparation		LS	4 163
Compensation seedling		LS	9 678
Compensation for structures (farm kitchens)		LS	500
Compensation seasonal residential premises	2	16 000	32 000
<b>Sub Total</b>			<b>198 126</b>
Stakeholder Engagement and Grievance Management			
Item	Unit cost	Quantity	Total
Allowances grievance committees	200	24	4 800
Grievance committee training		LS	300
Legal fees		LS	5 000
<b>Sub Total</b>			<b>10 100</b>
Livelihood Restoration			
Item	Unit cost	Quantity	Total
Agricultural component			32 750
Business development			5 000
Capacity building			4 500
Community development/benefit sharing			53 500
Administrative costs for implementing partners			100 000
<b>Sub Total</b>			<b>195 750</b>
Monitoring and Evaluation			
Item	Unit cost	Quantity	Total
M&E specialist (consultant)	10 000	4	40 000
Independent external monitoring		LS	100 000
Completion audit		LS	100 000
<b>Sub Total</b>			<b>240 000</b>
Budget Summary			
Total budget (all components)			845 976
Contingency (15%)			126 896
<b>Total</b>			<b>972 872</b>



## **14 MONITORING, EVALUATION AND REPORTING**

### **14.1 Introduction**

This chapter describes the proposed activities for monitoring the resettlement implementation by RREA for the Gebdin mini hydropower project. The chapter provides for internal monitoring by RREA and a third party agency. Provisions for a completion audit and post evaluation by external entities have also been highlighted. These activities are essential in order to mitigate risks, adapt when challenges are identified and document lessons for future projects.

A comprehensive monitoring program, is required to covering monitoring of performance during project implementation, monitoring of impacts and various evaluations of the whole process covering both management and outcome of the project.

### **14.2 Performance Monitoring**

Performance monitoring will focus on the actual progress of the implementation of the planned resettlement activities. This will be an internal function conducted by RREA and the results will be reported on a monthly basis. This will be the responsibility of the Resettlement Implementation Unit and will focus on measuring inputs into the resettlement compensation and livelihood restoration program and their outputs. Focus will be on the following indicators:

- Number of PAPs to whom the compensation packages have been disclosed by gender and age
- Number of displaced households that have consented to their compensation packages by gender and age
- Number of displaced households that have received their compensation packages by gender and age
- Number of displaced households allocated replacement land by gender and age
- Number of displaced households enrolled for the livelihood restoration programme by gender and age
- Number of displaced vulnerable households supported during the transition period by gender and age
- Type of support given to displaced vulnerable households
- Number of grievances received by gender
- Number of grievances resolved by gender
- Timeframe for resolving grievances
- Nature of grievances by gender and age
- Expenses towards compensation, income restoration, relocation/transition allowance
- Number of fishermen with access to alternative livelihoods.
- Staffing resettlement unit by gender

### **14.3 Impact Monitoring**

Impact monitoring will assess whether the desired objectives and commitments have been achieved. Impact monitoring will be conducted by a third party and the results will be shared with RREA for adjustments wherever necessary. Impact monitoring is recommended on a bi annual basis, relying on the reports from the internal monitoring as well as supplemental investigations through observations and random interviews with PAPs.

- Total farmland per displaced household
- Increase in crop production per year
- Number of displaced households that have opened up new farmlands by gender and age of household head
- Average size farmland per displaced household by gender and age of household head
- Number of displaced households having 3 meals a day



- Nature of household assets among displaced households
- Amount of fish catch per fisherman per day by gender and age of household head
- Ease of access to natural resources (fruits, spices, timber ) by gender of household head
- Nature of unresolved grievances
- Timeframe within which escalated grievances are resolved
- Proportion of the total grievances received escalated beyond to District level
- Proportion of the total grievances resolved through the courts of law
- Nature of grievances resolved through the courts of law
- Number of displaced households with alternative sources of income by gender and age of household head
- Number of households employed by the project by gender and age of household head

#### **14.4 Completion Audit**

Upon conclusion of the resettlement implementation activities, a completion audit should be conducted. This will be conducted by an external entity with the objective of assessing completeness of the implementation of the resettlement program particularly whether livelihoods have been restored or improved sustainably. A comprehensive livelihood survey is recommended at this stage to facilitate comparison with the pre project conditions. Key issues to be audited include:

- Level of participation of affected households in decisions regarding location of new replacement farmland, choice of farm inputs (tools, seeds and fertilisers, labour options (hired or family labour) training, credit support among others.
- The sustainability of the alternative livelihoods provided to PAPs
- Effectiveness of the measures taken to protect the interests of the affected vulnerable persons and groups
- Adequacy of replacement land in terms of quality , quantity, accessibility and security of tenure
- The nature of community development initiatives undertaken and their adequacy to addressing the community needs as well as effectiveness of the sustainability measures instituted.
- Effectiveness of livelihood restoration measures
- The food security situation of the households compared to the pre project situation

The audit will identify gaps, if any, and make recommendations on the way forward. The completion audit should be conducted by regulating authority or by an independent third-party.

#### **14.5 Independent and Post Evaluation**

An evaluation will be conducted at least 5 years after the completion of the implementation of the livelihood restoration plan, whichever will be applicable. The objective of the evaluation will be to assess the effectiveness of the resettlement and or livelihood programs, the impact of these programs on the affected households, the adequacy and appropriateness of the interventions undertaken during the resettlement and or livelihood restoration and the economic status on the economically displaced households.

#### **14.6 Reporting and Disclosing**

The RAP report will be disclosed on both the RREA and AfDB websites for a period of 120 days.

The report will also be disclosed to the directly impacted households through a process of verification and disclosure. For confidentiality purposes the disclosure process will be handled on case basis. The disclosure process will also serve as the opportunity for the PAPs to confirm their compensation options/choices and consent or reject the proposed compensation packages. The disclosure will pave way for compensation payments and delivery of other entitlements.



During RAP implementation, monthly status reports will be made for internal use, while quarterly reports will be shared with external stakeholders. The reports will give progress all planned activities including, compensation payments, relocation, grievance handling, stakeholder engagement initiatives, livelihood restoration and community development initiatives. Upon conclusion of the resettlement activities, an end project report will be prepared.

Results of the impact monitoring, completion audit and the independent post evaluations will be shared with RREA and AfDB for review and agreement on the way forward in case of major gaps, or for drawing lessons learnt for future projects. The reports will be displayed on the RREA and African development Bank websites for at least 30 days to allow for public review.



## **APPENDICES**

**Appendix 1: Land Survey Map**

**Appendix 2: Valuation Report**

**Appendix 3: Asset Inventory Forms and PAP Photographs**

**Appendix 4: Copies of Tribal Certificates**

**Appendix 5: Summarised List of PAPs per Component**

**Appendix 6: Newspaper Announcements (Notice of Intent)**

**Appendix 7: Information Brochure**

**Appendix 8: Attendance Lists**

**Appendix 9: Minutes of Meetings**

**Appendix 10: Government Compensation for Economic Crop Loss During Development Projects**

**Appendix 11: Socio-economic Survey Form**