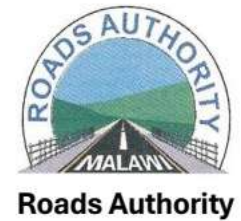


GOVERNMENT OF THE REPUBLIC OF MALAWI



**REGIONAL CLIMATE RESILIENCE PROGRAM FOR
EASTERN AND SOUTHERN AFRICA 2**

(P181308)

RESETTLEMENT ACTION PLAN (RAP)

**CONSTRUCTION AND REHABILITATION OF SELECTED
BRIDGES ALONG CHINGO–MAKANJIRA (S129) ROAD,
MANGOCHI DISTRICT**

March 2026

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LIST OF ACRONYMS

AfCAP	:	Africa Community Access Partnership
CoI	:	Corridor of Impact
DLO	:	District Lands Office
DoDMA	:	Department of Disaster Management Affairs
ESIA	:	Environmental and Social Impact Assessment
ESS	:	Environmental and Social Standard
ESMP	:	Environmental and Social Management Plan
GVH	:	Group Village Heads
GRM	:	Grievance Redressal Mechanism
IDA	:	International Development Association
LACA	:	Land Acquisition and Compensation Act
MEPA	:	Malawi Environment Protection Authority
MoL	:	Ministry of Lands
MoTPW	:	Ministry of Transport and Public Works
MWK	:	Malawi Kwacha
NGO	:	Non-Governmental Organization
NWRA	:	National Water Resources Authority
OPC	:	Office of the President and Cabinet
PAH	:	Project Affected House Holds
PIU	:	Project Implementing Unit
RA	:	Roads Authority
RAP	:	Resettlement Action Plan
RCC	:	Resettlement and Compensation Committees
RPF	:	Resettlement Policy Framework
RoW	:	Right of Way
SEP	:	Stakeholder Engagement Plan
TA	:	Traditional Authority
USD	:	United States Dollar
VDC	:	Village Development Committees
VH	:	Village Heads

Executive Summary

Background Information

The Government of Malawi, through the Roads Authority (RA), is implementing the Regional Climate Resilience Programme for Eastern and Southern Africa – Phase 2 (RCRP-2) with financial support from the International Development Association (IDA) of the World Bank. As part of this initiative, the RA is undertaking critical infrastructure recovery works to rehabilitate and reconstruct transport assets damaged by Tropical Cyclone Freddy in 2023. One such intervention is constructing and rehabilitating 9 climate-resilient bridges along the Chingo to Makanjira (S129) Road in Mangochi District. The S129 Road is a vital mobility corridor for Mangochi’s south-eastern region, facilitating movement between inland communities and the lakeshore area, and linking with Mozambique. The devastating impacts of Cyclone Freddy, particularly flooding, washouts, and scouring, rendered many bridge structures impassable, severely disrupting access to markets, schools, and healthcare. The proposed project includes replacing damaged structures with reinforced concrete bridges, removing failed Bailey bridges and associated debris, constructing culverts, and improving road approaches and drainage systems using climate-resilient designs. The estimated construction and rehabilitation costs are USD 13.2 million, as captured in the Final Design Reports.

Approach and Methodology

To conduct social impact assessment, a range of tools and data gathering techniques were used in the field as follows:

- i. Household Socioeconomic Survey:** individual household interviews were conducted on random sampling basis.
- ii. Census survey:** A complete census/enumeration of assets was done for the affected PAHs.
- iii. Consultations/Focus group discussions:** Focus group discussions and scoping sessions were conducted with community members.
- iv. Stakeholder engagement:** Extensive discussions were conducted with the affected population, local communities, and other stakeholders to gather views, concerns, and feedback on the project and its potential impacts. This ongoing consultation, initiated with socio-economic surveys, is expected to continue as RAP preparation progresses throughout the project.
- v. Asset inventory and calculation:** An essential component of the RAP, an inventory of assets and resources of affected households was undertaken, with each asset assigned a monetary value based on replacement or market value, considering its condition and useful life.

Summary of Project Impacts

The project has generated limited physical and economic impacts, primarily because only 1.65 percent of the affected land is privately owned while the remaining area falls within the existing road reserve. The principal impacts relate to the loss of a small portion of privately held land, the removal of trees within the designated corridor, minor disruptions to livelihoods associated with these assets and physical displacement of persons. The overall scope of impact is assessed as moderate. Eligibility for compensation and assistance has followed the provisions detailed in the entitlement matrix, in alignment with applicable resettlement and compensation frameworks, with specific reference to the categories of loss presented in the table below: -

SN	Bridge Name	Total Land area (Ha)	Land Private Affected (Ha)	Indigenous Trees	Exotic Trees	Fruit Trees	Structures	Loss of Business	Total No. of PAHs
1	Lusalumwe	1.75	-	90	69	45	3	-	16
2	Nkuli	1.4676	-	32	1	-	-	-	12
3	Kalanje	1.4029	-	4	11	4	2	-	7
4	Lungwena	1.6774	-	27	33	-	4	-	8
5	Mbwazi	2.1607	-	141	49	1	-	-	13
6	Lutende	2.3763	-	570	176	92	21	2	31
7	Lilembwe	2.0392	0.0022	10	19	7	34	10	38
8	Unga	1.6273	-	215	27	-	6	-	14
9	Lugola	1.4859	-	1	8	23	13	2	17
Total		15.99	0.0022	1,090	393	172	83	14	156

In summary, in preparing the RAP, a comprehensive assessment was undertaken, adopting a participatory approach focusing on the potential impacts of the project on the affected population, identification of suitable resettlement options, and development of a resettlement plan. Based on the results of the PAHs survey, a total of 156 households were recorded to be located within the corridor of impact, with physically displaced households recorded as individual owners of the impacted assets

Applicable legal framework

The Constitution of the Republic of Malawi sets a benchmark on the issue of land acquisition. It prohibits arbitrarily deprivation of property and stipulates that expropriation of property shall be permissible only when done for public utility and only when there has been adequate notification and appropriate compensation.

Within the framework of the provision of the Constitution, there are several pieces of legislation that provide a legal framework for involuntary resettlement. Principal among

these pieces of legislation are Land (Amendment) Act, 2022; Customary Land (Amendment) Act, 2022; Land Survey (Amendment) Act, 2022; the Lands Acquisition and Compensation (Amendment) Act, 2022; Physical Planning (Amendment) Act, 2022; the Forestry (Amendment) Act, 2016 and Registered Land (Amendment) Act, 2022.

In addition to the national legal framework, international best practices on resettlement have also been carefully considered in this project, with particular attention given to the World Bank Environmental and Social Standards (ESSs). Compliance with the World Bank Environmental and Social Framework (ESF) is essential. Making adherence to its standards is a mandatory requirement rather than an optional reference point. These standards provide a comprehensive framework for managing environmental and social risks, ensuring that displacement and resettlement are handled in a manner that upholds human dignity, protects livelihoods, establishes clear obligations for stakeholder engagement, protection of vulnerable groups and minimizes adverse impacts on affected persons. In line with ESS5 (Land Acquisition, Restrictions on Land Use and Involuntary Resettlement), the project emphasizes avoidance of displacement where possible, fair and timely compensation at full replacement cost, and meaningful consultation with Project Affected Households (PAHs) throughout the process.

It should be highlighted that in cases where national legislation and the ESF differ, the project will apply the higher of the two standards to guarantee robust protection for Project Affected Persons and to maintain full eligibility. As such, WB ESS 5 applies.

Grievance Redressal Mechanism (GRM)

Involuntary resettlement gives rise to grievances among the affected population over issues ranging from rates of compensation and eligibility criteria to the location of resettlement sites and the quality of services at those sites. It is therefore imperative that this RAP puts in place mechanism for timely redress of such grievances. The grievance redress mechanism has been proposed to create and maintain trust with affected persons, avoid the negative consequences of failure to adequately address grievances; and to identify and manage stakeholder concerns and thus support effective risk management.

Summary of the RAP Budget

The funds to defray the costs of resettlement will be provided by the Government of Malawi through the Ministry of Finance and Economic Planning. This was based on the market rate of land, crops and other properties determined by the Consultant. A detailed budget of land acquisition and compensation was prepared, including resettlement assistance and livelihoods restoration and income sources for the affected PAHs. A summary cost estimate is as depicted below:

Description	Compensation (MWK)	Amount
Loss of Land Amount		10,983.89
Loss of Structures Amount		216,824,876.00

Loss of Indigenous Trees Amount	16,018,666.67
Loss of Exotic Trees Amount	19,700,000.00
Loss of Fruit Trees Amount	4,112,958.33
Loss of Business	11,708,000.00
Disturbance Allowance Amount	65,050,757.97
Shifting Allowance Amount	1,300,000.00
Vulnerability Allowance Amount	15,677,662.20
Livelihood Restoration Budget	70,852,000
Total Compensation Budget	421,255,905.06
RAP Implementation Tentative Budget	85,000,000.00
Contingency Amount (10% of Total Comp. Budget)	42125590.51
Grand Total Compensation Budget	548,381,495.57

Institutional arrangements

The primary institutional responsibility for the preparation and implementation of the RAP, including the delivery of entitlements to PAHs, lies with the Roads Authority (RA) Project Implementing Unit (PIU). The implementation of the RAP within the RA PIU is undertaken by the Social Safeguards Specialists, Environmental Safeguards Specialists and the OHS Specialist to ensure full alignment with social, environmental, and safety requirements. The Procurement Specialists, Financial Management Specialist, M&E Specialist (track progress against RAP indicators), Communications Specialist (facilitate stakeholder engagement and information dissemination) and the Project Admin Assistant are part of the PIU. Oversight will be provided by the Project Coordinator under the RA PIU, ensuring that RAP activities are fully integrated into overall project implementation. Other agencies will include the Ministry of Finance and Economic Development, Project Coordination Unit (PCU) in the Economic Planning and Department which serves a coordination function under the RCRP-2 project, Ministry of Lands (MoL), Mangochi District Council, and Non-Government Organisations (NGOs).

RAP Monitoring and Evaluation

It is expected that monitoring will determine whether the resettlement measures designed to avoid or minimize the negative effects of the involuntary resettlement are being implemented as proposed and agreed upon by the stakeholders. The objectives for monitoring and evaluation of the RAP are (a) to provide the Ministry of Finance, Economic Planning and Development with feedback on RAP implementation and to identify problems and successes as early as possible to allow timely adjustment of implementation arrangements and (b) to ensure that the resettlement process is being managed in line with the Project's objectives and desired outcomes, as well as meeting the requirements of affected stakeholders. The RAP has come up with indicators that will be a key reference points as part of the monitoring and evaluation exercise.

RAP Preparation Follow-Up Activities

The following follow-up activities will be conducted towards completion of the RAP:

- Resettlement options analysis including livelihood measures, construction of replacement structures, compensation payments and utilization of the compensation funds.
- Further stakeholder consultations to finalise the RAP implementation.
- Feedback on the draft RAP Report.

Chapter One: Introduction and Background

This chapter introduces the proposed project of rehabilitation of nine (9) selected bridges along the Chingo-Makanjira (S129) Road. The Chapter outlines the rationale for preparing a Resettlement Action Plan (RAP) and provides an overview of the project scope and components of the proposed works, the geographic area affected, and the project's social and economic significance. Finally, the chapter details the methodology used to prepare the RAP, including data collection, asset inventory, stakeholder consultations, and valuation processes.

1.1 Background Information

The Government of Malawi, through the Roads Authority (RA), is implementing the Regional Climate Resilience Programme for Eastern and Southern Africa – Phase 2 (RCRP-2) with financial support from the International Development Association (IDA) of the World Bank. As part of this initiative, the RA is undertaking critical infrastructure recovery works to rehabilitate and reconstruct transport assets damaged by Tropical Cyclone Freddy in 2023. One such intervention is constructing and rehabilitating 9 climate-resilient bridges along the Chingo to Makanjira Road in Mangochi District. The S129 Road is a vital mobility corridor for Mangochi's south-eastern region, facilitating movement between inland communities and the lakeshore area, and linking with Mozambique. The devastating impacts of Cyclone Freddy, particularly flooding, washouts, and scouring, rendered many bridge structures impassable, severely disrupting access to markets, schools, and healthcare. The proposed project includes replacing damaged structures with reinforced concrete bridges, removing failed Bailey bridges and associated debris, constructing culverts, and improving road approaches and drainage systems using climate-resilient designs.

1.2 Objectives of the RAP

The RAP aims to safeguard the livelihoods and rights of the affected population while supporting the broader development objectives of the project, ensuring compliance with both the World Bank's Environmental and Social Standard 5 (ESS5) and the Government of Malawi's regulations and legal requirements. The specific objectives of the RAP are to:

- i. Conduct a census survey to identify PAHs and assess the impacts of the project on their livelihoods.
- ii. Undertake a socioeconomic survey to gather baseline data for monitoring and evaluation during project implementation.
- iii. Enumerate all potential assets affected by the project through an asset inventory survey.
- iv. Recommend appropriate and cost-effective measures, including a livelihood restoration plan, to safeguard livelihoods and minimise resettlement effects.
- v. Provide clear guidelines to stakeholders on resettlement impact mitigation during RAP preparation and implementation.
- vi. To establish a comprehensive monitoring and evaluation framework that ensures the timely, effective, and transparent implementation of the RAP.

- vii. Prepare a RAP report that complies with both World Bank and Government of Malawi regulations and legal requirements.

1.3 Scope of the RAP

The RAP has been developed in compliance with Malawian land laws and the World Bank ESS5 on Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement. It comprehensively assesses the social and economic impacts of involuntary resettlement caused by the rehabilitation of 9 selected bridges along the Chingo-Makanjira (S129) Road project. The RAP identifies Project Affected Households (PAHs) and outlines entitlements such as compensation, resettlement assistance, and livelihood restoration measures, ensuring PAHs are not left worse off due to the project.

This RAP specifically addresses permanent and temporary resettlement impacts associated with the Project. The RAP covers all land acquisition within the corridor of impact, including areas required for bridge structures, realigned approach roads (200 metres on either side of each bridge), and associated works. Although most of the land falls within the designated road reserve, approximately 0.0022 hectares of private land outside the reserve, specifically at Lilembwe bridge, has been identified for permanent acquisition and is eligible for compensation. The RAP also addresses both physical and economic displacement. Physical displacement, including 12 households whose primary residential structures fall within the corridor of impact and require relocation; while economic displacement, particularly roadside vendors and small business owners with kiosks or other temporary structures affected by construction activities.

The RAP includes a comprehensive inventory and valuation of affected assets such as:

- i. **Structures:** 83 total, including residential homes, commercial structures, kiosks, shelters, fences, and auxiliary buildings;
- ii. **Trees:** 1090 indigenous, 393 exotic, and 172 fruit trees across the 9 sites;
- iii. **Land:** 0.0022 of a hectare of privately owned land outside the road reserve;
- iv. **Businesses:** A total of 49 informal trading structures will be affected, including 29 that will be temporarily disrupted, 5 semi-permanently disrupted, and 15 permanently disrupted.

It is important to note that the scope of this RAP has not included the following aspects:

- i. **Impacts within the Existing Road Reserve:** In line with Malawi's legal framework, land claims within the existing road reserve are not eligible for compensation. Cultivated crops within this zone are excluded from valuation, as PAHs will be given time to harvest prior to construction.
- ii. **Ancillary Facilities:** The RAP does not include land acquisition or displacement impacts related to ancillary facilities such as borrow pits, worker camps, or material storage yards. If resettlement becomes necessary at any of these locations during implementation, a RAP addendum must be prepared.

1.4 Description of Project Location

The Chingo to Makanjira (S129) Road is situated within Mangochi District in the south-eastern part of Malawi. The road corridor spans approximately 93.4 kilometres, starting at Chingo, where it connects to the M003 road at coordinates 748087.62 mE, 8400838.77 mS, and ending at Makanjira Trading Centre, with end coordinates of 721093.11 mE, 8483677.07 mS. The road runs parallel to the shores of Lake Malawi and traverses remote rural communities under the jurisdiction of the Traditional Authorities of Namavi, Sub-TA Makumba, Chowe, and Makanjira. The main trading centres along the road include Chingo, Chimbende, Malindi, Makanjira, Namalaka, Chiphole, Lungwena, Lugola, and Lukoloma. The selected 9 bridges are located at key river and stream crossings, distributed between chainages 6+000 and 63+000. They include: Kalanje, Lilembwe, Lugola, Lusalumwe, Lungwena, Lutende, Mbwazi, Nkuli, and Unga. These bridges fall within the area of influence defined by the direct and indirect impacts of construction activities under the RCRP-2 project. Table 1-1 provides their approximate chainages and corresponding GPS coordinates.

Table 1-1: Locations of the Selected 9 Bridges Along the S129 Road Corridor

Bridge Name	Chainage	Approximate Coordinates (UTM, Zone 36S)
Lusalumwe	6+000	749000 mE, 8407000 mS
Nkuli	17+000	745500 mE, 8415000 mS
Kalanje	24+000	743000 mE, 8422000 mS
Lungwena	25+000	742600 mE, 8423000 mS
Mbwazi	37+000	740700 mE, 8434000 mS
Lutende	42+000	738200 mE, 8438000 mS
Lilembwe	48+000	736800 mE, 8444000 mS
Unga	57+500	733200 mE, 8451000 mS
Lugola	63+000	731000 mE, 8455000 mS

Source: Field Data

1.5 Description of Project Components

The proposed project works aim to improve connectivity, ensure structural safety, and enhance resilience to hydrological extremes across critical river crossings. The project components are categorised into (i) physical bridge rehabilitation works and (ii) associated support infrastructure.

1.5.1 Bridge Rehabilitation Works (9 Sites)

The bridges planned for rehabilitation were severely affected by extreme weather events, particularly Tropical Cyclone Freddy, which highlighted significant deficiencies in their hydraulic capacity and structural integrity. The existing Bailey bridges or culvert structures were rendered functionally inadequate or completely destroyed. The bridge designs aim to restore safe connectivity while incorporating climate resilience features in compliance with the Malawi Ministry of Transport and Public Works (MoTPW) Guidelines on Climate Adaptation (2020) and the Africa Community Access Partnership (AfCAP) recommendations. The standard bridge type across most sites is a Reinforced Cement Concrete (RCC) T-Girder, either in single or multi-span formats, with typical span lengths of 15 m, 20 m, or 25 m (Table 1-2).

Each bridge includes a 400-metre approach section (200 m on either side), designed to match a 6.20 m wide carriageway (two 3.10 m lanes) and 1.50 m shoulders on both sides, bringing the total paved width to 9.20 m. This conforms to Design Class C6 for two-lane, two-way roads. The bridge locations traverse rivers or seasonal streams and require ancillary works such as river training structures, wing walls, erosion control measures, and reinforced embankments. The bridge designs have been informed by updated hydrological, hydraulic, and geotechnical studies to ensure structural adequacy and alignment with climate adaptation standards. Key associated components include energy dissipators, culvert transitions, and road safety features like signage and guardrails.

Table 1-2: Site-Specific Bridge Rehabilitation Details

Bridge Name	Proposed Type	Span Configuration (m)	Estimated Height (m)	Condition of Existing Structure
Lusalumwe	RCC T-Girder	20 x 20 x 20	7.62	Existing bridge washed away; hydraulically and structurally inadequate.
Nkuli	RCC T-Girder	15 x 20 x 15	4.67	Washed away; replacement needed due to total failure.
Kalanje	RCC T-Girder	25 (single span)	4.15	Existing culvert inadequate; severe approach damage.
Lungwena	RCC T-Girder	20 x 20 x 20	6.3	Erosion-induced abutment failure; replacement required.
Mbwazi	RCC T-Girder	20 x 20	6.05	Existing bailey structure lost; full reconstruction needed.
Lutende	RCC T-Girder	20 x 20 x 20 x 20	6.32	Multiple span failure; all spans to be replaced.
Lilembwe	RCC T-Girder	20 x 20 x 20	5.5	Severe scouring; abutment loss on Mangochi side.
Unga	RCC T-Girder	20 x 20	5.25	Total bridge loss; new

Bridge Name	Proposed Type	Span Configuration (m)	Estimated Height (m)	Condition of Existing Structure
				structure required.
Lugola	RCC T-Girder	15 x 15	5.17	Bridge completely washed away.

The rehabilitation works will also involve realigning adjoining approach roads and erosion protection on embankments and riverbanks. All activities will be confined within the defined 36-metre road reserve. However, temporary land acquisition may be required for construction staging areas, subject to separate environmental and social assessment before use.

1.5.1.1 Lusalumwe Bridge (Chainage 6+000)

The Lusalumwe Bridge is designed as a triple-span RCC T-girder bridge, with three 20-metre spans, giving a total bridge length of 60 metres. With a height of 7.620 metres, the structure is significantly elevated to accommodate the increased water levels typical of seasonal flooding in the area. The original bridge, likely a bailey-type, was completely destroyed during Cyclone Freddy, revealing its hydraulic insufficiency and lack of structural robustness. Key design elements include elevated piers and abutments protected against scouring, robust earth-retaining structures on approaches, and a climate-adapted deck drainage system to prevent water accumulation. The adjacent approach roads, each 200 metres long, are reinforced and designed with a 6.20-metre carriageway and 1.50-metre shoulders on both sides, consistent with Class C6 two-lane rural road standards. The bridge ensures year-round connectivity between agricultural communities and local markets.

1.5.1.2 Nkuli Bridge (Chainage 17+000)

The Nkuli Bridge adopts a three-span RCC T-girder configuration of 15m–20m–15m, yielding a total span length of 50 metres and a pier-to-deck height of 4.670 metres. As with Lusalumwe, the original bailey bridge was rendered dysfunctional by floodwaters during Cyclone Freddy. The design is optimised to distribute hydraulic forces evenly across all spans, thereby minimising stress concentration. Substructures are elevated to reduce overtopping risk, and advanced drainage systems are integrated into the deck and approaches. The upgraded road approaches are also 200 metres long on either side, aligned to prevent backwater effects and erosion. This bridge serves as a strategic crossing for upland communities vulnerable to isolation during the rainy season.

1.5.1.3 Kalanje Bridge (Chainage 24+000)

At Kalanje, the bridge design consists of a single 25-metre RCC T-girder span with a height of 4.150 metres. This bridge replaces a four-cell box culvert (2m x 2m) that failed to withstand high discharges, resulting in washed-out approaches. The new single-span design facilitates free and efficient water flow under high discharge events. Its construction employs flood-resistant concrete and reinforced deck slab systems. Both 200-metre approaches are reconstructed to a higher elevation, with adequate camber and side drains to prevent pooling.

Kalanje Bridge exemplifies hydraulic efficiency and structural simplification for lower-volume, high-impact flood crossings.

1.5.1.4 Lungwena Bridge (Approx. Chainage 25+000)

The triple-span RCC T-girder Lungwena Bridge spans 60 metres (3 x 20m) and rises to 6.30 metres in height. The original structure's abutment failed due to erosion, likely exacerbated by the narrow hydraulic cross-section and inadequate scouring protection. The revised design increases the hydraulic opening and features rip-rap protected piers, cutoff walls, and side channels that facilitate safe flow dispersion. The 200-metre approach roads on either side include embankment stabilisation through reinforced earth walls and erosion-resistant side drains. The bridge is a vital link for communities on both sides of the Lungwena River.

1.5.1.5 Mbwazi Bridge (Approx. Chainage 37+000)

This dual-span RCC T-girder bridge measures 40 metres in total length (2 x 20m) and 6.050 metres in height. The original structure was entirely swept away, underscoring the need for more durable and hydrologically appropriate infrastructure. The design includes elevated piers, reinforced wing walls, and energy-dissipating aprons. The bridge deck features cross drains and scuppers to discharge surface runoff efficiently. The redesigned 200-metre approaches incorporate culverts and embankment toe protection. The location is important for maintaining school and health facility access in the region.

1.5.1.6 Lutende Bridge (Approx. Chainage 44+000)

Spanning 80 metres with four 20-metre RCC T-girder spans, the Lutende Bridge is the longest in the project corridor. With a height of 6.320 metres, it accommodates wide channel flow resulting from upstream catchment convergence. Its structural system includes reinforced abutments, energy-dissipating stilling basins, and a bridge deck with multiple weep holes to manage hydrostatic pressure. The long approach embankments are stabilised with geogrid layers and gabions. This crossing is one of the most flood-vulnerable segments, and the structure's resilience ensures year-round accessibility.

1.5.1.7 Lilembwe Bridge (Approx. Chainage 48+000)

The Lilembwe Bridge is a three-span RCC T-girder bridge with a total length of 60 metres (3 x 20m) and a height of 4.930 metres. The Mangochi-side approach of the original bridge was eroded and failed, necessitating a robust replacement. The new design includes reinforced abutments with scour protection, parapets, and rip-rap protection extending beyond the pier toe. The 200-metre approach roads are elevated and realigned to reduce bend curvature, improving traffic safety during floods. Special effort was made to improve soil compaction and drainage to prevent undermining.

1.5.1.8 Unga Bridge (Approx. Chainage 54+000)

Unga Bridge is a two-span RCC T-girder bridge spanning 40 metres (2 x 20m) and standing 5.250 metres high. Built to replace a washed-away bridge, it offers improved resilience to

hydrostatic pressure. The bridge features raised piers with flood venting below deck, and the structural deck is designed to remain operable during high flows. Gabion mattresses stabilise the banks and avoid undermining. Approach roads include catch basins and embankment fill protection with turfing to limit erosion.

1.5.1.9 Lugola Bridge (Approx. Chainage 58+000)

The Lugola Bridge spans 30 metres with two 15-metre RCC T-girder spans and a deck height of 5.170 metres. The original structure failed during Cyclone Freddy. Reinforced with high-strength concrete and founded on deep piles, the bridge is built for hydraulic resilience. Scour protection measures include extended wing walls and compacted rock fill. The approaches are supported by retaining walls and properly graded slopes to prevent erosion and flooding.

1.5.2 Associated Bridge Structures

The detailed engineering designs for the nine selected bridges incorporate a range of associated bridge structures to ensure technical integrity, climate resilience, and operational safety. These structures, comprising embankments, wing walls, river training works, and scour protection measures, are integral to the bridge infrastructure's functionality and sustainability in a context of increasing climate variability and hydrological stress.

1.5.2.1 Embankments

Each bridge site design includes road approaches extending 200 metres on either side, resulting in a 400-metre road section per crossing. These approaches are critical for the structural transition between the roadway and the bridge deck. To enhance climate resilience, the embankment designs include a flattened embankment slope, which reduces the rate of water runoff and risk of overtopping during storm events. There are also stabilised fills using selected material layers to resist erosion and settlement, and drainage infrastructure, including culverts and lined side drains, to manage surface runoff and maintain embankment stability.

1.5.2.2 Wing Walls and End Structures

The engineering review identified widespread failure of wing walls, headwalls, and other end structures in the previous Bailey bridge installations. The new designs, therefore, emphasise reinforced concrete wing walls, dimensioned to withstand lateral earth pressures and deflect surface runoff away from the bridge abutments. The designs also provide improved interface detailing between wing walls and bridge decks to prevent seepage and soil erosion. Embankment toes are protected, especially where transitions from road to bridge are vulnerable to washout.

1.5.2.3 River Training Works

The project integrates river training measures at most bridge sites to mitigate risks from lateral erosion, meandering, and high flow velocities. Specific interventions include channel widening and trimming, particularly at upstream approaches, to improve hydraulic

performance and lower peak flow velocities. Earthworks that direct the main current centrally beneath the bridge deck, preventing water from attacking the abutments or approach fills, will also be part of the works. Training walls or bunds may be installed where required to realign the flow path and prevent river encroachment on embankments.

1.5.2.4 Scour and Erosion Protection

To address the risk of scour, a leading cause of bridge failure, detailed hydraulic and sedimentation analyses were conducted during the bridges' design. The designs incorporate riprap protection and gabion boxes/mattresses around abutments, piers, and riverbanks, tailored to predicted scour depths. The designs also use Reno mattresses filled with appropriately sized stone to stabilise both the bed and banks. Toe protection and cutoff walls were necessary to prevent undermining of structural foundations. These protection features' site-specific placement is informed by flow direction, depth, and sediment load dynamics.

1.5.3 Road Works and Approaches

In conjunction with the design of the new bridge structures, substantial attention has been dedicated to upgrading and realigning associated road approaches. Each bridge site includes approach roads extending 200 metres on either side, making a total of 400 metres of designed road works per bridge. The standard geometric cross-section adopted for all approach roads follows the parameters of Design Class C6, suitable for a two-lane rural road with sealed shoulders. The configuration includes a carriageway with a width of 6.20 metres, comprising two lanes of 3.10 metres each. The carriageway also has 1.50 metres sealed shoulders on both sides. The total platform width of the road is 9.20 metres. To ensure effective surface drainage, the cross-section includes a 2.5% cross fall on both lanes and shoulders. Depending on the topography and drainage considerations, the shoulder slope ranges between 1:1 and 1:4 (horizontal: vertical).

The road pavement structure on the approaches is designed to cater for both current and projected traffic volumes and to enhance climate resilience. The pavement layers are constructed as follows:

- ***Asphalt Concrete (AC) Wearing Course:*** 50 mm thickness, forming the surface layer to provide a smooth, durable, and waterproof finish.
- ***Crushed Stone Base Layer:*** Thickness as per final pavement design, offering structural load-bearing support.
- ***Sub-base Layer:*** Typically cement-stabilised gravel or crushed stone, contributing to load distribution and water resistance.
- ***Selected Layer:*** Well-graded gravel fill material placed to enhance subgrade conditions.
- ***Prepared Existing Subgrade:*** Cleared and reprocessed to a depth of 150 mm and compacted to 93% Modified AASHTO density, to ensure a solid foundation.

All approach roads are integrated with longitudinal and cross drainage systems to prevent erosion and water accumulation. Side drains, lined channels, culverts, and scour protection

structures are included where needed to address stormwater conveyance and reduce waterlogging risks. To facilitate traffic flow during construction phases, temporary bypasses and detours will be provided within the existing 36-metre-wide road reserve. These detours will be compacted gravel or sealed surfaces where necessary and will comply with safety and visibility standards. Signage and traffic control measures will be implemented to ensure minimal disruption and public safety throughout construction.

1.6 RAP Methodology

The preparation of this RAP followed a consultative approach in line with ESS5 and the Malawi legal provision in the Malawi laws, policies and regulations. The methodology combined desk research, stakeholder consultations, field-based data collection, and assessments to identify PAHs, valuation of assets, and development of mitigation and livelihood restoration measures.

1.6.1 Preliminary Planning and Document Review

The process began with a review of existing documentation to understand the technical scope of the project and its likely interface with settlements and livelihood activities. This step informed the delineation of the resettlement footprint and identified potential legal and policy implications for RAP design. This included:

- Detailed engineering designs and cross-sections for each of the nine (9) bridge sites and their 200-metre approach roads;
- Hydrological assessments and layout plans indicating the corridor of impact;
- The Environmental and Social Impact Assessment (ESIA) report for the project;
- The Regional Climate Resilience Program (RCRP-II) Resettlement Policy Framework (RPF);
- Relevant national legislation, including the Land Acquisition and Compensation (Amendment) Act, 2022, the Customary Land Act, and Physical Planning (Amendment) Act (2022).

1.6.2 Delineation of Corridor of Impact

The Corridor of Impact was defined based on engineering design drawings, extending 200 metres on either side of each bridge, encompassing all areas where construction and associated infrastructure (culverts, drainage works, piers, abutments) would occur. The corridor of impact served as the boundary within which all assets and people were assessed for eligibility. Using GIS, coordinates of the corridor of impact were uploaded onto handheld GPS devices to facilitate accurate field mapping.

1.6.3 Field-Based Census of PAHs

A full census of Project Affected Persons was conducted from 9 to 15 April 2025 across the nine bridge sites. The census confirmed a total of 156 PAHs, including 90 females, 60 males, and 6 institutional entities, all of whom were enumerated and had their assets recorded. The census aimed to:

- Identify all individuals, households, and institutions residing, operating businesses, or using land and resources within the corridor of impact;

- Record household composition, gender, age, dependency ratios, and vulnerability status;
- Establish a cut-off date for eligibility, which was publicly communicated to all communities during the census.

1.6.4 Socio-Economic Survey and Vulnerability Assessment

In parallel with the census, a structured socio-economic survey was administered to a representative sample of PAHs. The survey collected data on:

- Household income sources and expenditure patterns;
- Access to education, healthcare, and water/sanitation services;
- Land ownership, tenure arrangements, and cultivation practices;
- Asset ownership and savings mechanisms;
- Social networks and safety nets.

The survey also included a vulnerability assessment, targeting categories such as:

- Female-headed households;
- Elderly-headed households;
- Persons with disabilities;
- Chronically ill or widowed household heads;
- Households below the poverty line.

1.6.5 Asset Inventory and Valuation Survey

Asset inventory exercise was conducted to capture all physical and economic assets within the corridor of impact. This included:

- Permanent and semi-permanent residential and commercial structures;
- Fences, kitchens, toilets, and other auxiliary structures;
- Trees (indigenous, exotic, and fruit-bearing) with species and maturity levels recorded;
- Informal business kiosks, sheds, and roadside vending stalls;
- Land parcels outside the gazetted road reserve.

Each asset was geo-referenced and photographed. PAHs were present during the inventory to verify ownership. Valuation was done using the full replacement cost approach, excluding depreciation, and based on:

- Current market values for building materials;
- Rates approved by the District Commissioner's office and the Ministry of Lands;
- Consultations with local authorities and community members for local price benchmarks;
- Allowances for disturbance, vulnerability, and shifting were added in line with national legislation and ESS5 requirements.

1.6.6 Stakeholder Consultations and Disclosure

Consultations were undertaken with a wide range of stakeholders, including:

- Affected households and business owners;

- Traditional Authorities (TAs), Group Village Heads (GVHs), and Village Development Committees (VDCs);
- Mangochi District Council and relevant line departments (Lands, Forestry, Roads, etc.);
- Local NGOs and civil society actors involved in community development.

Consultations were conducted through Focus Group Discussions (FGDs), key informant interviews, and community meetings. These engagements aimed to:

- Share information on the project scope, timeline, and potential resettlement impacts;
- Gather community preferences for compensation modalities (in-kind vs. cash);
- Discuss livelihood restoration options and relocation assistance;
- Introduce and explain the Grievance Redress Mechanism (GRM).

1.6.7 Data Management and Analysis

All data from the field surveys were digitised and stored in a centralised RAP database. The database enabled:

- Tracking of PAH details, asset ownership, and compensation eligibility;
- Generation of disaggregated data by bridge site, gender, and vulnerability status;
- Mapping of affected assets for verification and disclosure purposes.

1.6.8 RAP Drafting, Review, and Validation

Based on the results of the above processes, the RAP was drafted to include:

- Detailed impact and entitlement profiles;
- Resettlement assistance and livelihood restoration strategies;
- Implementation schedule and institutional arrangements;
- Budget estimates and financing sources;
- Monitoring and evaluation framework.

The draft RAP was reviewed and validated in meetings with the Roads Authority, the Ministry of Lands, and the Mangochi District Council. Feedback from these stakeholders informed final revisions. Before implementation, the final RAP must be disclosed publicly per ESS10 on Stakeholder Engagement and Information Disclosure, both locally through community meetings with affected persons and engagements with other stakeholders. It will also be disclosed on the RCRP-2 website and the World Bank portal.

Chapter Two: Minimising Resettlement

This chapter outlines the measures undertaken during the design and planning stages of the Project to avoid or minimise involuntary resettlement impacts. In line with ESS5, the project has prioritised minimising physical and economic displacement through design optimisation, community engagement, and ongoing planning for impact avoidance during implementation.

2.1 Design Measures Undertaken to Minimise Displacement

2.1.1 Use of Existing Road Reserve

To the extent feasible, all bridge works and approach road construction were confined within the legally designated 36-metre road reserve, reducing the need for new land acquisition. The existing right of way (RoW) was prioritised for siting all structures and ancillary facilities. As a result, only 0.0022 hectares of land, located outside the road reserve at Lilembwe bridge site, will require compensation.

2.1.2 Design Adjustments Based on Site Reconnaissance

During the early design phase, a reconnaissance mission was conducted by the engineering team to verify ground conditions and identify structures at risk of impact. Findings from this fieldwork were used to modify the approach road geometry, slope alignments, and culvert positions to avoid high-value assets and minimise resettlement. These changes were reviewed and incorporated into the final detailed designs, resulting in a reduction of potentially affected structures.

2.1.3 Flexible Corridor of Impact Approach

The project applied a flexible corridor of impact methodology, which allowed engineers and survey teams to assess and validate the width of works required on a site-by-site basis. This approach helped exclude unnecessary buffer areas and avoid encroachment into occupied homesteads and cultivated plots. In many cases, minor lateral shifts of bridge components and reduction of approach road widths helped to avoid permanent structures and limit the extent of displacement.

2.2 Community-Level Measures to Minimise Displacement

Community engagement and awareness were critical components in the strategy to minimise resettlement impacts during the preparation of the RAP. These efforts aimed to inform communities about the project, establish consensus on the extent of the Corridor of Impact, and prevent further asset developments that could lead to avoidable displacement or compensation claims. The approach also helped to build trust, clarify land-use expectations, and align community actions with the project timeline.

2.2.1 Early Sensitisation on the Corridor of Impact and Cut-Off Date

Community meetings were conducted at all nine bridge sites, involving Traditional Authorities (TAs), Group Village Heads (GVHs), Village Heads (VHs), Village

Development Committees (VDCs), and PAHs. These meetings took place prior to the RAP census and asset inventory, during the preparatory phase in March 2025, and were facilitated by the Roads Authority's social safeguards team in collaboration with district-level stakeholders. The purpose of these meetings was to:

- Explain the nature and scope of the bridge rehabilitation works, including the 200-metre approach roads and associated drainage infrastructure;
- Present and validate the pre-defined Corridor of Impact derived from engineering designs and uploaded into GPS devices for field use;
- Inform communities of the cut-off date, established as **15 April 2025**, beyond which any new constructions or planting within the CoI would not be eligible for compensation;
- Discourage speculative behaviour or continued development within the project footprint.

2.2.2 Introduction of the Flexible Corridor Approach

During the fieldwork, project staff applied a flexible corridor of impact approach in consultation with affected communities. Rather than applying a rigid standard width across all bridge sites, the field teams adjusted the CoI based on actual topography, engineering requirements, and the proximity of critical community assets. This participatory approach not only limited the extent of asset loss but also strengthened community understanding of the resettlement process. This flexibility enabled the project to:

- Avoid permanent structures that were marginally within the standard corridor by adjusting alignments or narrowing drainage zones;
- Reduce the loss of trees and cultivated land that could be bypassed without compromising structural safety;
- Define Working Constrained Areas where contractors will be required to operate within narrower limits, particularly in densely settled zones.

2.2.3 Strengthening Local Ownership of the RAP Process

By engaging communities early and often, the project enhanced the legitimacy of the RAP and reduced risks of conflict during implementation. Local leaders were trained to help enforce the cut-off date and monitor encroachments. In several areas, they supported in the sensitisation of the cut-off date and coordinated with district officials to disseminate project information through local gatherings and church announcements. Furthermore, PAHs were individually consulted during the asset verification phase and asked to confirm asset ownership, boundaries, and compensation preferences. This level of personal engagement helped reduce disputes over asset eligibility and supported transparent valuation processes.

2.3 Proposed Mechanisms to Minimise Impacts During Implementation

2.3.1 General Considerations

During the implementation phase of the Project, more opportunities will likely continue to be availed for further avoidance and minimisation of resettlement impacts. The RA and other Project stakeholders should actively look to leverage these opportunities where practicable.

Minimisation and avoidance of impacts have been accomplished through the measures described above, including design alignment adjustments and the designation of a narrower Corridor of impact identified as the Contractor Working Constrained Areas. Additional methods may also be identified in an iterative process as implementation continues; some of these possibilities are further detailed below.

Generally, minimising impacts does not only mean minimising the number of PAHs (although that is a meaningful part). It is also important to consider minimising the scale and duration of impacts. Also, priority should be given to temporary over permanent impacts to the extent practicable and to short over long impacts where possible. Priority consideration should also generally be given to measures that avoid or minimise the most significant and disruptive impacts, such as avoiding losses in relation to residences or businesses. Such measures will generally carry a more burdensome disruption to the PAH and are more complex and costly to re-establish these impacted people back to pre-project or better conditions.

2.3.2 Phasing and Sequencing of Work

In general, phasing of construction work should be carried out in a manner that will minimise duration of impacts. For example, this will include requirements that Contractors build the road up to designated linear maximum as controlled by the Supervising Engineer, and complete all work inside this designated area before constructing a new section of roads. The construction methodology for areas with the proposed road travelling surface, road shoulders and side drains should also be carried out at the same time in order to minimize impact duration and to avoid “double-resettlement” in the sense that PAHs may suffer many disturbance events rather than one.

2.3.3 Work Contractor Discretion

Contractors should have clauses included in their contracts to support and promote minimising or avoiding resettlement impacts to the extent possible. In some cases, avoidance of resettlement impacts may also carry cost savings for the Contractor. However, in other cases, minimisation or avoidance may carry increased costs for the contractor, but result in reduced net Project costs. Examples may include the shifting of the road to avoid impacts, or a slight rerouting of the proposed corridor. In these cases, the Supervising Engineer will be instrumental in identifying and implementing measures to avoid or minimise impacts as noted below.

2.3.4 Supervising Engineer Oversight

For more critical cases, such as significant impacts to residences or businesses, the SE should develop a simple cost estimation tool which can quickly help to calculate and determine what measures should be pursued in order to avoid or minimise a significant impact. This will be particularly applicable for cases where assets may protrude into the Corridor of impact by just slightly more than 0.5 meters. This practice will not only serve the Project well, both in terms of reducing complex and significant resettlement impacts, but will also present net Project cost savings opportunities. Timing is critical in the additional analysis to be carried out,

particularly in order that potential areas of impact avoidance can be identified before compensation to the PAH is executed. It is important to note that, compensation may not be paid to the PAH if the loss of asset and/or livelihood is ultimately avoided prior to the disbursement of payment. Sensitization and PAH engagement will be undertaken in the event that revocation will be undertaken.

2.35 Continued Community Sensitisation at Implementation Stage

In the interim time period, between the completion of the RAP and its implementation, there will be continued community engagement and sensitisation by the RAP Consultant. The interventions include the following:

- Continued liaison with RA and Supervising Engineer to update the project status and ensure that the project areas are being monitored to discourage any further encroachments into the Corridor of impact.
- Continuous engagement consisting of weekly engagement with the DCs, T/As, GVHs, VHs and others to ensure that new tenants/squatters who move into the project area are aware of the project and the provisions of the Cut-off Date, making them ineligible for compensation;
- Periodic updates in the media to the general public on the status of the project and all upcoming processes.

As the implementation stage begins, there may be additional people who move into the project areas and who do not understand the details of the project. It will be important for the Roads Authority Project Implementation Unit (RA PIU) to continue providing information on the project and project timelines and to maintain contact with the local leaders and community members in these areas. There is also a need to work closely with the supervising engineer, the DC, and others to maintain the vacant site for construction.

Chapter Three: Census and Socio-economic Surveys

The Census and Asset Inventorying and Registration exercise involved confirming PAHs through a dedicated identification survey team, collecting data for each PAH and assigning unique identification numbers, and taking photographs. Information was gathered on all affected assets, including buildings, structures, businesses, land parcels, and trees. An asset inventory was compiled for each PAH, and polygons for all affected land were collected. The Census and Socio-economic Surveys were taken from the 9th of April to the 15th of April, 2025. All the sites (9 bridges) were visited within this period, whereby two teams, mainly the Asset Inventory and the Social team, engaged the affected persons. The corridor of impact of all nine bridges was pre-loaded in GPS, and the boundaries were according to the designs taken from the Engineers. All the assets which were within the corridor of impact were recorded and owners of the assets were consulted, either individually or with their spouses.

3.1 Scope of Bridge Impact Assessment

Table 3-1 presents the distances assessed on each side of the bridge. The assessment was guided by engineering designs, which outlined the scope and extent of potential impacts.

Table 3-1: Approach Distances Assessed at each Site

SN	Bridge Section	North Side (metres)	South Side (metres)	Total Assessed (metres)
1	Lugola	198	169	367
2	Unga	210	200	410
3	Lilembwe	277	219	496
4	Lutende	328	242	570
5	Mbwazi	213	280	493
6	Lungwena	203	175	378
7	Kalanje	193	170	363
8	Nkuli	184	156	340
9	Lusalumwe	216	209	425

3.2 Details of Affected PAHs per Bridge

During the asset inventory exercise, 156 PAHs were recorded and presented by, 90 female, 60 male, and 6 recorded as institution. Table 3-2 gives an outline of the affected persons per bridge.

Table 3-2: Outline of the PAHs per Bridge

SN	Section	No. of PAHs-Female	No. of PAHs-Male	No. of PAHs-Institution	Total No. of PAHs
1	Lusalumwe	12	4	0	16
2	Nkuli	11	1	0	12
3	Kalanje	3	4	0	7
4	Lungwena	0	4	4	8
5	Mbwazi	10	3	0	13

SN	Section	No. of PAHs- Female	No. of PAHs- Male	No. of PAHs- Institution	Total No. of PAHs
6	Lutende	15	14	2	31
7	Lilembwe	18	20	0	38
8	Unga	11	3	0	14
9	Lugola	10	7	0	17
	Total	90	60	6	156

3.3 Affected Assets within the Corridor of Impact

a) Structures

Both permanent and temporary structures were recorded during the asset inventory and the total number of buildings is 83. Out of the 83 total buildings, 29 are permanent structures of which 15 are commercial structures while 12 are dwelling houses, 1 borehole and 1 storage facility while the rest are supporting structures, temporary kiosks for business, shelters and fences.

b) Land Compensation

It must be noted that the corridor of impact includes the existing road reserve (RR) and the new road reserve of which PAHs who are affected in the new road reserve are eligible for land compensation while those falling within the road reserve were not considered for land compensation. Land within the existing road reserve will not be compensated for, the PAHs were ably sensitised on this.

Out of the nine (9) bridges, only one (1) bridge (Lilembwe) has eligible PAHs for land compensation. The additional land take outside the road reserve is required to accommodate for the road design to accommodate for sharp curves at these sections. The total land impacted for all the nine (9) bridges is 15.99hectares of which only 0.0022 of hectare falls outside the existing road reserve which will be acquired for this project.

c) Indigenous Trees

A total of 1,090 indigenous trees of different species were recorded during the asset inventory exercise in all the nine (9) bridges.

d) Exotic Trees

Throughout all the nine (9) bridges, 393 exotic trees were recorded. These trees are of different species and invite different rates. Lutende bridge has the highest number of affected trees which is 176 trees.

e) Fruit Trees

Regarding fruit trees, the census recorded 172 trees in all the nine (9) bridges. Again, these trees are of different species, and the highest number was recorded at Lutende bridge.

Table 3-3: Summary of Affected Assets per Bridge

SN	Bridge Name	Total Land area (Ha)	Land Private Affected (Ha)	Indigenous Trees	Exotic Trees	Fruit Trees	Structures	Loss Business
1	Lusalumwe	1.75	-	90	69	45	3	-
2	Nkuli	1.4676	-	32	1	-	-	-
3	Kalanje	1.4029	-	4	11	4	2	-
4	Lungwena	1.6774	-	27	33	-	4	-
5	Mbwazi	2.1607	-	141	49	1	-	-
6	Lutende	2.3763	-	570	176	92	21	2
7	Lilembwe	2.0392	0.0022	10	19	7	34	10
8	Unga	1.6273	-	215	27	-	6	-
9	Lugola	1.4859	-	1	8	23	13	2
Total		15.99	0.0022	1,090	393	172	83	14

The asset inventory exercise came across some crops within the corridor of impact; however, these were not included in the categories of impacts because the PAHs will be given an opportunity to harvest the crops before commencement of construction works. Some of the crops observed during the census include maize, beans, sweet potatoes, and cassava.

3.4 Socio-Economic Baseline of the Project Affected People

A census was conducted to collect appropriate socioeconomic baseline data to identify the persons who will be displaced by the project, determine eligibility for compensation and assistance, and discourage ineligible persons, such as opportunistic settlers, from claiming benefits.

3.4.1 Relationship of the respondent with PAH

Table 3-4 indicates that about 10% of the respondents who were sampled and interviewed by the survey were not the actual PAHs. The PAHs were not available during the census and as such were represented by their relatives or other close people. The respondents that represented the PAHs included one (1) household head, three (3) spouses (21%), two (2) children (both above the age of 18 years) (15%), five (5) caretakers (36%) and eight (3) were institutional representatives (21%).

Table 3-4: Relationship of the respondent with PAH

Relation	Freq.	Percent
Household Head	1	7
Spouse	3	21
Child	2	15
Caretaker	5	36
Other	3	21
Total	14	100

3.4.2 Characteristics of Project Affected Persons

3.4.2.1 Distribution of PAHs by Sex

The project area covers 16 Group Village Heads (GVHs). Of the 156 individuals identified as affected, the RAP team successfully administered and completed socio-economic questionnaires with 140 respondents, representing 87.5% of the total affected population. Based on the data provided, out of the 140 respondents surveyed, 57 are males, representing 41%, while 83 are females, accounting for 59% of the total. The surveys show a slightly higher representation of women in the affected population. This distribution suggests that women may be more directly impacted by the project, as they represent a higher proportion of the affected population.

Table 3-5: Sex Distribution among PAHs Among

Site	Male		Female		Total	
	Freq.	Percent	Freq.	Percent	Freq.	Percent
Kalanje	5	83	1	17	6	4
Lilembwe	18	55	15	45	33	24
Lungwena	2	50	2	50	4	3
Lugola	7	47	8	53	15	11
Lusalumwe	4	25	12	75	16	11
Lutende	14	47	16	53	30	21
Mbwazi	3	25	9	75	12	9
Nkuli	1	8	11	92	12	9
Unga	3	25	9	75	12	9
Total	57	41	83	59	140	100

3.4.2.2 Group Age Distribution

The survey results show that the average age of the PAHs is approximately 46 years, with ages ranging from 19 to 98. The median age is 44, and half of the PAHs fall between 34 and 54 years, as indicated by the 25th and 75th percentiles. 90% of the PAHs population is younger than 69, with only a small portion older than 77. The data implies that most of the PAHs belong to an economically active age group. The proportion of individuals declines steadily in the older age brackets, with just 4% aged 87 and above, and only 2% under 19 (Figure 3-1), reflecting a population primarily composed of adults, especially those in middle age.

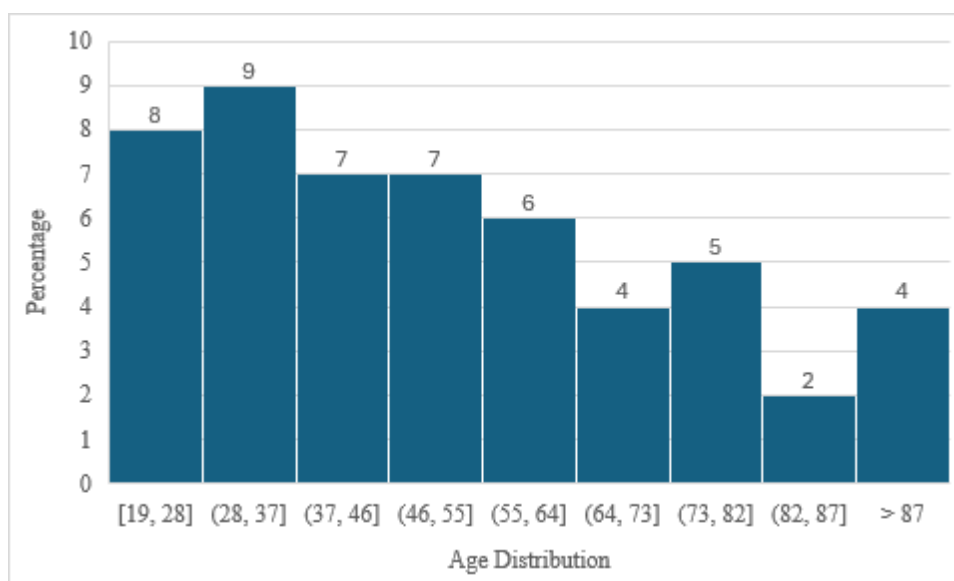


Figure 3-1: Age Group Distribution

3.4.2.3 Education and Literacy Level

Out of a total of 140 PAHs, only 67% are literate (able to read and write) and 46 individuals (33%) are illiterate (Table 3-6) while 64 (46%) have attained primary education, making it the most common education level. And as shown in Table 3-6, secondary education is held by 20 individuals (14%), and 10 (7%) are literate without formal schooling. Site-wise, Lilembwe has the highest number of illiterate individuals (19), while Lutende has the highest number with primary education (15). Overall, the data indicates a generally low level of formal education among the PAHs, with the majority having only completed primary education or none.

Table 3-6: PAH Highest Level of Education

Site	Illiterate		literate		Primary		Secondary	
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Kalanje	2	33	0	0	3	50	1	17
Lilembwe	19	56	4	12	7	21	4	12
Lungwena	0	0	0	0	2	50	2	50
Lugola	1	14	1	14	4	57	1	14
Lusalumwe	4	25	1	6	9	56	2	13
Lutende	7	24	0	0	15	52	7	24
Mbwazi	5	42	1	8	6	50	0	0
Nkuli	3	23	2	15	7	54	1	8
Unga	5	26	1	5	11	58	2	11
Total	46	33	10	7	64	46	20	14

3.4.2.4 Marital Status

The survey found that 107 individuals (76%) are married, while 15 (11%) are widowed, 13 (9%) are divorced, and only 5 (4%) have never married (Table 3-7). From these findings it

can be concluded that marriage is a dominant status across all sites, particularly in Kalanje, Lungwena, and Lilembwe where over 94% are married. Project sites like Lusalumwe and Nkuli show relatively higher percentages of widowed individuals. Divorce is less common overall but is notably higher in Mbwazi (33%). Overall, the results highlight a predominantly married population with a small proportion of single or previously married individuals.

Table 3-7: PAH Marital Status

Site	Divorced		Married		Never Married		Widow/Widower	
	Freq	%	Freq	%	Freq	%	Freq	%
Kalanje	0	0	6	100	0	0	0	0
Lilembwe	1	3	32	94	0	0	1	3
Lungwena	0	0	4	100	0	0	0	0
Lugola	0	0	6	86	0	0	1	14
Lusalumwe	2	13	8	50	1	6	5	31
Lutende	3	10	22	76	1	3	3	10
Mbwazi	4	33	8	67	0	0	0	0
Nkuli	1	8	7	54	2	15	3	23
Unga	2	11	14	74	1	5	2	11
Total	13	9	107	76	5	4	15	11

3.4.2.5 Language

The data, as shown by Figure 3-2, on languages spoken by the PAHs shows that Chiyao is the dominant language, spoken by 134 individuals (95.2%) out of 140. A small number of respondents speak Chichewa (2), while Chinyanja, Chisena, and other languages are each spoken by only one person (1%). This indicates a highly homogenous linguistic profile, with Chiyao being overwhelmingly the primary language among the PAHs.

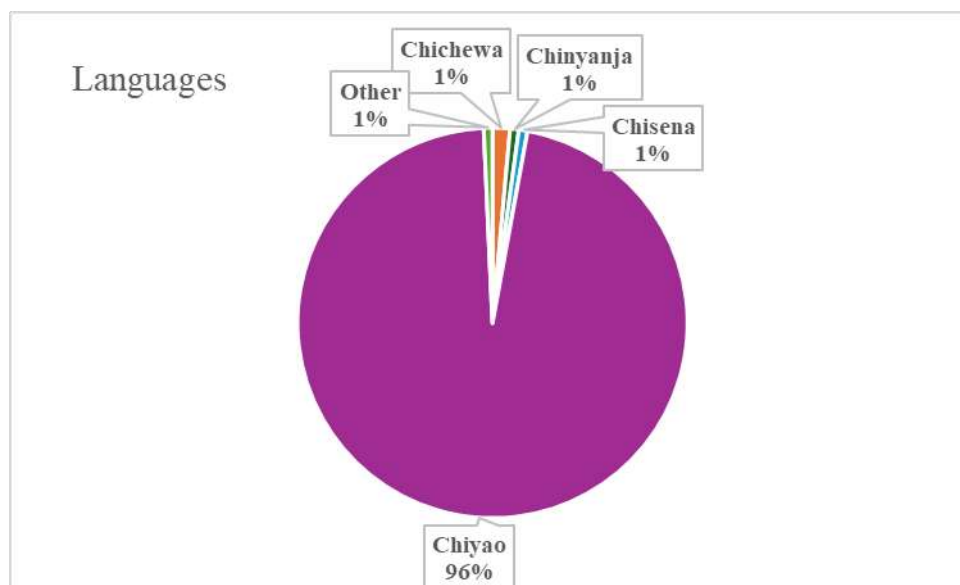


Figure 3-2: Common Language Spoken Among PAHs

3.4.2.6 Religion

The religious affiliation data for the PAHs reveals a predominantly Muslim population, with 137 out of 140 individuals (98%) identifying as Muslim (Table 3-8). Only 3 individuals (2%) reported being Christian. Most sites are entirely Muslim, with minor Christian representation found only in Unga and Lutende, having one or two Christians respectively. This indicates a highly religiously homogeneous community, with Islam being the overwhelmingly dominant faith across all surveyed sites.

Table 3-8: Religious Affiliation Among PAHs

Site	Christian		Muslim	
	Freq.	Percent	Freq.	Percent
Kalanje	0	0	6	100
Lilembwe	0	0	34	100
Lungwena	0	0	4	100
lugola	0	0	7	100
lusalumwe	0	0	16	100
lutende	2	7	27	93
mbwazi	0	0	12	100
nkuli	0	0	13	100
unga	1	5	18	95
Total	3	2	137	98

3.4.2.7 Health Status

Table 3-9 shows survey findings on chronic illness among PAHs and it has been found that 112 individuals (80%) are not chronically ill, while 28 individuals (20%) are. 8 out of 9 sites report a majority of individuals without chronic illness, with Lilembwe (91%) and Lugola (100%) showing the highest proportions of healthy individuals. However, some sites like Lungwena (75%) and Kalanje (33%) report relatively higher rates of chronic illness. Overall, while the majority of PAHs are not chronically ill, a notable minority across several sites do experience chronic health conditions.

Table 3-9: Chronic Illness Among PAHs

Site	Not chronically ill		Chronically ill	
	Freq.	Percent	Freq.	Percent
Kalanje	4	67	2	33
Lilembwe	31	91	3	9
Lungwena	1	25	3	75
Lugola	7	100	0	0
Lusalumwe	13	81	3	19
Lutende	22	76	7	24
Mbwazi	10	83	2	17

Site	Not chronically ill		Chronically ill	
	Freq.	Percent	Freq.	Percent
Nkuli	10	77	3	23
Unga	14	74	5	26
Total	112	80	28	20

3.4.2.8 Disability

The data in Table 3-10 shows that out of 140 cases across various sites, 131 PAHs (94%) do not have a disability and only 9 PAHs (6%) have some form of disability. Four (4) sites report no disabled individuals and these include Kalanje, Lungwena, Lugola and Lusalumwe. Lutende and Lilembwe have the smallest percentages of disabled individuals (7% and 3% respectively), while Mbwazi and Nkuli show higher proportions of disability, at 16.7% and 15.4%, respectively. Overall, the data reflects a low incidence of disability across the sites. On the type of disabilities prevalent in the project sites, Figure 3-3 shows that the largest group consists of 4 individuals who have physical disability followed by 2 PAHs with mobility impairments. Two (2) other individuals are deaf or have hearing problems and 1 PAH is mentally ill.

Table 3-10: Form of Disabilities Among PAHs

Site	Not		Disabled	
	Freq.	Percent	Freq.	Percent
Kalanje	6	100	0	0
Lilembwe	33	97	1	3
Lungwena	4	100	0	0
Lugola	7	100	0	0
Lusalumwe	16	100	0	0
Lutende	27	93	2	7
Mbwazi	10	83	2	17
Nkuli	11	85	2	15
Unga	17	89	2	11
Total	131	94	9	6

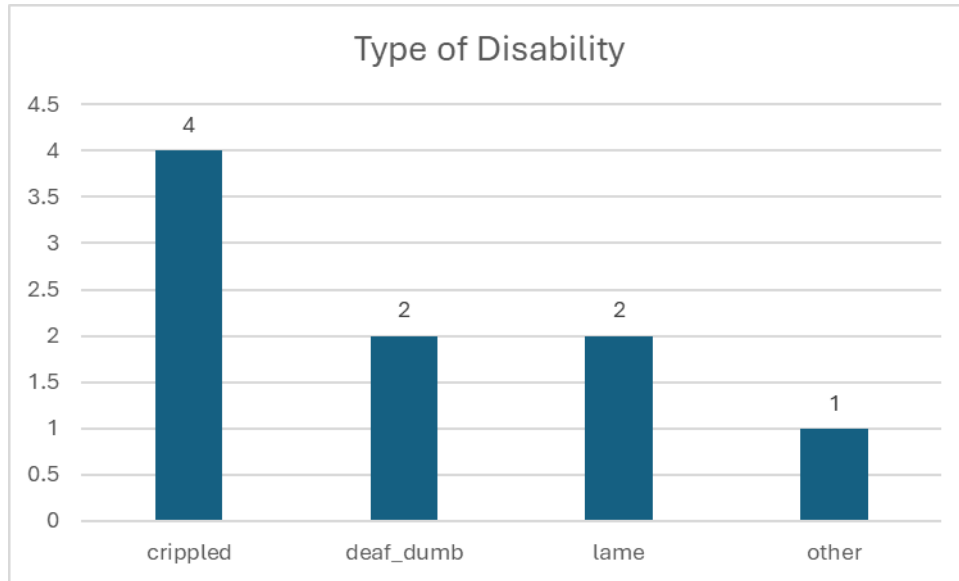


Figure 3-3: Type of Disability

3.4.3 PAH Household Characteristics

3.4.3.1 Size of Household

Figure 3-4 describes the distribution of household size among the PAHs and the results show that the average household has approximately 7 members, with a standard deviation of 2.22, indicating moderate variability in household size. The median is 7, meaning half of the households have 7 or fewer members. Household sizes range from 2 to 13 members. Overall, most households have between 5 and 8 members, with a few small and large households at the extremes.

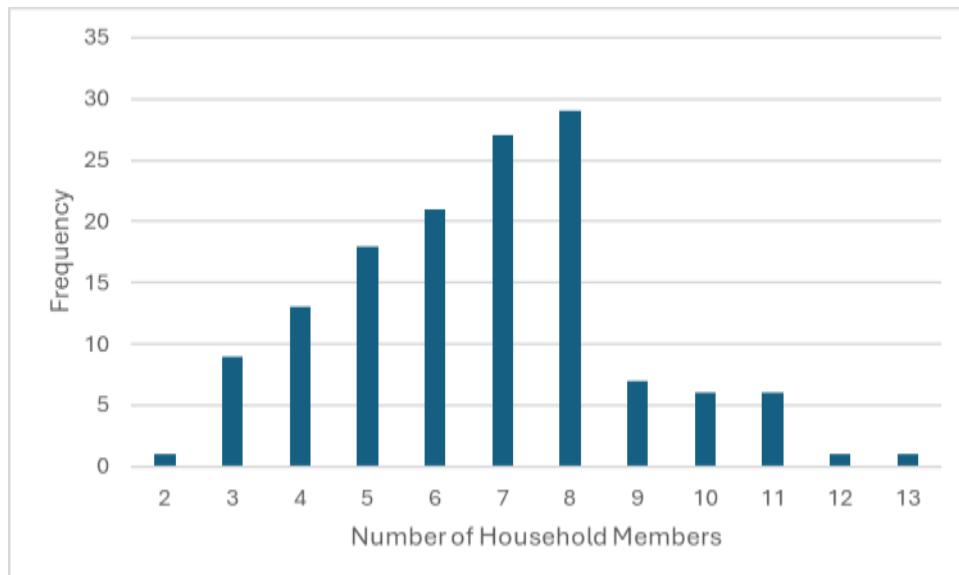


Figure 3-4: Distribution of Household Size Among PAHs

3.4.3.2 Health Status

Out of 140 individuals, 89% are not chronically ill, while 11% are (Table 3-11). Most sites, such as Lilembwe, Lugola, Lusalumwe, and Nkuli, reported no chronically ill

individuals. Sites like Mbwazi, and Unga have very low rates (5%–11%). Higher rates of chronic illness appear in Kalanje (33%) and Lutende (28%), with the highest being Lungwena, where 50% of individuals are chronically ill (however, this is not significant since these are only two (2) individuals). Overall, chronic illness is relatively uncommon across most sites, but a few locations show significantly higher rates.

Table 3-11: Chronic Illnesses Among Household Members

Site	Not Chronically Ill		Chronically Ill	
	Freq.	Percent	Freq.	Percent
Kalanje	4	67	2	33
Lilembwe	34	100	0	0
Lungwena	2	50	2	50
Lugola	7	100	0	0
Lusalumwe	16	100	0	0
Lutende	21	72	8	28
Mbwazi	11	92	1	8
Nkuli	13	100	0	0
Unga	17	89	2	11
Total	125	89	15	11

3.4.4 Property Ownership

The data in Figure 3-5 shows that the vast majority of assets or properties are owned by individuals, accounting for 96% of cases. A small number are owned by families (2%), churches (1%), and the government (1%). This indicates that ownership without a title is overwhelmingly individual-based, with minimal involvement from institutions or groups.

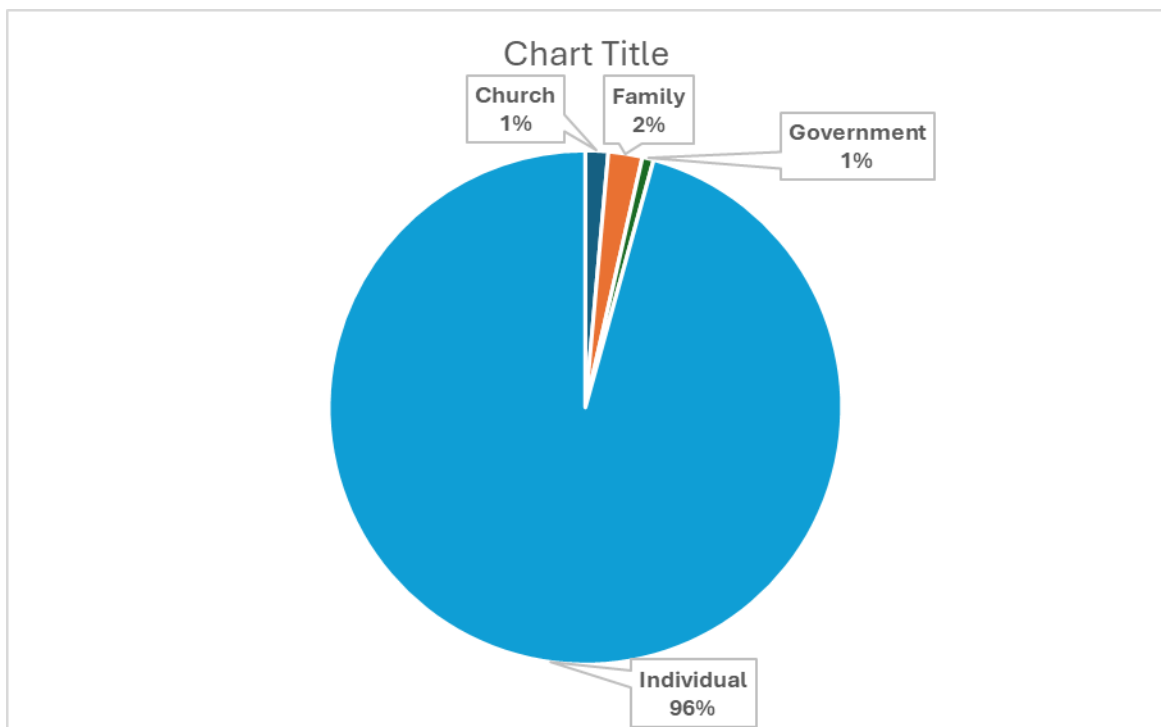


Figure 3-5: Property Ownership Among PAHs

3.4.5 Property Usage

The survey findings in Figure 3-6 show that land or property use is most commonly for accessory structures (31%) (this mostly included shade building) and subsistence purposes (22%) (i.e. crop cultivation). Residential-only use accounts for 23%, while commercial-only use makes up 20%. A smaller portion (4%) is used for both commercial and residential purposes. The findings suggest that the properties that are going to be affected are used to sustain the livelihood of these PAHs.

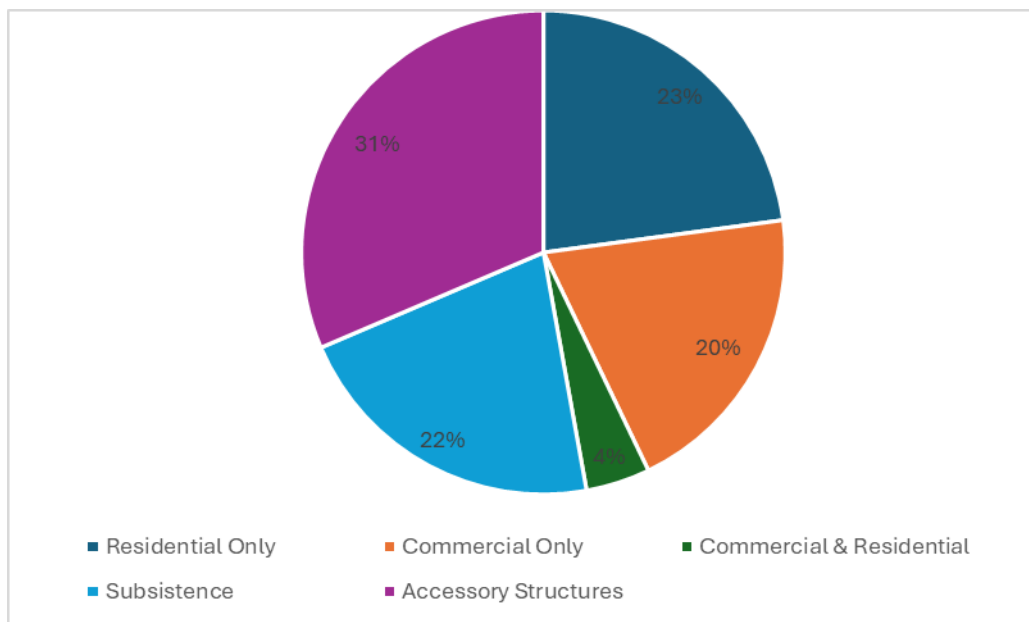


Figure 3-6: Property Usage Among PAHs

3.4.6 Livelihood and Willingness

3.4.6.1 Sources of Income

The sources of income have been categorized by primary and secondary sources and the survey results have been shown in Table 3-12. For primary income sources, the most common is trading business, which accounts for 57%, followed by subsistence farming (24%) and wage labour (12%). 51% of the PAHs indicated having no secondary source of income, however, among those with secondary sources, Subsistence farming (20%) and trading business (12%) are the most prevalent. Commercial farming, skill business, and salaried employment are less common for both primary and secondary sources.

Table 3-12: Main Sources of Income

Source	Primary Source		Secondary Source	
	Freq.	Percent	Freq.	Percent
Skill business	4	3	9	6
Wage labour	12	9	13	9

Source	Primary Source		Secondary Source	
	Freq.	Percent	Freq.	Percent
Commercial farming	9	6	2	1
Subsistence farming	34	24	28	20
Trading business	80	57	17	12
Salaried employment	1	1	0	0
None	0	0	71	51
Total	140	100	140	100

3.4.6.2 Total Income

The total income data for 140 individuals reveal significant income disparity. The median monthly income is MK60,000, meaning half of the individuals earn less and half earn more (Table 3-13). The average monthly income is MK401,034, but the standard deviation is very high, indicating considerable variation in income levels. A large portion of the PAHs, 25%, reports no income at all, as reflected in the 1st, 5th, and 10th percentiles, which all show a value of 0. On the higher end, 25% of individuals earn at least MK20,000 monthly, and 75% earn at least MK200,000 monthly, with the highest income reaching MK24,000,000. The distribution is heavily skewed, with a skewness of 11, and has a high kurtosis value of 121, indicating that a small group of individuals with extremely high incomes greatly influence the overall distribution. Additionally, 130 PAHs fall below the poverty line, further highlighting the vulnerability of a portion of the affected population. This shows a stark contrast between low and high earners, highlighting a large income gap.

Table 3-13: Statistics on Income Levels

Statistic	Value
Median Income	60,000
Mean Income	401,034
1st Percentile	0
5th Percentile	0
10th Percentile	0
25th Percentile	20,000
75th Percentile	200,000
Maximum Income	24,000,000
Share with No Income	25%

3.4.6.3 Project Impact on Source of Income

The data in Figure 3-7 shows that out of 140 individuals, 53 (38%) reported primary source of income will be affected with the proposed project, while the majority, 87 (62%), reported that it will not be affected. This indicates that over one-third of the population expect the proposed project to affect them economically while nearly two-thirds do not. Figure 3-8 shows the proportion of PAHs that would choose the same primary source after compensation. The results show that 59% (83 PAHs) of the respondents chose the same

primary source of income, while 38% (57 PAHs) did not. This suggests a strong consistency in primary income sources among the majority of the population

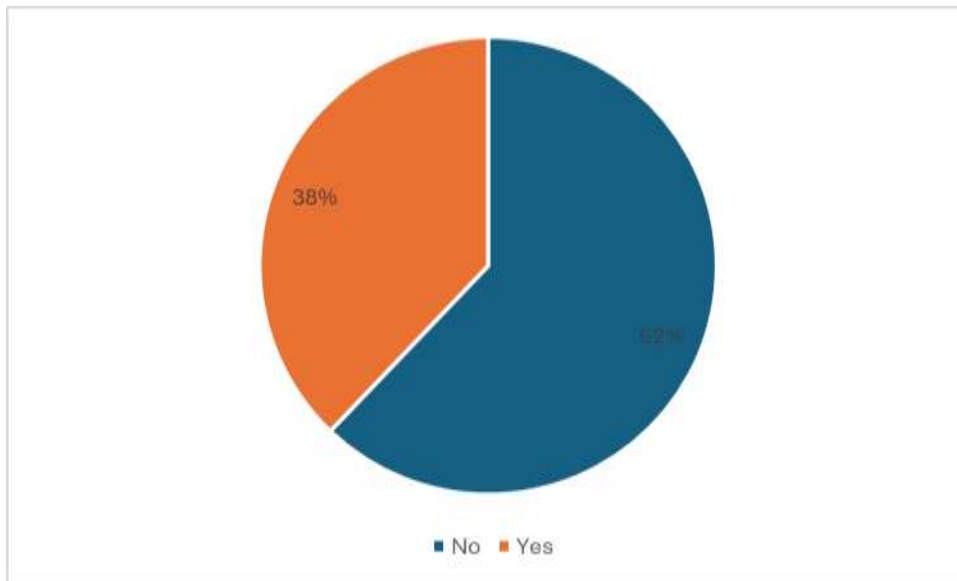


Figure 3-7: Impact on Primary Source of Income

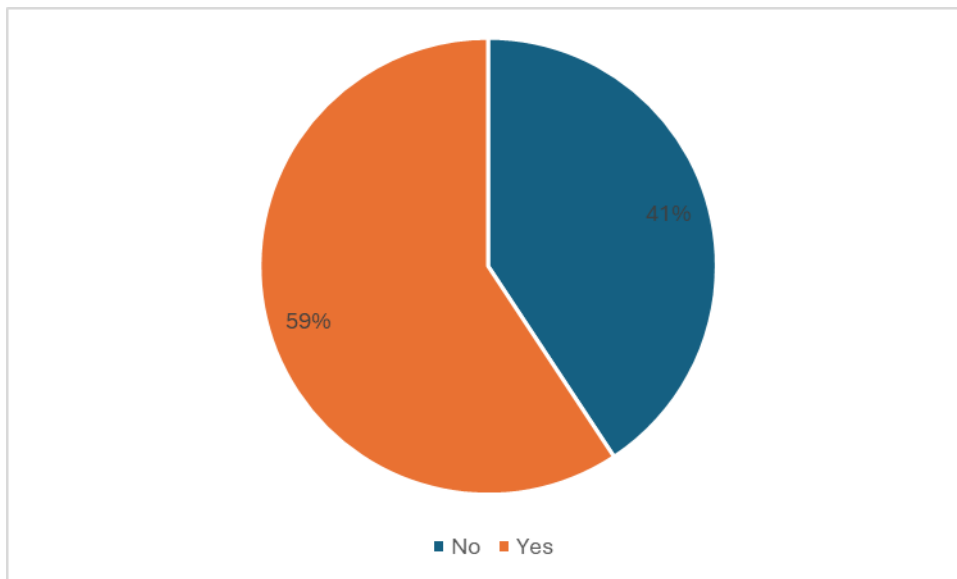


Figure 3-8: Choice of Alternative Source of Primary Source

3.4.7 Compensation and Resettlement

Alternative resettlement sites have been identified by the PAHs and allocated for all residential structures that are affected by the project, ensuring that displaced households are provided with adequate housing options and access to essential services such as water and sanitation facilities. The physically PAHs own the land adjacent to the road reserve the affected structures have been constructed. The alternative sites are owned by the PAHs adjacent to the road reserve. The replacement structures will be constructed away from the road reserve. These sites are within proximity to the PAHs' original communities to

maintain social networks and cultural ties. As such the impact is minor for physically displaced PAHs. The alternative resettlement sites are along the road.

For business structures, suitable relocation sites have been identified by the PAHs in areas with good accessibility, visibility, and customer traffic to support the restoration of livelihoods. These sites will be selected in consultation with the affected business owners to ensure they meet operational needs and minimize disruption to economic activities.

3.4.7.1 Length of Compensation

The data shows that all respondents would want to receive compensation in the form of cash. This indicates that cash is the sole method of compensation preferred in this area, with no other forms (such as goods or services) reported. On the maximum time it should take for the project to compensate them, the data in Figure 3-9 shows that the majority of respondents (86%) would want to receive the compensation immediately after all the processes have been concluded. Compensation will be paid before any relocation occurs. Smaller proportions allowed for some time: 5% were for within a month, 6% within two months, and 3% within six months. This indicates that majority of the PAHs prefer compensations to be done as early as possible without delays.

Figure 3-10 show results on how much maximum time the PAHs should be given to relocate. The results show that 68% of respondents would relocate within 1 month, making it the most common relocation period. About 12% would relocate immediately (0 months), and another 12% would relocate within 2 months. Smaller percentages took 3 months or more, with only a few reporting relocation periods of 4, 5, 6, or 12 months. This indicates that most relocations should be expected to happen quickly, within the first month. The PAHs will be provided sufficient time to allow for relocation and monitored. All the physically displaced PAHs opted for cash compensation following a disclosure process that involved engagements with each PAH individually.

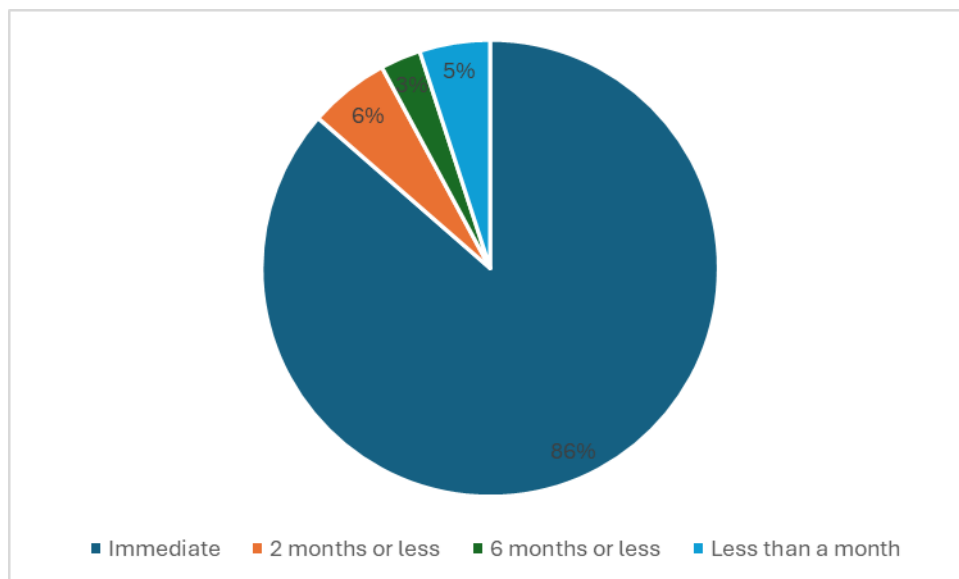


Figure 3-9: Preferred Maximum Time for the PAHs to be Compensated

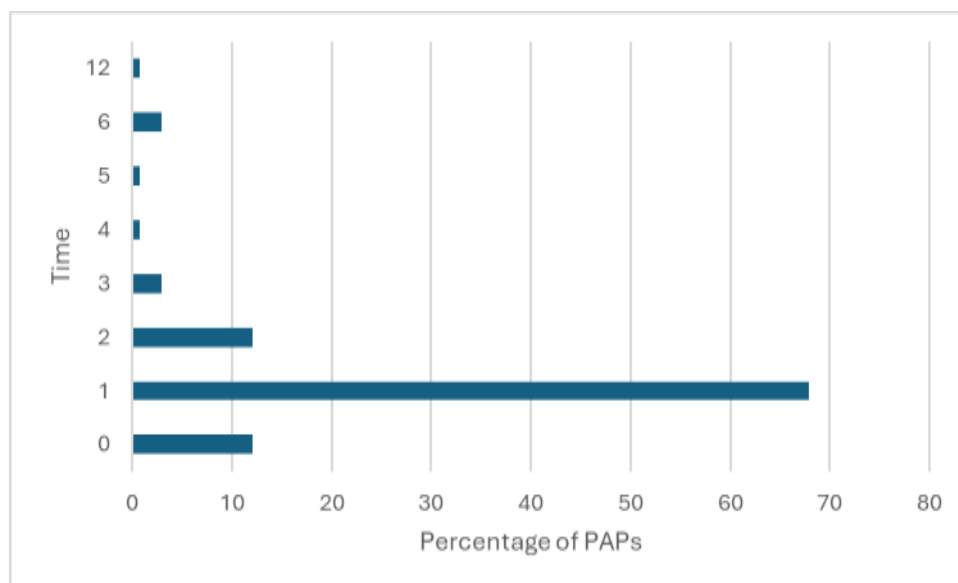


Figure 3-10: Reallocation Period

3.4.7.2 Type of Loss

Table 3-14 indicates that most commonly reported loss was trees, with 100 PAHs (71%) indicating they expect to lose trees, reflecting the community’s strong dependence on tree-based resources such as firewood, fruits, and timber. This was followed by the loss of cultivation land (including land within the road reserve) (25 PAHs, 18%), highlighting potential disruptions to farming activities, and shops (23 PAHs, 16%), which points to expected impacts on small-scale businesses, particularly in Lilembwe and Lutende. Other losses mentioned included houses, bare land, crops/vegetables, and a few isolated cases of losing structures like canteens, transaction shops, fences, and signposts.

Table 3-14: Type of Loss

	Kalanje	Lilembwe	Lungwena	Lugola	Lusalumwe	Lutende	Mbwazi	Nkuli	Unga	Total
Cultivation land	0	2	1	0	2	8	1	7	4	25
Shop	0	12	1	2	0	6	0	0	2	23
Trees	5	20	2	4	15	18	9	13	14	100
Crops/Vegetables	0	0	0	0	1	2	0	0	0	3
Grazing area	0	0	0	0	0	0	0	0	0	0
House	0	2	0	0	1	3	2	1	4	13
Vacant land	2	2	0	0	2	0	1	5	1	13
Other (Shade, benches)	1	4	1	1	0	3	0	0	2	12

	Kalanje	Lilembwe	Lungwena	Lugola	Lusalumwe	Lutende	Mbwazi	Nkuli	Unga	Total
Canteen	0	1	0	0	0	1	0	0	1	3
Transaction Shop	0	1	0	0	0	0	0	0	0	1
Restaurant	0	1	0	0	0	1	0	0	0	2
Sign Post	0	1	0	0	0	0	0	0	0	1
Khola	0	1	0	0	0	0	0	0	0	1
Fence	0	0	0	0	1	0	0	0	0	1
	8	47	5	7	22	42	13	26	28	

There is minimal impact on those affected in relation to total land owned or in use. The assessment found that loss of land was less than 20% of land in use or owned by the PAHs.

3.4.8 Water Source

The data shows that boreholes are the primary source of water across all sites, used by 94% of respondents (Table 3-15). Protected wells and taps are much less common, accounting for only 2% and 5% respectively. Most sites rely exclusively on boreholes, with only a few like Lungwena and Nkuli, reporting the use of taps or protected wells. This indicates a strong dependence on boreholes for water access in the surveyed areas.

Table 3-15: Main Water Sources

Site	Borehole		Protected Well		Tap	
	Freq.	Percent	Freq.	Percent	Freq.	Percent
Kalanje	5	83	0	0	1	17
Lilembwe	34	100	0	0	0	0
Lungwena	2	50	0	0	2	50
Lugola	7	100	0	0	0	0
Lusalumwe	16	100	0	0	0	0
Lutende	29	100	0	0	0	0
Mbwazi	12	100	0	0	0	0
Nkuli	8	62	3	23	2	15
Unga	19	100	0	0	0	0
Total	132	94	3	2	5	4

3.4.9 Agriculture

The data depicted in Figure 3-11 shows that 87% of respondents have access to farmland, while 13% do not. This indicates that the vast majority of the population relies on or has access to land for farming activities.

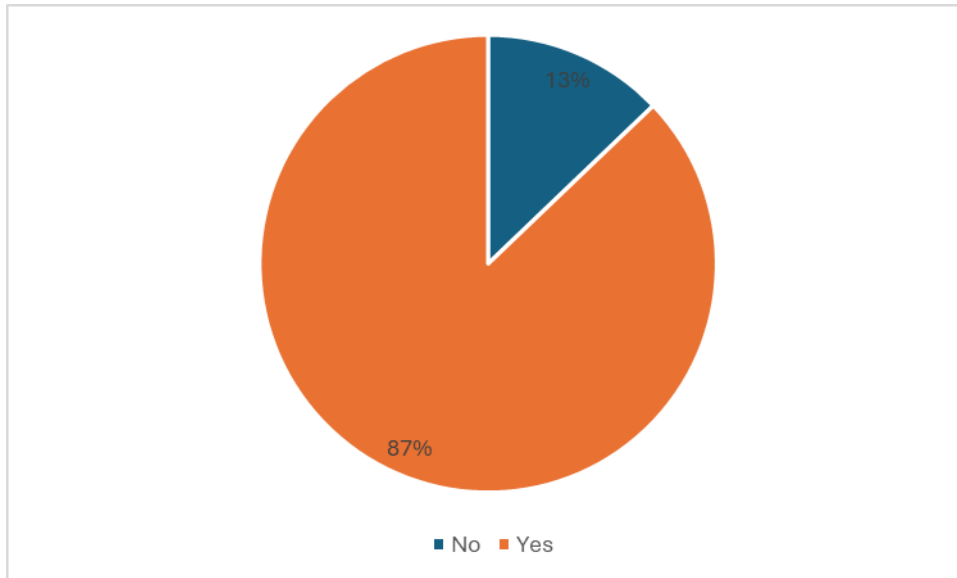


Figure 3-11: Farmland Availability

3.4.9.1 Livestock Ownership

Among the households surveyed, 40% reported owning poultry, making it the most common type of livestock due to its affordability and ease of management. Goat rearing was reported by 23%, while cattle ownership stood at 8%, typically associated with higher income potential and socio-economic status. A small number (1%) indicated owning rabbits. However, 29% of PAHs reported no livestock ownership. The impact on livestock rearing is very minimal and households have alternative locations for grazing land.

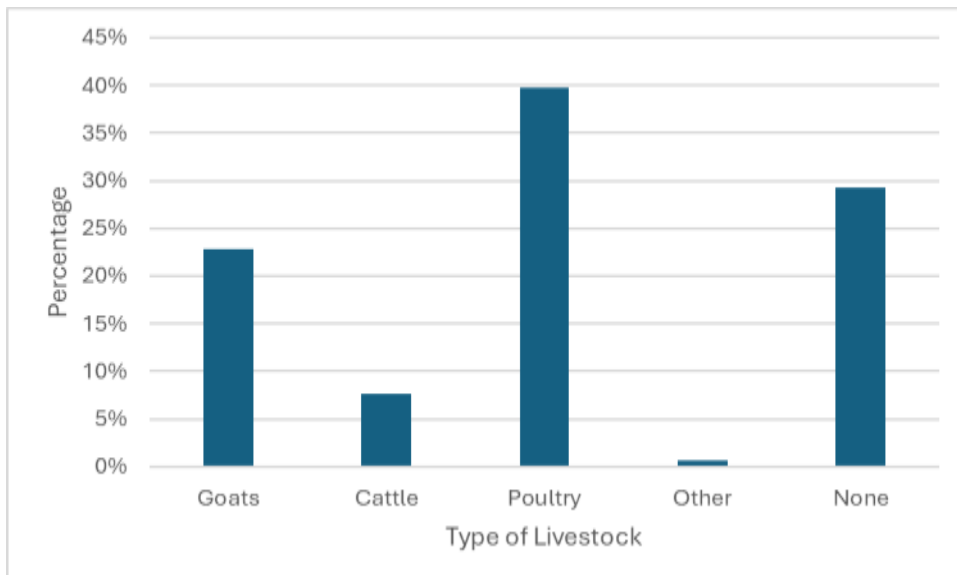


Figure 3-12: Types of livestock reared

3.4.9.2 Crop Production

Crop farming is widespread, with maize being the dominant crop, cultivated by 69% of respondents. Other crops include peas (10%), sorghum (3%), vegetables (3%), and other

crops (14%), such as beans or groundnuts. Overall, the data reflects moderate diversification in both livestock and crop production, but also highlights areas of vulnerability, particularly among households with no livestock and limited crop variety.

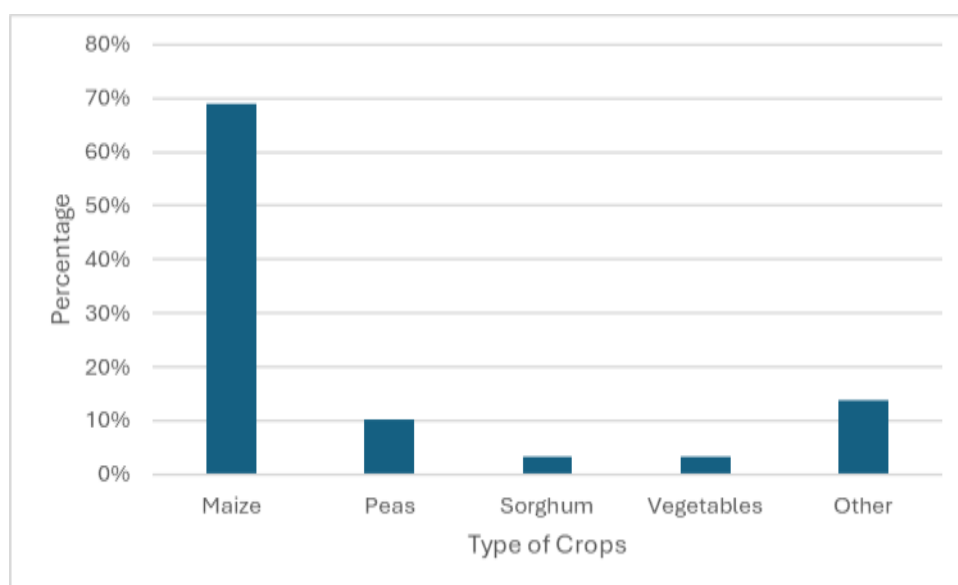


Figure 3-13: Types of crops grown

3.4.10 Employment Status

The data in Table 3-16 shows that over half of respondents (51%) are engaged petty trading as their main employment status, making it the most common form of livelihood. This is followed by wage labour at 26% and those who have never been employed at 15%. Smaller proportions are retired (7%) or in formal employment (3%). The trends vary by site, for instance, Kalanje and Lungwena report high business engagement (83% and 100% respectively), while Lusalumwe has a notable share of individuals who have never been employed (50%). Overall, informal economic activities, particularly petty trading and wage labour, dominate employment patterns across the sites.

Table 3-16: Employment Status Among PAHs

Site	Never employed		retired		Business		wages		Employed	
	Freq.	%	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Kalanje	1	17	0	0	5	83	0	0	0	0
Lilembwe	6	19	0	0	20	65	5	16	0	0
Lungwena	0	0	0	0	4	100	0	0	0	0
Lugola	1	14	1	14	3	43	1	14	1	14
Lusalumwe	8	50	1	6	2	13	4	25	1	6
Lutende	2	7	0	0	23	79	3	10	1	3
Mbwazi	0	0	1	8	2	17	9	75	0	0
Nkuli	4	31	1	8	4	31	4	31	0	0
Unga	0	0	2	11	7	37	9	47	1	5
Total	22	16	6	4	70	51	35	26	4	3

3.4.11 Type of Materials Used

An assessment of the materials used in the construction of structures likely to be affected by the project revealed a wide range of construction types, indicating varying levels of structural permanence and socio-economic status among the PAHs. A total of 96 material mentions were recorded, as PAHs often cited more than one material per structure. The most frequently reported materials were burnt bricks (23% of all mentions), which were found in 63% of cases, followed by iron sheets (15%) and thatched grass (15%), both used in 40% of the affected cases. Cement was noted in 13% of mentions and appeared in 34% of the cases, while timber accounted for 9% of mentions (26% of cases). Other materials reported included glass, bamboo, and tree sticks, each contributing 7% of the total responses and present in 17% of cases. Less commonly used materials included steel (3%; 7%), unburnt bricks (2%; 6%), cement blocks (1%; 3%), and grass (1%; 3%). This distribution underscores a mix of both permanent and semi-permanent structures within the affected area, which will have implications for compensation valuation and resettlement planning

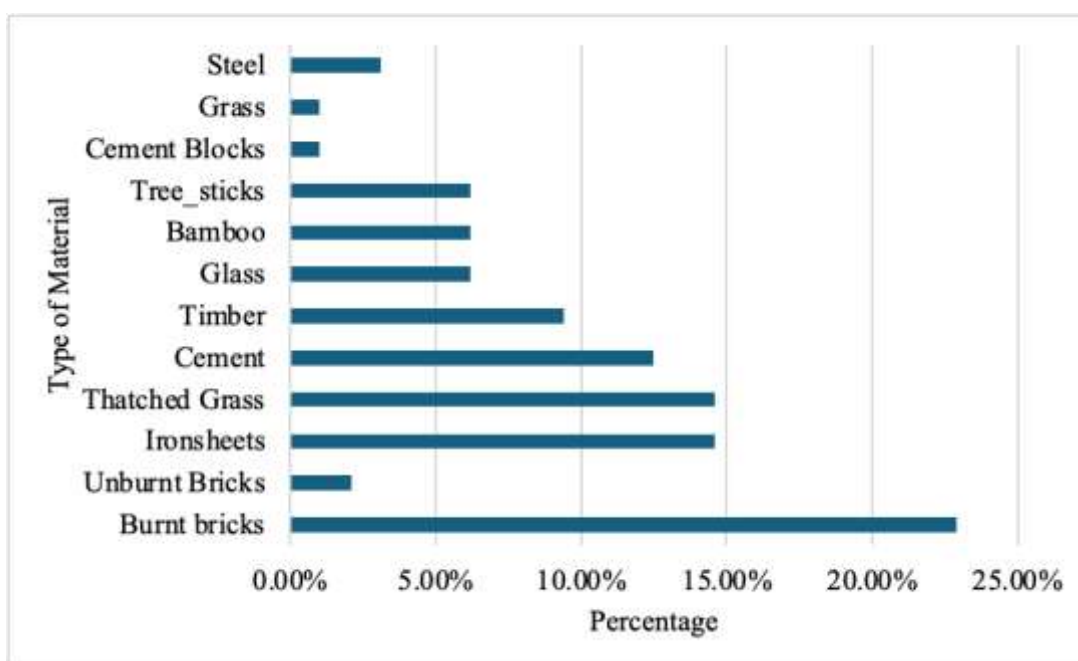


Figure 3-14: Type of Material used for construction

3.4.12 Total Expenditure

An analysis of monthly household expenditure among 140 Project-Affected Households (PAHs) reveals substantial economic vulnerability. The mean expenditure was MWK259,468 (approx. USD 148, May 2025 exchange rate), while the median was MWK 100,000 (approx. USD 58), and the most common amount (mode) was MWK 50,000 (approx. USD 29). These figures are considerably below both global and regional averages. According to the World Bank, the global average monthly consumption expenditure per capita is around USD 320 (World Bank, 2023), and for Sub-Saharan Africa, it's estimated at USD 123 per household person per month. Even assuming

households consist of 4–5 members, the majority of PAH households still fall below these thresholds. This is further supported by the high skewness (11) and kurtosis (129), which indicate extreme income inequality among the PAHs, with only a few households reporting high expenditure, while the rest remain significantly below the poverty line.

Most PAHs would therefore be classified as living in low-income or near-poverty conditions. These insights emphasize the need for targeted livelihood restoration, cash compensation, and post-resettlement support.

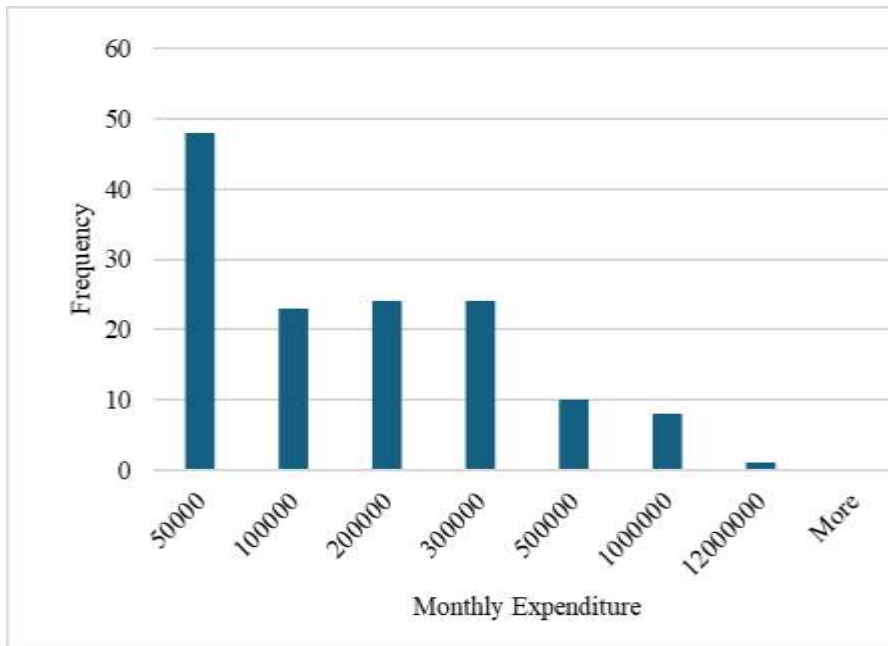


Figure 3-15: Monthly Expenditure

Chapter Four: Legal Framework

This section covers the review of regulatory framework and international practice related to involuntary resettlement that will be applicable to this project. The review includes both national legal framework in Malawi and policies outlined by international agencies. In Malawi, there are several pieces of legislation that provide a legal framework for involuntary resettlement. Principal among these pieces of legislation are the Land (including the Amendment of 2022) Act, 2016; Customary Land (including the Amendment of 2022) Act, 2016; Land Survey (including the Amendment of 2022) Act, 2016; the Land Acquisition and Compensation (including the Amendment of 2022) Act, 2016; Physical Planning (including the Amendment of 2022) Act, 2016; the Forestry (Amendment) Act, 2016 and Registered Land (including the Amendment of 2022) Act, 2016.

4.1 National Policy Framework

4.1.1 The Malawi National Land Policy, 2002

The Malawi National Land Policy recognizes land as a fundamental resource for social and economic development in the country. To achieve this goal, the policy ensures full legal protection of customary land tenure for the people of Malawi. Access to land is considered a fundamental right in Malawi. Regulation 4.11 of the policy underscores the importance of providing equitable access to land for all citizens of Malawi.

In alignment with Section 28 of the Malawi Constitution, which enshrines the right to property and prohibits arbitrary deprivation of property by any entity, whether public or private, the Malawi National Land Policy through regulation 4.16 specifies that compensation valuation for customary land, upon its acquisition by the government, should be based on the open market value of the land and all permanent improvements on it.

Regarding the relocation of displaced individuals, the policy advocates for thorough consultations between the District Commissioner's office, Traditional Authority level, and the affected people to ensure that their interests are adequately addressed. Engagement with the PAHs and other key stakeholders commenced already and will continue throughout the duration of the project timeline.

4.1.2 National Land Resources Management Policy and Strategy, 2000

Malawi adopted the National Land Resources Management Policy and Strategy in 2000. Its overall goal is promoting efficient, diversified and sustainable use of land-based resources for both agriculture and other uses so as to avoid sectoral land-use conflicts and ensure socio-economic development. The policy recognizes the need for policy guidelines on the conservation and management of land resources as their depletion or degradation may affect food security and sustainable socio-economic growth.

The policy is developed to assist in balancing requirements for different land uses and regulating the competing demand for land by different sectors; designating the best use of land for optimal socioeconomic development; providing guidelines and strategies for the sustainable utilization of the land resource base; defining roles of different players in land resources management issues, guide the formulation and review of sectoral policies and legislation related to land use and its management; and enabling the country to determine the priority application of both internal and externally provided resources. The policy also serves as an instrument for conservation of land for agriculture and indicates land use and management measures that will help balance and regulate the competing land use for different activities such as forestry and human settlements.

4.1.3 National Forest Policy, 2016

The goal of the National Forest Policy, 2016, is the conservation, establishment, protection and management of trees and forests for the sustainable development. Generally, the policy provides guidance to the management of forests, offer an enabling framework for all stakeholders to participate in the management of forests, and sustain the contribution of the national forest resources for the upliftment of the quality of life.

The overall objectives of the Policy are to:

- Provide an enabling framework for promoting the participation of local communities, the civil society and the private sector in forest conservation and management.
- Promote the establishment of forest based small and medium scale industries.
- Promote the growing of trees by all sections of the communities in order to achieve sustainable self-sufficiency of wood and forest derived products and services.
- Promote sustainable management of forests for the protection of the environment, conservation of biodiversity and climate change management.
- Promote the development of initiatives for adequate and sustainable short, medium- and long-term financing mechanisms for the forestry sector and its contribution to GDP.
- Enhance the development of requisite human resource commensurate with the implementation of the policy.
- Promote the sustained management and utilization of forest resources based on research findings and recommendations.
- Promote a well-regulated, compliant and monitored forestry sector with clearly defined forest standards and guidelines.
- Enhance cooperation in forestry related issues at national, regional and international levels to maximize resources and information flows into the forestry sector.

4.1.4 The National Water Policy, 2005

The overall national water policy goal is sustainable management and utilization of water resources, in order to provide water of acceptable quality and of sufficient quantities and ensure availability of efficient and effective water and sanitation services that satisfy the basic requirements of every Malawian and for the enhancement of the country's natural ecosystems.

The policy is meant to address all aspects of water, including resource management, development and service delivery. The policy has articulated a new water sector vision of ‘Water and Sanitation for All, Always’. The new vision embraces and reflects the Government’s overall development objectives of poverty reduction and economic prosperity. The policy comprehensively covers areas of water resource management and development, water quality and pollution control, water utilization, disaster management and institutional roles and linkages. The policy, among other issues, aims at:

- Achieving sustainable and integrated water resources management and development that make water readily available and equitably accessible by all Malawians in pursuit of their socio-economic development and for environmental sustenance.
- To ensure water of acceptable quality for all the needs in Malawi.
- Achieving sustainable provision of water supply and sanitation services that are equitably accessible and used by individuals and entrepreneurs for socio-economic development at affordable cost.
- Promoting efficient and effective utilization, conservation and protection of water resources for sustainable agriculture and irrigation, fisheries, navigation, eco-tourism, forestry, hydropower and disaster management and environmental protection.
- Undertaking the rehabilitation, upgrading, extension and construction of water infrastructure.
- Promoting international cooperation in the management of trans-boundary and cross boundary waters without compromising the country’s sovereignty, security and territorial integrity.
- Dealing with challenges facing water resources management which include the need to adopt Integrated Water Resources Management Principles, the need to conform to current regional and international agreements and protocols on shared water resources, catchment protection and management, and water resources monitoring.
- Promoting the participation of the private sector in water resources development, management and service delivery.

4.1.5 The National Gender Policy, 2015

The overall goal of this policy is to mainstream gender in the national development process in order to enhance participation of women and men, girls and boys for attainment of sustainable and equitable development. The policy seeks to achieve the following broad objectives: to increase access, retention and completion to quality education for girls and boys; to ensure gender issues and concerns are addressed throughout the health sector; to ensure gender concerns and issues are mainstreamed throughout all activities related to HIV and AIDS; to strengthen gender mainstreaming in the agriculture, food and nutrition security sector; to strengthen gender mainstreaming in the natural resources and environment and climate change in order to achieve equality and sustainable environmental development; to reduce poverty among women and other vulnerable groups through economic empowerment; to promote women’s participation in politics and decision making; to eliminate gender based violence child abuse and human trafficking; and to strengthen the capacity of the national gender machinery. Hence, the RAP will prioritize the protection of women from gender-

based violence in land transactions and strive to empower women in decision-making regarding economic and livelihood opportunities.

4.1.6 The Malawi Vision 2063

The Malawi Vision 2063 outlines the collective aspirations and goals of the nation towards the year 2063. It is anchored on three fundamental pillars: (i) Agricultural Productivity and Commercialization, (ii) Industrialization, and (iii) Urbanization. These three pillars serve as the foundation for achieving economic independence, fostering inclusive wealth creation, promoting self-reliance, and enhancing the overall quality of life for all citizens.

The Vision further entails that to actualize these aspirations, it is imperative to ensure that all cities and towns develop master plans that consider spatial, economic, and social factors, thereby ensuring an all-encompassing quality of life for residents. Embracing integrated development planning will be paramount, with a particular focus on cultivating smart cities and establishing world-class urban centres. These efforts are directed towards improving transportation infrastructure and ensuring greater accessibility to essential social services such as healthcare, education, and housing. Furthermore, legislative measures will be put in place and enforced to designate all land within town and/or city jurisdictions to the respective town and city authorities. This will facilitate effective planning and execution of master plans, in alignment with the overarching goals and aspirations of Vision.

4.2 National Legal Framework

4.2.1 The Constitution of Malawi, 1995

The Constitution of the Republic of Malawi is the supreme law of the land. All other pieces of legislation or acts of government are valid to the extent of their consistency with the Constitution. The Republican constitution sets a benchmark on the issue of land acquisition. It prohibits arbitrarily deprivation of property and stipulates that expropriation of property shall be permissible only when done for public utility and only when there has been adequate notification and appropriate provided that there shall always be a right to appeal to a court of law.

Regarding protection of property rights, the Constitution has three key sections on the subject (Section 28, 24 and 44). Section 24 concerns women's rights as discussed above. Section 28 entrenches the right to property. It provides that "every person shall be able to acquire property alone or in association with others, and that no person shall be arbitrarily deprived of property. According to Section 44(2) "expropriation of property shall be permissible only when done for public utility and only when there has been adequate notification and appropriate compensation, provided that there shall always be a right to appeal to a court of law". In Malawi, the courts have held that this constitutional protection of property rights avails to customary and registered land alike.

4.2.2 Land Acquisition and Compensation Act, 2016 (as amended from time to time)

The Land Acquisition Act of 1970 was enacted to provide for the acquisition of land. The Land Acquisition Act of 2016 (as amendment from time to time) has amended some

provisions of the Land Acquisition Act (now called the Land Acquisition and Compensation Act).

Section 3 of the Act provides powers to the Minister to acquire land for public utility, either compulsorily or by agreement; and pay appropriate compensation thereof. Section 4 provides powers to the acquiring authority to enter, dig, clear, set out and mark the boundaries of the proposed land, do all other acts necessary to ascertain whether the land is or may be suitable, provided such entry is preceded by a notice to the occupiers and the acquiring authority is ready to pay for the damage done by the persons entering such land.

Section 9, states that the acquiring authority shall pay appropriate compensation and that it shall be in one lump sum. Provisions relating to assessment of appropriate compensation provide that an assessment is to be done by an independent valuer appointed by the Minister unless the parties agree otherwise. Where a party is dissatisfied with the appointment of a valuer by the Minister, the party shall be at liberty to appoint any licensed valuer, provided that the costs of the valuer shall be paid by the party that appoints the valuer.

Section 10 of the Act also provides information on the grounds on which compensation can be calculated which include loss of occupational rights, loss of land, loss of structure, loss of business, relocation costs, loss of good will, costs of professional advice, injurious affection, loss or reduction of tenure and disturbances which are a natural and reasonable consequence of the disposition of land.

4.2.3 Registered Land (Amendment) Act, 2016 (also as amended from time to time)

The Registered Land (Amendment) Act, 2016, serves as the primary legislation governing the registration of land, land rights, and interests in Malawi. Section 45 (2) of the Act provides guidance to the project in cases where land needs to be appropriated after the termination of the lessee's rights, but the owner continues to occupy the land. Section 79 of the Act addresses the transfer of land from the lessee holder to the proprietor. It sets out the procedures and requirements for transferring the rights and interests in land from the lessee to the proprietor. This section provides the legal framework and guidelines for conducting such transfers in accordance with the provisions of the Act. The project will ensure compliance with the provisions of this Act.

The Act incorporates provisions to provide for title registration throughout the country for all categories of land including customary estates. The Act also takes into account the move to decentralise land administration and management. Thus, all land shall be subjected to registration for purposes of determination of ownership. The Act stipulates that the consent of local land committees be obtained in the dealings with customary land in place of the Local Land Governance Committees.

4.2.4 Customary Land Act, 2016 (as amended from time to time)

The Customary Land Act, 2016 is the main act in customary land administration and management in Malawi. The Act establishes “customary estates”, which is customary land

owned, held or occupied as private land within a traditional land management area and which is registered as private land under the Registered Land Act.

Section 17 (1) states that 'where the Minister intends to convert any customary land in a Traditional Land Management Area (TLMA) to public land for public interest, the Minister shall direct the Commissioner to consult the land committee and the Traditional Authority for that Area before conversion is made. The same section states that customary land shall be transferred subject to payment of appropriate compensation as assessed by a registered valuer and agreed upon between the land commissioner and the land committee.

If Government or reserved land is to be exchanged with customary land which is the subject of the transfer, Government will identify an alternative piece of land to be transferred to the Traditional Land Management Area or the affected persons, as the case may be.

Land dispute resolution under the Act will be through Land Tribunals. These will be Customary Land Tribunal at Traditional Authority level (to be chaired by the TA for TLMA), District Land Tribunal (to be chaired by the District Commissioner) and Central Land Board (to be presided by Chief Resident Magistrate). If the complainant is not satisfied with a decision of a land tribunal, he or she can appeal to the next level or the high court.

4.2.5 The Land Act, 2016 (as amended from time to time)

This is the principal Act with respect to land administration and management in Malawi and for all matters relating to land such as land tenure, land transfer, land use and compensation. The Act vests all land in the Republic in perpetuity, as opposed to the President as was the case with the repealed Land Act.

Section 7 categories land as public land, customary land and private land.

Section 9 (A) of the Land (amendment) Act, 2022 provides that every person shall have right to land for shelter and livelihood. The section also provides that government will ensure that there is no concentration of land to few individuals to the disadvantage of other deserving individuals.

Section 17 (1) states that "Where it appears to the Minister that any unallocated customary land is needed for public utility, the Minister, as the case may be, shall serve notice on the Traditional Authority within whose traditional land management area, the customary land is situated". However, for where any customary land shall be required for use as a public road or for the widening or diversion, such land shall be acquired in accordance with the Public Roads Act. Section 18 of the Land Act provides for reasonable compensation to individuals for loss, damage or disturbance. Thus, the Act provides powers to Minister to acquire or authorize its use as long as appropriate compensation is paid.

4.2.6 Physical Planning Act, 2016 (as amended from time to time)

The Act seeks to provide, for all matters connected to physical planning. It makes provision for orderly and progressive development of land both in the urban and rural areas. Section 67 (2) provides for the acquisition of land and compensation in accordance with the provisions of Land Acquisition and Compensation Act, 2016 (as amended from time to time), to be

where it is desirable to acquire land compulsorily. Section 43 (A) of the Act mandates that in Malawi, no person shall engage in any development activities without obtaining the requisite planning permission as per the provisions of this act.

4.2.7 Land Survey Act, 2016 (as amended from time to time)

The Land Survey (Amendment) Act, 2016, outlines the legal requirements and procedures related to surveying land in Malawi. Section 42 stipulates procedures of conducting surveys in Malawi. The Act also provides for land surveys, the establishment of the Land Surveyors Registration Board, the licensing and control of land surveys and survey marks and boundaries.

4.2.8 The Forestry (Amendment) Act, 2016 including Amended 2024 Rules

The Act provides for the management of indigenous forests on public, customary, land. Section 46(a) states that no person shall cut, take, fell, destroy, uproot, collect and remove forest produce from a forest reserve, customary land, public land and protected forest area unless duly authorised to do so. The Act affirms the role of Department of Forestry on control, protection and management of forest reserves and protected forest areas. In addition, the Act recognizes the need to promote participatory social forestry and empowerment of communities for conservation and management of trees within the country. In this regard the Act encourages community involvement in woodlots and management of forest reserves through co-management approaches. Section 86 of the Forestry Act has provided guidelines on values/rates for sale of both indigenous trees and exotic trees. These rates are gazetted, and are reviewed from time to time on a needs basis to reflect current values by senior government officials. The current values were gazetted in June 2024 and are used so that those who are involved in forestry are paid reasonable compensations on their timber trees and fruit trees.

4.2.10 The Public Roads Act, Act 8 of 2017 (as amended from time to time)

According to the Public Roads (Amendment) Act (Act 8 of 2017), the amount of compensation in respect of private land shall be based on the loss or damage suffered by the claimant arising from the damage or destruction of his interest in surface rights on such land valued at the valuation date and shall include:

- The damage, if any, sustained by the person interested at the valuation date by reason of the severance of such land from his other land or other injurious matter affecting his other property, movable or immovable by reason of the exercise of the powers conferred by this Act (Section 44. (2) a); and
- If, in consequence of the matters giving rise to the claim, the claimant is compelled to change his residence or place of business, the reasonable expenses, if any, incidental to such change, but shall not include any sum in respect of improvements on land in a road reserve affected since the land became a road reserve (Section 44. (2) b).

In case of customary estate, the Act stipulates that the occupier shall be entitled to reasonable compensation in respect of the disturbance and the amount of such compensation shall be based on the open market value on the loss suffered by the claimant (i.e. occupier of

customary land) arising from damage to or destruction of his interest in the land and surface rights on such land.

4.2.11 The Roads Authority Act, 1998, (Cap. 69:07) 2014 (as amended from time to time)

This Act establishes the Roads Authority, responsible for the construction, maintenance, and rehabilitation of public roads, and outlines its connected purposes. The primary objective of the Roads Authority is to ensure that public roads are consistently constructed, maintained, and rehabilitated. Additionally, the Authority advises the Minister of Transport and Public Works, and where relevant, the Minister responsible for Local Government, on the preparation and efficient implementation of the annual national roads program. The operations of the Authority are managed and controlled by the Board of Authority. The functions of the Board include:

- advise the Minister on the construction, maintenance and rehabilitation of public roads, and the prohibition of any act that may lead to damage to public roads;
- monitor the operations or activities undertaken by any road agency in the construction, maintenance and rehabilitation of public roads;
- advise the Minister on research and studies necessary for promoting the construction, maintenance and rehabilitation of public roads;
- advise the Minister on the specifications, design standards and classification of public roads;
- advise the Minister on the development and training of human resources required for the construction, maintenance and rehabilitation of public roads;
- advise the roads agencies on the construction, maintenance and rehabilitation of the different classes of public roads under their responsibility;
- liaise with the road traffic and road safety authorities on matters relating to safety of persons and animals on public roads;
- advise the Minister on appropriate road signs;
- recommend to the Minister of Transport and Public Works and the Minister responsible for land matters the reservation of land for public roads and for diversions and detours of public roads under construction, maintenance or rehabilitation;
- prescribe measures for preventing damage however caused by any person to any public road or any part thereof and for recovering, in full or in part, the cost of repairing the damage from such person or his insurers;
- advise the road traffic and road safety authorities and road agencies, as the case may be, on appropriate and effective methods of enforcing road traffic legislation for the purposes of preventing damage to public roads and promoting road safety;
- ensure that roads agencies carry out effective monitoring of the condition of the public roads for the purposes of timely implementation of road construction, maintenance and rehabilitation programs; and
- publish periodic reports on the activities and achievements of the Roads Authority and make the reports available to the general public.

4.2.12 Gender Equality Act (2013)

The Gender Equality Act of Malawi, enacted in 2013 and effective from April 2014, is a progressive legal instrument aimed at promoting gender equality and eliminating discrimination based on sex in all spheres of life. The Act applies to all individuals and institutions, including government bodies, and mandates the state to uphold its provisions. It prohibits both direct and indirect sex discrimination, harmful cultural practices, and sexual harassment. The Act ensures equal access to education, training, and employment opportunities, and affirms the right to sexual and reproductive health. It also requires public and private institutions to adopt gender-sensitive policies and practices, including the implementation of anti-harassment measures in the workplace. Enforcement is entrusted to the Malawi Human Rights Commission, which is empowered to investigate complaints, issue compliance orders, and promote public awareness. The Act is structured into several parts, covering definitions, prohibited practices, equality in education and employment, health rights, and enforcement mechanisms. It represents a significant step toward achieving gender equity and empowering women and girls in Malawi.

4.3 World Bank Environmental and Social Framework (ESF)

The proponent is committed to complying with the World Bank Environmental and Social Framework (ESF) and its Environmental and Social Standards (ESSs), which set the global benchmark for managing environmental and social risks in development projects. The ESF provides comprehensive guidelines to ensure sustainable development while protecting communities and the environment.

ESS1: Assessment and Management of Environmental and Social Risks and Impacts

ESS1 is the cornerstone of the ESF, establishing the framework for identifying, assessing, and managing environmental and social risks throughout the project lifecycle. It emphasises meaningful engagement with affected communities and stakeholders. Key requirements include:

- Conducting a comprehensive Environmental and Social Impact Assessment (ESIA) to identify potential risks and impacts.
- Engaging affected communities through an inclusive and culturally appropriate consultation process.
- Addressing the needs of disadvantaged or vulnerable groups.
- Establishing and maintaining an accessible and effective grievance redress mechanism.

For the Chingo-Makanjira Road/Bridge Project, ESS1 ensures that all environmental and social risks are managed responsibly, fostering transparency and participation.

ESS5: Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement

ESS5 governs the management of physical and economic displacement caused by project-related land acquisition. The primary objectives of ESS5 are:

- Avoid involuntary resettlement, or where avoidance is not feasible, minimize displacement through the assessment of viable project design alternatives.
- Prevent forced evictions under all circumstances.
- Mitigate unavoidable social and economic impacts by ensuring timely compensation at replacement cost for loss of land, assets, and access and providing assistance that enables displaced persons to improve or restore livelihoods and living standards to pre-displacement levels or to levels prior to project implementation, whichever is higher.
- Improve the living conditions of poor and vulnerable households that are physically displaced by providing adequate housing, security of tenure, and access to services and essential facilities.
- Implement resettlement as a sustainable development program, supported by sufficient resources to ensure that displaced persons benefit from the project where appropriate.
- Ensure meaningful stakeholder engagement through transparent disclosure of information, inclusive consultations, and the informed participation of all affected persons throughout RAP planning and implementation.

ESS5 also highlights the importance of negotiated settlements to prevent forced evictions and requires proponents to align domestic legal frameworks with World Bank standards to "bridge the gap" in policy and practice. For the Chingo-Makanjira Project, displacement includes both physical and economic impacts within the Right of Way (RoW), affecting residential structures, vending stalls, small-scale farming, and other business activities. Compensation and livelihood restoration measures will be implemented to ensure that affected households experience minimal disruption and are not left worse off.

ESS10: Stakeholder Engagement and Information Disclosure

The Stakeholder Engagement Plan (SEP) under ESS10 aims to ensure systematic, inclusive, and effective engagement with all stakeholders, particularly the PAHs, throughout the project lifecycle. Its objectives include:

- Establish a systematic approach to stakeholder engagement that enables the Borrower to identify stakeholders, build constructive relationships, and maintain ongoing communication, with particular focus on PAHs.
- Assess stakeholder interest and support for the project, ensuring that their views are integrated into project design, environmental and social management, and resettlement planning.
- Promote effective and inclusive engagement with PAHs on matters that may affect them, including potential physical or economic displacement, livelihood impacts, and resettlement activities.
- Ensure timely and appropriate disclosure of project information regarding environmental and social risks, impacts, and mitigation measures, using formats and channels that are accessible, understandable, and culturally appropriate.

- Provide accessible mechanisms for grievance management, allowing PAHs and other stakeholders to raise concerns or complaints and ensuring that the Borrower responds in a timely, transparent, and effective manner.

4.4 Gap Analysis Between National Law and the World Bank Standard Policy on Resettlement

This section compares Malawi's laws and practices with the World Bank Environmental and Social Framework (ESF) standards, specifically ESS5, and identifies measures adopted in the Chingo-Makanjira Road/Bridge Project to align with international requirements. A summary is presented in Table , followed by the measures required to address gaps.

Table 4-1: Comparison of National and WB ESS with Measures to Meet International Standards

Aspect	Malawian Legislation	World Bank ESS5	Gap	Project Commitment/ Measures to Meet International Standards
Consultation	Requires consultations under the Environmental Management Act (EMA) 2017, with limited emphasis on livelihood restoration.	Requires inclusive, culturally appropriate consultation with all PAHs, particularly vulnerable groups, throughout the project lifecycle.	Malawian laws do not require livelihood-specific consultations or participation of vulnerable groups.	PAHs engaged through Community Grievance Redress Committees (CGRCs), public meetings, and one-on-one consultations to ensure inclusive participation in resettlement and compensation activities.
Livelihoods	Focus on appropriate compensation for lost assets; livelihood restoration is not mandated.	Requires livelihood restoration or improvement, with monitoring of outcomes.	No legal provision for livelihood restoration.	RAP includes livelihood restoration programs aimed at improving or restoring livelihoods for all affected persons, including skills training, business support, and temporary employment during

Aspect	Malawian Legislation	World Bank ESS5	Gap	Project Commitment/ Measures to Meet International Standards
				construction.
Vulnerable Groups	Protects vulnerable groups in general terms under the Constitution.	Requires targeted assistance and engagement to improve or restore livelihoods for vulnerable groups.	No explicit requirement for targeted assistance to vulnerable groups in resettlement or compensation.	Vulnerable groups, such as women headed households, child headed families, elderly, and persons with disabilities, were identified and provided with additional support and priority access to livelihood and resettlement assistance.
Grievances	Affected parties can access judicial or administrative remedies.	Requires a project-specific grievance mechanism that is accessible, culturally appropriate, and free of charge.	No requirement for a specific grievance redress mechanism in Malawian laws.	Community Grievance Redress Committees established for accessible, free-of-charge grievance management.
Eligibility	Only individuals with legal or customary rights to land are eligible for compensation.	All persons affected before the cut-off date, including informal occupants and squatters, are eligible for compensation or resettlement assistance.	Informal occupants and squatters are not eligible under national laws.	All PAHs enumerated during the census and identified before the cut-off date, including those without legal title, are eligible for compensation for loss of assets, crops, and livelihoods.
Entitlements	Compensation typically provided as cash payments.	Prefers in-kind compensation over cash and requires compensation at full replacement cost.	In-kind compensation is not prioritised under Malawian laws.	Compensation arrangements prioritize in-kind solutions where feasible; cash payments are at full replacement cost. Registered valuers used to assess asset

Aspect	Malawian Legislation	World Bank ESS5	Gap	Project Commitment/ Measures to Meet International Standards
				values and ensure fairness.
Gender Considerations	Equal rights to land ownership under the Constitution but no explicit gender considerations in land allocation or compensation.	Requires gender-sensitive measures in resettlement planning, ensuring equal access to compensation and benefits, and joint titling of land where applicable.	Limited integration of gender considerations in resettlement planning.	Continuous consultations ensure both men and women are equally considered for eligibility and entitlements, with joint titling of compensation agreements and gender-sensitive livelihood restoration programs.
Crop Compensation	Malawi Government gazetted rates for planted crops.	Requires compensation for crops at full replacement cost, even for persons without legally recognized claims to the land.	No explicit provision for crop compensation at full replacement cost in national laws.	All affected crops compensated at full replacement cost based on current market rates, factoring seasonal income variations and opportunity costs.
Communal Resources	Communal resources are generally considered public land, with limited or no compensation provided.	Requires compensation or restoration of access to communal resources to ensure that standards of living or livelihoods are maintained or improved.	No provision for compensating loss of communal resources in Malawian legislation.	All affected communal resources identified and access to equivalent or improved alternatives secured for affected communities prior to displacement.
Monitoring and Evaluation	No explicit requirement for monitoring and evaluation of resettlement or livelihood	Requires a robust monitoring and evaluation framework to track progress in resettlement and	Monitoring and evaluation are not mandated under national laws.	Participatory M&E framework established with clear indicators, ensuring PAH involvement and

Aspect	Malawian Legislation	World Bank ESS5	Gap	Project Commitment/ Measures to Meet International Standards
	restoration outcomes.	livelihood restoration, with particular attention to vulnerable groups.		regular reporting on progress and outcomes.
Timing of Compensation	Not explicitly defined in law.	Requires compensation and support to be provided prior to displacement or loss of assets.	National laws do not mandate timing of compensation relative to displacement.	Compensation for loss of assets, crops, and livelihoods will be provided prior to displacement or commencement of construction activities.
Use of Registered Valuers	The Land Acquisition and Compensation Act (LACA) require assessment to be done by a registered valuer.	Ensures assets are valued at replacement cost, preferably by qualified professionals.	No gap.	All affected assets are assessed by registered valuers to ensure fair and transparent compensation at replacement cost.

The Chingo-Makanjira Road/Bridge Project adheres to the ESF and Malawi's legal framework to address economic and physical displacement in a socially responsible and inclusive manner. The project adopts best practices outlined in ESS5 to ensure that all PAHs are compensated fairly and that their livelihoods and living conditions are restored or improved. The RAP provides for inclusive consultation processes, prioritisation of vulnerable groups, and adherence to the principle of full replacement cost for compensation.

4.5 Entitlement Policies and Category of Impact

This section describes the type of PAHs and their eligibility for compensation by this project. It also presents the entitlement matrix which will be used in compensating the affected people. Resettlement includes more than just physically moving people. It refers to all the direct social and economic losses caused by taking land or limiting access to it, along with the support and compensation provided as a result.

4.5.1 Types of PAHs

The Resettlement Handbook defines a PAH as any household who, as a result of the implementation of a project, loses the right to own, use, or otherwise benefit from a built structure, land (residential, agricultural, or pasture), annual or perennial crops and trees, or

any other fixed or moveable asset, either in full or in part, permanently or temporarily. There is physical displacement which involves loss of shelter and economic displacement, which is loss of assets, restriction of assets, loss of income sources or loss of means of livelihood.

4.5.2 Eligibility Criteria

The Eligibility, Entitlement, and Compensation Framework in line RPF establishes the criteria for identifying individuals eligible for compensation and resettlement support. It also specifies the entitlements relating to each type of impact caused by the project and sets out the applicable compensation rates and valuation methods. ESS5 uses land ownership and severity of impact as guides to determine eligibility for resettlement entitlements. Land ownership includes title, customary, and traditional rights, as well as formal and informal contractual rights.

Therefore, all PAHs, including those who have no recognisable legal right or claim to the land they are occupying, are eligible for compensation or other assistance commensurate with the nature and extent of the impact involved. Eligibility to entitlements require the following;

- (i) those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country);
- (ii) those who do not have formal legal rights to land at the time the census end but have a claim to such land or assets; provided that such claims are recognized under the laws of the country or become recognized through a process identified in the resettlement plan; and
- (iii) those who have no recognizable legal right or claim to the land they are occupying.

Based on the above, affected persons shall be considered eligible for compensation in cases where the proposed project works encroach private or customary land, impact on existing structures and trees. The impact of losses of livelihood has been assessed and incorporated into the livelihood restoration measures and documented in the livelihood restoration plan.

4.5.3 Categories of Losses

The categories of losses have been identified based on a detailed inventory of affected assets and the tenure status of land and properties owned, occupied, or used by the PAHs. These categories ensure that all forms of losses, whether physical, economic, or social, are recognized and appropriately addressed in line with national legislation and international best practices (e.g., World Bank ESS5).

(i) Loss of Land

Those within the existing road reserve are not eligible for land compensation but those that are outside the existing road reserve and within the corridor of impact are eligible for compensation.

(ii) Loss of structures

All structures located within the corridor of impact are eligible for compensation. This includes both permanent and temporary structures. In terms of usage, residential, commercial, and institutional buildings will be assessed and compensated accordingly, based on their type, size and condition. The compensation process will ensure that all affected structure owners receive fair and appropriate compensation in line with the applicable valuation standards and resettlement guidelines.



Figure 4-1: Examples of structures affected by the project

(iii) Loss of trees (indigenous trees, exotic trees and fruit trees)

Trees have been categorized based on their species into three main groups: indigenous trees, exotic trees, and fruit trees. This classification has been done to ensure appropriate valuation and compensation in line with the nature and utility of each tree type.

(iv) Loss of crops

Crops were recorded across all nine (9) bridge sites; however, they will not be included in the valuation as the PAHs will be given the opportunity to harvest them prior to the commencement of construction works.

(v) Loss of cultural sites

The Monuments and Relics Act provide for the protection and preservation of cultural heritage sites and defines ownership of these assets accordingly. In line with Section 2 of the Monuments and Relics Act, groups of people or community have the right to ownership of defined cultural heritage assets existing in their communities. If such groups permanently lose access to these public assets of cultural value, they are eligible for compensation under Part IV of the Act. Some of the cultural assets as listed under the Act include, regular cultural, sporting, religious or educational facilities, or activities arising as a direct result of the project's land take. No cultural site was recorded during the asset inventory exercise in all the 9 bridges.

(vi) Loss of communal assets

Communal assets refer to resources and infrastructure collectively owned and used by the community, such as wells, woodlots, boreholes, and public facilities like schools, health centres, and places of worship. During project asset inventory, it was observed that community assets were avoided during planning, and none have been directly affected by the project especially the structures. However, one borehole located a

short distance from the edge (outside) of the corridor of impact have been assessed for in-kind compensation as agreed with the impacted community.

(vii) **Loss of Business Income**

Compensation for loss of income has been calculated by multiplying the affected person's average daily income by the estimated number of days required to relocate or re-establish their business activities. The approach ensures that PAHs are fairly compensated for the temporary disruption to their livelihoods during the relocation period. The number of days considered reflects the reasonable time it would take for the affected individuals to move and resume normal business operations at a new or restored location.

4.5.4 Vulnerability Assessment of the PAHs

Vulnerable groups may include those below the poverty line, the landless, the elderly, women and children, indigenous peoples, ethnic minorities, or other displaced persons who may not be protected through national land compensation legislation. These groups are recognised as potentially facing greater challenges during resettlement and thus may need additional support to restore or improve their livelihoods and living standards. For this proposed project, vulnerability is defined by combining demographic, socioeconomic, and health-related indicators into a simple, transparent classification system. The World Bank through ESS5 emphasizes the need to identify individuals and groups who may require special assistance due to their vulnerability. While these guidelines do not prescribe a specific tiered system, they provide a framework for identifying and supporting vulnerable groups.

The categories: -

- ***Female- and Child-Headed Households***: These households depend on women or children as the main income earners and often lack formal land rights or strong support systems, making them highly vulnerable.
- ***People with Disabilities and the Elderly***: Individuals with disabilities and those over 60 years old often rely on others for support. Losing land or property could severely impact their livelihoods.
- ***People with Terminal Illnesses (e.g., HIV/AIDS)***: Many live with serious illnesses and depend on aid. Loss of assets could worsen their living conditions.
- ***Orphaned Children***: Children who have lost their parents, especially due to HIV/AIDS, often care for themselves or siblings. They may rely on informal jobs or support from others. They need special support like rehabilitation or vocational training if affected.
- ***People Living Below the Poverty Line***: These PAHs struggle to meet basic needs such as food, shelter, and clothing. Vulnerable PAHs will receive extra support, and additional compensation of 20% will be provided to PAHs. During the census exercise, a total of 58 PAHs, representing 28.6% of the total PAH population, were identified and categorized as vulnerable. Out of these, 9 are male and 49 are female.

4.5.5 Livelihood Restoration

One of the objectives of the RAP is to ensure that livelihoods are improved or restored to pre-displacement levels. Compensation for affected assets will therefore seek to facilitate full and smooth recovery without exposing the PAHs to vulnerability. Some of the livelihood restoration measures include:

- i. **Skills Training:** Severely affected PAHs and those from vulnerable groups will be given the option to select any training they wish, which would help them to maintain and/or improve their income generation potential. The skills training program will be designed to be an upfront to enable PAHs apply the acquired skills toward livelihood restoration.
- ii. **Project related job opportunities:** Severely affected persons will be prioritized in gaining employment in the works linked to the Project. Roads Authority and the contractor will ensure that this is included in the contractors' specifications.
- iii. **Assistance through Corporate Social Responsibility (CSR) program:** As part of its CSR program, the Roads Authority will explore ways of remaining engaged with communities adversely affected by the proposed project. This could be through assistance to community - based projects in the target areas.
- iv. **Resettlement must be seen as an inevitable upfront cost:** All compensation will have to be paid and concluded before ground- breaking and recruitment of contractors.

4.5.6 Cut-Off Date

A cut-off date is typically established during the valuation process (asset inventory) to determine which displaced or affected households are eligible for compensation and resettlement assistance under the Chingo-Makanjira Road Bridges project. The primary purpose of the cut-off date is to prevent opportunistic claims and to discourage new developments or alterations made in anticipation of compensation. Therefore, any assets constructed, improvements made, changes in ownership or land use, or the arrival of newcomers within the project area after the cut-off date will not qualify for compensation or resettlement assistance.

For this project, the assessment (asset inventory) of affected assets along the designated bridges was conducted between 9th to 15th April 2025. Accordingly, **15th April 2025**, the final day of the asset inventory, has been established as the official cut-off date.

4.6 The Entitlement Matrix

The Entitlement Matrix in Table 4-3 outlines the compensation measures applicable to various categories of impacts and project-affected persons (PAHs). It provides a structured framework to address and mitigate the effects of resettlement, ensuring that all identified impacts are compensated in accordance with established guidelines and standards.

Table 4-2: Entitlement Matrix

SN	Type of loss	Category of PAP	Eligibility	Entitlement		
Loss of land						
1. Loss of Land						
1	Residential Commercial	Land used for residence partially affected, limited loss and remaining land viable for present use.	Title holder	Cash payment for the project affected area of land at full market value. Disturbance allowance of 30% of the value of land lost will be provided, irrespective of the size of land.		
			Rental/lease holder	Cash compensation equivalent to 10% of the lease/rental fee for the agreement whether form or informal agreement.		
	Land and assets used for residence severely affected and the remaining part is insufficient for continuing use or become smaller than minimally accepted under zoning laws	Title holder	Land for land compensation; the plot shall be of equivalent size to the affected or minimum acceptable size or cash payment/compensation at full replace value. Disturbance allowance of 30% of the value of land lost will be provided, irrespective of the size of land and shifting allowance depending on the distance of relocation shall be provided. Transaction costs, including transfer or registration of titles and taxes to be borne by the project within. The PAP shall be given liberty to choose between land for land compensation or cash compensation. If a PAP has chosen land for land compensation and the affected parcel is larger than the alternative plot, to cover the different, the PAP shall receive cash compensation.			
			Rental/lease holder	Cash compensation equivalent to 3 months of lease/rental fees. If the payment made by the rental holder is more than 3 months, a refund of the amount shall be refunded. The project shall assist the rental to find an alternative land. Shifting allowance will be provided to each PAP based on the distance to their relocation site.		
			Farmer/Title holder	Cash compensation for affected land at full replacement value.		
				Tenant/lease holder	Cash compensation for the harvest or product from the affected land, equivalent to average market value of last 3 years, or market value of	
			Agricultural land	Less than 20% of land holding affected and land remains	Farmer/Title holder	Cash compensation for affected land at full replacement value.
					Tenant/lease holder	Cash compensation for the harvest or product from the affected land, equivalent to average market value of last 3 years, or market value of

SN	Type of loss	Category of PAP	Eligibility	Entitlement
		economically viable.		the crop for the remaining period of tenancy/lease agreement, whichever is greater.
		Greater than 20% of land holding lost and land does not remain economically viable.	Farmer/Title holder	Land for land compensation or cash compensation at full replacement value. PAHs will be given an opportunity to select between land for land or cash compensation.
				Disturbance allowance of 30% of the value of land lost will be provided, irrespective of the size of land and shifting allowance depending on the distance of relocation shall be provided.
				Transaction costs, including transfer or registration of titles and taxes to be borne by the project.
			Tenant/lease holder	Cash compensation for the harvest or product from the affected land, equivalent to average market value of last 3 years, or market value of the crop for the remaining period of tenancy/lease agreement, whichever is greater.
	Land users	Impact on livelihood	Landless/Encroachers	Compensation will be provided to restore livelihoods and ensure that affected persons are not left worse off because of the project's activities.
2. Loss of structure				
2.1	Residential	Structures are partially affected and remaining structures viable for continued use.	Owner	Cash Full Replacement cost of structure without depreciation
				Disturbance Allowance: Lump sum amount 30% of compensation amount.
			Relocation assistance/shifting allowance	
		Tenant (Rental & lease holder)	Cash compensation for affected assets (verifiable improvements to the property by the tenant).	
			Disturbance compensation equivalent to three months rental costs	
		Entire structure is affected or partially affected, and the remaining structure is not suitable for continued use.	Owner	Cash compensation for the full value of the structure at full replacement cost without depreciation, or an alternative structure of equal or better quality in an acceptable location.
Right to salvage materials without any deduction from the compensation.				
Disturbance Allowance: Lump sum amount 30% of compensation				

SN	Type of loss	Category of PAP	Eligibility	Entitlement
				amount.
				Relocation assistance/shifting allowance
			Squatter/informal dweller	Cash compensation for affected structures without depreciation.
				Right to salvage materials without any deduction from the compensation.
		Partial or complete loss of other property or secondary structure (i.e., fences, drainage channels, etc.)	Owners of structures (regardless of if the land is owned or not)	Replace or repair the structure to its original or improved condition.
			Street vendor (informal without title or lease to the stall or shop)	Disturbance Allowance: Lump sum amount 30% of compensation amount.
				Opportunity cost compensation equivalent to 2 months net income based on tax records for previous year (or tax records from comparable business, or estimates), or the relocation allowance, whichever is higher.
				Shifting allowance and support to find alternative site for re-establishment of business.
3. Loss of Trees				
3.1	Fruit trees	Tree lost	Owner PAH/Tenant	Cash compensation will be calculated based on the type, age, and productive value of the affected trees, plus a 10% premium. Affected trees will be compensated at full replacement value, reflecting the production losses incurred from the time of removal until a replacement tree reaches equivalent productive capacity. Compensation will consider the market value of the produce, the cost of replanting, and the time required for the new trees to reach maturity.
3.2	Timber Trees (Exotic & Indigenous Trees)	Tree lost	Owner PAH/Tenant	Cash compensation will be calculated based on the type, age, and productive value of the affected trees, plus a 10% premium. Compensation will consider the market value of the produce, the cost of replanting, and the time required for the new trees to reach maturity.
4. Loss of Crops				
4.1	Standing crops	Crops affected by land acquisition or	All PAHs, including landowners, tenants	Cash compensation equivalent to average of last 3 years market value for the mature and harvested crop, plus the labour cost.

SN	Type of loss	Category of PAP	Eligibility	Entitlement
		temporary acquisition or easement	and squatters	PAHs will be given opportunity to harvest the crops
5. Community Assets				
5.1	Loss of Resources serving the community (Churches, Schools, Hand pumps, dug wells, Structures, etc.),	Temporarily or permanently, loss of investment made or damage to facility	Communities affected	Full Replacement Cost of the infrastructure on in-kind basis
		Loss of access	Communities affected	Consultation with the community and the contractor on alternative access.
5.2	Loss of access to water sources	Loss of access to water for household use, for household plots	Affected households	Provide alternate access to water sources in the interim period.
5.3	Loss of livelihoods (e.g. extraction of river sand, fishing)	Small dependent jobs on affected assets; informal or auxiliary economic activities that rely on the presence or use of the affected assets.	Loss of means of livelihoods	Affected persons to be included in livelihood restoration measures.
				Opportunity cost compensation equivalent to 2 months net income based on tax records for previous year (or tax records from comparable business, or estimates), or the relocation allowance, whichever is higher
5.4	Additional Support to vulnerable people		PAP or PAH	Additional financial assistance of 20% on the base compensation amount.
				This amount will be in addition to other compensation and assistance amounts given above per type of loss.
				Provisions of livelihood improvement measures if eligible as per

SN	Type of loss	Category of PAP	Eligibility	Entitlement
				criteria. Provision of financial literacy training (FLT) to all PAHs

4.7 Valuation Methodology for Compensable Losses

This section provides a comprehensive description of the valuation approach and methodology employed in assessing the value of project-affected assets. It outlines the step-by-step procedures followed to ensure an accurate, fair, and transparent valuation process. This includes identifying and categorizing affected assets, conducting physical inspections, and referencing market trends to determine their current replacement costs. The methodology further incorporates the use of standardized valuation principles and guidelines, ensuring that all assessments align with internationally recognized practices and local regulations.

Valuation of Assets and Methodology

Valuation is the process of estimating the value for a specific purpose of a particular interest in property at a particular moment in time. In this case, the valuation of the property will have taken into account the (a) current use of the property; (b) history of the acquisition and the use of the property; (c) market value of the property; and (d) extent of direct state investment and subsidy in the acquisition and beneficial capital improvement of the property.

Local Provisions: There are a number of legal provisions in Malawi which govern compensations in the event that one's assets are affected.

Section 28 of the Constitution of Malawi provides that every person shall be able to acquire property and that having acquired that property, no person shall be arbitrarily deprived of the property. Section 44 (4) further states that expropriation of property shall be permissible only when done for public utility and only when there has been adequate notification and appropriate compensation, provided that there shall always be a right to appeal to a court of law.

Section 18 of the Land Act provides that “any person who by reason of any acquisition made under section 17 (1) or Sections (2) and (3)), suffers any disturbance of or loss or damage to any interest which he may have or immediately prior to the occurrence of any of the events referred to in this section, may have had in such land shall be paid such compensation for such disturbance, loss or damage as is reasonable”.

The Land Acquisition and Compensation Act (2022) Section 10 provides the procedure for the assessment of appropriate compensation and the grounds for the same. The Act further provides for what has to be considered in the process of valuation of assets for compensation purposes. Section 10 (2) stipulates the 11 grounds for compensation as loss of occupational rights, loss of land, loss of structure, loss of business, relocation costs, loss of good will, injurious affection, nuisance, loss or reduction of tenure and costs of professional advice, subject to the provision of a relevant Act, and when the grounds are established, a disturbance allowance is added.

In the assessment of compensation, the law requires that where there is an indication that a property shall be acquired compulsorily and that this has the effect of reducing the market value of the property, the valuation of the said property shall ignore the blighting effect.”

Valuation in Malawi is carried out by qualified Real Estate professionals who are duly registered under the Property Valuation Act of 2024 (Act No. 26 of 2024). This legislation provides the legal framework for regulating the practice of property valuation in the country, ensuring professionalism, accountability, and adherence to ethical standards.

Registered Valuers are also members of the Surveyors Institute of Malawi (SIM), the recognized professional body responsible for overseeing the conduct, development, and continuous professional education of valuation and land economy practitioners. SIM plays a vital role in upholding the integrity of the profession and promoting best practices in property valuation.

The valuation of assets is done in accordance with Practice Statements and Guidance Notes published by the International Valuation Standards Council (IVSC). The IVSC (2011) defines Market Value “the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s- length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.”

The ESS5 requires that affected persons be compensated on actual replacement costs of expropriated assets. The Standard describes replacement cost as the method of valuation of assets that help determine the amount sufficient to replace the lost asset and cover transaction costs. In applying this method depreciation is not taken into account. The principle of replacement costs is to ensure that the affected persons secure assets equivalent to those lost. These replacement costs address compensation for tangible assets like land, houses, trees and other improvements on land. The replacement costs include all administrative fees, provision for inflation if payments are delayed. The policy describes replacement cost for land as fair market value plus transaction costs and, any preparation costs. Replacement cost for houses and other structures is defined as the market cost of the material to build a replacement structure with an area and quality similar or better than those affected.

4.9 Valuation Methods

There are five methods which are commonly used in valuation of properties as follows:

- (a) The Comparison Method:** This is an approach of determining the value of a property by comparing it with similar properties for which transactions have already taken place. This method is widely adopted in practice but requires the keeping of adequate records of transactions. The aspects of value with this method looks at the location of the property, topography, accessibility, age, construction material and legal factor of the property. Comparable must be comparable in terms of the legal rights being sold. If the legal titles are not the same or similar, then valuation by comparison may be impossible. The method can only be used in markets with regularly occurring sales of comparable parcels of real estate. The valuer's knowledge of the market together with other market data and statistics enables a judgment to be made as to whether the market is rising, falling or static. The valuer's awareness of all the factors that affect changes in value supports the valuer's opinion of the level or rate of price movement between sale dates and valuation dates.

- (b) Investment method:** The investment method is used to value properties held as investments. The approach determines the annual income obtained from the property and estimates the net income by subtracting annual expenses on the property. The net income is capitalized with a suitable rate to come up with capital value. The valuation

process for this method consists of determination of gross annual income, determination of annual expenses, obtain net operating income (NOI), choose a suitable capitalization rate and capitalize NOI using the formula.

- (c) **Profit Method:** The approach wholly or partly depends on a capacity to earn income on occupation of the property. The method requires the estimation of the annual average annual gross earnings of the property and the deduction of working expenses (excluding rent) and an amount for occupier's remuneration, including interest on the capital tied up in the business. The balance represents the amount available for annual rent, which is then capitalized by an appropriate Years Purchase to arrive at capital value.
- (d) **Residual Method:** This approach is well used in valuation of undeveloped land or land with obsolescent or otherwise unsuitable buildings incapable of producing an economic rent and where the site is ripe for development or redevelopment. The actual value of a particular piece of land (or site) will depend on not only on its current or existing use but also on its potential use and the anticipation of development rights – often referred to as hope value or development value. The value of the site in its proposed state is estimated, as are all of the costs involved in the development, including a suitable level of return to the developer. It is also referred to as “hypothetical” method.
- (e) **Cost approach:** This approach requires the estimation of the cost of rebuilding a particular property and adding to it the value of the land on which it stands. The method is mostly used to properties which do not come on the market and which you cannot find comparable data. Costs of construction may be assessed on either the replacement or renewal approach. The replacement cost approach assesses the costs, including fees, of reconstructing the existing building in exactly the same style and materials, as it currently exists; whereas the renewal approach is to construct a new building of the same size and to perform the same function as the present structure, but in modern materials and style.

4.10 Approach to the Assessment of Affected Properties

The methods used in valuing the assets affected is dependent on the use, type and market conditions of the asset. Based on the knowledge of the assets impacted by the project, the appropriate method used in the valuation of the affected assets are Cost approach, Investment approach and Comparison approach.

- (a) **Loss of Land:** The valuation process for land in the affected areas have utilized the direct comparison approach, which involves analysing similar land transactions in the same area and comparing them to the subject affected land.
- (b) **Loss of structures:** The valuation for structures is based on the construction approach, according to which the main concern is to replace the affected structure with a similar structure or a better one. The applicable replacement costs for construction materials, as well as the associated labor costs needed to build replacement structures, are used to determine asset values. The construction approach of valuation does not consider depreciation. The Project has conducted market research on the prices of building materials to ensure that PAHPAHs receive their compensation at **full replacement cost**.

c) **Loss of indigenous and exotic trees:** Section 86 of the Forestry Act has provided guidelines on values/rates for sale of both indigenous trees and exotic trees. These rates are gazetted and are reviewed from time to time on a need basis to reflect current values by senior government officials. The current values were gazetted in June, 2024 and are used so that those who are involved in forestry are paid reasonable compensations on their timber trees. Normally, the valuation of people's trees is done based on species of trees, measured diameter of breast height and market price in kwacha per cubic metre. Timber trees are categorized into three, namely:

- i. Small with a circumference of < 47cm around the trunk
- ii. Medium with a circumference of ≥ 47 cm circumference < 94cm around the trunk, and
- iii. Large with a circumference of ≥ 94 cm and above.

For the large category, the full rate will be applied to the specific species of trees. For the medium category, the valuation will be set at half the value of the large tree, and for the small category, it will be valued at a third of the value of the large tree. These segments ensure a fair and proportional valuation based on size of the trees.

d) **Fruit trees:** These will be compensated according to their full replacement value, which is equivalent to the production value lost between the destruction of the tree and the period when the new tree will have the same level of production as the felled tree. The method assesses the market value for lost productivity until the new replacement tree attains the same level of production as the lost tree.

e) **Loss of crops:** Compensation can be paid at full replacement cost for the production lost. This rate incorporates the value of crops, and the value of labour invested in preparing new land. Market value is equivalent to the average of last three years of market value for a mature and harvested crop. The value of labour invested in preparing agricultural land and planting can be compensated at the average wage in the community for the same period. The computation for crops is as shown below:

Affected area * Yield/hectare/Kilogram * Market Price for the subject crop/Kilogram = Value.

NOTE: At the time of the asset inventory, the crops had already been harvested; therefore, compensation for crops was not considered. .

f) **Disturbance allowance:** This refers to compensation or financial support provided to individuals or communities who are physically displaced. Such compensation is intended to address the loss of land, and structures, and to help affected persons re-establish their lives in a new location. In this context, a resettlement assistance allowance will be applied, calculated as 30% of the combined value of land and buildings affected.

The 30% rate is a standardized approach often used to ensure fairness and consistency in determining additional support beyond direct asset compensation.

- g) **Shifting Allowance:** This allowance will be given to PAHs losing structures to enable them to move from the affected land to the alternative land/home. An amount of MK100,000.00 for a 10 square kilometre is determined as a shifting allowance.
- h) **Vulnerable PAHs/groups:** Special attention has been given to the vulnerable PAHs who might be less capable of coping with the Project induced impacts. Therefore, a top-up allowance of 20%, on the base compensation amount payable, is proposed as “additional financial assistance”.
- i) **Loss of Resources Serving the Community:** Community assets will be compensated through in-kind compensation by replacing the impacted improvements. Where public facilities are impacted, compensation will be in-kind for the improvements and not for the land.

4.11 Verification of PAHs and Affected Assets

The verification exercise for the PAHs and affected assets was conducted from 19th to 22nd August 2025. Present during the exercise were representatives from the Roads Fund Administration (RFA), Roads Authority (RA), Ministry of Lands (MoL), Mangochi District Council, and the consultant, Environmental and Social Research Consultant (ESRC). The consultant team includes two registered valuers and other integral experts who have been involved throughout the process, from the initial assessment to the financial disclosure.

This exercise followed the submission of the compensation disclosure and the PAH list to the client. Its main objective was to verify the identified PAHs and their respective assets, and to seek clarification from the consultant where necessary. The Ministry of Lands also reviewed and verified the compensation rates applied, providing recommendations to ensure consistency with approved valuation standards.

During the verification, a few adjustments were made to the asset inventory. The most notable asset included was a borehole located at Lutende Bridge. Although the borehole lies outside the project corridor, the verification team considered it potentially affected due to anticipated vibrations during construction, As such compensation for the borehole will be inkind A dwelling house initially included in the asset list was removed after on-site confirmation that it lay outside the impact area. Additionally, some assets were added or removed based on field observations, while certain PAHs initially recorded under incorrect bridge sites were reassigned to their correct locations.

Overall, the verification exercise proved to be highly valuable, as it clarified several outstanding issues and ensured that the final list of PAHs and affected assets accurately reflects field realities and aligns with the project’s resettlement framework.

4.12 Financial Disclosure to PAHs

The financial disclosure exercise for the Project Affected Persons (PAPs) was conducted from 1st to 3rd October 2025. This was conducted through one-on-one consultations with both heads of the household to ensure full acceptance and agreement by all household members. The approach was acceptable by the community. The Roads Authority (RA), Ministry of Lands (MoL), Mangochi District Council, and the consultant, Environmental and Social Research Consultant (ESRC), who also led the exercise; were the parties available during the exercise.

The main objectives of the financial disclosures were the following:

1. To inform the PAHs on the exact value of their assets that will be affected during the construction of the bridges.
2. To present to the PAHs on the possible options for compensations that the PAHs have, either to get their compensations in cash or kind after knowing the amounts for their assets.
3. To enable PAHs to understand on the formulas and calculations in coming up with the figures and give consent to their preferable choice of compensation

Physically displaced PAHs

After a thorough process of financial disclosures to the physically displaced PAHs, it was noted that all the physically displaced PAHs opted for the compensation in cash. The PAHs opted for cash compensation instead of in-kind compensation. These PAHs were consulted individually to ensure that there was no peer pressure and model houses were demonstrated in pictorial form. The PAHs gave the following reasons for opting for cash compensation:

- The PAHs believed that receiving compensation in cash would grant them greater autonomy in selecting replacement designs for the affected structures, compared to the limited options available with in-kind compensation.
- Some of the PAHs expressed interest in allocating their compensation funds towards various investments beyond constructing the replacement structures. For instance, some suggested dividing their compensation between business capital and rebuilding a replacement structure that meets their preferences.

Based on the reasons stated, the PAHs signed disclosure forms indicating agreement with the specified amount and provided consent to receive compensation as cash.

Out of the 156 recorded PAHs, a total of 141 PAHs signed the financial disclosure forms, indicating their acceptance of the disclosed compensation amounts. Fifteen (15) PAHs did not sign during the exercise. The reasons for non-signing varied; some PAHs were not available at the time of disclosure, while others preferred in-kind compensation, particularly for communal assets such as the borehole and the school signpost. All the PAHs who signed their compensation disclosures were each provided with a copy of the signed disclosure form for their records and reference. The signed disclosure forms are available as a separate document.

Overall, the financial disclosure exercise was successfully completed, providing transparency in the compensation process and strengthening stakeholder confidence. The few pending cases will be followed up in coordination with the relevant authorities to ensure all PAHs are adequately informed and compensated.

Chapter Five: Livelihood Restoration Plan

Project affected persons are earning income from the use of five basic livelihood assets such as natural capital (land and trees), physical capital, which is structure, human capital (skill), financial capital (cash) and social capital (networks, patrons) to sustain their families. Dominantly, PAHs are engaged in subsistence and cash cropping, small and medium enterprises, piece works (ganyu), formal employment, fishing and livestock farming.

The project will have an adverse impact on the income and livelihoods of 156 affected PAHs along the Chingo-Makanjira Road and is committed towards restoration of pre-project levels of income. The project will have provisions for restoration of livelihood of the affected PAHs. The focus will be on improving the standards of living of the affected families. To restore and enhance the economic conditions of the PAHs, certain income generation and income restoration programs are incorporated in the RAP.

For income restoration, it is important that the existing skills of the PAHs are identified and further upgraded. The existing skills were identified during the asset and socio-economic survey, and suggestions put forward by the PAHs for upgrading these skills have been provided in this chapter for consideration. The identification of the skills took into account the skill requirements across gender and different social groups. This would include establishing forward and backward linkages for marketing and credit facility. It is advisable that the options selected by the PAHs should be tested for their viability against availability of skills, resource base of the area and available and appropriate technology. Project should look to merge with ongoing government initiatives for skill enhancement like the “improved farming techniques and bee keeping” for skill development of PAHs.

5.0 Eligibility and Entitlement

The World Bank's policy on Involuntary Resettlement, primarily outlined in ESS5 on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement, governs eligibility and entitlements for livelihood restoration. Under this project the PAHs that will be eligible for livelihood restoration are those that have suffered economic displacement (loss of income sources) and physical displacement (loss of shelter and means of livelihood). The huge part of the project (99.98 percent) is being implemented on public land (belongs to the government and managed by the Roads Authority) while the remainder is private land and this category is eligible for land compensation. Those PAHs using public land have no legal rights over the land, however, these PAHs will be compensated on the other assets like structures and trees that are on the land at full replacement costs. This LRP will go beyond this compensation by proposing rehabilitation assistance and transitional support to the PAHs. The proposed project will result in economic displacement for 45 businesses and physical disturbance for 12 residential structures. Consequently, 103 PAHs have been considered for livelihood restoration interventions on this project. Although the socio-economic survey indicates that a high proportion of PAH households fall below the national poverty threshold, the remaining PAHs are either affected by minor, temporary disturbances

(such as tree loss or structures without income functions) or are located within the existing road reserve where annual crops will be harvested prior to construction, in line with ESS5 and national practice. For these PAHs, impacts are not expected to result in sustained income loss or deterioration of livelihoods following compensation at full replacement cost.

5.1 Compensation and Income Restoration

Compensation entitlements have been carefully determined to ensure they are sufficient to restore the income streams for each category of impact. For those who lose land, crops, trees, and physical structures, the valuation has been conducted based on market rates and replacement costs. Compensation packages also include allowances for transition, transport, and vulnerability where applicable. For livelihood-related assets such as businesses, agricultural land, and trees, the compensation framework ensures that PAHs receive amounts that enable them to reestablish or diversify their livelihoods.

5.2 Economic Rehabilitation Measures

Beyond cash compensation, additional economic rehabilitation measures/strategies will be proposed for PAHs whose livelihoods are significantly affected. These include skills training, provision of agricultural inputs, and support for small enterprise development. Vulnerable groups, including female-headed households, the elderly, and persons with disabilities, will be prioritized for such interventions to ensure their economic stability.

5.3 Consultation and Participation

The development and implementation of the income restoration strategies involved consultation of the affected people. This helped to capture individual and community preferences in regard to income restoration activities.

5.4 Risks and Mitigation against Impoverishment

Potential risks include delays in compensation disbursement, coordination challenges among agencies, and limited capacity of local institutions. To address these, a clear institutional arrangement should be put in place with designated responsibilities and capacity-building efforts targeted at local and district institutions¹.

To minimize risks of impoverishment, the RAP will prioritize early compensation, transparent processes, and inclusion of at-risk groups. The strategy includes:

- Prompt compensation to avoid loss of income streams
- Livelihood restoration plan-
- Special support for vulnerable groups
- Close monitoring and timely interventions to address any shortfalls

5.5 Monitoring Effectiveness

Monitoring of income restoration will be both quantitative and qualitative. Indicators will include the number of PAHs engaged in new livelihoods, income levels post-resettlement,

¹ as discussed in Chapter Six on Institutional Arrangements

and satisfaction with assistance received. Special attention will be given to monitoring vulnerable PAHs and physically displaced PAHs to ensure that their specific needs are addressed and that they receive adequate support to restore and improve their livelihoods. Monitoring will be conducted monthly and reported to the Roads Authority and other stakeholders. Regular feedback circles with the PAHs will also be maintained to enhance support programs.

5.6 LRP Need Assessment Study Findings

5.6.1 Project Affected Population

The project has a total of 156 PAHs as indicated in Section 3.2. 103 PAHs of the total PAHs have been chosen for livelihood restoration. The selection of these PAHs is based on the extent of impact of the land acquisition and vulnerability. Consequently, the PAHs that have been selected for livelihood restoration are those that have experienced economic and residential disturbances as well as those who have been identified as vulnerable PAHs. The vulnerabilities of PAHs that have been identified include:

1. Physical displacement –PAHs facing physical displacement
2. Gender – Female-headed Households
3. Income level – PAHs with income level below subsistence level
4. Age – Household heads above the age of 65
5. Disabilities - Households having a family member with any kind of disability

All the PAHs (103 PAHs) were surveyed on a one-to-one basis in the process of LRP development. The vulnerability index takes disability, gender, age, poverty level, and physical displacement into consideration. Consequently, a household exhibiting one or more vulnerability is directly included in the LRP. The finding of the data shows that project affected households exhibit a maximum of 4 types of vulnerability out of the five identified vulnerability.

In addition to the 103 PAHs targeted for specific livelihood restoration measures, all 156 PAHs will participate in Financial Literacy Training. Furthermore, approximately 100 PAHs who are losing trees will be provided with 10 replacement seedlings per PAH.

5.6.2 PAH's Economic Activities

5.6.2.1 Crop Farming

Crop farming is found to be the major source of livelihoods. During the household survey, the findings show that out of the 77 PAHs, 20 PAHs engaged in crop farming. Maize, groundnuts, sweet potatoes, tomatoes, cassava, rice and pigeon peas are the major cultivated crops in the area. Most of the households cultivate these crops once in a year except for a few that cultivate using irrigation. Farming provides the main source of household income and essential crops for consumption. Most maize produced is kept for household use, as it is the area's staple food. Portions of other crops are also reserved for family needs.

5.6.2.2 Livestock Farming

Most project-affected farming households keep livestock such as cattle, sheep, goats, and chickens for various purposes, though none of the PAHs listed livestock farming as a source of income.

5.6.2.3 Fishing

The project sites are located about 2 kilometres away from lake Malawi.. It is known that Lake Malawi is a major source of fish for the fishing market within the country. Given that there is no impact of the project on the lake, fishing has been included as one of the livelihood restoration options for households affected by the project. Fishing is a source of income for some project-affected households. According to data from the household survey, 20 households are involved in fishing and fish trading. Some of the fish caught is used for household consumption. Economic engagement in fishing occurs through two main forms: formal participation with the department of fishing, and informal activities carried out by individuals using personal equipment such as boats and nets, without formal registration.

5.6.2.4 Petty Trading

This information can be used to develop interventions that reflect the interests and preferences of the community as shown by their economic activities. The household survey found that approximately 35 PAHs participated in various small-scale businesses, including selling foodstuffs, groceries, and clothing. Others were involved in village saving and loans (VSL) (*banki nkhone*) (2) and casual labor (*maganyu*).

5.6.3 Community Livelihood Coping Strategies

During public consultations, community members were asked whether they receive financial support from family or relatives residing elsewhere in the country or abroad. It was determined that such economic assistance is present in the area, particularly among PAHs whose relatives live outside the country, especially in South Africa.

According to information provided by the District Social Welfare Office, beyond the Climate Smart Enhanced Public Works Program (CS-EPWP), there is also Malawi's Social Cash Transfer Programme (SCTP), locally known as *Mtukula Pakhomo*. This initiative delivers regular cash payments to ultra-poor and labor-constrained households, aiming to reduce poverty, improve nutrition and health outcomes, and increase school enrolment rates.

5.7 Existing Livelihood Activities

PAHs in the area are currently engaged in a variety of income-generating activities that form the foundation of their livelihoods. These include fishing, small-scale mining, farming, irrigation, and agri-business ventures.

Fishing serves as a key source of protein and income for many households living near rivers and water bodies. Farming and irrigation remain central to household food security and income, with families growing staple and cash crops throughout the year. Additionally, agri-business activities such as produce marketing, poultry farming, and value addition offer

diversified sources of livelihood. These existing activities provide a basis upon which the RAP's income restoration strategies will build, ensuring that PAHs can sustain or improve their economic well-being after displacement.

5.8 Restoration Strategies by Category of Impact

- ***Agricultural Land Loss***: For farmers, support with agricultural inputs and extension services. Training in climate-smart agriculture and irrigation technologies may also be provided.
- ***Loss of Trees/Crops***: Compensation has been provided based on maturity and market value. PAHs will also be supported to plant fast-growing and high-yielding species as part of reforestation and livelihood improvement.
- ***Vulnerable Groups***: These groups will receive a 20% compensation from the base value as a top-up, along with targeted livelihood programs, psychosocial support, and priority access to community services.

The financial resources for these strategies are included in the RAP budget, and technical support will be requested from relevant line ministries and non-governmental organizations existing on the ground.

5.9 Income and Livelihood Restoration Strategies

This section outlines various income restoration strategies available to PAHs, which they can select based on their preferences and needs, with support from relevant stakeholders; -

a) Climate-Smart Soil, Water, and Nutrient Management (CSSWNM) Practices for Land Rehabilitation and Fertility Improvement

This strategy focuses on introducing PAHs to sustainable land management techniques that enhance soil fertility, conserve water, and improve overall agricultural productivity. Through CSSWNM, PAHs will be trained in methods such as composting, Zai pit and contour farming. These practices focus on rehabilitating degraded land, reduce vulnerability to climate shocks, and enable long-term agricultural sustainability and supporting consistent income from farming activities.

b) Adoption of Improved Crops

PAHs will be supported to adopt improved crop varieties that are drought-resistant, high-yielding, and pest-tolerant. These crops will increase food security and provide better market opportunities due to their quality and reliability. Training and input support (seeds, fertilizers, and technical advice) will be offered to ensure successful transition and maximize yields, thereby strengthening PAHs' agricultural income base.

c) Crop Diversification

To reduce dependence on a single crop and enhance food and income security, PAHs will be encouraged to diversify their crop production. This approach involves integrating legumes and vegetables alongside staple crops, allowing households to benefit from varied harvest cycles and mitigate risks from market or climate fluctuations.

d) Livestock Improved Husbandry Program

This program will equip PAHs with modern livestock (such as cattle, sheep, goats and pigs) management skills, including animal health care, feeding, housing, and breeding practices. By promoting improved breeds and proper veterinary services, the initiative aims to increase productivity in milk, meat, and other livestock products. This will provide reliable sources of food and income, especially for rural households.

e) Poultry Production Program

As part of livelihood restoration, PAHs will be introduced to improved poultry production techniques, including the use of hybrid breeds, proper vaccination, and management of poultry housing. Poultry farming is a viable option for many PAHs due to its low startup costs and quick returns, contributing to household income and nutrition.

f) Improved Fishing Practices

For PAHs engaged in fishing, the RAP will support the adoption of sustainable and efficient fishing practices. Training on fish handling, preservation, and marketing will be provided.

g) Enterprise Development

This intervention aims to build entrepreneurship skills among PAHs through business training, mentorship, and access to micro-financing. It will support the development of small and medium enterprises (SMEs), such as food processing, solar installations, welding, tailoring, or retail businesses. Enterprise development will empower PAHs to diversify income sources and contribute to local economic growth.

h) Household Budgeting & Money Management Training

To ensure long-term financial stability, PAHs will receive training on household budgeting, savings, and prudent money management. This capacity-building effort will help households manage compensation funds wisely, invest in income-generating activities, and plan for future needs. Financial literacy is key to sustaining livelihoods beyond the project's implementation period.

Table 5-1: LRP Implementation Activities and Institutional Arrangements

S/N	Livelihood Activity	Services/Training Offered	Responsible Institution	Implementation Timeline	Time required
1	Climate-Smart Soil, Water, and Nutrient Management (CSSWNM) Practices for Land Rehabilitation and Fertility Improvement	Soil fertility assessment and testing; Composting and organic fertilizer preparation; Integrated nutrient management (combining organic and inorganic fertilizers) Conservation agriculture; Rainwater harvesting and water conservation techniques; Soil erosion control; Land rehabilitation methods; Climate-smart agriculture planning and risk management	Ministry of Agriculture, Department of Land Resource Conservation, Department of Agricultural Research Services (DARS), Department of Agricultural Extension Services (DAES),	During and after Project implementation	10 days
2	Adoption of Improved Crops and Crop Diversification	Introduction to high-yield and drought-tolerant crop varieties; Crop rotation and intercropping methods; Seed selection, storage, and treatment; Pest and disease management; Post-harvest handling and storage; Market-oriented crop planning	Ministry of Agriculture; Department of Agricultural Extension Services (DAES)	During and after Project implementation	5 days
3	Livestock Improved Husbandry Program	Livestock production, livestock management	Ministry of Agriculture, Department of Animal Health and Livestock Development (DAHLD)	During and after Project implementation	5 days

S/N	Livelihood Activity	Services/Training Offered	Responsible Institution	Implementation Timeline	Time required
4	Poultry Production Program	Poultry production and management; Record keeping and business planning; Marketing and value addition (e.g., egg collection and packaging)	Ministry of Agriculture, Department of Animal Health and Livestock Development (DAHLD)	During and after Project implementation	5 days
5	Improved Fishing Practices	Sustainable fishing methods (mesh size regulation, closed seasons); Fish handling, preservation, and processing; Marketing, cooperatives, and post-harvest loss reduction	Ministry of Agriculture; Department of Fisheries; District Fisheries Offices; Malawi College of Fisheries (Mangochi)	During and after Project implementation	5 days
6	Enterprise Development	Training in entrepreneurship, business management.	Small & Medium Enterprises Development Institute (SMEDI), Ministry of Trade and Industry (MOTI); Community Savings and Investment Promotion (COMSIP) Cooperative Union Limited	Before Project implementation	10 days
		Access to finance and microcredit training	National Economic Empowerment Fund (NEEF)		
		Tailoring, carpentry & joinery, bricklaying, welding, weaving, hair saloon, handicraft, tinsmith	Department of Labor/TEVETA		

S/N	Livelihood Activity	Services/Training Offered	Responsible Institution	Implementation Timeline	Time required
7	Household Budgeting & Money Management Training	Budget planning and expense tracking; Saving strategies and goal setting; Debt management and credit use; Basic financial literacy (banking, mobile money); Income diversification planning; Decision-making for household investments; Community-based savings schemes (VSLAs, savings groups)	Ministry of Gender, Community Development and Social Welfare; District Community Development Office; District Social Welfare Office; SMEDI, COMSIP Cooperative Union Limited	Before Project implementation	5 days

5.10 LRP Implementation Committee

LRP implementation committee will be established and capacitated by RA and LRP implementation consultant to perform the routine activities for the implementation of the LRP. The committee will be composed of main stakeholders including: 2 or 3 PAH persons designated by the PAHs, local leader designated by the T/As, key sector offices. RA has the leading role in establishing the LRP committee and providing awareness creation on how to successfully implement the LRP.

The major works of the LRP implementation committee is validation of number of PAHs targeted for the LRP, involve in the preparation of livelihood restoration plan interventions, participate in training of the PAHs, provide technical assistance to the PAHs during the periods of implementation, help in selection and getting of appropriate working places, support in establishing livelihood activities, involve in monitoring and evaluation of livelihood activities. Moreover, they will assist the PAHs in developing business plan, selecting, purchasing and transporting the types of inputs required for undertaking the selected livelihood activities, market linkage and to provide assistance to vulnerable PAHs. The committee will prepare its own plan and monthly reports that will contain planned and accomplished tasks, encountered challenges, solutions taken and issues that require further actions. The LRP Implementation Committee will meet monthly and evaluate the status of LRP implementation and any other issues that are deemed necessary.

Chapter Six: Institutional Arrangements

The effective implementation of the RAP for Chingo-Makanjira Road/Bridge project requires a clear and well-structured institutional arrangement, outlining the responsibilities and coordination among various institutions and stakeholders. This chapter provides a detailed framework of the institutional responsibilities and roles in the preparation, implementation, and monitoring and financial audit of the RAP.

Lead Implementing Agency: The primary institutional responsibility for the preparation and implementation of the RAP, including the delivery of entitlements to Project Affected Households (PAHs), lies with the Project Coordination Unit (PCU). The PCU will be established within the Department of Economic Planning and Development under the Ministry of Finance and Economic Affairs.

6.1 Composition and Roles of the PIU

Implementation of the RAP will be overseen by the Project Implementing Unit (PIU) under the overall leadership of the Project Coordinator. Day-to-day responsibility for RAP implementation will rest with the Social Safeguards Specialists, who will coordinate compensation, resettlement activities, and stakeholder engagement in line with ESS5 requirements (*Within the Roads Authority, the Environmental and Social Safeguards Unit will be established to act on behalf of the Authority*). They will be supported by the Environmental Safeguards Specialists to ensure consistency with environmental mitigation measures, and by the OHS Specialist to manage health and safety aspects during compensation, relocation, and construction-related interactions with PAHs. The Procurement Specialists and Financial Management Specialist will manage procurement processes and the timely disbursement of compensation and livelihood restoration funds. The M&E Specialist will monitor RAP and LRP implementation, track indicators, and report on outcomes, while the Communications Specialist will support information disclosure (if there will be additional disclosures) consultations, and grievance management. Technical oversight will be provided by the relevant Technical Coordinators, particularly where resettlement interfaces with infrastructure works. A specialized LRP consultant will be engaged to support the design and implementation of livelihood restoration activities, working under the supervision of the PIU Social Safeguards team. The Liaison Officer will be appointed to handle grievances on a day-to-day basis together with the Environmental and Social (E&S) Safeguards Specialist and they will receive grievances from the RCC. Specifically, the PIU will have the following duties:

- Coordinate and oversee the entire RAP implementation process;
- Ensure timely delivery of entitlements and compensation to PAHs;
- Liaise with key stakeholders, including government ministries, local authorities, and affected communities;
- Facilitate training and capacity building of relevant staff and committees involved in the RAP implementation;

- Manage procurement and supervision of third-party service providers engaged under the project;
- Ensure compliance with national laws and World Bank ESF.

6.3 Key Institutional Stakeholders and Entities in the Implementation of this RAP

a) The Roads Authority

As the implementing agency, the Roads Authority will be responsible for the overall execution of the Project, including ensuring that the resettlement and compensation plans are effectively developed and implemented in accordance with applicable policies and procedures.

In this RAP, the Roads Authority will make sure that the following is done: -

- Implementation of RAP activities,
- Public awareness and sensitization on project RAP,
- Facilitating formation and capacity building of Grievance Redress Committees,
- Review performance of GRC in dispute and complaints resolution,
- Payment of compensation,
- Monitoring and Evaluation,
- Reporting on RAP implementation progress to District Council, Ministry of Lands and the World Bank.

b) Local Government Authorities

District officials and representatives from relevant ministries-particularly the Ministry of Lands and the District Councils will play a key role in facilitating land acquisition and overseeing resettlement activities. They are responsible for ensuring that the project adheres to national legal frameworks and that all affected persons are fairly compensated. Their involvement also helps to coordinate local-level implementation, resolve grievances, and support in engagements with all stakeholders.

c) The World Bank

The World Bank representation will supervise compliance with the World Bank's ESF and particularly ESS5 and ESS10 on land acquisition, resettlement, and stakeholder engagement. The World Bank will also monitor adherence to international best practices in resettlement and compensation.

d) Ministry of Finance and Economic Affairs

The Ministry of Finance and Economic Affairs will finance the resettlement and compensation costs on behalf of the Government of Malawi. The Ministry will also provide strategic oversight and policy guidance to ensure that the Project is aligned with the country's broader national development goals and frameworks. It plays a key role in coordinating inter-ministerial efforts, facilitating stakeholder engagement, and

ensuring that the Project contributes meaningfully to socio-economic development, poverty reduction, and environmental sustainability. Additionally, the Ministry supports the integration of the Project within sectoral priorities and monitors its progress to ensure effective delivery of intended outcomes.

e) Ministry of Lands, Housing and Urban Development

The Ministry of Lands shall play a key role in monitoring the implementation of the Resettlement Action Plan (RAP). This includes ensuring that all Project Affected households PAHs are compensated fairly, adequately, and in a timely manner, in accordance with the applicable laws and regulations of Malawi, as well as the standards and requirements set by the World Bank. Before any compensation is disbursed, the responsible officials from the Ministry of Lands will be required to vet, verify, and approve all compensation packages to ensure compliance with both national legislation and international best practices.

f) District Councils

District Councils will play a crucial role in RAP implementation at the local level. Their responsibilities will include:

- Facilitating stakeholder engagement and public disclosure activities;
- Supporting the identification and verification of PAHs;
- Participating in the grievance redress mechanism (GRM);
- Overseeing the formation and operation of Resettlement and Compensation Committees (RCCs);
- Coordinating land-related matters through the District Land Office.

g) Resettlement and Compensation Committees (RCC)

At the community level, RCCs will be established to ensure inclusive representation and active involvement of PAHs and local authorities in RAP processes. The RCC will comprise representatives of PAHs, including both male and female members to ensure gender balance, traditional leaders (GVH and VH), and representatives from the Area Development Committees (ADC). RCCs will be responsible for:

- Ensuring effective communication with PAHs and stakeholders;
- Participating in the verification of assets and disclosure meetings;
- Assisting in the resolution of grievances;
- Monitoring local implementation progress and reporting to the District Council and PIU.

h) Area Development Committees (ADC)

Area development committees shall also play an active role in implementation of the project. These committees shall form the backbone of Grievance Redress Committees at community level where resettlement related among other E & S complaints shall be reported, heard and disposed of.

i) Community Leaders (TA, GVH and Village Levels)

Local chiefs and area leadership play a critical role in the implementation of the RAP. As trusted community representatives, they serve as vital entry points for engaging and consulting with PAHs. Their authority and local knowledge enable them to effectively mobilize communities, facilitate public gatherings, and support the dissemination of key project information. By working closely with local leadership, the project can ensure transparent communication, foster community trust, and promote the active participation of PAHs throughout the resettlement process.

j) Non-Governmental Organizations (NGOs)

Local and international NGOs will support the RAP process by providing advocacy, building capacity, and offering services. They play an important role in representing vulnerable groups, promoting transparency and accountability, and assisting with livelihood restoration activities included in this RAP.

k) Service Providers

The PIU will contract qualified consultants and firms to support specialized aspects of RAP implementation such as asset valuation, legal services, external monitoring, and grievance redress facilitation. These service providers will operate under the supervision of the PIU and in coordination with local stakeholders.

This institutional arrangement is designed to ensure that the RAP is implemented in a timely, efficient, and inclusive manner, with accountability and transparency at all stages. The roles and responsibilities outlined herein will guide the coordination among stakeholders and promote the achievement of resettlement objectives in line with national laws and international standards.

Chapter Seven: RAP Implementation Schedule

This chapter presents the timeline and sequencing of key RAP activities, outlining how resettlement, compensation, and livelihood restoration measures will be implemented in relation to the overall project schedule. Detailed institutional roles and responsibilities for RAP implementation are described in the preceding chapter on implementation arrangements and are therefore referenced here only at a summary level.

7.1 Institutional Oversight

Overall oversight and coordination of RAP implementation will be provided by the Roads Authority Project Implementation Unit (RA-PIU), which is responsible for ensuring that all resettlement, compensation, and livelihood restoration activities are implemented in compliance with the approved RAP, the World Bank ESS5, and national requirements. The PIU will coordinate among implementing partners, monitor progress, and provide consolidated reporting.

The Roads Authority, as the implementing agency that has a Project Implementing Unit (PIU), will be responsible for the execution of RAP activities, including facilitating compensation payments, supporting relocation and in-kind replacement measures, supervising contractors' compliance with RAP provisions, and reporting on implementation progress to the PCU at the Economic Planning and Development Department (EP&D) in the Ministry of Finance and Economic Development, other relevant government institutions, and the World Bank.

District-level structures and committees, including District Councils, Resettlement and Compensation Committees (RCCs), and Grievance Redress Committees (GRCs), will support RAP implementation at the local level. Their roles include assisting with community consultations, disclosure of information, verification of PAHs and affected assets, facilitation of grievance resolution, and providing local-level monitoring and feedback to Roads Authority PIU.

7.2 Key RAP Activities

- Appointment of designated staff within the Roads Authority and District Councils to initiate RAP preparatory activities.
- Engagement of NGOs or service providers to deliver capacity building and livelihood skills enhancement programs.
- Conduct of sensitization and information disclosure meetings with PAHs and other stakeholders.
- Updating and confirmation of the socio-economic baseline data.
- Asset inventory, valuation, and validation of affected assets.
- Land acquisition and securing of land required for the project

- Disclosure of compensation entitlements and signing of compensation agreements with PAHs.
- Payment of compensation and provision of agreed in-kind assistance prior to displacement.
- Livelihood restoration measures and trainings
- Updating and management of the RAP database to reflect implementation progress.
- Provision of grievance redress support and resolution of complaints
- Completion and formal closure of RAP assistance following fulfillment of compensation, resettlement, and livelihood restoration commitments.

Table 7-1 RAP Implementation Timeline

Activity	Responsible Entity	Timeframe
Appointment of RAP implementation staff	Roads Authority / District Councils	Pre-construction
Engagement of NGOs / service providers for capacity building	PIU / Roads Authority	Pre-construction
Sensitization and disclosure meetings with PAHs	Roads Authority / District Councils / Consultant	Pre-construction
Updating socio-economic baseline and RAP database	Consultant / PIU/ Roads Authority	Pre-construction
Asset inventory, valuation, and validation	Consultant (Registered Valuers) Roads Authority	Pre-construction
Land acquisition and securing of required land	Roads Authority / Ministry of Lands	Pre-construction
Disclosure of compensation entitlements and signing of agreements	Consultant / Roads Authority / PIU / PAHs	Pre-construction
Payment of compensation and provision of in-kind assistance	Roads Authority / District Councils / PIU	Pre-construction
Grievance redress and dispute resolution	Roads Authority / GRCs / District Councils	Pre- and during construction
Livelihood restoration and skills training programs	PIU / NGOs / Consultant	Pre- and during construction
Monitoring and evaluation of RAP implementation	PIU / Roads Authority / District Councils	During and post-construction
Completion and closure of RAP assistance	PIU / Roads Authority	Post-construction

Table 7-2: Institutional Roles and Responsibilities for RAP Implementation

Institution	Role/Responsibility
Project Implementing Unit (PIU) <i>(Day-to-day Coordination and Supervision)</i>	<ul style="list-style-type: none"> • Day-to-day coordination and supervision of RAP implementation activities • Ensuring integration of RAP activities with project construction schedules • Technical backstopping to RA and District Councils on safeguards implementation • Consolidation of monitoring data and preparation of progress reports • Coordination with NGOs, consultants, and district structures
Roads Authority (RA) <i>(Implementing Agency)</i>	<ul style="list-style-type: none"> • Reviewing the RAP • Monitor the implementation of the RAP • Financing of the RAP • Compensation of PAHs
Mangochi District Council <i>(Local-level Implementation Support)</i>	<ul style="list-style-type: none"> • Mobilize communities and participate in sensitizations. • Support the payment of compensation to PAHs • Resolve grievances arising due to the activities of the project through the committees and monitor the Grievance Resolution Process.
Ministry of Lands, Housing and Urban Development <i>(Technical and Statutory Support)</i>	<ul style="list-style-type: none"> • Facilitating compensation of PAHs • Supporting grievance resolution. • Facilitate the relocation of Physically Displaced (PD) PAHs. • Mediate between the project team and project-affected persons.
Civil Society Organizations <i>(Independent Monitoring and Support)</i>	<ul style="list-style-type: none"> • Watchdog for the PAHs and the project as a whole. • Monitor land acquisition and resettlement activities. • Partner on/implement some of the livelihood restoration measures. • Participate in the sensitization about land acquisition
Local leaders (GVHs and TAs) <i>(Community-level Facilitation)</i>	<ul style="list-style-type: none"> • Witness payment of compensation money to PAHs • Identify land for resettlement or assimilation of PAHs within existing villages • Help with the integration of resettled persons • Help in conflict resolution • Assist in monitoring implementation of the RAP
Project Affected Persons (PAHs) <i>(Beneficiaries and Participants)</i>	<ul style="list-style-type: none"> • To participate in the development of the RAP; • To understand the RAP process in order to avoid or reduce complaints and grievances; • To agree with and endorse the level and nature of compensation

7.10 RAP Implementation Timeline

The RAP implementation schedule will be carried out from January, 2025 to May 2026. The timeline is indicative and may be adjusted based on key factors, including securing necessary permits, authorizations, and the timely disbursement of funds. The RAP implementation grievances shall be processed and redressed continuously during the disbursement process and after without dateline until the project completed.

Table 7-3: RAP Implementation Timeline

Task Name	2025						2026			
	January	February	March	April-August	September-	October-December	January	February	March	April-May
Appointing staff within RA and District Councils to commence preparatory activities										
Contracting NGOs for capacity building and skills enhancement programs										
Conducting sensitization meetings with PAHs										
Updating and confirmation of the socio-economic baseline data.										
Asset inventory, valuation, and validation of affected assets.										
Disclosure of compensation value and signing of compensation agreements with PAHs										
RAP Document Review										
Payment of compensation and provision of agreed in-kind assistance prior to displacement.										
Land acquisition for compensated parcels										
Livelihood restoration measures and trainings										
Updating and management of the RAP database to reflect implementation progress.										
Provision of grievance redress support and resolution of complaints										
Completion and formal closure of RAP assistance										

7.11 Resettlement Implementation and Initiation of Civil Works

The implementation of resettlement activities for Chingo-Makanjira Road/Bridge project will be linked to the start of civil works to avoid delays and ensure compliance with national and international safeguards. The RAP should be fully implemented in such a way that compensation and relocation support are provided to all PAHs before construction begins. This will ensure that PAHs are not displaced or have their properties destroyed without due process. This process includes confirming PAHs, disbursing compensation, resolving grievances, and providing assistance to vulnerable groups.

Chapter Eight: Participation and Consultation

This Chapter documents the stakeholder engagement process undertaken between March and June 2025 during the preparation of the ESIA and the RAP for the Project. This report provides an overview of the consultation objectives, methods applied, stakeholders consulted, and the key issues raised by different stakeholder groups. The report also explains how the findings from these consultations were considered in the ESIA and associated project design decisions, including the RAP and the Environmental and Social Management Plan (ESMP). Stakeholder engagement is a critical component of project preparation under both national environmental regulatory frameworks and the World Bank's ESF, specifically ESS10 on Stakeholder Engagement and Information Disclosure.

Given that the road traverses rural and ecologically sensitive areas and will directly affect communities residing near the 9 selected bridge sites, it was critical to ensure that engagement was inclusive, culturally appropriate, and accessible to all groups, including women, youth, the elderly, persons with disabilities, and other vulnerable categories. Consultations, therefore, involved multiple levels of engagement, district-level meetings with government officials and technical departments, as well as community-level FGDs and KIIs with local leaders and directly affected persons.

PAHs will be engaged continuously through community meetings, household-level consultations, and disclosures at key stages, including compensation determination, signing of agreements, payment, relocation (where applicable), and livelihood restoration. Existing local structures such as Traditional Authorities, Village and Group Village Heads, Resettlement and Compensation Committees, and Grievance Redress Committees will be used to facilitate inclusive participation, information sharing, and feedback. Special measures will be taken to ensure meaningful engagement of vulnerable groups, including women, the elderly, and persons with disabilities. Information will be disclosed in a timely and understandable manner, and PAHs will have access to the project Grievance Redress Mechanism throughout RAP implementation to raise concerns and seek resolution.

8.1 Objectives of the Report

The primary objective of conducting stakeholder consultations was to ensure that the environmental and social dimensions of the project accurately reflect the views, concerns, and suggestions of affected communities and other relevant stakeholders. The consultations were essential for identifying context-specific risks, shaping appropriate mitigation measures, and securing social licence for the project, particularly in light of the sensitivities around land acquisition, ecosystem disruption, and access to economic and social services along the bridge sites. The specific objectives of this report are to:

- Inform communities along the road corridor about the planned rehabilitation of 9 damaged bridges and associated road works.

- Allow residents, local leaders, and affected persons to raise concerns regarding loss of land, crop damage, and access challenges during construction.
- Capture local knowledge and preferences to guide the alignment of bridge approaches, especially in flood-prone or ecologically sensitive areas.
- Incorporate views on compensation expectations, labour opportunities, and community safety into the RAP and ESMP.
- Identify site-specific concerns of vulnerable groups such as female-headed households, elderly persons, and youth.
- Document how stakeholder feedback influenced the design of mitigation measures and project implementation strategies/
- Demonstrate compliance with the stakeholder engagement requirements of Malawi's Environment Management Act (2017) and the World Bank's ESS10.

8.2 Methodology

The stakeholder engagement process was designed to ensure inclusive and culturally appropriate consultations with both directly affected communities and relevant institutional stakeholders. The approach was participatory and community-centred, ensuring that the voices of women, youth, the elderly, and other vulnerable groups were meaningfully heard.

8.2.1 Planning and Preparation

Prior to field consultations, the project team carried out a preparatory phase that involved identifying key stakeholders at both district and community levels. This included stakeholders living within the 500-metre radius of each bridge site as well as institutional actors with mandates related to land, environment, and community development. Coordination at the district level was led through collaboration with the Environmental District Office and the District Community Development Office. These departments played a key role in mobilising technical officers, convening the District Environment Sub-Committee (DESC), and advising on culturally sensitive entry points into the community. At the community level, mobilisation efforts were coordinated through GVHs and their respective VDC chairpersons.

To support clear and visual communication with communities, large-format A3 PAH paper printouts of the proposed bridge designs and map overlays were used. These maps depicted bridge locations, approach road limits, land demarcations, and sensitive environmental features. The visual aids helped communities better understand the nature, footprint, and implications of the project works. The team also developed structured discussion guides, consultation logs, attendance registers, and consent protocols for use during all engagements.

8.3 Consultation Techniques Used

A variety of engagement methods were employed to gather feedback across the project area.

8.3.1 District-Level Consultations

On 27 March 2025, a formal consultation meeting was held at the Mangochi District Council with members of the DESC. Participants included technical officers from the Departments of

Lands, Forestry, Agriculture, Water, Health, Community Development, and Gender, among others. The purpose of the meeting was to present the bridge designs, discuss anticipated environmental and social risks, and validate the stakeholder engagement strategy. From 28 March to 5 April 2025, follow-up key informant interviews were conducted with selected district officers to obtain department-specific insights, especially regarding land issues, environmental permits, gender inclusion, and service delivery coordination.

8.3.2 Community-Level FGDs

Between 31 March and 12 April 2025, a total of 33 FGDs were conducted in villages surrounding the nine bridge sites. Each site had three separate sessions: one with men, one with women, and one with youth or local leadership groups. The FGDs allowed community members to discuss the project in a familiar setting and express their views in a language and format they were comfortable with. In total, 265 people participated in the FGDs, comprising 100 adult males, 75 adult females, 84 local chiefs and 55 youths. These figures are consistent with Table 1-4 presented in Chapter 1 of the ESIA report.

Topics covered during the FGDs included concerns about compensation for land and crops, possible displacement, environmental changes, safety during construction, access to employment, and the need for clear communication throughout project implementation. Participants also raised suggestions for minimising disruptions during the construction period and ensuring women and youth were included in project benefits.

8.3.3 Key Informant Interviews (KIIs)

Semi-structured interviews were held with GVHs, religious leaders, and government extension workers. These interviews provided deeper insight into community structures, governance dynamics, informal communication networks, and local concerns that may not be captured in group settings. Religious leaders provided culturally rooted perspectives on community values, while extension workers contributed their understanding of seasonal livelihood patterns, mobility trends, and community vulnerabilities.

8.3.4 Household-Level Interactions

Households located near the proposed bridge footprints and approach roads were visited as part of the RAP process. During these one-on-one interactions, household heads provided information on asset ownership, land boundaries, and personal or family vulnerabilities. These visits also helped clarify earlier FGD feedback and verify the presence of elderly, disabled, or female-headed households who may require targeted support.

8.3.5 Inclusion of Vulnerable Groups

Specific measures were implemented to ensure inclusive participation of vulnerable and marginalised groups throughout the consultation process. These included:

- Sessions were held in the mornings from 09:00 to 11:30hrs and in the afternoons from 13:30 to 16:00hrs, avoiding hours of peak household or farming activity.

- All FGDs and community meetings were held in known public spaces such as village meeting grounds, churches, or under shade trees regularly used by communities for VDC meetings.
- Conducting separate sessions for men, women, and youth to ensure participants could speak freely.
- Encouraging VDCs to personally identify households or individuals considered vulnerable (e.g., widows, elderly persons, people with disabilities) so they could be included either in group sessions or follow-up household visits.
- Translating all technical content into Yao to enhance comprehension and engagement, especially for women and elderly participants.

8.3 Stakeholder Identification

Stakeholder identification was conducted as a foundational step in the preparation of the ESIA and RAP to ensure that all individuals, groups, and institutions who may be affected by or have an interest in the Project were appropriately consulted. The identification process was guided by the Stakeholder Engagement Plan (SEP) developed under the RCRP-2. It involved mapping both affected and interested stakeholders using spatial proximity, institutional relevance, livelihood dependence, and vulnerability considerations. The process also drew upon local knowledge from District Council officers, Traditional Authorities, and Village Development Committees. Table below presents the identified and consulted stakeholders.

Table 8-1: Stakeholder Identification Matrix

Stakeholder Group	Sub-Group / Category	Description / Relevance to Project
Affected Stakeholders	Local residents near 9 bridge sites	May experience construction-related impacts such as noise, dust, vibration, and restricted access
	Project-Affected Households (PAHs)	Have land, crops, or structures affected by 200 m approach roads; subject to compensation/resettlement
	Women and female-headed households	May face greater livelihood impacts, caregiving burdens, or exclusion from decision-making
	Youth and children	Use road corridors for school access, bicycle transport, and social activities
	Elderly persons and persons with disabilities	Face mobility challenges and may be more vulnerable to disruptions during construction
	Local farmers and vendors	Depend on riverbanks, road access, or nearby land for income and food production
Other Interested Parties	Traditional Authorities (TAs), GVHs, VDCs	Mobilise communities, oversee local land matters, support grievance redress
	Mangochi District Council and DESC members	Provide sector-specific oversight (lands, water, forestry, gender, health, environment, social issues)
	Religious leaders	Influence local opinion, promote peaceful engagement and equity
	Government extension workers	Provide local knowledge on land use, farming, social welfare, and natural resources
	NGOs and CBOs	Support development, gender inclusion, health, livelihoods, and environment
	Regulatory and implementing institutions (RA, MEPA,	Oversight of planning, permitting, safeguards compliance, and implementation

Stakeholder Group	Sub-Group / Category	Description / Relevance to Project
	ministries)	
Vulnerable and Marginalised Groups	Female-headed households	Often lack secure tenure, support, and voice in decision-making
	Persons with disabilities	May be excluded from public meetings or face difficulty accessing project benefits
	Elderly-headed households	May require special assistance for relocation or consultation
	Extremely poor households	At risk of exclusion from compensation processes or livelihood restoration
	Youth-headed or unemployed youth	May lack opportunities but expect local employment and inclusion

8.4 Summary of Consultation Activities

Consultations were conducted at both district and community levels to gather views from stakeholders on the potential impacts of the project. These engagements took place between March and June 2025 and targeted directly affected persons, local leaders, service providers, and technical departments.

A combination of Focus Group Discussions (FGDs), key informant interviews, and institutional meetings was used. At the community level, a total of 33 FGDs were conducted across the 9 bridge sites, involving 265 participants disaggregated by gender and role (men, women, chiefs, youth leaders).

Table 8-2: Key Themes from Community-Level Consultations

Category	Key Issues Raised by Communities	Common Recommendations from Participants
Employment	Strong expectation that local people will be prioritised for unskilled labour. Concerns that external workers will take jobs meant for local youth and adults.	Contractors should recruit 60 % of non-skilled labours from within the surrounding communities and provide equal opportunities for both men and women. Skilled youths should be considered where applicable.
Compensation	Uncertainty about compensation boundaries. PAHs reported inconsistent messages on compensation for crops, trees, and bare land. Some feared exclusion from RAP lists.	Clarify compensation boundaries, involve local leaders in verification, and ensure timely and transparent payments. Compensation should cover land, crops, and structures.
Access and Mobility	Fear of restricted movement during construction, especially across river crossings and to health centres, markets, or schools.	Ensure alternative footbridges or crossings are provided. Work should be phased to avoid complete disruption. Communities should be notified of construction schedules.
Safety and Health	Concerns about accidents involving children, increased dust, and potential spread of diseases (HIV/AIDS, STIs) due to influx of workers.	Raise awareness on construction site safety. Fence off dangerous work areas. Implement health campaigns on HIV/AIDS and STIs in coordination with health and social welfare offices.
Gender Issues	Women highlighted exclusion from decision-making and job opportunities. Concerns were raised about the safety of women near work camps and risk of GBV.	Ensure women participate in decision-making. Prioritise female-headed households for support and labour inclusion. Sensitise workers and communities on gender-based violence.
Environmental	Concerns over tree cutting, river	Use best practices in erosion control, avoid

Category	Key Issues Raised by Communities	Common Recommendations from Participants
Concerns	pollution from machinery, oil spills, and erosion of riverbanks.	excessive vegetation clearance, and provide tree replacement or restoration programmes post-construction.
Business and Livelihoods	Fear that road and bridge works will disrupt farming, sand mining, or informal trade.	Avoid construction during peak farming seasons. Allow continued access to key economic zones. Provide fair compensation for temporary business loss.

In addition to common themes, several site-specific issues emerged, reflecting localised conditions, land uses, and stakeholder expectations. Below is a summary of key points raised at selected bridge sites:

- **Lulwe:** Community welcomed the project but requested clarification on approach road limits to avoid affecting farmlands unnecessarily. Called for prioritisation of local youth in hiring.
- **Lutende:** Raised concerns over delayed compensation and inconsistent information. Emphasised the need for regular updates on the project timeline.
- **Mitawa:** Discussions focused on the need for transparent relocation processes and local involvement in resettlement decisions. Community worried about losing access to land and water.
- **Lulumba & Malui:** Communities feared increased exposure to diseases due to migrant workers. Youth leaders called for protection of local jobs and implementation of social safeguards.
- **Chimbende, Kaloya, and Kwitanda:** Participants stressed the need for footbridges during construction to avoid isolation. Traders requested that road diversions not affect market access.
- **Lilore:** Community requested culverts and proper drainage in addition to bridge works to reduce flood risks during heavy rains.

District technical officers and DESC members raised the sector-specific concerns and guidance that are provided in Table 8-3.

Table 8-3: Key Themes from District Officers Consultations

Department	Key Concerns / Inputs	Recommendations
Environmental Affairs	Dust, water pollution, oil spills, and degradation of riverbanks	Use sediment controls, regular water quality monitoring, and riverbank protection measures
Social Welfare & Gender	Potential GBV, child marriage, and exclusion of women from project benefits	Implement GBV action plans; sensitise workers and communities; promote equitable employment
Community Development	Importance of involving local structures in decision-making	Strengthen role of VDCs and GVHs in verifying PAHs and selecting community liaison representatives
Forestry	Risks of deforestation and unsustainable land use	Integrate reforestation plans; support community-led tree planting
Disaster Risk Management	Need for flood-resilient infrastructure due to past damage from Cyclone Freddy	Use climate-resilient bridge designs; ensure strong foundations and elevated structures
Labour and	Occupational safety, job quality,	Enforce OHS measures; recruit locally; provide

Department	Key Concerns / Inputs	Recommendations
Planning	and the need for on-site supervision	on-site orientation and clear signage for workers and visitors

Chapter Nine: Grievance Redress

Involuntary resettlement often generates grievances among the affected population, stemming from concerns such as compensation rates, eligibility criteria, the selection of resettlement sites, and the quality of services provided at those sites. To address these issues effectively, it is critical for the project to establish a robust mechanism for the timely resolution of grievances. Such a mechanism is essential for the smooth implementation of resettlement activities and the successful completion of the project within the set timeline. Grievances and complaints will be addressed continuously throughout the project's lifetime to ensure effective management and resolution.

A transparent and accessible project Grievance Redress Mechanism (GRM) will be established to address complaints and concerns from PAHs promptly and fairly during the resettlement process. All grievances have been channelled to the Resettlement and Compensation Committee (RCC) established at the ward level, which will maintain a grievance log to record, track, and monitor all cases. At the start of the valuation process, PAHs have been provided with a copy of the grievance procedures, detailing who to contact (including names, phone numbers, addresses, and office locations), available meeting times, and the types of grievances that may be submitted. The grievance process will begin with the registration of complaints at the RCC, with all cases recorded for reference and progress monitoring. Traditional dispute resolution mechanisms involving local leaders and the concerned parties will be encouraged to seek mutually acceptable solutions at the community level. If resolution is not achieved, the matter will be escalated to the RCC for further deliberation. The process will prioritize transparency, fairness, and consensus building while preventing frivolous claims and ensuring legitimate grievances are addressed at no cost to PAHs. Response times will vary depending on the complexity of the issue, but measures will be in place to ensure efficiency. Once a grievance is satisfactorily resolved and agreement is reached, compensation or remedial actions will be promptly implemented in accordance with the RAP.

If a PAH is not satisfied with the administrative project resolution mechanism, the individual PAH has the right to take his/her case to the civil court for litigation.

9.1 Composition of the Resettlement and Compensation Committee

The RCC will comprise of the following representatives: -

- Representative from the Project Implementing Unit (PIU)
- District Government Ward Administration representative
- Representative of the Project Affected Persons (PAHs)
- Land Registrar
- Representative from the Ministry of Gender, Community Development, and Social Welfare

The PIU will ensure gender and youth representation in the RCCs. All RCC members will receive training on their roles and be provided with the necessary resources to carry out their duties effectively.

9.2 Appointment of the E&S Safeguards Specialist

The Social Safeguards Specialist will be appointed by the PIU to oversee and manage all grievance-related matters under the RAP. This specialist will serve as the focal point for ensuring that the GRM functions efficiently and in line with the requirements outlined in the SEP and the Resettlement Policy Framework (RPF). The Social Safeguards Specialist will work in close coordination with the Environmental Safeguards Specialist and Resettlement and Compensation Committees (RCCs) and relevant district and community structures to ensure timely resolution of complaints. Their appointment ensures that the project maintains compliance with environmental and social safeguards, while also protecting the rights and interests of PAHs.

9.3 Duties of the Specialist and Liaison Officer

The E&S Safeguards Specialists, together with the designated liaison officer, will assess the validity of grievances and ensure that complainants receive prompt feedback. In coordination with the RCC, the specialists will facilitate the review of claims and, if found valid, notify complainants of the decision and the expected timeframe for resolution. The specialists will ensure that grievances are addressed within 14 days, including facilitating additional valuations if disputes concern asset values, using independent valuers until agreement is reached. They will also guide PAHs in cases requiring escalation to the Lands Office, the Project GRM Committee, or the courts, ensuring continuous support at each stage. The liaison officer will assist in direct communication with PAHs, arranging meetings, providing updates, and ensuring that all grievance-related processes are transparent, inclusive, and well documented.

9.4 Grievance Logbook

The E&S Safeguards Specialist will maintain a comprehensive grievance logbook to systematically record and track all complaints received. Each grievance will be assigned a unique reference number for easy monitoring, and the log will capture key details such as the date of reporting, the date it was uploaded into the project database, proposed corrective actions, closure dates, and the nature and type of grievances raised. The log will also record the person responsible for handling each case, ensuring accountability. The specialist will provide the RCC with weekly updates on the number and status of grievances, highlight unresolved cases, and prepare monthly monitoring reports. These reports will include key performance indicators such as the number of grievances by gender, location, and vulnerability category, average resolution time, escalation rates, and the nature of the complaints. This structured tracking system will ensure transparency and efficiency and also provide valuable data to identify recurring issues and inform proactive measures to prevent future grievances.

The grievance redress mechanism will aim to:

- Build and maintain trust with affected persons;
- Mitigate the negative consequences of failing to address grievances adequately; and
- Proactively identify and manage stakeholder concerns to support effective risk management and project execution.

Confidentiality will be a key operative principle for the GRM, including the option of anonymity of those reporting the grievances, as well as during the process of grievance resolution. This will be key to encouraging people to report complaints, and also help to protect those that may be wrongly accused during the course of handling the grievances. Further, the GRM under the RAP implementation has been closely linked to citizen engagement where commonly occurring issues can be resolved through social accountability mechanisms such as the comprehensive community scorecard process to be adopted by the Client during project implementation.

9.5 Grievances during RAP Preparation/Asset Inventory

Grievances arising during the RAP preparation and asset inventory phases were addressed through established community channels and structures, including traditional chiefs and leaders of local organizations. These community-based mechanisms facilitated timely resolution of issues such as boundary disputes, disagreements over asset ownership, and other related concerns. Engaging these local authorities helped ensure that conflicts were managed in a culturally appropriate and effective manner, minimizing delays and fostering trust among PAHs.

9.6 Creating Awareness about the Grievance Redress Mechanism

To ensure awareness and use of the project GRM, there will be need to widely publicize it. This will require that all key stakeholders that will use the GRM are known and documented for targeted messages about the existence and functioning of the GRM. In addition, the PIU will undertake to orient all the GRCs at village, area, district and national levels. The PIU will, therefore, undertake to map all the relevant stakeholders in the project that will use the Project GRM.

9.6.1 Target Groups

The publication of the project GRM will be focused on the following target groups:

- All households living in the different project areas.
- Village leaders in the project areas.
- District Councils.
- Religious leaders in the project areas.
- Consultants and contractors.
- National level policy makers and programme managers.
- NGOs and other donor-funded projects operating in or near the project areas.

9.6.2 Essential Information on Grievance Redress Mechanism

The information about the project GRM to be provided to the affected communities will include at the following:

- What the Project GRM is and is not capable of delivering.
- Who can raise grievances.
- What types of grievances are inside and outside the scope of the project GRM.
- Where, when and how community members can file complaints.
- Who is responsible for receiving the complaints and responding to complaints.
- What external parties can take grievances from communities.
- What sort of response can complainants expect from the project, including timing of response.
- What are the options available to a complainant if he/she is dissatisfied with the grievance redress process or outcome.
- What other rights and protection are guaranteed.
- What alternative avenues can communities use to address complaints that are outside the project GRM.

In addition, it will be important to communicate the following messages:

- No financial charge for submitting a complaint.
- Grievances are welcome as they help improve project policies, systems and service delivery.
- Grievances will be treated confidentially, and complainants will not be punished for complaining.
- The project welcomes not only grievances but also suggestions, recommendations, compliments and inquiries.

9.6.3 Communication Methods

To ensure that information about the RAP GRM is accessible to all target groups, different communication channels will be used, including the following:

- Community/village meetings.
- Banners and bill boards.
- Messages on (local) radio and television, including jingles.
- Phone calls

All verbal and printed information must be provided in the local languages (e.g. Chichewa, Chiyao, etc.) spoken in the project areas.

Grievance related to any aspect of the project will be handled through negotiations, which will be aimed at achieving consensus following the procedures outlined. However, if the affected person is not satisfied with the decision made, he/she may submit the complaint to a court of law as a matter of last resort.

- Describes the step-by-step process for registering and addressing grievances and provide specific details regarding a cost-free process for registering complaints, response time, and communication methods.
- Describes the mechanism for appeal.
- Describes the provisions for approaching civil courts if other options fail.

9.7 Access to external grievance redress system

The complainant can launch the matter in the formal judicial system or with the World Bank Grievance Redress System or Independent Inspection Panel of the World Bank or indeed any other legitimate alternative means available to them. The PIU will also ensure that communities and individuals in project locations are aware of World Bank Grievance Redress System. The PIU will disclose simple system of submitting issues of concern through letters. People who believe that they are adversely affected by project activities carried out by communities or any other project staff may submit complaints (through letters/phones) to Grievance Redress Service (GRS) World Bank Malawi office.

The system ensures that complaints received are promptly reviewed in order to address project-related concerns. Project affected communities and individuals may also submit their complaints to the Bank's independent Inspection Panel, after having brought the complaint to the attention of International Development Association through Malawi Country Office. Information on how to submit complaints to the Bank's Grievance Redress Service and the Bank Inspection Panel will be disclosed to the public during various project meetings with stakeholders and community sensitization meetings.

For information on how to submit complaints to the World Bank's corporate Grievance Redress Service (GRS), all stakeholders will be encouraged to visit: <http://www.worldbank.org/GRS> while for information on how to submit to the World Bank Inspection Panel, stakeholders will be encouraged to visit www.inspectionpanel.org. However, if the complaint is criminal in nature, then the complainant will be allowed to proceed seeking redress through the normal criminal procedure system available in Malawi.

Chapter Ten: Monitoring and Evaluation

10.1 Introduction

This chapter presents the framework for monitoring and evaluating the implementation of the RAP for the Chingo-Makanjira Road Project. The objective of the monitoring process is to ensure that the RAP is implemented effectively and in compliance with the World Bank ESS5 on Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement, as well as national policies. Monitoring will track progress, identify challenges, and provide timely solutions to achieve intended resettlement and livelihood restoration outcomes. The monitoring arrangements will align with the overall project monitoring plan and will be coordinated by the Project Implementing Unit (PIU) through its Monitoring and Evaluation (M&E) Specialist. The monitoring process will include internal monitoring, external monitoring, and completion audits.

10.2 Objectives of Monitoring

The main objectives of RAP monitoring and evaluation are to:

- Ensure that compensation, resettlement, and livelihood restoration activities are implemented as planned.
- Verify that PAHs receive full entitlements as per RAP provisions prior to the commencement of civil works.
- Assess whether PAHs' living standards, income, and livelihoods have been restored or improved relative to pre-project levels.²
- Identify and resolve any emerging issues or grievances promptly.
- Ensure compliance with the RPF, RAP, and World Bank ESS5 requirements.

10.3 Monitoring Indicators

Monitoring indicators will be both process indicators which are to track implementation progress and outcome indicators which are to assess impacts on PAHs and communities.

10.3.1 Process Indicators

- Number of PAHs compensated before civil works commence.
- Amount and timing of compensation payments.
- Number of households physically relocated.
- Number of livelihood restoration programs implemented.
- Number of grievances received, resolved, and pending.

10.3.2 Outcome Indicators

- Size of land available for PAHs compared to pre-project levels.

² Where monitoring indicates that PAHs' living standards, have not been restored or improved to pre-project levels, the project will implement corrective measures including targeted follow-up support to affected households, such as additional livelihood assistance, refresher skill training, access to start-up capital or agricultural inputs, and facilitation of linkages to existing government or NGO (such as COMSIP) livelihood programs.

- Quality and size of replacement housing compared to original structures.
- Household income levels compared to baseline.
- Employment status of PAHs.
- Access to social services (schools, health centres, water supply).
- Status of vulnerable groups compared to baseline.
- Level of community satisfaction with resettlement.

10.4 Baseline and Data Sources

The baseline for monitoring will be established using the census and socio-economic survey data collected during RAP preparation. This baseline provides reference points for assessing changes in PAHs' living standards and livelihoods.

10.5 Data Collection and Reporting

- **Data Collection Tools:** Household surveys, focus group discussions, interviews, site inspections, and review of compensation records.
- **Frequency:** Data collection will occur every six months during RAP implementation and one year after completion for post-resettlement evaluation.
- **Responsibility:** The PIU M&E Specialist will lead the process in collaboration with the District Council, Resettlement and Compensation Committee (RCC), and an independent NGO to ensure data triangulation.
- **Data Management:** All questionnaire data will be entered into a database for comparative analysis. Each PAH will have a compensation dossier recording baseline information, compensation details, and follow-up actions.

10.6 Roles and Responsibilities

- **PIU:** Overall responsibility for monitoring, maintaining financial and resettlement records, and preparing quarterly and annual reports.
- **District Councils and RCC:** Compile field-level data on compensation, grievances, and resettlement progress.
- **Independent/External Monitoring Agency:** Conduct independent RAP implementation audits and evaluation.
- **Ministry of Gender:** Monitor and report on gender-related aspects and support for vulnerable groups.

10.7 Grievance Monitoring

Monitoring will include tracking the number and nature of grievances, the time taken for resolution, and satisfaction with the resolution process. This will help improve the effectiveness of the GRM.

10.8 External Monitoring (Third Party Monitoring Firm)

An independent Third-Party Monitoring (TPM) firm will be engaged to provide unbiased verification of RAP implementation. The TPM will:

- Review compliance with RAP commitments and World Bank ESS5 requirements.

- Validate compensation payments, relocation activities, and livelihood restoration outcomes.
- Assess the effectiveness of grievance redress mechanisms and community engagement.
- Prepare monthly monitoring reports and share them with the client and the World Bank.

10.9 World Bank Monitoring

The World Bank will maintain oversight through supervision missions, desk reviews of reports, and consultations with stakeholders. The Bank will:

- Review internal and third-party monitoring reports.
- Conduct field missions to validate findings and ensure compliance with ESS5.
- Provide guidance and recommendations for addressing any gaps or challenges.

10.10 Project Completion Audit

At the closing phase of the project, once the RAP, implementation is completed, including provision of all rehabilitation and mitigation measures, activities foreseen for livelihood restoration purposes as well as monitoring and evaluation, an audit will be conducted to assess the project outcomes based on the comparison of project implementation outcomes against the agreed objectives, and a conclusion will be derived to define whether the monitoring process can be ended.

The completion audit of the RAP, will be undertaken by external resettlement experts once the agreed monitoring period is concluded, and will involve a more in-depth assessment than regular resettlement monitoring activities, including at a minimum a review of all mitigation measures with respect to the physical and/or economic displacement implemented by the PIU, a comparison of implementation outcomes against agreed objectives, a conclusion as to whether the monitoring process can be ended and/or proposed corrective actions to address the listing of outstanding actions necessary to meet the objectives.

Chapter Eleven: Costs and Budgets

11.1 Financial Responsibility and Authority

The financial responsibility for the implementation of the RAP lies with the Roads Authority as the implementing agency, in collaboration with the Ministry of Finance and Economic Affairs. The Roads Authority will ensure that adequate funds are allocated and made available in a timely manner for all resettlement-related activities, including compensation payments, livelihood restoration measures, and administrative costs. The Ministry of Finance and Economic Development, will have the authority to disburse these funds to Roads Authority PIU through Roads Fund Administration who will be required to manage the funds according to the approved RAP budget. The financial management system will include strict internal controls, regular audits, and transparent reporting to ensure accountability and the efficient use of resources.

11.2 Sources and Flow of Funds for Resettlement

The primary source of funds for resettlement activities under this Project will be the Government of Malawi through the Ministry of Finance and Economic Affairs. In some cases, development partners or donors supporting the Project may also contribute funds specifically earmarked for resettlement. The flow of funds will begin with the release of the approved resettlement budget from the Ministry of Finance to the PCU, which is housed under the Department of Economic Planning and Development. From there, the PCU will disburse funds directly to the Roads Authority through Roads Fund Administration as the implementing agency responsible for compensation payments and RAP activities. The Roads Authority will then transfer the compensation funds to eligible PAHs through verified payment channels such as bank transfers, mobile money, or in-person disbursements, depending on the agreed mode. All financial transactions will be recorded and tracked to ensure transparency, accountability, and timely implementation of the RAP.

11.3 Estimated Resettlement Budget

The total cost of RAP compensation based on the cost of compensation of private and community assets, allowances, income restoration and contingency are **Malawi Kwacha 548,381,495.57** . A detailed breakdown of each budget item is provided in the following sections.

11.3.1 Loss of Land

The cost of the loss of land ownership is calculated with the area of land parcels located within the Corridor of Impact and outside the Existing Road Reserve. Only Lilembwe bridge will require compensation to be paid for land. The privately affected land is minimal (Table 11-1), and the remaining portions are still viable for continued use and productive activities.

Table 11-1: Loss of Land Ownership Compensation Amount

SN	Bridge Name	Land Affected (Ha)	Land, Amount
1	Lilembwe	0.0022	10,983.89
	Total	0.0022	10,983.89

11.3.2 Loss of Structures

The compensation cost for the loss of physical structures is determined based on the type of structures and the materials used in their construction. It is important to note that no structures were recorded at Nkuli and Mbwazi bridges. The total affected structures are 83 and out of this, 12 are main residential structures, 15 are commercial structures, 1 borehole and I storage facility, while the rest of the structures are supporting structures, shades, signpost, fences, latrines, kraal, kitchens, kiosks and other auxiliary structures.

Table 11-2: Loss of Structures Compensation Amount

SN	Bridge Name	Structures	Structures, Amount
1	Lusalumwe	3	10,820,400.00
2	Nkuli	-	-
3	Kalanje	2	172,500.00
4	Lungwena	4	533,200.00
5	Mbwazi	0	-
6	Lutende	21	67,550,636.00
7	Lilembwe	34	71,169,790.00
8	Unga	6	36,159,250.00
9	Lugola	13	30,419,100.00
	Total	83	216,824,876.00

11.3.3 Loss of Indigenous Trees

The compensation cost for the loss of indigenous trees is determined based on the size and maturity of each tree. A summary of the total compensation amount is presented per bridge in Table 11-3.

Table 11-3: Indigenous trees Compensation Amount

SN	Bridge Name	Number Indigenous Trees	Compensation Amount
1	Lusalumwe	90	1,453,333.33
2	Nkuli	32	610,666.67
3	Kalanje	4	193,333.33
4	Lungwena	27	646,666.67
5	Mbwazi	141	2,614,666.67
6	Lutende	570	6,928,000.00
7	Lilembwe	10	233,333.33
8	Unga	215	2,192,000.00
9	Lugola	1	40,000.00
	Total	1,090	16,018,666.67

11.3.4 Loss of Exotic Trees

Exotic trees have been treated in a similar manner to indigenous trees in the valuation process; however, the difference lies in the compensation rates applied, which vary based on the species of the trees.

Table 11-4: Exotic trees Compensation Amount

SN	Bridge Name	Exotic Trees	Exotic Trees, Amount
1	Lusalumwe	69	3,633,333.33
2	Nkuli	1	33,333.33
3	Kalanje	36	1,850,000.00
4	Lungwena	33	2,900,000.00
5	Mbwazi	49	2,083,333.33
6	Lutende	176	6,866,666.67
7	Lilembwe	19	1,566,666.67
8	Unga	25	1,183,333.33
9	Lugola	8	433,333.33
	Total	393	19,700,000.00

11.3.5 Loss of Fruit Trees

The cost of fruit trees is calculated based on the age category of the affected trees, with compensation reflecting their productivity and market value at each growth stage. There was no fruit trees recorded at Nkuli, Lungwena and Unga bridges.

Table 11-5: Fruit Tree Compensation Amount

SN	Bridge Name	Fruit Trees	Exotic Trees, Amount
1	Lusalumwe	45	1,217,500.00
2	Nkuli	0	-
3	Kalanje	4	68,250.00
4	Lungwena	0	-
5	Mbwazi	1	32,500.00
6	Lutende	92	1,002,208.33
7	Lilembwe	7	195,000.00
8	Unga	0	-
9	Lugola	23	1,597,500.00
	Total	172	4,112,958.33

11.3.6 Disturbance Allowance

The disturbance allowance applies to affected land and dwelling structures (with their auxiliary structures) of which 30% has been applied to their market value.

Table 11-6: Disturbance Allowance Amount

SN	Bridge Name	Number of PAHs	Disturbance Allowance
1	Lusalumwe	3	3,246,120.00
2	Nkuli		-
3	Kalanje	2	51,750.00

4	Lungwena	4	159,960.00
5	Mbwazi		-
6	Lutende	15	20,265,190.80
7	Lilembwe	25	21,354,232.17
8	Unga	4	10,847,775.00
9	Lugola	7	9,125,730.00
	Total	60	65,050,757.97

11.3.7 Loss of Business

Compensation for loss of business income has been calculated by multiplying the affected person's average daily income by the estimated number of days required to relocate or re-establish their business activities. A total of 15 businesses were identified in three bridge sites, with 14 PAHs impacted. One PAH operates two of the identified businesses.

Table 11-7: Loss of Business Amount

SN	Section	Number of PAHs	Loss of Business Amount
1	Lusalumwe	-	-
2	Nkuli	-	-
3	Kalanje	-	-
4	Lungwena	-	-
5	Mbwazi	-	-
6	Lutende	2	770,000.00
7	Lilembwe	10	10,188,000.00
8	Unga	-	-
9	Lugola	2	750,000.00
	Total	14	11,708,000.00

11.3.8 Shifting Allowance

The shifting allowance has been allocated to physically displaced PAHs to enable them to relocate from the Corridor of Impact.

Table 11-8: Shifting Allowance Amount

SN	Bridge Name	Number of PAHs	Shifting Allowance
1	Lusalumwe	2	200,000.00
2	Nkuli		-
3	Kalanje	1	25,000.00
4	Lungwena	3	75,000.00
5	Mbwazi		-
6	Lutende	2	200,000.00
7	Lilembwe	1	100,000.00
8	Unga	3	300,000.00
9	Lugola	4	400,000.00
	Total	16	1,300,000.00

11.3.9 Vulnerability Allowance

PAHs identified as vulnerable have been provided with additional support amounting to 20% of their base compensation for their need for assistance during the resettlement process.

Table 11-9: Vulnerability Allowance Amount

SN	Section	Vulnerable PAHs	Vulnerability Allowance
1	Lusalumwe	7	2,254,746.67
2	Nkuli	6	78,666.67
3	Kalanje	2	114,316.67
4	Lungwena	0	-
5	Mbwazi	4	129,333.33
6	Lutende	9	5,389,442.20
7	Lilembwe	7	3,888,916.67
8	Unga	3	683,813.33
9	Lugola	3	3,138,426.67
	Total	43	15,677,662.20

11.3.10 Livelihood Restoration Budget

The Livelihood Restoration Plan aims to support Project Affected Households (PAHs) through informal, short-term training programmes tailored to their specific needs and abilities. These courses focus on practical skills for immediate use, covering areas such as smart agriculture, animal husbandry, improved fishing practices, bee keeping, tailoring, fabrication and welding, phone repairing, and solar/electrical installation. Training content includes essential techniques, such as crop management and irrigation, livestock care and disease prevention, sustainable fishing and marketing, beehive setup and honey harvesting, basic sewing and business management, welding and safety protocols, phone diagnostics and repair, as well as solar technology and maintenance. Programmes are delivered via on-site demonstrations and small group workshops, ensuring hands-on learning. Additionally, logistical arrangements such as transportation and accommodation are planned for PAPs attending multi-day training sessions, and provisions are made to address challenges related to training equipment for practical sessions.

The detailed budget breakdown is presented below: -

Item	Total Cost (MK)
Financial literacy training (FLT)	15,600,000.00
Logistics for trainees	6,850,000.00
Trainings	10,300,000.00
Venue Hire	3,600,000.00
Monitoring Activities	8,600,000.00
Procurement of equipment	15,752,000.00
Facilitation Fees (Lumpsum)	12,000,000.00

Total	70,852,000.00
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11.3.11 Total Compensation Budget

This represents the total compensation budget of the Resettlement Action Plan (RAP). Within this budget, 20% has been designated for the Livelihood Restoration Plan implementation to support livelihood recovery for affected persons, 15% has been included for the RAP Implementation while a contingency provision of 10% has been added to accommodate any unforeseen costs or adjustments.

Table 11-10: Compensation Budget

Description	Compensation Amount
Loss of Land Amount	10,983.89
Loss of Structures Amount	216,824,876.00
Loss of Indigenous Trees Amount	16,018,666.67
Loss of Exotic Trees Amount	19,700,000.00
Loss of Fruit Trees Amount	4,112,958.33
Loss of Business	11,708,000.00
Disturbance Allowance Amount	65,050,757.97
Shifting Allowance Amount	1,300,000.00
Vulnerability Allowance Amount	15,677,662.20
Livelihood Restoration Budget	70,852,000.00
Total Compensation Budget	421,255,905.06
RAP Implementation Tentative Budget	85,000,000.00
Contingency Amount (10% of Total Comp. Budget)	42,125,590.51
Grand Total Compensation Budget	548,381,495.57

Asset Inventory Form for Structures

CHINGO - MAKANJIRA (S129) ROAD RAP - ASSET FORM 2 - STRUCTURES											
Captured By:				Date:							
Asset Form 1 – SN No.:				Unique No:							
PAP and Location Details											
PAP Name (as on ID):											
District:				Traditional Authority (TA)							
Group Village Head (GVH)				Village Head (VH)							
Structure Types											
Type A	mud wattle										
Type B	Sundried brick -Grass thatched-Mud mortar/floor										
Type C	Burnt brick -grass thatched- Mud mortar/floor										
Type D	Sundried-Corrugated iron sheets-mud mortar/floor										
Type E	Burnt brick- Corrugated Iron sheets- mud mortar/floor										
Type F	Burnt brick-cement mortar/floor-Corrugated iron sheets										
Type G	Burnt brick-cement mortar/floor-Corrugated iron sheets- Cement Plastered										
Type H	Burnt brick-cement mortar/floor-Corrugated iron sheets- Cement Plastered- Painted										
Type I											
Type J											
1. Main Building	Type (Mark)	A	B	C	D	E	F	G	H	I	J
Use:											
Area (m ²)		Completeness (Mark)				Complete		Incomplete			
...if Incomplete (Mark Level)											
Foundation	Floor	Window Level	Ring Beam	Roof	Plastering	Finishing					
Features (to determine the type)											
Structure	Walls		Roofing		Framing		Coating (Ext.)		Coating (Ext)		
Concrete	Concrete Block		Harvey Tiles		Metal		Clay		Clay		
Metal	Burnt Brick		IBR		Hard wood		Cement		Cement		
Earth	Sundried brick		CIR		Soft wood		Tile		Tile		
Wood	mud & wattle		Concrete		Aluminium		None		None		
			Grass		None						
Mortar	Ceiling		Floor		Water Supply			Electricity Supply			
Cement	Open		Cement		Mains			Mains			
mud	Mat		Ceramic		Protected Well			Generator			
	Concrete		Wood		Unprotected Well			None			
	Sack		Earth		Public Supply						
	Composition										
Overall Conservation Status / Condition											
New	Very Good	Good	Fair	Poor	Very Poor						
Remarks:											

2. Other structures

Support Structure 1		Type (Mark)	A	B	C	D	E	F	G	H	I	J
Area (m ²)		Completeness (Mark)	Complete				Incomplete					
...if Incomplete (Mark Level)												
Foundation		Floor		Window Level		Ring Beam		Roof		Plastering		Finishing

Support Structure 2		Type (Mark)	A	B	C	D	E	F	G	H	I	J
Area (m ²)		Completeness (Mark)	Complete				Incomplete					
...if Incomplete (Mark Level)												
Foundation		Floor		Window Level		Ring Beam		Roof		Plastering		Finishing

Support Structure 3		Type (Mark)	A	B	C	D	E	F	G	H	I	J
Area (m ²)		Completeness (Mark)	Complete				Incomplete					
...if Incomplete (Mark Level)												
Foundation		Floor		Window Level		Ring Beam		Roof		Plastering		Finishing

Kitchen												
Area (m ²)		sun-dried brick		burnt brick		Mud-wattle		grass/reed		other		

Bathroom												
Area (m ²)		sun-dried brick		burnt brick		Mud-wattle		grass/reed		other		

Latrine												
Area (m ²)		sun-dried brick		burnt brick		Mud-wattle		grass/reed		other		

Kraal												
Area (m ²)		sun-dried brick		burnt brick		Mud-wattle		grass/reed		other		

Hanger												
Area (m ²)		sun-dried brick		burnt brick		Mud-wattle		grass/reed		other		

Leisure Shade												
Area (m ²)		sun-dried brick		burnt brick		Mud-wattle		grass/reed		other		

Chicken Pen 1												
Area (m ²)		sun-dried brick		burnt brick		Mud-wattle		grass/reed		other		

Chicken Pen 2												
Area (m ²)		sun-dried brick		burnt brick		Mud-wattle		grass/reed		other		

Granary 1												
Area (m ²)		sun-dried brick		burnt brick		Mud-wattle		grass/reed		other		

Granary 2												
Area (m ²)		sun-dried brick		burnt brick		Mud-wattle		grass/reed		other		

Grievance Recording Form Sample

GRIEVANCE RECORDING FORM SAMPLE

Project Name : _____
Location : _____
Date of Complaint : _____

Section A: Complainant Details

- **Name of Complainant** : _____
- **Gender:** Male Female Other
- **Address / Contact Information:** _____
- **Community / Village:** _____
- **Community / GVH :** _____
- **Community / TA :** _____

Section B: Grievance Details

- **Nature of Grievance:**
 - Land acquisition
 - Compensation amount
 - Property damage
 - Access issues
 - Other (specify): _____

- **Description of Grievance (in complainant's words):**

- **Date of Incident / Issue:** _____

Section C: Resolution Process

- **Action Taken / Proposed:**

- **Responsible Officer / Committee:** _____
- **Expected Resolution Date:** _____

Section D: Complainant Acknowledgment

- **Signature / Thumbprint:** _____
- **Date:** _____

Section E: For Official Use Only

- **Grievance Reference No.:** _____
- **Status:** Open Under Review Resolved
- **Date Resolved:** _____

Annex 2: Lists of Attendees

A2.1 DESC Meeting Signatures

STAKEHOLDER CONSULTATION SIGNING SHEET

No	Name of participant	Gender (M/F)	Institution/Location	Position	Contacts	ID number	Signature
1	Maria Joseph	F	MH-DC	DDMO			
2	Dalibo Mndinok	M	Community Development	PCDD			
3	Luke Stove	M	MH-DC	RECONSTRUCT			
4	Anett Mleng	F	MH-DC	EDO			
5	Elian Makwiza	F	MH-DC	M&ED			
6	Alice Chanchanga	F	MH-DC	SLA			
7	Tereza Chopi	F	MH-Fisheries	Fisheries Assistant			
8	Thokozani Pheane	F	MH-DYO	Youth officer			
9	James Mando	M	MH-DC	dybbo			
10	Edwin Mwanza	M	MHDC	PSA			
11	Erack Masuto	M	PRISON	ADAM			
12	Felix Ndege	M	MH-DC	DTO			

A2.2 Community Stakeholders Signatures

STAKEHOLDER CONSULTATION SIGNING SHEET

No	Name of participant	Gender (M/F)	Institution/Location	Position	Contact	ID number	Signature
1	Amel Sulim	F	Mbale	GVH			
2	Saint Lubano wa	M	Mbale	VH			
3	Juriga	M	for Mungata	VH			
4	Chalga Samal	M	for Mungata	GVH			
	Balsoni JPN	M	Mbale	VH			
6	Shaba Anderson	F	for Mungata	GVH			
	Hans Juvato	F	Mungata	GVH			
	Ellen Chalamah	F	Mungata	GVH			
	Mary Sam	F	Mbale	VH/VDC			
	Nancy SPY	F	Mbale	VDC			
	Joyce Sam	F	Mbale	VDC			

Mbale

STAKEHOLDER CONSULTATION SIGNING SHEET

No	Name of participant	Gender (M/F)	Institution/Location	Position	Contact	ID number	Signature
1	Yakob ASSWA	M		P.D.C. Member			
2	Samuel MANUA	M		A.C. Member			
3	Mariam SALWA	M		A.C. Member			
4	Selma Kijest	M		VH			
5	Mariam Kijest	M		GVH			
6	Mariam MANUA	M		W.D. Clerk			
7	Abasi Ali	M		A.C. Member			
8	Robert Kijest	M		VH			
9	Peter Sam	M		A.C. Member			
10	Peter SAMWA	M		A.C. Member			
11	Kambani Mungata	M		A.C. Member			

Lilole Mungata

Lugenda

STAKEHOLDER CONSULTATION SIGNING SHEET

No	Name of participant	Gender (M/F)	Institution/Location	Position	Contact	ID number	Signature
1	Amirah Amalia	M	Chamboko	Student			
2	Andri Muzandi	M	Mikungu	Division			
3	ARANI SARDALI	M	Makusa	V. B			
4	AYAMU KIMS	M	Makusa	V. B			
5	ISA JUMA	M	Chitende	V. B			
6	ALI UGAD	M	Chitende	V. B			
7	JAROHU JAPHE	F	NKAKARA	V			
8	BASSA MAMBA	M	NATUTA	V			
9	MAS LUSHA	M	NATUTA	V			
10	Juan Alie	M	Chitende	V			
11	Adam Muzandi	M	Chitende	V			
12	MUSITAPA CHARLES	M	Chitende	V			
13	A. Aquila Samuel	M	Chitende	V			
14	J. J. J. J.	M	Chitende	V			

Chikweni Bulge

STAKEHOLDER CONSULTATION SIGNING SHEET

No	Name of participant	Gender (M/F)	Institution/Location	Position	Contact	ID number	Signature
1	David J. J.	M	Chitende	Chitende			
2	Kita Adamu	M	Chitende	Chitende			
3	John James	M	Chitende	Chitende			
4	Francis George	M	Chitende	Chitende			
5	Mofiki Mofiki	M	Chitende	Chitende			
6	Mphahlele Ali	M	Chitende	Chitende			

STAKEHOLDER CONSULTATION SIGNING SHEET

No	Name of participant	Gender (M/F)	Institution/Location	Position	Contact	ID number	Signature
1	JOHN J. J.	M	Chitende	Chitende			
2	JANA ALIE	M	Chitende	Chitende			
3	LEONARD YEYEA	M	Chitende	Chitende			
4	MATHEA WHITE	M	Chitende	Chitende			
5	Mphahlele Ali	M	Chitende	Chitende			
6	Ali Mphahlele	M	Chitende	Chitende			
7	Mphahlele Ali	M	Chitende	Chitende			
8	Mphahlele Ali	M	Chitende	Chitende			
9	Mphahlele Ali	M	Chitende	Chitende			
10	Mphahlele Ali	M	Chitende	Chitende			

WGA

STAKEHOLDER CONSULTATION SHEET

No.	Name of participant	Gender (M/F)	Institution/Location	Position	Signature
	Yosua Naniwa	M	Soko	M. Duma	[Signature]
	Muhammad Manda	F	Soko	M. Duma	[Signature]
	Amir Manda	M	Soko	M. Duma	[Signature]
	Siti Naniwa	F	Soko	M. Duma	[Signature]

STAKEHOLDER CONSULTATION

Name	Institution/Location	Position	Signature
Agung Daga	Emi Korojo	MD	[Signature]
Magdalena Nipen	Emi Korojo	MD	[Signature]
Kiki Suprianti	Emi Korojo	MD	[Signature]

STAKEHOLDER CONSULTATION SHEET

No.	Name of participant	Gender (M/F)	Institution/Location	Position	Signature
	Agung Daga	F	Emi Korojo	MD	[Signature]
	Magdalena Nipen	F	Emi Korojo	MD	[Signature]
	Kiki Suprianti	F	Emi Korojo	MD	[Signature]
	Amir Manda	F	Emi Korojo	MD	[Signature]
	Siti Naniwa	F	Emi Korojo	MD	[Signature]
	Yosua Naniwa	F	Emi Korojo	MD	[Signature]
	Muhammad Manda	F	Emi Korojo	MD	[Signature]

Kiki Manda

STANDAR KEMERLOKAN BUNING SHEET

No	Name of participant	Gender (M/F)	Institution/Location	Position	Contact	Phone number	Signature
1	WISSE AL	F	MINDO				Wisse
2	MARY ALYN	F	ITINAWA				M. Alyn
3	Francis Maramba	F	SITONGAY				Francis
4	HELEN JAMES	F	MINDINGO				Helen
5	Grace Mada	F	DAVAO				Grace
6	Joseph Sora	F	DAVAO				Joseph

MEMBER ROSTER

STANDAR KEMERLOKAN BUNING SHEET

No	Name of participant	Gender (M/F)	Institution/Location	Position	Contact	Phone number	Signature
1	Henry M. Mada	F					H. Mada
2	Joseph Mada	F					J. Mada
3	Francis Mada	F					F. Mada
4	Francis Mada	F					F. Mada
5	Joseph Mada	F					J. Mada
6	Francis Mada	F					F. Mada
7	Joseph Mada	F					J. Mada

Name	Position	Phone number	Sign
Francis Mada	APC member		Francis
Joseph Mada	APC member		J. Mada
Marianne Mada	APC member		M. Mada
Lisa Mada	APC member		L. Mada
Anna Mada	VBC member		A. Mada

White

Uganda

STAKEHOLDER CONSULTATION SIGNING SHEET

No.	Name of participant	Gender (M/F)	Institutional Location	Position	Signature
1	Juwana Juma	F	Bwala	member	J. Juma
2	Harold Oculu	F	Mukwano	member	H. Oculu
3	Esther Juma	F	Mukwano	member	E. Juma
4	Edith Mwanuzi	F	Bwala	member	E. Mwanuzi

Nakasongola

STAKEHOLDER CONSULTATION SIGNING SHEET

No.	Name of participant	Gender (M/F)	Institutional Location	Position	Signature
1	Asian Juma	M	Mukwano	member	A. Juma
2	Spencer Ali	M	Mukwano	member	S. Ali
3	Kizza Ali	M	Mukwano	member	K. Ali
4	Samuel Juma	M	Mukwano	member	S. Juma
5	Peter Juma	M	Mukwano	member	P. Juma
6					
7					
8					
9					
10					

Lugosa bridge

STAKEHOLDER CONSULTATION SIGNING SHEET

No.	Name of participant	Gender (M/F)	Institutional Location	Position	Contact	ID number	Signature
1	Shukwani Juma	M	Bwala	member			S. Juma
2	John Jackson Obbo	M	Mukwano	member			J. Obbo
3	Master Mugele	M	Bwala	VCP			M. Mugele
4	Kassimu Obukidani	M	MAMTA	V-CHAIR			K. Obukidani
5	Jolly Cumbasa	M	Makacha	V-CHAIR			J. Cumbasa
6	Zaki Ali Sidi	M	Nakasongola	VCP			Z. Ali
7	Ed. Juma	M	Makacha	VCP			E. Juma
8	Tandara Juma	M	Makacha	VCP			T. Juma
9	Moses Mwanuzi	M	Makacha	VCP			M. Mwanuzi
10	Muganyizi Juma	M	Makacha	VCP			M. Juma
11	Mwambi Mwanuzi	F	Makacha	VCP			M. Mwanuzi
12	Billi Mwanuzi	M	Makacha	VCP			B. Mwanuzi

STADIUM PERLOMULAIAN MUNGSI SHEET

No	Isi/Isi Lokasi	Posisi	Waktu
1	1000	1000	1000
2	1000	1000	1000
3	1000	1000	1000
4	1000	1000	1000
5	1000	1000	1000
6	1000	1000	1000
7	1000	1000	1000
8	1000	1000	1000
9	1000	1000	1000
10	1000	1000	1000

STADIUM PERLOMULAIAN MUNGSI SHEET

No	Nama Participant	Gender (M/F)	Isi/Isi Lokasi	Posisi	Waktu	Signature
1	Sitiyanti	M	1000	1000	1000	[Signature]
2	Sitiyanti	M	1000	1000	1000	[Signature]
3	Sitiyanti	M	1000	1000	1000	[Signature]
4	Sitiyanti	M	1000	1000	1000	[Signature]
5	Sitiyanti	M	1000	1000	1000	[Signature]
6	Sitiyanti	M	1000	1000	1000	[Signature]

MUGSI

STADIUM PERLOMULAIAN MUNGSI SHEET

No	Nama Participant	Gender (M/F)	Isi/Isi Lokasi	Posisi	Waktu	Signature
1	Sitiyanti	M	1000	1000	1000	[Signature]
2	Sitiyanti	M	1000	1000	1000	[Signature]
3	Sitiyanti	M	1000	1000	1000	[Signature]
4	Sitiyanti	M	1000	1000	1000	[Signature]
5	Sitiyanti	M	1000	1000	1000	[Signature]
6	Sitiyanti	M	1000	1000	1000	[Signature]

MUGSI

Name	Position	Phone number	Sign
SAMIR KERA	S.V.A. KUBU		SA
PATRIKUS	Village head		SA
PATRIKUS	Village head		SA
5-10 Bada-L	Village head		SA
Chikoniwe Hainu	Village H.		SA
Xitidamul masing	Village H.		SA
Said - pins	Village H.		SA
Amidu - Jabul	Village H.		SA
JAD Khusu	Village H.		SA
Said Karamu	Village H.		SA
Kalun Karamu	Village H.		SA
Balaka Uren	Village H.		SA
Kaini machinam	Selam. Vg. H.		SA
Kaini Atini	Selam. Vg. H.		SA

Lutende Bridge

STAKEHOLDER CONSULTATION MEETING SHEET

Name	Location	Position	Signature
Alta chachilages	Mt. DC - Jabul	SLA	SA
James Manda	Mt. DC - Jabul	SLA	SA
Musa Kanyama	Mt. DC - Jabul	SLA	SA
David Mungu	Mt. DC - Jabul	SLA	SA
Patrick Luke Staw	Mt. DC - Jabul	SLA	SA
Musa Kanyama	Mt. DC - Jabul	SLA	SA
Mary Kamani	Mt. DC - Jabul	SLA	SA
David Kumbungu	Mt. DC - Jabul	SLA	SA
Allen Kibila	Mt. DC - Jabul	SLA	SA

Chikosa Bridge

STAKEHOLDER CONSULTATION SIGNING SHEET

No	Name of participant	Gender (M/F)	Institution/Location	Position	Contact	ID number	Signature
	Godwin Abo	M	Mukono	ADC mem			
	Abelaka wabala	M	Setema	Chief			
	Amoshe Kachepo	M	Shilinda	Chief			
	Alhaji Kalamo	M	Mukono	Chief			
	Edi Kapakawala	M	Mukono	Chief			
	Jakob Juma	M	Shilinda	Chief			
	William Z. Chipa	M	Setema	Chief			
	Lupya Mwa	M	Setema	Chief			
	Amoshe Anji	M	Setema	Chief			
	Duduma wabala	M	Mukono	Chief			
	James D. Juma	M	Mukono	Chief			

STAKEHOLDER CONSULTATION SIGNING SHEET

No	Name of participant	Gender (M/F)	Institution/Location	Position	Contact	ID number	Signature
12	Alia wabala	M		ADC mem			
13	Jakob D. Juma	M		ADC mem			
14	Sabala Mwa	M		CDA			
	William Z. Chipa	M		ADC			

Name	LITENDE Position	Signature
DAUD MUSA	COMMUNITY	
James M. Juma	Religious	
Amoshe Anji	Health	
OSWANE Juma	CIRM C	
ABUBAKR JUMBA	VDC CHAIR	

STAKEHOLDER CONSULTATION SHEET

No	Name of participant	Gender (M/F)	Institution/Location	Position	Contact	Signature
1	Asuka Thomas	F	Katanga	ABC Chair		A Thomas
2	Mwambi Tombele	F	Katanga	ABC Member		
3	Andreas Boko	M	MJ Centre	ABC Member		A Boko
4	Yoko Jemala	F	Katanga	VDC		Y Jemala
5	Yoko Boko	F	Katanga	ABC Youth		Y Boko
6	Joseph Jonathan	M	Katanga	ABC Member		J Jonathan
7	Esther Moko	F	Katanga	ABC Member		E Moko
8	Asuka Moko	F	Katanga	Community Rep		A Moko

Lilombe

STAKEHOLDER CONSULTATION SHEET

Name	Institution/Location	Position	Signature
KALANJE EKAL	B.T. KALANJE	Q.V.H	
SINDI EKAL	B.T. KALANJE	V.H	S Sindi
JAMES SINDI	B.T. KALANJE	V.H	J Sindi
IMANI AWAL	B.T. KALANJE	VDC CH	
MWAMI AWAL	B.T. KALANJE	ABC CH	
ALINA AWAL	B.T. KALANJE	VDC CH	
JESSIE KALANJE	B.T. KALANJE	VDC	J Kalanje
JAMES AWAL	B.T. KALANJE	VDC	J James
SINDI AWAL	B.T. KALANJE	VDC	S Sindi
YOKO AWAL	B.T. KALANJE	VDC	Y Yoko

STAKEHOLDER CONSULTATION SIGNING SHEET

No	Name of participant	Gender (M/F)	Institution/Location	Position	Consent	Signature
	Isabelle CMOB	F	Ministry of Health	Director		[Signature]
	Elizabeth Mwanuzi	F	Ministry of Health	Director		[Signature]
	Rudolf Sambi	M	For Mwanuzi	Director		[Signature]
	John S. Mwanuzi	F	Ministry of Health	Director		[Signature]
	Mina Mwanuzi	F	Ministry of Health	Director		[Signature]
	Anthony Mwanuzi	M	Ministry of Health	Director		[Signature]

Mwanuzi

STAKEHOLDER CONSULTATION SIGNING SHEET

No	Name of participant	Gender (M/F)	Institution/Location	Position	Signature
	John Chigala	F	Ministry of Health	Director	[Signature]
	John Chigala	F	Ministry of Health	Director	[Signature]
	John Chigala	M	Ministry of Health	Director	[Signature]
	John Chigala	M	Ministry of Health	Director	[Signature]
	John Chigala	M	Ministry of Health	Director	[Signature]
	John Chigala	M	Ministry of Health	Director	[Signature]
	John Chigala	M	Ministry of Health	Director	[Signature]
	John Chigala	M	Ministry of Health	Director	[Signature]
	John Chigala	M	Ministry of Health	Director	[Signature]
	John Chigala	M	Ministry of Health	Director	[Signature]
	John Chigala	M	Ministry of Health	Director	[Signature]

Luoga

STAKEHOLDER CONSULTATION SIGNING SHEET

No	Name of participant	Gender (M/F)	Participating Location	Position	Contact	PH number	Signature
1	Moses [redacted]	M	Namwaga	ESRM	[redacted]	[redacted]	[redacted]
2	DAVID KAZOBI	M	LUBA	HT	[redacted]	[redacted]	[redacted]
3	Abel SARIKI	M	NYOTI	GTVM	[redacted]	[redacted]	[redacted]
4	David MURUKU	M	Kolingo	HT	[redacted]	[redacted]	[redacted]
5	STEPHEN ADO	M	AKALIBU	HT	[redacted]	[redacted]	[redacted]
6	MATHEW SITHI	M	AKALIBU	HT	[redacted]	[redacted]	[redacted]
7	Zane [redacted]	M	Afeka	HT	[redacted]	[redacted]	[redacted]
8	Munira [redacted]	M	Kulungu	HT	[redacted]	[redacted]	[redacted]
9	Edwin [redacted]	M	Chimunya	HT	[redacted]	[redacted]	[redacted]
10	Kalumba SITHI	M	Makungu	HT	[redacted]	[redacted]	[redacted]
11	Isidoro ADO	M	Makungu	HT	[redacted]	[redacted]	[redacted]
12	Abel MITCHEL	M	Makungu	HT	[redacted]	[redacted]	[redacted]

Linda Haggan

A2.3 Pictures from Selected Stakeholder Meetings



Lugola Mens FGD



Lifulu Site VDC Consultations



Mbwazi VDC Consultations



Lilore Local Chiefs FDG



Lilembwe Females FDG

Annex 3: Compensation Matrix

A3.1 Compensation Rate for Land

Location	Value per Ha	Value per sqm
Mangochi	5,000,000.00	500.00

A3.2 Compensation rates for trees

Type	Class	Value (Large)	Value (Medium)	Value (Small)	Value (Seedling)
Exotic Tree	Exotic	100,000.00	50,000.00	33,333.33	10,000.00
Indigenous	Class I	80,000.00	40,000.00	26,666.67	8,000.00
Indigenous	Class II-V	40,000.00	20,000.00	13,333.33	4,000.00
Avocado	Fruit Tree	400,000.00	200,000.00	133,333.33	10,000.00
Avocado	Fruit Tree	400,000.00	200,000.00	133,333.33	10,000.00
Banana	Fruit Tree	45,000.00	22,500.00	15,000.00	4,500.00
Mango	Fruit Tree	65,000.00	32,500.00	21,666.67	6,500.00
Mango	Fruit Tree	65,000.00	32,500.00	21,666.67	6,500.00
Custard Apple	Fruit Tree	65,000.00	32,500.00	21,666.67	6,500.00

A3.3 Compensation rates for structures

Category	Cost Per sqm
Poles and Bamboo + Wire/Nails	5,000
Poles + Wire/Nails	5,000
Bamboo/Reeds	5,000
Bamboo/Reeds Only	50,000
Poles + Wire/Nails	50,000
Compacted Earth Only	50,000
Reeds + Wire/Nails	50,000
Bamboo + Wire/Nails	50,000
Timber Poles Only	50,000
Bamboo/Reeds + Wire/Nails	55,000
Bamboo Reeds + Wire/Nails	55,000
Poles + Reeds + Wire/Nails	55,000
Reeds + Poles + Wire/Nails	55,000
Bamboo Reeds + Wire/Nails	55,000
Timber Poles + Bamboo/Reeds	60,000
Earth + Burnt Brick + Mud	80,000
Earth + Sundried Brick + Mud	85,000
Brick + Mud	90,000
Concrete + Brick + Mud	100,000
Earth + Brick + Cement	100,000
Concrete + Sundried + Mud	100,000
Concrete + Timber Planks	100,000
Earth + Brick + Mud + Plaster	110,000

Category	Cost Per sqm
Concrete Slab + Wire/Nails	120,000
Concrete + Brick + Mud + Plaster	120,000
Concrete + Sundried + Mud + Finish	130,000
Concrete + Brick + Cement	130,000
Earth + Brick + Mud + Paint + CIR	140,000
Concrete + Brick + Cement + Thatch	140,000
Concrete + Brick + Mud + Full Finish	150,000
Concrete + Brick + Cement + Paint	160,000
Full Modern Wall (Painted) + Timber	180,000
Concrete + Brick + Cement + CIR + Timber	180,000
Full Modern Wall with Timber	180,000
Reinforced Concrete + Brick + Cement	200,000