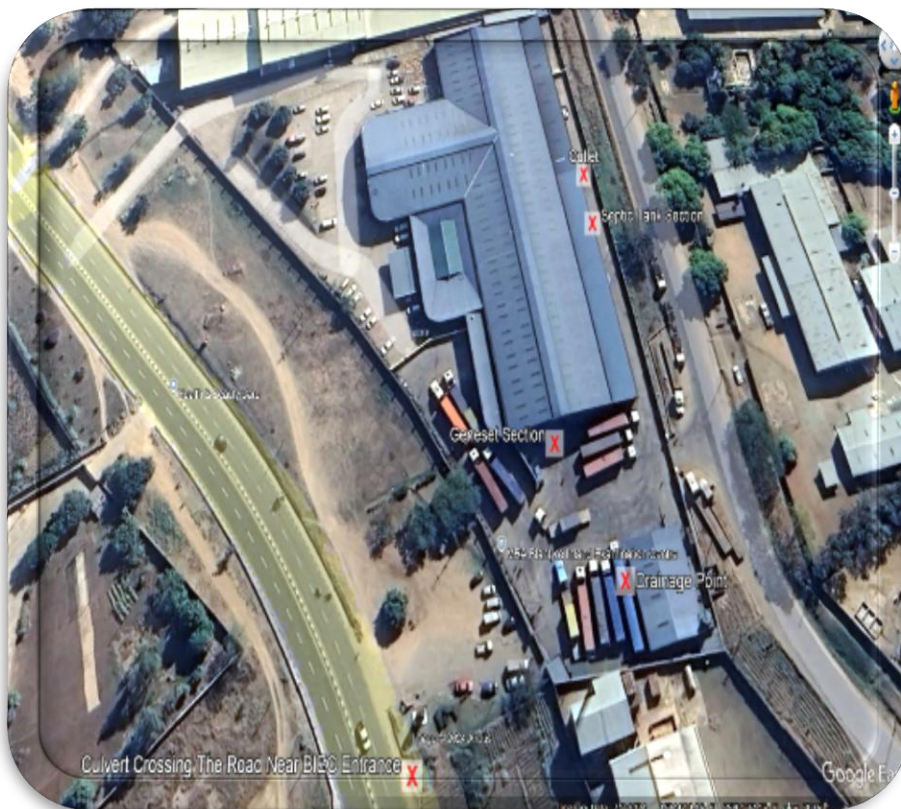


## **Environmental and Social Management Plan (ESMP) for Refurbishment of Blantyre Inland Examination Centre**



The Chief Executive Officer  
Road Authority  
Functional Building  
Paul Kagame Road  
Private Bag B346,  
Lilongwe 3  
Malawi  
Tel: +265 1 753 699  
Email: [ra@ra.org.mw](mailto:ra@ra.org.mw)

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## **EXECUTIVE SUMMARY**

### **1.0 Project Background**

The project will involve refurbishment of the Blantyre Inland Examination Centre (BIEC) which is being operated by the Malawi Revenue Authority (MRA). The project is being financed by the World Bank through the Southern Africa Trade and Connectivity Project (SATCP). The construction works are being executed by the Roads Authority (RA) in partnership with the Malawi Revenue Authority (MRA). The BIEC, situated in the Chirimba Industrial Area of Blantyre City, serves a critical function in facilitating customs inspections and inland clearance operations. The project will strengthen MRA's operational capacity, streamline trade logistics, and promote regional integration.

An Environmental and Social Management Plan (ESMP) has been developed to ensure that the project adheres to the provisions outlined in the Environment Management Act (2017) and the Malawi Environmental Protection Authority (MEPA) Environmental Assessment guidelines, as well as the World Bank's Operational Policy on Environmental Assessment (OP 4.01).

The total budget for the project is estimated at USD 2.15 million, with an implementation period of 6 months, running from October 2026 to March 2027.

### **2.0 Nature and Scope of the Proposed Project**

The project involves refurbishment and upgrading of the existing BIEC facility to improve customs handling and logistics functions. Core components include:

- Partitioned offices and ICT upgrades;
- Eastern exit gate and a new 500-meter access road off the S137 road;
- Parking space for at least 10 articulated trucks;
- Drainage infrastructure;
- Fire safety systems;
- Energy reliability upgrades including solar power;
- A waste management facility for hazardous materials.
- An access deceleration road/slip lane

During peak construction, the project is expected to employ approximately 128 personnel consisting mainly of contractors and consultants. No new jobs are anticipated during the operational phase, as the Malawi Revenue Authority (MRA) will continue to manage the facility using existing personnel.

### **3.0 Rationale of the Proposed Project**

The BIEC is a critical node in Malawi's customs and trade network. Located away from main borders, it facilitates in-country inspection of imports, reduces congestion at primary border

posts, and improves customs efficiency. Its refurbishment is essential to meet increasing cargo volumes, enhance regulatory enforcement, and promote trade facilitation.

#### **4.0 Justification of the Study**

The preparation of the ESMP for the refurbishment of the BIEC is required under the Environment Management Act (EMA), 2017 of the Government of Malawi, and is aligned with the World Bank OP 4.01. According to the Guidelines for Environmental Impact Assessment (EIA) in Malawi (1997), the project falls under List B, which includes activities likely to cause localized and reversible impacts that can be mitigated without requiring a full Environmental and Social Impact Assessment (ESIA).

In accordance with these provisions, a screening application written in form of a project brief was submitted to the MEPA. MEPA formally responded through a letter dated 18 January 2023, confirming that the BIEC refurbishment project does not require a full ESIA but must be implemented with a detailed ESMP. The ESMP serves as a binding instrument for ensuring that the project is executed in an environmentally and socially responsible manner and that all mitigation and monitoring measures are integrated into the design, implementation, and operational phases of the project.

The ESMP is therefore justified as a regulatory and safeguard requirement and provides a framework for addressing environmental, occupational health and safety, social, and gender-related risks associated with the project.

#### **6.0 Objectives of the ESMP**

The ESMP aims to guide the BIEC refurbishment project in managing environmental and social risks. Its core objectives are to:

- Identify and mitigate potential environmental and social impacts.
- Ensure compliance with national laws and World Bank standards.
- Safeguard health and safety of workers and communities.
- Establish monitoring and reporting systems.
- Promote stakeholder engagement and transparency.

#### **7.0 Methodology Used to Prepare the ESMP**

The ESMP for the refurbishment of the BIEC was prepared using a structured and multi-step approach aligned with the Terms of Reference (ToRs) from MEPA, the 1997 Guidelines for Environmental Impact Assessment, and the World Bank's OP 4.01.

The process included:

- Desk review of national legal frameworks, project documents, and the World Bank OP 4.01;
- Stakeholder consultations with MEPA, MRA, Blantyre City Council, and community to identify concerns and collect input for mitigation measures (see Annex 2);

- Field assessments conducted between April and May 2024, covering land use, infrastructure, flora and fauna surveys, and site conditions;
- Issue scoping, which identified key risks such as waste management, occupational health and safety, biodiversity, and traffic hazards, and informed the structure of the mitigation and monitoring strategies in this ESMP.

## **8.0 Summary of Key Positive Impacts**

- Creation of Local Employment

### **Enhancement measures**

- Prioritize hiring professionals registered with relevant Malawian institutions, enhancing local expertise and compliance with national standards.
- Achieve a balanced gender equality in hiring practices, providing equal opportunities for men and women (aim at 30% of either gender category).
- Remit taxes due to the Malawi Revenue Authority (MRA), contributing to the national economy.

- Increased Skills Transfer to Locals

### **Enhancement measures**

- Maximize employment of local people, especially unskilled labour.
- Pair unskilled workers with skilled professionals for on-site mentorship.
- Implement structured on-the-job training with performance tracking and certification.
- Encourage documentation of best practices and lessons learned.

## **9.0 Summary of Key Negative Impacts**

- Increased dust generation

### **Mitigation measures**

- Water exposed surfaces regularly.
- Cover loose materials with tarpaulins during transportation.
- Phase construction works to minimize exposed soil.
- Inform local communities of air pollution risks.

- Increased noise pollution

### **Mitigation measures**

- Use modern, low-noise construction machinery and ensure regular maintenance.
- Install noise barriers or acoustic screens.
- Enforce PPE use such as earmuffs for workers.
- Notify nearby stakeholders of planned noisy activities

- Risk of surface and groundwater pollution

### **Mitigation measures**

- Use spill kits and drip trays for vehicles under maintenance.
- Refuel and maintain equipment on impermeable surfaces.

- Site sanitation facilities appropriately.
- Promote hygiene and sanitation awareness among workers.
- Pollution due to Generation of waste (including e-waste)
  - Mitigation measures**
    - Develop an E-Waste Management Plan as part of C-ESMP
    - MRA must prioritize reuse, refurbishment, or donation of functional equipment where feasible, in line with applicable regulations and institutional policies
    - All e-waste should be segregated at source and stored in designated, secure, and covered areas to prevent exposure to weather and unauthorized access.
    - Disposal must only be undertaken through licensed and approved waste management contractors in accordance with national environmental regulations and relevant guidelines.
- Risk of fire, accidents and incidents
  - Mitigation measures**
    - Preparation and implementation of an Occupational Health and Safety Management Plan in accordance with national labour and occupational safety requirements, in accordance with SATCP's OHS Framework.
    - The contractor must conduct risk assessments for all major construction activities and establish safe work procedures for high-risk operations such as excavation, lifting, confined space entry, electrical works, and operation of heavy equipment.
- Increased risks of SEA/SH
  - Mitigation measures**
    - Preparation and implementation of a SEA/SH Action Plan
    - Sign and adhere to Codes of Conduct prohibiting SEA/SH, child exploitation, and abuse of community members
    - Conduct mandatory induction and regular awareness training on acceptable behaviour, gender sensitivity, HIV/AIDS, and SEA/SH prevention to all workers and surrounding communities in local languages.
- Disruption of service utilities
  - Mitigation measures**
    - The contractor must liaise closely with all relevant utility providers, including Blantyre Water Board, Airtel Malawi, electricity providers, and other telecommunication companies to confirm the location and status of underground and overhead services within the project area
    - Trial pits and manual excavation must be undertaken in sensitive areas before use of heavy machinery to verify utility locations. All identified utilities should be clearly marked and protected during construction activities.

- Risk of spread of HIV/AIDS and other communicable diseases

**Mitigation measures**

- Preparation and implementation of an HIV/AIDS and Communicable Disease Prevention Programme as part of the contractor's Environmental and Social Management Plan (ESMP).

- Risk of occupational and community health and safety related accidents and incidents

**Mitigation measures**

- Preparation and implementation of a Community Health and Safety Management Plan as part of the contractor's Environmental and Social Management Plan (C-ESMP)
- Install appropriate road safety signage, warning notices, speed control measures, barriers, and reflective devices at construction sites, diversions, and hazardous areas.

- Labor exploitation and discriminatory working practices

**Mitigation measures**

- Explain to all workers conditions of service, labour expectations and contract duration
- Ensure all workers have a signed contract and given a copy
- Establish and maintain a Worker Grievance Redress Mechanism that is SEA/SH responsive.

## **10.0 Conclusion and Recommendations**

### **10.1 Conclusion**

With strict adherence to mitigation measures, continuous stakeholder engagement, and regulatory oversight, the BIEC refurbishment project is expected to enhance institutional performance, create jobs, and improve environmental and social sustainability.

### **10.2 Recommendations**

To maximize benefits and minimize risks, the following actionable recommendations are made:

- Allocate adequate financial and technical resources to ensure the effective implementation of the ESMP and the Monitoring Plan.
- Require contractors to submit pre-mobilization plans, including Environmental and Social Implementation Plan, Occupational Health and Safety Plan, Waste Management Plan, Gender-Based Violence/SEA Action Plan, Stakeholder Engagement Plan, Traffic Management Plan, and Parking and Slip Lane Management Plan
- Establish grievance redress mechanisms (GRMs) at both community and worker levels to ensure that emerging issues are addressed in a timely and transparent manner.

- Ensure that no construction activities commence until all necessary statutory approvals and licenses are obtained, including approval of the ESMP.
- Coordinate with regulatory bodies to strengthen project oversight and compliance.
- Hire qualified environmental and social (E&S) personnel to oversee the daily implementation of the proposed mitigation measures.
- Conduct regular inspections and evaluations of ESMP implementation and monitoring reports to assess project performance.

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## LIST OF ACRONYMS AND ABBREVIATIONS

|         |                                                             |
|---------|-------------------------------------------------------------|
| ADD     | Agricultural Development Division                           |
| AIDS    | Acquired Immune Deficiency Syndrome                         |
| BCC     | Blantyre City Council                                       |
| BIEC    | Blantyre Inland Examination Centre                          |
| BWB     | Blantyre Water Board                                        |
| CAFAAM  | Customs and Freight Forwarding Agents Association of Malawi |
| CCTV    | Closed Circuit Television                                   |
| CHAM    | Christian Health Association of Malawi                      |
| CIRA    | Construction Industry Regulatory Authority                  |
| EHS     | Environmental, Health, and Safety                           |
| EMA     | Environment Management Act                                  |
| ESCOM   | Electricity Supply Corporation of Malawi                    |
| ESIA    | Environmental and Social Impact Assessment                  |
| ESMF    | Environmental and Social Management Framework               |
| ESMMP   | Environmental and Social Management and Monitoring Plan     |
| ESMP    | Environmental and Social Management Plan                    |
| E-waste | Electronic Waste                                            |
| FGDs    | Focus Group Discussions                                     |
| GBV     | Gender Based Violence                                       |
| GIS     | Geographical Information Systems                            |
| GoM     | Government of Malawi                                        |
| GRM     | Grievance Redress Mechanism                                 |
| HIV     | Human Immunodeficiency Virus                                |
| HVAC    | Heating, Ventilation, and Air Conditioning                  |
| ICT     | Information and Communication Technology                    |
| IDA     | International Development Association                       |
| IEC     | Information, Education and Communication                    |
| INDCs   | Intended Nationally Determined Contributions                |
| IT      | Information Technology                                      |
| IUCN    | International Union for Conservation of Nature              |
| IWRM    | Integrated Water Resources Management                       |
| LED     | Light Emitting Diode                                        |
| LPDP    | Local Physical Development Plan                             |
| MBS     | Malawi Bureau of Standards                                  |
| MEPA    | Malawi Environment Protection Authority                     |
| MRA     | Malawi Revenue Authority                                    |
| MWK     | Malawi Kwacha                                               |
| NAC     | National Aids Commission                                    |
| NCIC    | National Construction Industry Council                      |
| NEP     | National Environmental Policy                               |

|        |                                                 |
|--------|-------------------------------------------------|
| NSO    | National Statistical Office                     |
| NWRA   | National Water Resources Authority              |
| OCL    | Open Connect Limited                            |
| OHS    | Occupation, Health and Safety                   |
| OPs    | Operational Policies                            |
| PEP    | Post-exposure prophylaxis                       |
| PLHIV  | People Living With HIV and Aids                 |
| PPE    | Personal Protective Equipment                   |
| QECH   | Queen Elizabeth Central Hospital                |
| RA     | Roads Authority                                 |
| SACCO  | Savings and Credit Cooperative                  |
| SATCP  | Southern Africa Trade and Connectivity Project  |
| SEA/SH | Sexual Exploitation and Abuse/Sexual Harassment |
| STIs   | Sexually Transmitted Infections                 |
| TB     | Tuberculosis                                    |
| TNM    | Telekom Networks Malawi                         |
| TORs   | Terms of Reference                              |
| UNFCCC | UN Framework Convention on Climate Change       |
| UPS    | Uninterruptible Power Supplies                  |
| USD    | United States Dollars                           |
| VCT    | Voluntary counselling and testing               |
| VOC    | Volatile Organic Compounds                      |

# **CHAPTER 1: INTRODUCTION**

## **1 INTRODUCTION**

### **1.1 Project Background Information**

This Environmental and Social Management Plan (ESMP) has been developed for the refurbishment of the Blantyre Inland Examination Centre (BIEC), a key customs facility located in the Chirimba Industrial Area of Blantyre, Malawi. The purpose of this ESMP is to guide the refurbishment project in an environmentally and socially responsible manner, ensuring that all activities align with Malawi's Environment Management Act (2017), the guidelines established by the Malawi Environment Protection Authority (MEPA), and the Project's Environmental and Social Management Framework (ESMF). Through careful planning and adherence to these frameworks, the ESMP aims to address and mitigate any potential impacts on the local community, ecosystems, and stakeholders, ensuring the project benefits are achieved in a sustainable and ethical manner.

The refurbishment of BIEC forms part of the SATCP, funded by the International Development Association (IDA) through the World Bank. SATCP's mission is to enhance trade infrastructure across southern Africa, facilitating a more efficient flow of goods, reducing trade-related costs, and ultimately improving logistical capabilities within the region.

The BIEC, which is managed by the Malawi Revenue Authority (MRA) plays an important role in Malawi's customs and trade ecosystem. Blantyre Inland Examination Centre is located away from the country's main land borders, and due to this, it provides a site where customs officials can conduct detailed inspections of goods being imported into Malawi. The inland setup allows for reduced congestion at primary border posts while enabling the MRA to enhance oversight, enforce regulatory standards, and ensure that customs requirements are met without undue strain on border infrastructure.

The Roads Authority (RA) has been empowered to lead the refurbishment activities because of its capacity of managing large scale infrastructure developments in the Country. RA will lead the design, and construction works while MRA will be the operator of the facility once the construction related tasks are completed.

### **1.2 Nature and Scope of the Project**

The refurbishment includes upgrades to the existing office spaces, warehouses, parking areas, and utilities, along with the installation of new security and waste management systems.

The specific components of the refurbishment include:

- Design and construction of new partitioned office spaces, access road enhancements, and the installation of upgraded electrical, ICT, and safety systems;

- Development of new facilities, including a waste transfer area and a redesigned parking area for trucks and vehicles; and
- Incorporation of renewable energy sources such as solar power and a backup generator system to ensure reliable operations.

### **1.3 Estimated Project cost and duration**

The estimated cost of the project is USD 2.15 million. This budget covers the recruitment of consultants for detailed structural design, construction supervision, and the execution of construction works, including all associated infrastructure and services.

The project is scheduled for implementation over a period of Six (6) months, from October 2026 to March 2027, and will follow four distinct phases: planning and design, construction, operation, and contractor's demobilization.

### **1.4 Project Proponent**

The project proponent for the refurbishment of the BIEC under the SATCP is the Roads Authority (RA), Malawi. The primary contact for this project is:

|                       |                                                  |
|-----------------------|--------------------------------------------------|
| <b>Proponent Name</b> | : Roads Authority                                |
| <b>Contact Person</b> | : The Chief Executive Officer                    |
| <b>Address</b>        | : Private Bag B346, Lilongwe 3, Malawi.          |
| <b>Phone</b>          | : +265 1 753 699                                 |
| <b>Email</b>          | : <a href="mailto:ra@ra.org.mw">ra@ra.org.mw</a> |

The RA is responsible for overseeing the execution of the project in coordination with the MRA. The RA's role includes ensuring that the project adheres to both national standards, as outlined by the Environment Management Act (2017) and MEPA guidelines, and international standards, particularly the World Bank's Operational Policies. These responsibilities encompass infrastructure development, environmental conservation, and the social and economic safeguards required for a project of this scope.

### **1.5 Location of the Proposed Project**

The BIEC is located within the Chirimba Industrial Area in the City of Blantyre, Malawi. Positioned off the S137 dual carriageway road, occupying approximately 16,140 square meters and is fully owned by the MRA (Figure 1-1 & Figure 1-2). This ownership eliminates the need for land acquisition or compensation processes (evidence of land ownership provided under annex 7).

The BIEC site is situated at the following Universal Transverse Mercator (UTM) coordinates (Zone 36L, WGS84 datum):

- BE1: 717099.23 E, 8258761.16 N
- BE2: 717046.89 E, 8258780.66 N
- BE3: 717040.72 E, 8258848.05 N

- BE4: 717076.74 E, 8258875.25 N

The Chirimba Industrial Area is a significant commercial hub within Blantyre, making the BIEC's location highly suitable for its function as a customs and inspection facility. The site provides sufficient space for cargo handling, truck parking, and office operations, enhancing trade facilitation and regulatory enforcement.

The facility is bordered by key landmarks, with Cable Manufacturers to the south, Suncrest Warehouse to the north, and an access road to the east. To the west, the facility faces the S137 dual carriageway, a major transport route that connects Blantyre to key commercial centers. Figure 1-1 provides a detailed aerial perspective of the BIEC facility, highlighting its location relative to key landmarks. Refer to figures 1.1 and 1.2 below and 1.3 on topographic maps of the project site.



Figure 1-1. Map of Chirimba showing Location of BIEC and Surrounding Areas [1:10,000]

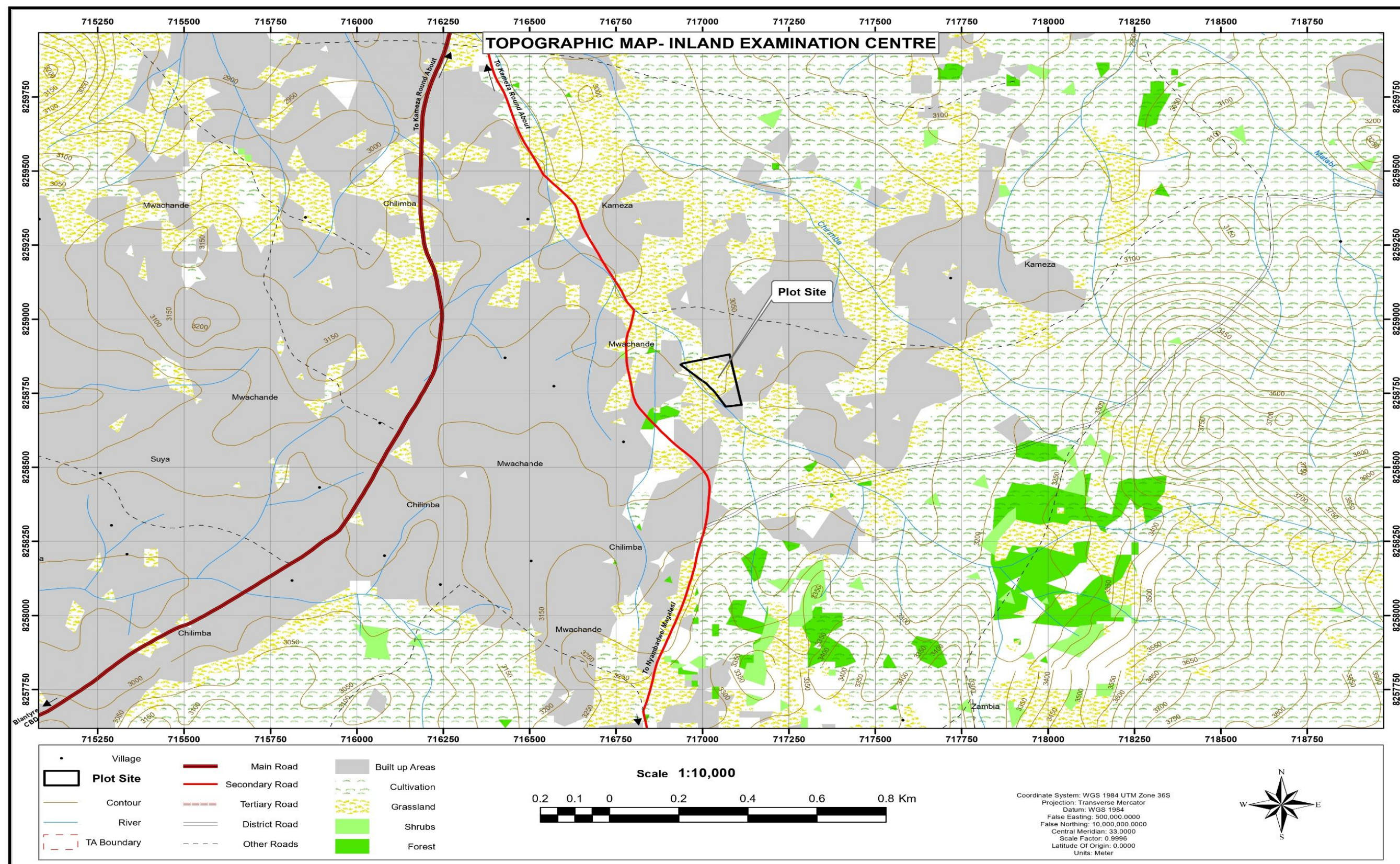


Figure 1-2. Map of Chirimba showing Location of BIEC and Surrounding Areas [1:10,000]

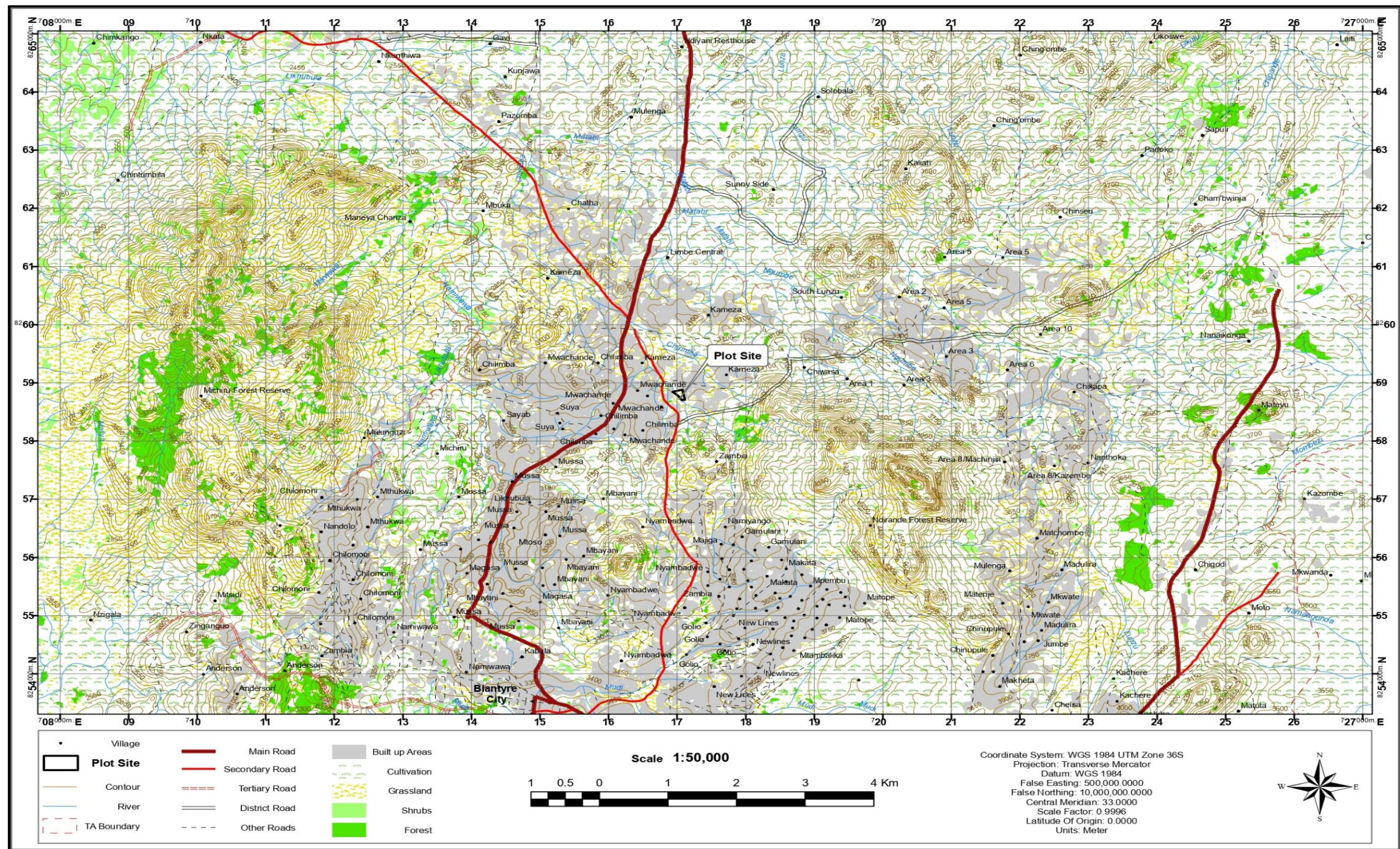


Figure 1-3. Topographic Map of the Proposed Location for BIEC in Blantyre [1:50,000]

## **1.6 Rationale and Objectives of the Project**

### ***1.6.1 Rationale for the Project***

The refurbishment of the BIEC is a critical undertaking aimed at modernizing Malawi's customs infrastructure to meet growing trade demands. The current infrastructure at BIEC is outdated and insufficient to handle the increasing volume of goods transiting Malawi's trade corridors. This has resulted in inefficiencies such as processing delays, increased operational costs, and logistical congestion. The planned refurbishment under the SATCP seeks to address these gaps by improving the facility's capacity, service efficiency, and environmental performance.

### ***1.6.2 Objectives of the Project***

The primary objectives of the BIEC refurbishment project are to:

- a) Improve operational efficiency and safety of customs inspection and processing functions at the BIEC;
- b) Upgrade infrastructure to modern standards, incorporating enhanced security systems, efficient waste management, and integration of renewable energy technologies;
- c) Facilitate trade by minimizing delays, reducing congestion, and streamlining customs procedures through improved layout and controlled cargo access;
- d) Ensure environmental and social compliance by aligning project implementation with MEPA regulations and the World Bank OP 4.2, thereby minimizing adverse impacts on the environment and surrounding communities.

## **1.7 Justification for the ESMP**

The formulation of an ESMP for the refurbishment of the BIEC is critical due to the anticipated environmental and social impacts associated with both the construction and operational phases of the project. The BIEC, is a vital inland customs facility which is mainly used to manage substantial volumes of cargo. The facility is expected to encounter several impacts as result of the upgrades, including increased vehicular traffic, heightened noise levels, augmented energy consumption, and a rise in the generation of both solid and hazardous waste. These potential impacts highlight the necessity for a proactive and systematically structured management plan that fosters sustainability and mitigates adverse effects on both the surrounding environment and local communities.

In addition to being a matter of best practice, the establishment of an ESMP is mandated by regulatory frameworks. Specifically, it is required under the Terms of Reference (ToRs) established by the Malawi Environment Protection Authority (ToRs in Annex 1) and aligns with the protocols of the Project's Environmental and Social Management Framework (ESMF). The ESMP is designed to ensure compliance with both national and international standards regarding environmental protection, community welfare, and occupational health and safety.

Moreover, the necessity for an ESMP is articulated in the 2025 Guidelines for Environmental Impact Assessment (EIA) in Malawi, which categorize the BIEC refurbishment under List B of Appendix B. Projects categorized in this manner may not necessitate a comprehensive Environmental and Social Impact Assessment (ESIA), contingent upon the scale and nature of their potential impacts. However, due to the anticipated environmental and social risks associated with the BIEC

refurbishment, the development of an ESMP is deemed indispensable to articulate and ensure the implementation of effective mitigation measures. Additionally, environmental and social screening was undertaken which categorized the project as moderate risk hence an ESMP was recommended to be developed and terms of reference were provided by MEPA as attached to appendix A of this report.

### **1.8 Land Tenure and Land Requirement for the Project**

The BIEC is located in the Chirimba Industrial Area of Blantyre City, Malawi. The facility is positioned adjacent to the S137 dual carriageway and covers an area of approximately 16,140 square meters. This land is fully owned by the Malawi Revenue Authority (MRA), which holds the legal title to the property. As the project focuses on the refurbishment of existing infrastructure on land that is already owned by a government agency, there is no need for additional land acquisition. Consequently, there will be no displacement of individuals or assets associated with this project. Therefore, there are no anticipated needs for compensation or resettlement processes. Refer to Annex 7 on evidence of landownership. In terms of access road and truck parking area, the land is within the Road Reserve which is within the jurisdiction of the Blantyre City Council. An agreement was reached that the land will be used for the proposed development upon confirmation of the detailed designs (letter included as annex 8).

### **1.9 Methodology for Preparing the ESMP**

The development of the Environmental and Social Management Plan (ESMP) for the refurbishment of the BIEC adhered to a structured, multi-faceted methodology. This approach was guided by the Terms of Reference (ToRs) issued by the MEPA, the World Bank's OP 4.2, and the 2025 Guidelines for Environmental Impact Assessment.

Key steps undertaken in the preparation of the ESMP included:

- a) **Review of Project Documents and Policies:** The preparation of this ESMP involved a review of relevant national policies, legal frameworks, and project-specific documents, including design reports, technical specifications, and the Terms of Reference (ToRs) issued by MEPA. The review also considered international standards, particularly the World Bank's Operational Policy (OP) 4.01 on Environmental Assessment. The analysis emphasized the assessment and management of environmental risks and impacts, ensuring that the project aligns with Malawi's Environment Management Act (2017) and MEPA requirements, while meeting the World Bank's safeguard requirements for sound environmental management.
- b) **Stakeholder Consultations:** Consultations were carried out with important stakeholders at both national and local levels. This group included government departments, regulatory agencies, local authorities, business associations, community, and utility service providers. The purpose of these consultations was to identify environmental and social concerns, gather input for mitigation strategies, and promote inclusive participation. A comprehensive list of the stakeholders consulted and the issues they raised can be found in Annex 2.

- c) **Field-Level Assessments:** The preparation of the ESMP also entailed site visits conducted from April to May 2024, aimed at assessing the existing environmental and social baseline conditions. This involved several activities:
- Conducting a land use and infrastructure assessment through site observations and mapping.
  - Performing a landscape and geological appraisal via non-intrusive ground verification methods.
  - Carrying out a vegetation (flora) survey through systematic transect walks to document species composition and evaluate conservation status.
  - Executing a fauna survey, which included observations of birds and insects, to assess biodiversity significance and potential impacts of the project.
- d) **Scoping of Key Environmental and Social Issues:** Drawing on the insights obtained from document reviews, stakeholder feedback, and site investigations, several key areas of concern were identified. These included waste management, traffic safety, occupational health, community impacts, and environmental sustainability. These concerns were instrumental in defining the focal areas for impact mitigation and monitoring strategies.

#### **1.10 Potential Users of the ESMP**

This ESMP has been developed to guide the implementation of environmental and social safeguards during the refurbishment of the BIEC. It is designed to be a practical reference for multiple stakeholders involved throughout the project lifecycle. The document provides clear guidance on environmental and social compliance measures and ensures that all actors are aligned in their efforts to manage and mitigate potential impacts.

The ESMP is intended for use by a range of stakeholders, each of whom will apply the information and provisions according to their specific mandates and responsibilities during the planning, construction, operation, and Demobilization Phases. Table 1-1 outlines the potential users and the ways in which each is expected to utilize the ESMP:

**Table 1-1. Potential Users of the ESMP**

| User                                                                 | Potential Use of the ESMP                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Roads Authority (Proponent)                                          | To integrate ESMP provisions into engineering designs and construction contracts, and to guide environmental and social compliance during implementation.                                                                                                                                                                                                                                          |
| Malawi Revenue Authority (MRA)                                       | To manage operational E&S risks, particularly those associated with customs processing, cargo handling, and hazardous material management.                                                                                                                                                                                                                                                         |
| Malawi Environment Protection Authority (MEPA)                       | To evaluate the adequacy of mitigation measures and monitor compliance with the Environment Management Act (2017) and related regulations.                                                                                                                                                                                                                                                         |
| Blantyre City Council                                                | To support regulatory oversight within the city jurisdiction and facilitate local-level coordination during project implementation.                                                                                                                                                                                                                                                                |
| Construction Industry Regulatory Authority (CIRA)                    | To verify that construction standards and occupational health and safety practices comply with national codes and regulations.                                                                                                                                                                                                                                                                     |
| Customs and Freight Forwarding Agents Association of Malawi (CAFAAM) | To align operational adjustments with E&S requirements and ensure minimal disruption to customs processing.                                                                                                                                                                                                                                                                                        |
| Contractors and Subcontractors                                       | To implement environmental and social mitigation measures, adhere to health and safety standards, and report compliance performance.                                                                                                                                                                                                                                                               |
| Local Community                                                      | To provide feedback on project impacts, participate in consultations, and facilitate community-based monitoring of E&S safeguards.                                                                                                                                                                                                                                                                 |
| Consultants and Independent Auditors                                 | To carry out performance audits, facilitate stakeholder engagement, and evaluate effectiveness of mitigation measures.                                                                                                                                                                                                                                                                             |
| Ministry of Natural Resources and Climate Change                     | To provide technical guidance on environmental sustainability practices, including climate resilience and natural resource use.                                                                                                                                                                                                                                                                    |
| National Water Resources Authority (NWRA)                            | To ensure sustainable water resource use, monitor abstraction and drainage systems, and enforce conservation measures.                                                                                                                                                                                                                                                                             |
| Ministry of Labour                                                   | To oversee compliance with national labour laws, working conditions, and occupational health and safety standards.                                                                                                                                                                                                                                                                                 |
| World Bank                                                           | To provide technical guidance and support the integration of environmental considerations into project design and implementation, in accordance with OP 4.01 on Environmental Assessment. The Bank reviews the ESMP to ensure alignment with its safeguard requirements, offers advisory support to the Government of Malawi, and monitors compliance as part of its supervision responsibilities. |

This ESMP will also serve as a resource for future updates, capacity-building activities, and performance evaluations during the lifecycle of the BIEC refurbishment project.

## **CHAPTER 2: PROJECT DESCRIPTION**

### **2 PROJECT DESCRIPTION**

This chapter outlines the scope and design of the proposed refurbishment of the BIEC. It describes the current state of the facility, highlights key limitations, and presents the planned upgrades across structural, mechanical, electrical, and civil works. It also summarizes the main project phases: planning, construction, operation, and decommissioning, along with required equipment and anticipated products and by-products.

#### **2.1 Nature of the Existing Structure**

The existing BIEC plays a vital role as a customs clearance facility under the jurisdiction of the MRA. The infrastructure comprises a mix of office buildings, warehouses, inspection bays, and dedicated truck parking areas, collectively facilitating the customs process for both imported and exported goods.

The facility is constructed primarily from durable materials suited for heavy-duty logistics operations. The main warehouse structures feature reinforced concrete floors designed for high load-bearing capacity, while the external walls and boundary fences are built from solid brickwork, finished with cement plaster and paint. The roofing system is supported by structural steel trusses and purlins, clad with green-coloured corrugated metal sheets for weather resistance. The external areas, including driveways and parking zones, are paved with a combination of concrete blocks and asphalt to withstand the continuous movement of trucks and cargo handling. The facility also includes concrete-lined open drains with metal grates, and waste management infrastructure consisting of steel bins and barrels. While the core structural elements remain functional, signs of wear are evident in drainage systems, waste handling areas, and external surfaces, highlighting the need for regular maintenance and targeted upgrades to improve operational efficiency and safety standards. The project will mainly refurbish the facility by modernizing it through partitions, installation of modern interior fittings and improving the existing structure through the new design using concrete block walls. The following sections provide a snapshot existing structural set-up of the facility.

##### ***2.1.1 Existing Main Office Building***

At the core of BIEC's operations is the main office building, which accommodates customs officers and administrative personnel. This facility includes partitioned office spaces, a reception area, and various utility rooms such as storage and filing facilities. However, the current layout and available square footage are insufficient to meet the increasing operational demands, resulting in workflow inefficiencies and spatial congestion in certain zones.



**Figure 2-1. The existing office building showing its entrance and exterior area**

### ***2.1.2 Existing Warehousing and Storage Areas***

Adjacent to the main office, the warehouse and storage sections serve as temporary holding locations for goods pending further inspection. The warehouse is equipped with high-bay lighting and ventilation systems and includes loading and offloading bays. Nonetheless, the existing ventilation is inadequate, and there are no specific areas designated for hazardous or confiscated materials. This situation highlights the necessity for significant enhancements in both waste management practices and safety protocols.

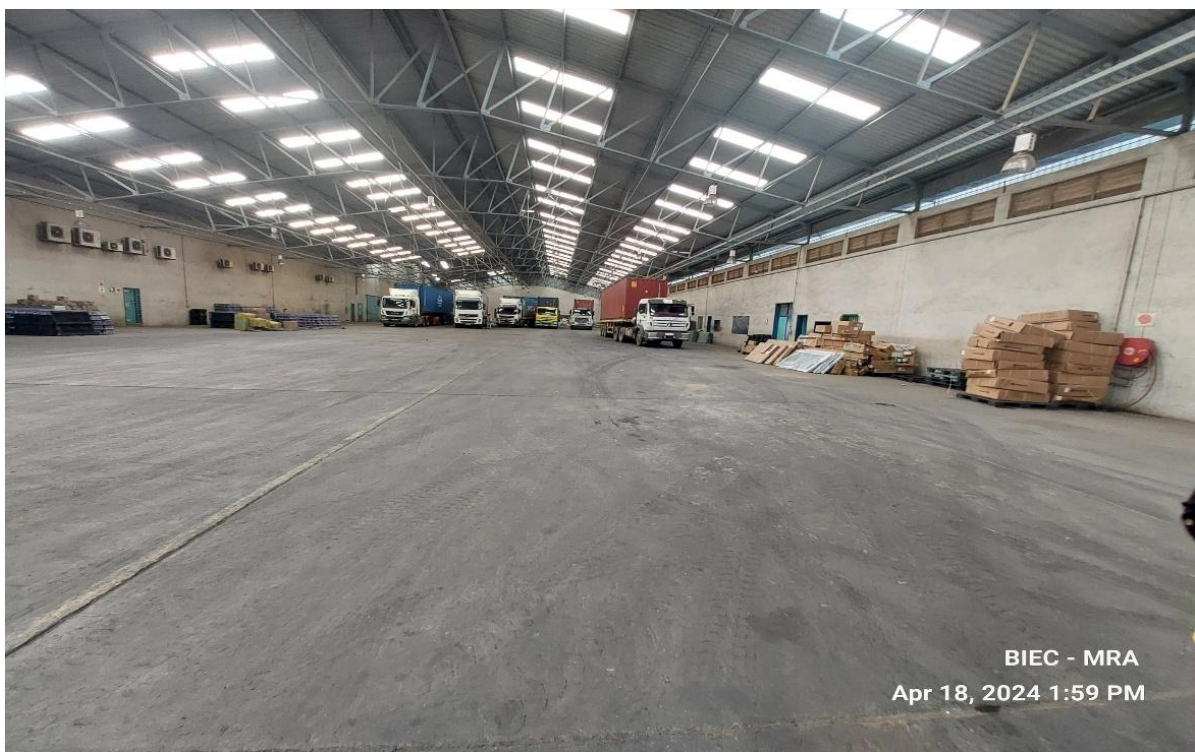


**Figure 2-2. Interior view of the warehouse displaying parked trucks and available storage space.**

### ***2.1.3 Existing Inspection Bays and Verification Areas***

The inspection bays are designated for the physical examination of cargo, including those requiring scanning and unpacking for additional scrutiny. The current verification areas are limited in capacity and lack sufficient partitioning, which contributes to operational inefficiencies and necessitates an upgrade to facilitate more effective inspection processes.

### ***2.1.4 Existing Truck Parking Area***

The Truck Parking Area at the BIEC is a designated space for cargo trucks awaiting customs clearance, cargo inspection, and processing. It serves as a critical holding area for vehicles transporting goods into and out of the facility, ensuring that customs officers have access to trucks during the inspection and clearance process.

However, the existing parking area is not adequately designed or structured to handle the increasing volume of trucks using the BIEC. This has resulted in significant congestion within the facility, with trucks often parked in close proximity inside the warehouse and along internal access routes, as shown in Figure 2-2. The congestion not only obstructs efficient vehicle movement and cargo handling but also increases safety risks for workers and delays processing times.

The current state of the truck parking area underscores the urgent need for an expanded and restructured parking layout as part of the refurbishment project. The upgrade will improve traffic flow, enhance operational efficiency, and reduce the risk of accidents, ultimately contributing to a safer and more effective customs facility.

### ***2.1.5 Existing Supporting Structures and Security Measures***

Supporting infrastructure includes guardhouses, security checkpoints, and perimeter fencing designed to regulate access and bolster the facility's security protocols. While some security measures are operational, the existing surveillance system is outdated, featuring limited CCTV coverage and ineffective access control mechanisms, which may compromise the overall security of the facility.

### ***2.1.6 Existing Stormwater Management and Environmental Considerations***

The site includes stormwater drainage systems; however, these systems require redesign to effectively mitigate flooding and reduce environmental risks associated with runoff water. Evidence of insufficient maintenance is apparent in the drainage system, as shown by the presence of debris and blockage, which poses a risk of overflow during heavy rainfall events. Additionally, waste management practices within the facility raise significant concerns. Observations indicate that the designated waste collection areas lack proper segregation facilities, resulting in unsanitary conditions and environmental hazards. The presence of mixed waste materials in disposal skips further exacerbates these issues.



**Figure 2-3. A drainage system with debris and signs of poor maintenance (Top), and waste disposal facilities (bottom)**

In conclusion, the existing structure of the BIEC demonstrates several shortcomings that require immediate attention and enhancement to improve operational efficiency, safety, and environmental compliance. Addressing these issues is crucial for optimizing customs operations and ensuring the facility can effectively handle the growing demands of international trade. The following sections provides the design improvements to be made to the existing structure.

## **2.2 Major Project Components and Design**

The refurbishment of the BIEC encompasses a suite of civil works and structural enhancements designed to modernize and optimize the facility as an efficient BIEC of entry. The project's scope includes architectural redesign, mechanical and electrical installations, civil infrastructure upgrades, and enhancements to utility services. The key components of the refurbishment project are detailed in the following sections:

### ***2.2.1 Office Renovation and Interior Fit-Outs***

A significant aspect of the refurbishment will involve the reconfiguration of office spaces to improve administrative capacity. This includes the construction of new office partitions, transforming the existing garage pit area into functional office blocks, and converting the former showroom into a front office specifically for the frontline administrative support team Section. Improvements will also be made to existing rooms to serve as reception areas, transit spaces, and boardrooms. Each office will be equipped with modern amenities, including air conditioning, efficient lighting, and integrated information and communication technology (ICT) infrastructure. Security enhancements will involve the installation of biometric access control systems, intruder alarms, and appropriate signage to streamline operations and bolster safety. Detailed designs and layout plans are presented separately as Annex 6<sup>1</sup>.

### ***2.2.2 Warehouse Upgrades***

The upgrades to the main warehouse will introduce dedicated storage zones for hazardous materials, secure caged storage with shelving for detained items, and designated loading and offloading bays to improve operational efficiency. Furthermore, ventilation systems equipped with fans will be installed, along with CCTV surveillance systems to ensure the safety, organization, and traceability of goods within the warehouse (for a detailed layout plan design, please see Annex 6 presented separately).

### ***2.2.3 Civil Infrastructure and External Works***

The civil works component will see the construction of a 500-meter access road from the S137 highway, along with the establishment of a reinforced truck parking yard specifically designed for heavy goods vehicles. In terms of access road, the land is within the Road Reserve which is within the jurisdiction of the Blantyre City Council. An agreement was reached that the land will be used for the proposed development upon confirmation of the detailed designs (annex 8). Additionally, a separate parking area for customers, as well as a rest shed for truck drivers, will be constructed. To enhance site security, the perimeter wall on the eastern boundary of the premises will be reconstructed (for a detailed layout plan design, please see Annex 6 presented separately).

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<sup>1</sup> Note that Annex 6 has been presented as a separate document due to its size and detailed content.

#### ***2.2.4 Utilities and Support Facilities***

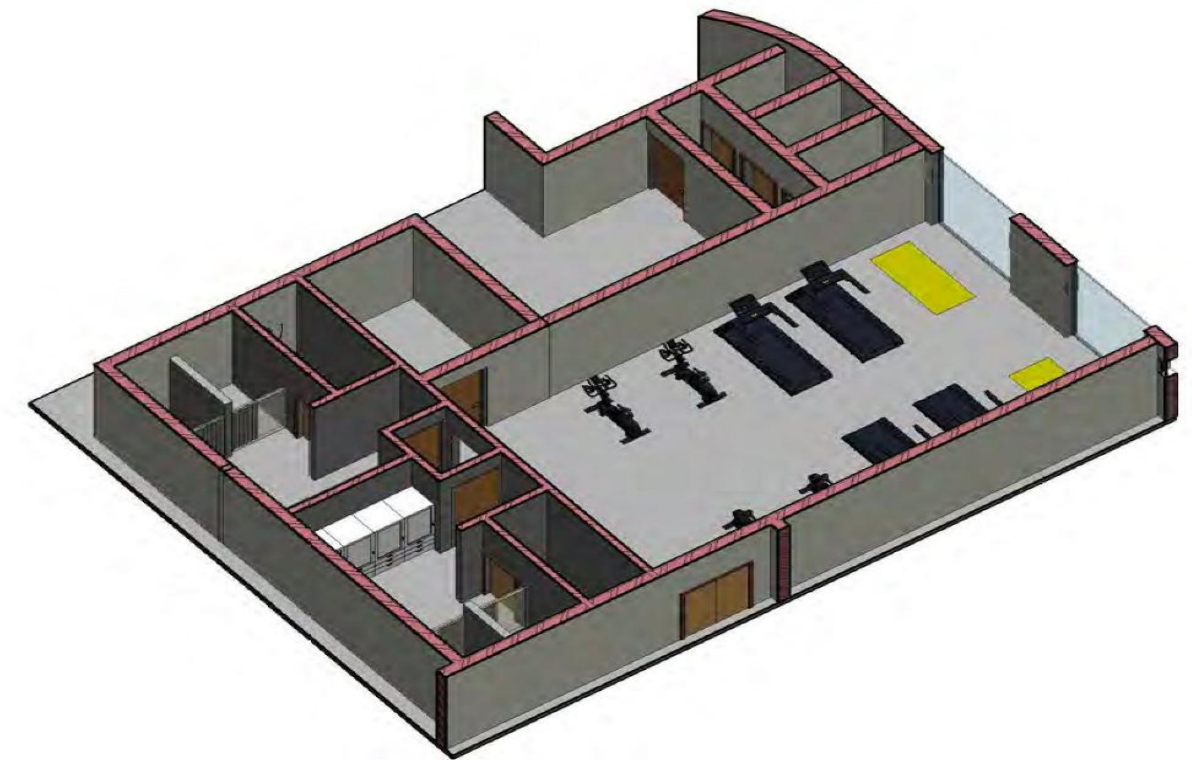
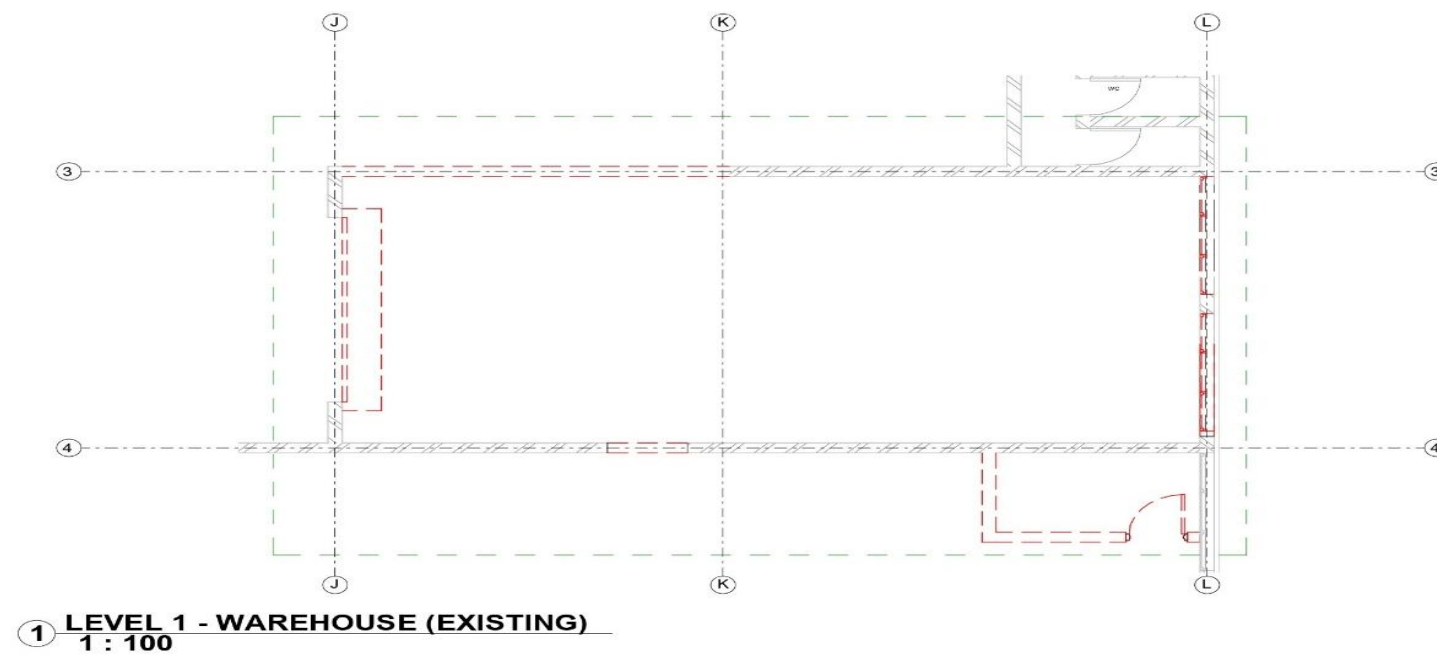
Key upgrades to utilities will include the installation of a solar power system capable of supplying up to 30% of the facility's energy requirements, combined with a new water reservoir tank. Clearance will have to be obtained from the Blantyre Water Board (BWB) and the National Water Resources Authority (NWRA) to rehabilitate the existing borehole by repairing of underground water borehole run on a solar system (replacement of the pump and installation of new solar panels). The work will also include refurbishment and expansion of the internal plumbing system to meet increased demand. The project will also entail the construction of new toilet facilities for both staff and public usage. Moreover, improvements to lighting and ventilation will focus on enclosed and heat-sensitive areas, such as west-facing offices (for a detailed layout plan design, please see Annex 6 presented separately).

#### ***2.2.5 Mechanical, Electrical, and Plumbing Systems***

Modern mechanical, electrical, and plumbing systems will be introduced as part of the refurbishment project. Upgrades will include the installation of LED lighting, structured cabling, updated telecommunications infrastructure, Heating, Ventilation, and Air Conditioning (HVAC) units for climate control, and comprehensive fire detection systems. Fire safety will be enhanced through the installation of sprinklers, fire extinguishers, hose reels, and emergency lighting throughout the facility (for a detailed layout plan design, please see Annex 6 presented separately).

#### ***2.2.6 Ancillary Services***

To improve user convenience and service delivery, a range of ancillary services will be integrated into the facility. These will include a cafeteria, gym, internet café, banking services, and a grocery kiosk, all aimed at enhancing the overall experience for staff and visitors alike. Figure 2-5 shows the gym design (for a detailed layout plan design, please see Annex 6 presented separately).



**③ GYM**

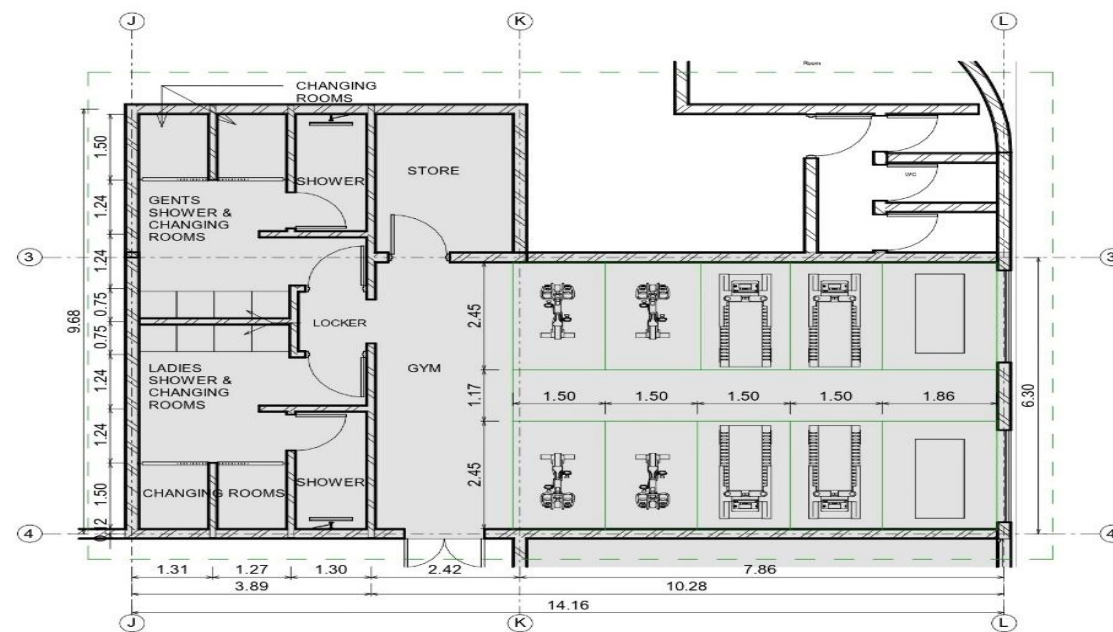


Figure 2-4. Proposed design of the warehouse and gym

## **2.3 Project Activities by Phases**

The implementation of the Project will occur through distinct yet interconnected phases: Planning, Construction, Demobilization, Operation and Maintenance. Each phase is characterized by specific activities and the application of specialized equipment, ensuring that the project is executed efficiently, safely, and sustainably.

### **2.3.1 Planning Phase**

The planning phase establishes the groundwork for the entire project. Important activities during this phase include feasibility studies, stakeholder consultations, environmental and social assessments, detailed engineering design, regulatory compliance, and procurement planning.

The following tools and methodologies will be utilized:

- Survey and Assessment Tools: For evaluating the condition of existing infrastructure.
- Geographic Information Systems (GIS) and IT Systems: For preparing technical documentation and facilitating stakeholder engagement.
- Communication Utilities: Office-based tools for inter-agency coordination and regulatory submissions.

### **2.3.2 Construction Phase**

The construction phase encompasses the physical implementation of project upgrades and is the most resource-intensive stage. Key activities include site clearance, civil works, warehouse and office refurbishments, road and parking area construction, and the installation of mechanical and electrical systems, all while enforcing environmental and social safeguard measures. Major equipment used during this phase includes:

- Excavators, Bulldozers, and Loaders: For site clearance and earthworks.
- Compactors and Rollers: For road base compaction.
- Concrete Mixers and Cranes: For structural work and lifting tasks.
- Water Bowsers: For dust suppression and site hydration needs.
- Security Installations: Including biometric systems and CCTV infrastructure.
- Various Power Tools, Scaffolding, Welding Machines, and Stormwater Drainage Equipment: For a range of construction tasks.

### **2.3.3 Contractors Demobilization Phase**

This stage will take place when all construction works are completed. As such, there will be closure of the project and rehabilitation of both project site and the sites where construction materials will be sourced. The main impact at the sites where construction materials will be sourced is land degradation due to abandoned borrow pits and deforestation.

Major activities at this stage will include:

- Disbandment of temporary site camp;
- Clearing of rubble;

- Withdrawal and dispatching of equipment and machinery from the site;
- Temporary workers will be relieved.
- Final inspections;
- Land rehabilitation;
- Site restoration and landscape activities;
- Filling of borrow pits at the site for sourcing materials
- Planting of vegetation at the site for sourcing materials.
- Official handover of the project and its documentation to Malawi Revenue Authority (MRA).

Equipment to be utilized at this phase includes:

- Trucks, Loaders, and Hand Tools: For the dismantling and removal of materials.
- Cleaning Equipment and Water Bowsers: For site cleanup operations.
- Inspection Tools: For quality control and compliance verification.

### ***2.3.4 Operation and Maintenance Phase***

The Operation and Maintenance Phase marks the transition to the full, sustained use of the upgraded BIEC. During this phase, the MRA will assume responsibility for managing daily operations and ensuring that the facility continues to support efficient customs clearance, trade facilitation, security, and environmental compliance.

Key activities under this phase include:

- Routine operation of customs and cargo inspection processes;
- Monitoring and enforcement of access control and security measures;
- Regular servicing of infrastructure and utilities;
- Implementation of health, safety, and environmental safeguards.

Essential tools and systems supporting this phase include:

- Maintenance Equipment: Used for periodic inspections, repairs, and servicing of buildings, road surfaces, drainage systems, and mechanical installations.
- CCTV and Biometric Access Systems: Provide continuous surveillance and controlled entry to enhance security and traceability.
- Fire Safety Equipment: Including fire extinguishers, alarms, hose reels, and emergency lighting to manage fire risks and ensure rapid response in emergencies.
- Environmental Monitoring Kits: For assessing air quality, managing solid and hazardous waste, and ensuring the proper functioning of stormwater drainage systems.

## **2.4 Sources and management of main construction materials**

This section outlines the primary construction inputs and associated management strategies during the refurbishment and operational phases of the BIEC. It focuses on sourcing, environmental sustainability, and compliance with national guidelines and the World Bank's OP 4.01.

#### **2.4.1 Quarries, Borrow Pits, Stockpiles, and Spoil Areas**

The project will source sand, gravel, and crushed stones from licensed local quarries and borrow pits located within proximity to the site.

All material extraction sites will be vetted to ensure that they:

- Have valid environmental permits issued by MEPA;
- Follow rehabilitation plans to restore borrow areas after use (Guide provided in Annex 3.3);
- Do not encroach on sensitive ecosystems, watercourses, or settlements.

Spoil materials such as excavated soil and unusable debris will be stored in designated stockpile areas on-site and reused for backfilling and landscaping purposes where feasible. Any excess spoil will be transported to authorized spoil disposal sites approved by the Blantyre City Council.

#### **2.4.2 Water Sources**

Water required for construction activities such as concrete mixing, dust suppression, and equipment cleaning will be sourced from:

- The existing borehole within the facility premises (to be rehabilitated),
- Supplementary supply via water bowsers from nearby River mainly Lirangwe River.

Water abstraction will be managed responsibly to avoid depletion of local water sources, and storage tanks will be installed to ensure efficient use and minimize waste.

#### **2.4.3 Energy Sources**

During construction, electricity will be sourced from:

- The national grid (ESCOM) for general site operations and lighting;
- Diesel-powered generators to provide backup supply for power tools, welding, lighting, and ICT installations.

In the operation phase, a solar PV system will be installed to meet up to 30% of the facility's energy demand, supporting sustainable energy use and reducing reliance on fossil fuels.

#### **2.4.4 Site Camp**

All the labourers will be staying at their respective homes. Where appropriate, a site or labor camp will be constructed where workers will be provided with resting and dining quarters, cooking or eating facilities, sanitary facilities such as showers, toilets and laundry facilities. The camp will also be used for temporary storage of the tools, equipment and other accessories.

#### **2.4.5 Machinery to be used**

During construction and decommissioning phases, a number of machineries will be used and these will include:

- **Front end loader:** Also called “wheel loaders” or “bucket loaders” will be used for the task of moving solid materials. They are generally more efficient and faster at moving large volumes of materials compared to skid steers or tractors with bucket attachments.
- **Concrete mixer:** This will be used to mix cement, water, and other materials such as sand, gravel, and sometimes additives, to make concrete.
- **Tippers:** This will be used to lift and transport workers and loose building materials such as asphalt, construction aggregate, dirt, grain, gravel, sand, wood and chips in bulk efficiently around the work site.

#### **2.4.6 Waste Management**

Construction and operational phases will generate various waste streams. Effective waste management will involve source segregation, recycling, and safe disposal in collaboration with licensed service providers.

Tables 2-1 and 2-2 present detailed Waste Streams Matrices for both phases, covering estimated quantities and proposed management measures:

**Table 2-1. Construction and Demobilization Phases Estimated Waste Streams Matrix**

| Waste Stream          | Possible Sources                                         | Unit Rate                                                 | Working Figure               | Estimated Waste Amount | Proposed Waste Management Measures                                       |
|-----------------------|----------------------------------------------------------|-----------------------------------------------------------|------------------------------|------------------------|--------------------------------------------------------------------------|
| Excavation Waste      | Soil, rocks, debris from site clearing and trenching     | 1 m <sup>3</sup> per 100 m <sup>2</sup> of area           | 7,000 m <sup>2</sup>         | 70 m <sup>3</sup>      | Reuse for backfilling or landscaping; transport excess to spoil site     |
| Concrete Waste        | Leftover concrete from casting foundations and pavements | 0.05 m <sup>3</sup> per m <sup>3</sup> of poured concrete | 1,800 m <sup>3</sup>         | 90 m <sup>3</sup>      | Recycle as sub-base or road fill material                                |
| Wood Waste            | Offcuts and discarded formwork timber, packaging crates  | 0.02 tons per 100 m <sup>2</sup>                          | 7,000 m <sup>2</sup>         | 1.4 tons               | Reuse where safe or donate; burn only with approval                      |
| Plastic Waste         | Plastic wraps, insulation sheets, packaging materials    | 0.1 kg per 100 m <sup>2</sup>                             | 7,000 m <sup>2</sup>         | 7 kg                   | Collect separately and recycle; avoid burning                            |
| Metal Scrap           | Steel reinforcement, offcuts of piping and fittings      | 0.02 tons per 100 m <sup>2</sup>                          | 7,000 m <sup>2</sup>         | 1.4 tons               | Segregate and sell to scrap buyers; reuse on-site if feasible            |
| Hazardous Waste       | Paint residues, adhesives, oil-contaminated rags         | 3% of total construction waste                            | 197 m <sup>3</sup> estimated | 6 m <sup>3</sup>       | Store in sealed containers; dispose via licensed hazardous waste handler |
| Organic Waste         | Food residues from construction camps                    | 0.1 tons/month per 100 workers                            | 50 workers                   | 0.05 tons/month        | Compost or divert to animal feed with oversight                          |
| Paper Waste           | Office prints, packaging slips, outdated plans           | 1 ream per 1,000 m <sup>2</sup>                           | 7,000 m <sup>2</sup>         | 7 reams                | Digitize and recycle; minimize unnecessary printing                      |
| Wastewater and Sewage | Mobile ablution units, kitchen greywater                 | 50 liters/day per 100 workers                             | 50 workers                   | 25 liters/day          | Contract hygienic mobile toilet services; treat waste off-site           |

**Table 2-2. Operation and Maintenance Phases Estimated Waste Streams Matrix**

| Waste Stream    | Possible Sources                                     | Unit Rate                      | Working Figure | Estimated Waste Amount | Proposed Waste Management Measures                           |
|-----------------|------------------------------------------------------|--------------------------------|----------------|------------------------|--------------------------------------------------------------|
| Organic Waste   | Cafeteria waste, food discards from office staff     | 0.2 tons/month per 100 users   | 300 users      | 0.6 tons/month         | Install compost bins or divert to municipal organic recovery |
| Plastic Waste   | Plastic containers, packaging from consumables       | 0.5 kg/month per 100 users     | 300 users      | 1.5 kg/month           | Provide sorting bins; restrict single-use plastics           |
| Paper Waste     | Receipts, customs documents, institutional records   | 1 ream/month per 100 users     | 300 users      | 3 reams/month          | Digitize where possible; place bins in offices               |
| Textile Waste   | Lost-and-found items, worn uniforms                  | 0.1 tons/month per 100 users   | 300 users      | 0.3 tons/month         | Donate wearable items, recycle fabric scraps                 |
| Metal Scrap     | Worn parts from facility maintenance                 | 0.02 tons/month                | 12 months/year | 0.24 tons/year         | Store safely; sell to scrap dealers                          |
| E-Waste         | Defective surveillance devices, biometric systems    | 2.5 kg/person/year             | 20 staff       | 50 kg/year             | Send to licensed e-waste facilities                          |
| Hazardous Waste | Cleaning agents, disinfectants, minor spill residues | 0.5 liters/month per 100 staff | 20 staff       | 0.1 liters/month       | Store in labeled containers; dispose through certified firms |
| Wastewater      | Greywater and sewage from toilets and kitchens       | 100 liters/day per 10 users    | 200 users      | 20,000 liters/day      | Ensure septic system efficiency or municipal sewage link     |

## 2.5 Employment details

The project is expected to employ approximately 128 personnel during peak construction, consisting of contractor and consultant staff, of which 83 are expected to be male and 45 are expected to be female, representing approximately 65% male and 35% female respectively.

The majority of the workforce, approximately 96% will be sourced locally, reflecting the availability of skilled and unskilled labor within Malawi's construction sector. A small proportion of the workforce, estimated at 4% (5 personnel) will comprise international experts required for specialized roles, including Mechanical Engineer (HVAC & MEP), Fire Safety Specialist, and ICT Specialist (Table 2-3).

**Table 2-3. Estimated workers by category and origin**

| Work Category                                                         | Local     |           |            | International |          |           | Total     |           |
|-----------------------------------------------------------------------|-----------|-----------|------------|---------------|----------|-----------|-----------|-----------|
|                                                                       | Male      | Female    | Sub Total  | Male          | Female   | Sub Total | Male      | Female    |
| Project Management and Administration                                 | 8         | 5         | 13         | 0             | 0        | 0         | 8         | 5         |
| Engineering and Design (Architectural, Structural, Civil, Electrical) | 10        | 5         | 15         | 0             | 0        | 0         | 10        | 5         |
| Mechanical (HVAC & MEP)                                               | 0         | 0         | 0          | 2             | 0        | 2         | 2         | 0         |
| Fire Safety                                                           | 0         | 0         | 0          | 1             | 0        | 1         | 1         | 0         |
| ICT Specialist                                                        | 0         | 0         | 0          | 2             | 0        | 2         | 2         | 0         |
| Skilled Construction Workers (Masons, Carpenters, etc.)               | 30        | 10        | 40         | 0             | 0        | 0         | 30        | 10        |
| Unskilled Construction Workers (General Labour)                       | 15        | 10        | 25         | 0             | 0        | 0         | 15        | 10        |
| Support Services (Cleaning, Security, etc.)                           | 15        | 15        | 30         | 0             | 0        | 0         | 15        | 15        |
| <b>Total</b>                                                          | <b>78</b> | <b>45</b> | <b>123</b> | <b>5</b>      | <b>0</b> | <b>5</b>  | <b>83</b> | <b>45</b> |

## 2.6 Sustainable designs considerations

The designs have taken into consideration of the following sustainability issues.

a). Low emitting materials: Mainly has specified the use of Low VOC paints/adhesives/sealants to improve indoor air quality, use of low formaldehyde-free composite woods products and not toxic insulations, and use of eco-labelled flooring and wall systems for example those with recycling labels.

- b). Waste segregation: implement onsite waste sorting protocols, design slots for dedicated bins.
- c). Natural Ventilation and lighting: Optimized window orientation and operability, use of light shelves, clerestory glazing, reflective surfaces, and strategic placement of openable windows and ventilation systems.
- d). Use of sensor-based waster fixtures: low flow sensor activated faucets and urinals, infrared / touches technologies for improved hygiene, and integration of metered watering system for saving water and detect leakages.
- e). Drainage system: Provision of adequate drainage system that can handle the worst-case storm.
- f). Fire protection system: Designed for automated fire protection system with primary source of electricity and where there is a failure, a stand-alone generator provided to power up the water hydrant systems.

## **CHAPTER 3: POLICY, LEGAL AND ADMINISTRATIVE FRAMEWORK**

### **3 POLICY, LEGAL AND ADMINISTRATIVE FRAMEWORK**

This Chapter provides background information on Government policy and legal framework related to the proposed project. The chapter has been subdivided into three main sections as follows: The first Section is the introduction; second section provides an outline of the most important related policies; the third section reviews the related legislations which provide technical and legal guidelines/framework.

#### **3.1 National Policy Framework**

##### ***3.1.1 Malawi 2063 and the First 10-Year Implementation Plan (MIP-1) (2021–2030)***

Malawi 2063 (MW2063) envisions a future where Malawi becomes “an inclusively wealthy and self-reliant industrialized upper-middle-income country” by the year 2063. The First 10-Year Implementation Plan (MIP-1), covering the period from 2021 to 2030, aims to operationalize this vision by establishing actionable priorities that focus on transforming the country’s economic base. Within this framework, key areas of emphasis include the development of productive infrastructure, trade facilitation, industrialization, and environmental sustainability, all of which relate significantly to the refurbishment of the BIEC.

As a crucial customs inspection and clearance facility, the BIEC supports both regional and international trade flows. Its refurbishment directly contributes to Enabler 2: Competitive and Resilient Infrastructure, Pillar 2: Industrialization, and Enabler 7: Environmental Sustainability as outlined in MIP-1. Thus, the project serves as a key driver for enhancing cross-border trade efficiency, modernizing customs processes, and improving logistics competitiveness an essential component in achieving the objectives of MW2063.

Key Relevant Provisions:

- a) **Efficient Transport and Logistics Infrastructure:** MIP-1 emphasizes the modernization of inland ports, dry ports, and border facilities to mitigate trade bottlenecks and enhance logistics performance. Upgrading the BIEC aligns seamlessly with this strategic goal.
- b) **Trade Facilitation and Regional Integration:** The plan highlights the necessity for well-equipped trade corridors and customs modernization to improve the ease of conducting business. The refurbishment of the BIEC supports these objectives through improvements in cargo handling, inspection facilities, parking areas, and information and communication technology (ICT) systems.
- c) **Environmental Sustainability:** MIP-1 promotes the integration of environmental and climate resilience within infrastructure projects, advocating for eco-friendly designs, stormwater management, and the use of renewable energy solutions. These principles are reflected in the BIEC refurbishment, which includes solar panel installations and upgrades to drainage systems.

- d) **Digital Transformation:** The plan calls for enhanced digital infrastructure across public institutions. The BIEC's implementation of biometric access controls, CCTV surveillance systems, and structured ICT cabling exemplifies this digital transformation effort.
- e) **Public Sector Reform and Service Delivery:** MIP-1 stresses the importance of efficient, transparent, and accountable public service delivery. Upgrading the BIEC is designed to bolster public confidence, reduce customs clearance delays, and enhance overall institutional efficiency.

In adherence to the Malawi 2063 Vision and the First 10-Year Implementation Plan (MIP-1), the BIEC Refurbishment Project must:

- a) Modernize customs infrastructure to align with goals of trade facilitation and regional integration.
- b) Enhance ICT systems to support digital clearance processes, surveillance, and cargo management, consistent with e-government and digital transformation strategies.
- c) Install resilient infrastructure that includes improved stormwater drainage systems and green energy solutions (e.g., solar photovoltaic systems), in line with commitments to environmental sustainability.
- d) Apply climate-resilient design standards throughout building refurbishments and civil construction work.
- e) Ensure inclusive participation by engaging local communities and promoting job opportunities aligned with national employment and local content priorities.
- f) Align with public sector performance targets by streamlining operations, enhancing service delivery, and reducing processing times.
- g) Implement effective solid and liquid waste management measures that conform to national environmental policies and public health regulations.
- h) Comply with all applicable planning, building, and environmental laws, securing necessary environmental approvals from the Malawi Environmental Protection Agency (MEPA) and incorporating stakeholder consultation recommendations.

### ***3.1.2 National Environmental Policy (2004)***

The overarching goal of the National Environmental Policy (NEP) is to foster sustainable social and economic development by promoting effective management of the environment and natural resources. This policy serves as a strategic framework ensuring that infrastructure development including urban, industrial, and customs-related initiatives such as the BIEC Refurbishment Project integrates environmental safeguards, prevents degradation, and aligns with Malawi's international environmental commitments.

The BIEC project, which involves civil works, mechanical and electrical installations, waste and stormwater management, and enhanced ICT infrastructure, must adhere to the cross-sectoral objectives outlined in the NEP regarding environmental planning, waste management, air quality, public participation, and compliance with Environmental Impact Assessment (EIA) requirements. Given its location in a high-traffic urban environment, the project presents risks

related to air pollution, waste generation, runoff, and occupational safety, all central concerns that the NEP addresses.

#### Key Relevant Provisions

- a) Environmental Impact Assessment (EIA): The NEP mandates that EIAs be conducted for infrastructure projects likely to cause environmental harm. The scale of the BIEC project, including demolition works and potential waste generation, necessitates EIA compliance.
- b) Air Quality and Climate Change: The NEP emphasizes the control of emissions, particularly those resulting from transportation and construction activities. The BIEC project must implement measures to mitigate air pollution from construction machinery, dust, and emissions from parked trucks.
- c) Waste Management: The policy underscores the importance of proper segregation, treatment, and disposal of solid, liquid, and hazardous waste. As such, environmentally sound construction and operational waste management practices are required.
- d) Institutional Coordination: The Environmental Affairs Department (EAD) is responsible for oversight, while various sector ministries (such as the Ministry of Transport, Ministry of Local Government, and Malawi Environmental Protection Agency MEPA) must integrate environmental management into their developmental activities.
- e) Public Participation and Accountability: The NEP encourages the active involvement of communities, civil society, and the private sector in environmental planning and monitoring processes.
- f) Gender, Youth, and Community Participation: The policy highlights the inclusion of vulnerable groups in environmental decision-making and ensuring they benefit from sustainable development initiatives.

To align with the NEP (2004), the BIEC Refurbishment Project must:

- a) Prepare and Submit a Project Brief and Environmental and Social Management Plan (ESMP): These documents should comply with ESMP guidelines set forth in the Environment Management Act, ensuring robust stakeholder engagement and public transparency.
- b) Incorporate Environmental Mitigation Measures: Implement these measures during construction and operation, including erosion control, stormwater management, safeguards for air quality, and strategies for pollution prevention.
- c) Establish Waste Management Systems: Develop proper waste management systems, including on-site segregation, secure storage, and the responsible disposal of hazardous materials through licensed waste management providers.
- d) Implement Emission and Dust Control Measures: Employ dust control strategies, such as water sprinkling, and establish idle-reduction protocols for trucks and equipment to minimize emissions.

- e) **Ensure Workplace Safety and Public Health:** Safeguard the health and safety of workers and the public, especially in areas around cargo handling zones and public access points during construction.
- f) **Coordinate with Regulatory Authorities:** Engage with the Environmental Affairs Department and Blantyre City Council to secure necessary environmental permits and ensure compliance with local regulations.
- g) **Promote Environmental Awareness:** Provide training for staff and contractors on the best environmental practices and emergency preparedness to foster a culture of sustainability (see Emergency Preparedness and Response Plan Guide in Annex 3.5).
- h) **Facilitate Public Participation:** Implement feedback mechanisms for community stakeholders around the Makata Industrial Area to address concerns and promote transparency throughout the project.
- i) **Monitor Environmental Performance:** Regularly assess and document environmental performance, maintain records, and submit environmental audit reports during both the construction and operational phases.

### **3.1.3 National Water Policy (2005)**

The National Water Policy (2005) aims to foster the sustainable management and utilization of water resources in Malawi to benefit all citizens while safeguarding the environment. This includes promoting integrated water resources management (IWRM), ensuring equitable access to water, implementing pollution control measures, and protecting water supply infrastructure.

The relevance of this policy to the BIEC refurbishment project is significant, given its location within an industrial zone that intersects with critical urban water infrastructure, including the Blantyre Water Board's main supply pipelines. The policy emphasizes the protection of water infrastructure during construction, ensuring that development projects do not compromise public water supplies or contribute to water pollution. Provisions within the policy that address stormwater management, sanitation, and urban water planning are particularly applicable, as the project will involve infrastructure upgrades that may generate runoff and temporary waste loads.

To comply with the National Water Policy (2005), the Project Proponent must:

- a) **Coordinate with the Blantyre Water Board:** Identify and protect any critical water supply infrastructure located on or near the project site.
- b) **Integrate Stormwater Management Measures:** Design effective solutions to prevent flooding, erosion, and waterlogging during and after construction.
- c) **Install Efficient Plumbing and Sanitation Systems:** Ensure responsible water use and appropriate waste discharge.
- d) **Adopt Pollution Control Practices:** Implement strategies during construction to prevent contamination of surface and stormwater.
- e) **Implement Rainwater Harvesting or Water Reuse Options:** Where feasible, integrate these practices to enhance sustainability.

- f) Monitor and Report Water Use and Drainage Conditions: Conduct ongoing assessments during both the construction and operational phases.

#### **3.1.4 National Forestry Policy (2016)**

The National Forest Policy (2016) provides a framework for the sustainable management, conservation, and utilization of forest resources in Malawi. It promotes reforestation, biodiversity protection, sustainable wood harvesting, and climate resilience through improved forest governance.

Although the BIEC refurbishment project is located within the Chirimba Industrial Area an urban, industrial zone devoid of natural forests or protected woodland the project upholds the principles of the policy by ensuring that construction activities avoid unnecessary vegetation clearance and incorporate measures for environmental sustainability. Where applicable, the project will promote green practices such as:

- Landscaping with non-invasive, locally adapted species;
- Sustainable waste management;
- Reduction of carbon emissions through energy-efficient infrastructure design.

As the project does not involve forest resource use or encroachment into forested areas, no adverse impact on forest resources is anticipated, and the project remains compliant with the provisions of the National Forest Policy.

#### **3.1.5 National Climate Change Policy, (2016)**

The National Climate Change Management Policy (2016) is designed to guide Malawi's approach to climate change by promoting adaptation and mitigation strategies, facilitating technology transfer, and building capacity through green economy principles. Its primary objective is to reduce vulnerability to climate-related shocks while fostering sustainable development and enhancing socio-economic resilience.

The BIEC refurbishment project, located in an urban industrial area, will likely lead to increased traffic, higher energy demand, and greater solid waste generation. If not managed effectively, these activities could contribute to greenhouse gas emissions and localized urban heat island effects. The policy underscores the importance of climate-proofing infrastructure development and integrating mitigation measures into project planning and execution.

To comply with this policy, the BIEC refurbishment project must:

- a) Integrate Climate Adaptation Measures: Improve stormwater drainage systems to prevent localized flooding exacerbated by intense rainfall.
- b) Incorporate Energy-Efficient Systems: Promote the use of renewable energy sources where feasible, such as solar lighting or water heating solutions.
- c) Implement Waste Minimization and Recycling Mechanisms: Develop strategies to reduce the environmental footprint associated with waste generation.

- d) **Avoid Deforestation and Reduce Vegetation Clearance:** Where feasible, promote urban greening initiatives and restore carbon sinks.
- e) **Raise Awareness and Build Capacity:** Provide training for contractors and site staff on climate-smart construction practices.
- f) **Align with National Commitments:** Ensure compliance with Malawi's commitments under the UN Framework Convention on Climate Change (UNFCCC), the Paris Agreement, and the Intended Nationally Determined Contributions (INDCs), contributing to emission reduction and climate resilience goals.

### **3.1.6 National Energy Policy (2018)**

The National Energy Policy (2018) is designed to promote the availability of reliable, sustainable, and affordable energy to support Malawi's socio-economic development. The policy emphasizes enhancing energy access, improving energy efficiency, promoting the use of renewable energy, and mitigating the environmental impacts associated with energy generation and consumption. The refurbishment of the BIEC, located in the Chirimba Industrial Area, is expected to increase energy demand due to upgraded facilities, enhanced lighting, advanced ICT infrastructure, and improved security systems. In line with the policy, all energy-related interventions must prioritize energy efficiency, sustainability, and the adoption of cleaner energy technologies.

To comply with this policy, the BIEC refurbishment project must:

- a) **Incorporate Energy-Efficient Technologies:** Use LED lighting, energy-saving equipment, and efficient HVAC systems in the facility design.
- b) **Explore Renewable Energy Solutions:** Integrate solar power for lighting and backup energy supply to decrease reliance on the national grid.
- c) **Promote Efficient Load Management Practices:** Implement timers and smart control systems to reduce peak demand and operational costs.
- d) **Engage with ESCOM and Relevant Stakeholders:** Ensure accurate metering, load estimation, and safe connection procedures are established.
- e) **Meet National Quality and Safety Standards:** Ensure all energy systems comply with the Electricity Act and regulations set forth by the Malawi Bureau of Standards (MBS).
- f) **Provide Training and Capacity Building:** Educate facility staff and contractors on efficient energy use and energy conservation practices.

### **3.1.7 Malawi National Land Policy (2002)**

The National Land Policy (2002) aims to ensure equitable access to land, promote secure tenure, and guide sustainable and orderly land development in Malawi. It emphasizes the need for transparent land administration, proper land use planning, and the integration of environmental considerations into land development processes.

The BIEC refurbishment project, situated on public land fully owned by the MRA, falls within an urban industrial zone governed by the Blantyre City Council. Although the project does not

require additional land acquisition, it must comply with the policy's provisions related to urban planning, development control, and environmental safeguards.

To comply with this policy, the project must:

- a) Ensure that all development activities align with approved land use plans and zoning regulations enforced by the Blantyre City Council;
- b) Obtain relevant development and building permits to validate compliance with statutory urban planning requirements;
- c) Prevent any unauthorized land occupation or encroachment, particularly during construction staging or laydown area use;
- d) Integrate environmental sustainability principles into land development, including drainage management, waste handling, and green space preservation;
- e) Maintain documented evidence of legal land ownership and tenure security throughout project planning and execution;
- f) Promote consultation and coordination with local authorities and affected parties in cases of temporary land use or site expansion needs.

### **3.1.8 National HIV and AIDS Policy (2022)**

The National HIV and AIDS Policy (2022–2027) offers a comprehensive framework for guiding Malawi's response to HIV and AIDS, focusing on prevention, treatment, care, support, and the protection of people living with HIV (PLHIV) and vulnerable populations. It promotes a human rights-based, gender-sensitive, and multi-sectoral approach that applies to both public and private sector interventions.

The refurbishment of the BIEC, which involves civil works and a significant mobilization of the workforce, will increase interactions between contract workers, service providers, transport personnel, and the local population. This urban industrial context introduces potential vulnerabilities related to HIV transmission, stigma, and workplace discrimination. Therefore, it is essential for the project to align with the policy's directives, particularly in Priority Area 4 (Protection, Participation, and Empowerment) and Priority Area 7 (Sustainable and Enabling Environment).

To comply with the National HIV and AIDS Policy, the BIEC refurbishment project must:

- a) **Integrate HIV and AIDS Messaging:** Embed prevention, awareness, and treatment information into contractor training and community engagement plans, especially for workers who will be interacting with the public and local vendors.
- b) **Develop a Workplace HIV and AIDS Policy:** Establish and enforce a policy that prohibits stigma and discrimination based on HIV status, ensuring alignment with the HIV and AIDS (Prevention and Management) Act of 2018.
- c) **Facilitate Access to Health Services:** Provide voluntary counselling and testing (VCT) services at the workplace and distribute preventive materials such as condoms.
- d) **Implement Gender-Sensitive Employment Practices:** Adopt practices that reduce the risk of Gender-Based Violence (GBV) and enhance the protection of vulnerable groups,

particularly adolescent girls and young women (Gender-Based Violence (GBV) Reporting Protocol Guide included in Annex 10).

- e) Create Referral Channels to Support Services: Collaborate with local health facilities and community-based structures to facilitate access to social and health support services.
- f) Promote Awareness of Human Rights Obligations: Educate contractors and workers on the human rights aspects of HIV response, focusing on confidentiality and non-discrimination.

### **3.1.9 National Employment and Labour Policy (2020)**

The National Employment and Labour Policy establishes a framework for promoting decent, productive, inclusive, and sustainable employment, which is at the heart of Malawi's socio-economic development agenda. The policy ensures that employment considerations are integrated into economic planning, infrastructure development, and investment strategies, with a focus on labour rights, skills development, youth empowerment, gender equality, and safe working conditions.

The refurbishment of the BIEC will involve a substantial workforce during the construction phase, generating short-term employment opportunities. Given its setting within an urban industrial zone and its status as a public infrastructure project, the BIEC project must support the policy's objectives by fostering decent work, ensuring safe and equitable workplaces, and building local capacity. During operation of the facility the existing workforce will be maintained, supporting long term employment.

To comply with the National Employment and Labour Policy, the project must:

- a) Mainstream employment creation throughout project planning and implementation, prioritizing decent and productive jobs for both skilled and unskilled workers.
- b) Ensure fair and inclusive recruitment processes that promote equal opportunities for women, youth, and persons with disabilities, in accordance with Priority Areas 6 and 7.
- c) Adhere to national labour standards during construction by ensuring compliance with minimum wage requirements, regulated working hours, occupational safety, and the protection of workers' rights.
- d) Engage local workers and suppliers to stimulate the informal economy and transition jobs toward formality through structured contracts and fair pay practices.
- e) Collaborate with relevant government bodies, such as the Ministry of Labour and Blantyre City Council, to guarantee regular inspections, an effective grievance redress mechanism, and full compliance with employment regulations.
- f) Incorporate skills training and apprenticeship provisions, particularly for youth, to enhance employability and foster long-term capacity development.
- g) Prohibit child labour and promote awareness of workers' rights in line with Malawi's commitments to international labour conventions and national employment laws.

### ***3.1.10 National Construction Industry Policy (2015)***

The National Construction Industry Policy (2015) seeks to develop a vibrant, efficient, and internationally competitive construction sector in Malawi. The policy emphasizes local participation, value for money, high standards, and strict adherence to environmental and social safeguards. It sets strategic guidelines for regulating the construction industry, enhancing local capacity, ensuring occupational safety and health, promoting good governance, and integrating key issues such as gender equality, HIV and AIDS awareness, and environmental sustainability.

The refurbishment of the BIEC directly supports these policy goals as it is a public infrastructure intervention involving regulated civil work, service procurement, and the engagement of contractors and consultants. To align with the policy's objectives, the BIEC project must comply with the following requirements:

- a) Ensure that all construction work and service providers are registered with the Construction Industry Regulatory Authority (CIRA) and follow approved classification and procurement procedures.
- b) Promote the participation of local contractors and consultants especially small and medium-sized enterprises through adherence to joint venture and subcontracting guidelines.
- c) Uphold construction quality standards by providing technical supervision, adhering to national specifications, and using certified materials.
- d) Integrate occupational safety and health (OSH) protocols throughout both the construction and operational phases to minimize workplace hazards.
- e) Embed environmental safeguards in the design and construction process, with particular attention to waste management, dust control, and the protection of public infrastructure.
- f) Mainstream cross-cutting issues by incorporating HIV and AIDS awareness, gender equality, and youth participation into contractor engagement and on-site operations.
- g) Support skills development and capacity building by engaging local youth and technicians, in collaboration with community technical colleges or local training institutions.
- h) Promote good governance and transparency in procurement, contract management, and site operations to deter corruption and ensure accountability.

### ***3.1.11 National Gender Policy (2015)***

The National Gender Policy (2015) provides a comprehensive framework to promote gender equality, equity, and the empowerment of all individuals across Malawi's socio-economic development. This policy seeks to address persistent gender disparities, gender-based violence, and the underrepresentation of women in decision-making, ensuring that all development interventions are inclusive and non-discriminatory.

The BIEC refurbishment project will involve contractors, workers, and community actors in a mixed-gender urban environment. Given that the construction sector is predominantly male

and often prone to issues such as gender-based harassment, discrimination, and unequal job opportunities, the project must proactively manage these risks while promoting opportunities for all. It is essential that the refurbishment aligns with key policy priorities, including Gender in Governance and Human Rights, Gender and Economic Development, and the prevention of Gender-Based Violence (GBV).

To comply with the National Gender Policy (2015), the project must:

- a) Ensure gender equity in employment by implementing fair recruitment practices, offering equal pay for equal work, and providing equal career advancement opportunities for both women and men throughout all project phases.
- b) Implement and enforce a GBV and Harassment Prevention Protocol that includes a clear Code of Conduct for all workers, comprehensive awareness training, and accessible grievance redress mechanisms (See Code of Conduct in Annex 3.1; Gender-Based Violence (GBV) Reporting Protocol Guide included in Annex 3.10).
- c) Engage women and youth, especially those from vulnerable groups, in economic empowerment initiatives such as local procurement, skills training, and subcontracting opportunities.
- d) Create safe, accessible, and inclusive workspaces by providing adequate sanitation facilities for all genders and ensuring that facilities are disability friendly.
- e) Incorporate gender-responsive monitoring and evaluation indicators to track participation, address grievances, and measure benefits by gender throughout the project's implementation.
- f) Coordinate with local institutions and the Ministry responsible for Gender to ensure the project aligns with the National Gender Machinery, as well as national priorities for women's rights, representation, and social inclusion.

### ***3.1.12 National Sanitation Policy (2008)***

The National Sanitation Policy (2006) aims to transform Malawi into a country where all citizens have reliable access to improved sanitation, where safe hygienic practices are routine, and where solid and liquid waste recycling is widely implemented. The policy outlines strategic directions for institutional roles, sanitation standards, environmental health, and the sustainable delivery of urban sanitation services, with particular emphasis on cities and municipalities.

The BIEC refurbishment project, situated in the urban industrial area of Chirimba in Blantyre City, directly engages with these focus areas under Policy Area 3: Cities and Municipalities. The project's construction activities along with the anticipated increase in solid and liquid waste generation, foot traffic, and vehicle movements—necessitate the implementation of proactive sanitation measures that align with national priorities.

To comply with the National Sanitation Policy (2006), the project must:

- a) Integrate adequate sanitation and waste disposal infrastructure into the site design, including functional toilets, urinals, and handwashing stations equipped with soap and water.

- b) Ensure the safe management of solid and liquid waste through proper segregation, collection, and disposal processes to prevent environmental contamination.
- c) Promote hygienic practices and awareness among workers and facility users during both the construction and operational phases.
- d) Coordinate with Blantyre City Council to align with urban sanitation bylaws, particularly concerning drainage systems, refuse collection, and pollution control.
- e) Incorporate accessible facilities that accommodate persons with disabilities, in accordance with the policy's inclusive sanitation provisions.
- f) Implement effective stormwater management systems to reduce the risks of flooding, erosion, and unsanitary water pooling both on-site and in the surrounding areas.
- g) Ensure that contractors adhere to established sanitation and occupational health standards, particularly for site camps and areas that are open to the public (Camp Site Management Plan Guide included in Annex 3.8).

### ***3.1.13 National Decentralisation Policy, 1998***

The National Decentralisation Policy (1998) seeks to create the democratic environment and institutions. As such, the Policy (a) devolves administration and political authority to the council level; (b) integrates governmental agencies at the council and local levels into one administrative unit, through the process of institutional integration, manpower absorption, composite budgeting; and makes provision of funds allocations to the decentralised services. In brief, the Policy makes full recognition of the council as a local government and stand-alone entity.

The implication is that the developer should make full recognition of Blantyre City Council. The Council should be consulted on all important matters including disposal of wastes.

### ***3.1.14 Sexual Harassment Policy, 2022***

The National Sexual Harassment Policy of 2022 provides a framework for creating a workplace that is free from sexual harassment through the creation of formal and informal reporting mechanisms that prevent, support and safeguard individuals against retaliation. Section 2.1 states the Policy goal which aims at providing a framework for the public service to create a workplace free from sexual harassment. Section 2.3 states that the Policy objectives are:

- a) To create a safe work environment for all in the public service;
- b) To create formal and informal reporting mechanisms for cases of sexual harassment in the workplace;
- c) To enhance institutional capacity to effectively combat sexual harassment in the workplace;
- d) To institutionalize safeguarding principles across the Public Service; and
- e) To promote a working environment free of sexual harassment in which all people are treated with respect.

Section 2.4 provides the guiding principle of this Policy, which is to promote (a) Equality and non-discrimination in all work-related matters in the public service and non-public service.

Consequently, responsible officers and every employee in the public service is obliged to treat staff under their supervision or fellow staff in an equal manner without discrimination of any kind; All responsible officers and employees shall ensure that the work place is a safe environment for all among others. Section 3.0 of this Policy provides Policy Priority Areas. Policy Priority Areas that are relevant to this proposed program are Priority Areas No. 1, 2 and 4. Section 3.1 of the Priority Area No. 1 of the Policy focuses on Case Management. This involves procedures of reporting of cases or incidents of sexual harassment, investigating, resolving and conclusion of reported cases of sexual harassment. Section 3.2 of the Priority Area No. 2 of the Policy focuses on Sexual Harassment Safeguards. The safeguards involve measures, institutional practices or systems that are instituted at the work place to deal with and/or prevent sexual harassment from occurring while Section 3.4 of the Priority Area No. 4 of the Policy focuses on Workplace Environment. This looks into location or building where people perform physical or mental work in order to earn a living and has definitive culture and values. It is a place that promotes safety, growth and goal attainment of employees, clients and beneficiaries. It entails that the place should be free from sexual harassment, harm, violence and protects the employees and clients.

The implication of the policy on the proposed project is that it will involve employment of people, both men and women, girls and boys to perform different activities at work at the sub-project site. If the recruitment team is composed of only one gender or if the people in power are comprising one gender that creates inequality and gender imbalances, this may create room for sexual harassment of the job seekers and/or workers in one way or another. This policy, therefore, will compel the local artisans and the developer to put in place proper measures to prohibit sexual harassment at the workplace, reporting mechanisms, investigation and conclusion of the reported cases or incidences of sexual harassment that may happen at the construction sites in order to curb the vice during all phases of the implementation.

### ***3.1.15 National Policy on Equalization of Opportunities for Persons with Disabilities, 2006***

The purpose of the Policy is to promote the rights of people with disabilities to enable them to play a full and participatory role in society. The aim is to ensure that concrete steps are taken for people with disabilities to access the same fundamental rights and responsibilities as any other Malawian citizen. The Policy requires the integration of disability issues in all government development strategies, planning and programmes.

In Section 2.3, the Policy acknowledges that disabled people experience discrimination and are widely excluded from the social, economic and political life of the community. The exclusion is considered as the basic cause of high rates of poverty among disabled people in the poorest countries. Section 2.4 further stipulate that persons with disabilities face a number of barriers that pose significant challenges to them. These barriers include environmental, institutional, attitudinal and economic barriers that prevent them from participating fully in and being included in the mainstream of society. Environmental barriers include inaccessible public and private buildings; institutional barriers include expulsion, exclusion and segregation from key social institutions; while due to attitudinal barriers, persons with disabilities are treated with

prejudice of varying degrees. Persons with disabilities also face a number of economic barriers and are disadvantaged in terms of business ventures and employment avenues resulting in the majority of persons with disabilities living in abject poverty with no access to resources and income.

The Policy in Section 3 advocates and support to the human rights approach to disability affirming that disabled people want equal rights, not charity. They are entitled to the same human rights, as all other citizens as enshrined in the Universal Declaration on Human Rights, the Malawi Constitution and various international Conventions that all stress that all human beings are free and equal and should be treated with dignity. The policy direction to address the discrimination of people with disability focusses on the following among others:

- a) Ensuring access for disabled people to all public sector activities;*
- b) Promotion of gender equality and equity among people with disability, and*
- c) Inclusion of disabled people in the workforce.*

The implication of the Policy on the proposed project is that the developer and the contractor are required to implement measures to address any form of discrimination during the recruitment of worker in all stages of the project implementation and further provide economic growth opportunity by engaging people with disability to supply various goods and services depending on their capacity. As one way of ensuring that people with disabilities are able to access the facility during the operation phase, appropriate design is required of the entrance and exit points including the provision of designated car park and lavatories.

## **3.2 National Legal Framework**

### ***3.2.1 Constitution of the Republic of Malawi, 1995***

The Constitution of the Republic of Malawi, 1995 serves as the supreme law of the land and outlines fundamental principles and rights that govern development and management practices, including environmental stewardship and social inclusion. The Constitution emphasizes the protection of human rights, the sustainable use of natural resources, and the promotion of social justice—objectives that are particularly relevant to infrastructure projects, such as the refurbishment of the BIEC.

A key provision is Section 13(d) under the Principles of National Policy, which mandates responsible environmental management to:

- Prevent environmental degradation.
- Ensure a healthy living and working environment for the citizens of Malawi.
- Safeguard the rights of future generations through sustainable resource utilization.
- Conserve and enhance biodiversity.

Additionally, Section 30 of the Constitution provides for the right to development, highlighting the importance of access to basic services, including infrastructure, healthcare, and a clean

environment. Section 20 prohibits discrimination on the basis of sex, disability, ethnicity, or other status, reinforcing the necessity for gender and social inclusion in project implementation. In accordance with the Constitution of the Republic of Malawi, the BIEC Refurbishment Project must:

- Promote Sustainable Environmental Management: Actively work to prevent environmental degradation and enhance public health.
- Consider Future Generations: Ensure project design and implementation prioritize environmental protection and biodiversity conservation for the benefit of future generations.
- Provide Equal Employment Opportunities: Foster inclusion of marginalized groups, including women and persons with disabilities, in project-related employment.
- Protect Human Rights: Integrate community health and safety measures, participatory engagement strategies, and grievance redress mechanisms into project activities.
- Uphold the Rule of Law, Transparency, and Equity: Maintain fairness and openness in all project-related decisions and processes.

In line with the constitution the proponent has prepared this ESMP so as to ensure that environmental and social considerations are integrated in the operation of the project. This has been done to ensure that the facility is promoting good management of the environment and sustainable utilization of natural resources through use of environmentally friendly building materials.

### ***3.2.2 Environment Management Act, 2017***

The Environment Management Act, 2017 provides Malawi's legal framework for environmental protection and sustainable management. It establishes key regulatory bodies, notably the Malawi Environment Protection Authority (MEPA), and sets out procedures for Environmental and Social Impact Assessments (ESIA), waste management, pollution control, environmental audits, and public participation. The Act affirms every person's right to a clean and healthy environment and outlines developers' obligations to maintain environmental quality in all sectors and projects.

The BIEC refurbishment project falls under Category B as per the 2015 EIA Guidelines and is governed by this Act. The project is subject to mandatory environmental and social management planning to mitigate potential impacts during construction and operation. Implemented in an urban industrial setting, it presents heightened risks including waste generation, traffic congestion, noise pollution, stormwater runoff, and occupational health and safety concerns.

To ensure compliance with the Environment Management Act (2017), the project must:

- a) Prepare and implement a comprehensive Environmental and Social Management Plan (ESMP) in accordance with Part VI (Sections 31–34) of the Act.

- b) Ensure that all contractors adhere to waste management protocols, secure necessary licenses for hazardous substances, and meet effluent discharge standards as specified in Sections 55–58.
- c) Establish pollution control mechanisms for air, water, and noise emissions, following prescriptions in Sections 61–63.
- d) Participate in environmental monitoring and auditing as outlined in Sections 32 and 33, maintaining detailed records of compliance.
- e) Integrate occupational health and safety measures that align with the developer's responsibilities and those of lead agencies as described in Section 23 (Occupational Health and Safety Management Plan Guide included in Annex 3.6).
- f) Encourage public awareness and participation by informing and consulting affected communities, in line with Sections 4 and 5.
- g) Adhere to environmental standards related to emissions, soil and water quality, and ionizing radiation control, in accordance with Part VII (Sections 35–44).

The implication is that the developer has undertaken the assessment and prepared this ESMP was undertaken to meet requirements for obtaining the MEPA licenses.

### **3.2.3 *Water Resources Act, 2013***

The Water Resources Act, 2013 establishes the legal framework for conserving, using, developing, and managing Malawi's water resources. It creates the National Water Resources Authority (NWRA) and outlines developers' responsibilities to prevent water pollution, safeguard public water infrastructure, and ensure that water abstraction and discharge are managed sustainably. The BIEC refurbishment project, located in an urban industrial area in Blantyre, has potential implications for water resource management. Construction activities may generate stormwater runoff, require sanitation upgrades, and produce wastewater. Although the project does not involve direct abstraction of water from natural sources, its proximity to municipal water infrastructure and drainage systems subjects it to the provisions of this Act.

The implication is that the developer must comply with the Water Resources Act (2013), by the following:

- a) Ensure that wastewater, oils, and construction-related effluents are handled and disposed of safely to prevent pollution of surface and groundwater (in accordance with Sections 82–87).
- b) Install effective stormwater drainage systems to reduce flooding, prevent erosion, and protect downstream water quality.
- c) Guarantee that any effluent discharged into public drainage systems or water bodies is licensed and meets NWRA-established quality standards.
- d) Coordinate with Blantyre City Council and NWRA to ensure that construction activities do not affect protected watercourses or interfere with nearby pipelines or drainage channels.

- e) Enforce good housekeeping practices among contractors to prevent accidental water contamination from runoff or chemical spills.
- f) Promote long-term water conservation and hygiene at the facility by upgrading plumbing fixtures to water-efficient systems and maintaining the integrity of the water infrastructure after construction.

### **3.2.4 Forestry Act (Cap. 63:01)**

The Forestry Act (Cap. 63:01) provides the legal framework for protecting, conserving, and sustainably managing Malawi's forest resources. It governs the declaration and management of forest reserves, protected areas, and customary lands, as well as the regulation of forest produce, licensing, offences, and participatory forest management. Although the BIEC refurbishment project is located in an industrial area of Blantyre and does not involve direct forest clearing or activities within gazetted forest areas, the Act remains relevant due to potential indirect impacts on tree cover, urban green spaces, and the disposal of litter or waste in areas sensitive to forest degradation. The project must also comply with national regulations concerning charcoal use, wood sourcing, and pollution prevention, particularly during the construction phase.

The implication is that the developer must comply with the Act by the following:

- a) Promote the greening of the facility by planting ornamental or shade trees, in line with the Act's objectives for forest enhancement and urban tree cover (Sections 3 and 38).
- b) If natural cover rehabilitation is planned, consult with the Department of Forestry to identify suitable tree species and afforestation opportunities, consistent with Section 36 (Forest Plantation Agreements).

### **3.2.5 Land Related Acts**

Acts Referenced:

- Land Act (Cap. 57:01, as amended 2022)
- Registered Land (Amendment) Act, 2017
- Physical Planning Act, 2016

Malawi's land laws create a structured framework for the management, allocation, development, and registration of land. Together, these laws ensure that land-based projects operate under secure tenure, sound planning controls, equitable access, and responsible development, while protecting public and environmental interests. The BIEC refurbishment project, located on registered public land owned by the MRA in the Chirimba Industrial Area, must comply with these Acts to secure land tenure, obtain proper development permissions, and align with urban land-use planning frameworks.

The implication is that the developer must comply with the Act by the following:

**Under the Land Act, 2022 Amendment):**

- Maintain occupancy on public land, with the MRA as the legal custodian, and avoid encroachment onto customary or private land without following proper acquisition procedures.
- Refrain from transferring or leasing land without explicit legal authority, in accordance with Section 9B, which restricts transactions involving vacant land not under development.
- Adhere to Section 44B, which grants the Government the authority to reclaim 50% of the land during any change of use. Although this may not apply directly to the project, it emphasizes the importance of obtaining formal approvals for any rezoning or land-use modifications.

**Under the Registered Land (Amendment) Act, 2017:**

- The project area has a title deed (annex 7).
- Submit updates to the Land Registry for any modifications to infrastructure improvements or land-use boundaries to maintain compliance and clarity of tenure.

**Under the Physical Planning Act, 2016:**

- a) Obtain development permission from Blantyre City Council, the local planning authority, in line with Section 46 of the Act.
- b) Ensure that the project aligns with the Local Physical Development Plan (LPDP) and the Blantyre Urban Structure Plan, and that it complies with zoning restrictions and designated land uses.
- c) Consult with and submit design plans to the Commissioner for Physical Planning for endorsement and approval.
- d) Comply with all development control measures, including preventing unauthorized development, respecting building preservation orders (if applicable), and safeguarding the environment within urban areas.
- e) Include provisions for public consultation regarding any proposed land-use changes or expansions, as required under Sections 22–23.
- f) Implement the project in a way that preserves public infrastructure, promotes urban harmony, and follows planning enforcement procedures, including compliance with any enforcement or stop notices issued during construction.

**3.2.6 HIV and AIDS (Prevention and Management) Act, 2018**

The HIV and AIDS (Prevention and Management) Act, 2018 establishes the legal framework for preventing, managing, and mitigating the impact of HIV and AIDS in Malawi. It protects the rights of people living with or affected by HIV, prohibits stigma and discrimination in workplaces and public institutions, and mandates the adoption of comprehensive workplace HIV and AIDS policies. In addition, the Act requires employers and service providers to integrate safeguards for health, privacy, and non-discrimination.

For the BIEC refurbishment project which will engage numerous contractors and workers in an industrial setting the Act is particularly relevant under Part IV (Prohibition of Discrimination), Part VIII (Employment), and Part VI (Public Health). The influx of workers during construction and operations underscores the need for proactive HIV awareness, protection of testing rights, and strict adherence to occupational health standards.

The implication is that the developer must comply with the Act with the following:

- a) Adopt and implement a workplace HIV and AIDS policy in line with Section 32, promoting awareness, prevention, and support for all workers with clear referral mechanisms and strong confidentiality safeguards.
- b) Strictly prohibit any form of pre-employment HIV testing (Section 26) and ensure that an individual's HIV status has no bearing on recruitment, retention, promotion, or access to benefits (Sections 27–29).
- c) Ensure that no one is denied employment or services based on their actual or perceived HIV status.
- d) Establish a confidential grievance mechanism to address any HIV-related complaints from workers or subcontractors.
- e) Organize training and sensitization sessions for contractors and site staff to mitigate stigma and promote understanding of workers' rights and responsibilities under the Act.
- f) Provide access to information, counseling, and voluntary testing through referrals to nearby health facilities, ensuring that such services are offered without compulsion or prejudice (Sections 12–14, 19).
- g) In the event of accidental occupational exposure, such as a needle injury or contact with blood, ensure that post-exposure prophylaxis (PEP) is readily available and that affected personnel receive appropriate counseling.
- h) Collaborate with the National AIDS Commission (NAC) or the Blantyre District Health Office to secure technical support and disseminate accredited information in compliance with Section 24 of the Act.

### ***3.2.7 Occupational Safety, Health and Welfare Act, 1997***

The Occupational Safety, Health and Welfare Act, 1997 establishes a comprehensive legal framework to ensure safe and healthy working conditions in all workplaces in Malawi. It outlines the responsibilities of employers, employees, suppliers, and contractors to prevent occupational injuries, diseases, and unsafe practices. This Act applies across both government and private sectors, including public infrastructure projects like the BIEC refurbishment.

Given that the BIEC refurbishment project involves construction activities, structural modifications, operational upgrades, and the engagement of multiple workers and contractors in a confined industrial setting, compliance with the Act's provisions especially those in Parts III through VI is essential for maintaining high workplace safety standards.

The implication is that the developer must comply with the Act by the following:

- a) Register the site as a workplace under Part II and submit building plans to the Directorate of Occupational Safety and Health for review and approval (Sections 6–9).
- b) Ensure that the employer (or MRA/contractor) implements a safe system of work. This includes providing safe access, adequate ventilation, proper lighting, reliable fire escape routes, and well-maintained machinery (Sections 22–25, 35–42).
- c) Develop and communicate a comprehensive workplace safety policy, establish a safety committee if the workforce exceeds 50 people, and consult with safety representatives as needed (Sections 13(5) and 21).
- d) Provide workers with essential amenities, such as sanitary facilities, first aid kits, drinking water, changing rooms, and rest areas critical for a site accommodating both men and women (Sections 27–33).
- e) Ensure that any hazardous substances used or stored onsite are properly labelled, stored safely, and handled according to the Act, including the proper use of personal protective equipment (PPE) (Sections 51–54 and 58).
- f) Conduct thorough training and induction sessions addressing workplace hazards, emergency response procedures, and occupational hygiene (Section 65).
- g) Implement a system for notifying and investigating workplace accidents and occupational diseases, and ensure that all incident reports are submitted to the Director of Occupational Safety and Health (Sections 66–68).
- h) Establish robust fire prevention and escape measures, particularly in areas such as warehouse spaces, fuel storage zones, and ICT infrastructure (Sections 56–57).
- i) Ensure the safety of machinery and lifting equipment, including hoists, cranes, and boilers, in accordance with applicable guidelines (Sections 38–42).
- j) Prepare for routine inspections by government-appointed inspectors, fully cooperate during these inspections, and comply with any improvement or prohibition notices issued (Sections 72–74 and 76–77).

### **3.2.8 *Public Health Act, 1948 (as amended)***

The Public Health Act, 1948 (as amended) establishes the legal framework to safeguard public health in Malawi. It focuses on preventing and controlling diseases, enforcing sanitation standards, regulating water and food safety, and promoting healthy living conditions in both workplaces and public spaces. The Act authorizes health authorities to inspect and enforce sanitary conditions across all premises, including during the construction and operation of public infrastructure.

The BIEC refurbishment project, which involves construction activities and the provision of high-traffic public services in an urban industrial area, falls under the provisions of the Act. It is particularly relevant in areas such as sanitation, waste management, disease prevention, and occupational hygiene, as outlined in Part IV (Notifiable Diseases), Part IX (Sanitation and Housing), and Part XIII (Water and Food Supplies).

The implication is that the developer must comply with the Act by the following:

- a) Provide adequate sanitation facilities, including toilets and handwashing stations, for both workers and facility users, in accordance with Sections 59–63.
- b) Implement effective solid and liquid waste management systems to prevent refuse buildup and minimize the risk of disease transmission and nuisance, as specified in Sections 66–72.
- c) Ensure that food handling areas and staff canteens adhere to strict hygiene standards and are subject to regular inspection under Sections 105–107.
- d) Maintain proper drainage and stormwater control around the site to prevent water stagnation, which can lead to mosquito breeding and flooding, in line with Section 74.
- e) Guarantee access to a clean water supply for staff and facility users by ensuring that all drinking water is safe and stored under sanitary conditions.
- f) Collaborate with the Blantyre District Health Office to schedule regular site inspections as required by Section 128 and implement any necessary corrective measures promptly.
- g) Take precautions during construction to mitigate dust, noise, and air pollution, which may be deemed public health nuisances under Sections 122–125.
- h) Support health education and awareness initiatives for workers, focusing on hygiene practices, personal protection, and the prevention of communicable diseases in accordance with Part IV provisions.

### **3.2.9 Gender Equality Act, 2013**

The Gender Equality Act, 2013 establishes a legal framework to promote gender equality by prohibiting sex-based discrimination and harmful practices, eliminating sexual harassment, and ensuring equal representation and dignity in both public and private institutions. The Act emphasizes equal opportunities in employment, education, and service provision, and requires organizations to implement robust anti-discrimination and sexual harassment policies.

For the BIEC refurbishment project where public infrastructure is being upgraded and a significant workforce will be engaged in a traditionally male-dominated sector the relevant provisions fall under Part II (Sex Discrimination), Part IV (Employment), and Part VII (Civic Awareness).

The implication is that the developer must comply with the Act by the following:

- a) Ensure non-discriminatory hiring and workplace practices by providing equal access to employment, training, and benefits for both men and women (Section 4).
- b) Prohibit any form of sexual harassment in the workplace and enforce disciplinary measures in accordance with Sections 6 and 7, including the implementation of a clearly communicated workplace sexual harassment policy.
- c) Guarantee that all job applicants and employees are treated with dignity and respect, with effective grievance mechanisms in place for reporting discrimination or harassment.
- d) Adopt gender-responsive employment practices by supporting initiatives such as the 40:60 gender quota target in public service when feasible, and by prioritizing the inclusion of women, youth, and marginalized groups (Section 11).

- e) Integrate gender mainstreaming principles into the site design by providing safe, gender-sensitive sanitation facilities, rest areas, and adequate lighting.
- f) Promote gender-responsive civic awareness through targeted activities that educate workers and stakeholders on gender rights, equality, and available grievance redress mechanisms (Section 21).

Coordinate with the Human Rights Commission or local gender offices, as necessary, to ensure the project aligns with national monitoring and enforcement provisions (Sections 8–10).

### ***3.2.10 Construction Industry Act No. 28 of 2025***

The Construction Industry Act No. 28 of 2025) governs the regulation, promotion, and development of Malawi's construction sector by establishing the Construction Industry Regulatory Authority. This Act mandates registration for all individuals and firms in the construction industry and empowers the CIRA to enforce professional standards, safety requirements, and overall compliance across construction activities. The BIEC refurbishment project, which involves engaging consultants, contractors, and suppliers, falls under this Act, particularly of which will require to have registered contractors;

The implication is that the developer must comply with the Act by the following:

- a) Ensure that every contractor, consultant, and supplier engaged in the refurbishment is duly registered with the CIRA
- b) Adhere to category-specific registration requirements by submitting valid qualifications, demonstrating capital adequacy, and proving technical capacity and a clean compliance history.
- c) Avoid awarding contracts to firms or individuals who are not on the official CIRA register, as this constitutes an offence under Section 20.
- d) Ensure that all construction activities, including any subcontracted work, conform to the approved registration category held by the primary contractor.
- e) Cooperate fully with CIRA inspections and monitoring activities, maintaining transparent documentation for contract management, reporting, and performance evaluation.
- f) Adhere to quality standards, safety requirements, and ethical practices in the construction process, in line with the Council's oversight.
- g) Incorporate the CIRA guidelines on contract documentation, codes of practice, and procurement standards.
- h) Report any cases of professional misconduct or non-compliance for potential disciplinary action by the CIRA

### ***3.2.11 Local Government Act (Cap. 22:01)***

The Local Government Act (Cap. 22:01) establishes the legal framework for decentralized governance in Malawi, empowering local authorities including City, Municipal, and District Councils to deliver public services, regulate development, and engage communities in decision-making. The Act outlines the functions, powers, and service delivery mandates of

these councils, including the enforcement of local by-laws, planning regulations, and public health and sanitation standards. Since the BIEC refurbishment project falls within the jurisdiction of the Blantyre City Council, it must adhere to the provisions of this Act especially those specified under Part II (Functions of Councils) and the Second Schedule, which details responsibilities related to waste management, building controls, public health, fire safety, urban roads, and emergency services.

The implication is that the developer must comply with the Act by the following:

- a) Engage and coordinate with Blantyre City Council throughout the planning, permitting, and implementation phases to ensure alignment with local physical development plans and municipal by-laws (Section 6; Second Schedule, Para. 21).
- b) Obtain all relevant development approvals, construction permits, and environmental health clearances issued by the Council (Second Schedule, Para. 9).
- c) Ensure that all construction and operational activities meet the Council's public health and sanitation standards, including proper drainage, waste disposal, and pest/vector control (Second Schedule, Paras. 2 and 4).
- d) Support the Council's fire and emergency services responsibilities by incorporating fire safety design features, ensuring adequate fire hydrant access, and complying with applicable building codes (Second Schedule, Para. 7).
- e) Cooperate with the Council on traffic and parking management within the facility's precincts, including designated access roads and truck holding areas (Second Schedule, Para. 5).
- f) Meet local revenue obligations, such as obtaining business licenses or service levies where applicable, in accordance with Part VI (Financial Provisions) and the Third Schedule.
- g) Respect the Council's authority to enforce by-laws, and allow for site inspections and compliance reviews by authorized officers (Section 101).
- h) Support public awareness and civic engagement efforts, particularly during public consultations or grievance redress processes involving nearby residents or businesses (Section 42).

### ***3.2.12 Malawi Bureau of Standards Act, 2012***

The Malawi Bureau of Standards (MBS) Act of 2012 gives the power to the Minister to put in place standards designed to protect the environment. Through the Malawi Bureau of Standards (MBS), under the MBS Act, Malawi has a number of environmental standards which include; tolerance limits for industrial effluent into inland surface waters, tolerance limits for domestic/sewage effluents discharged into inland surface waters, solid waste-handling, transportation and disposal-code of practice, guidelines for environmental auditing and audit procedures.

The implication of the Act is that the proponent has a role to ensure that all the standards are always adhered to and maintained. All the solid and liquid waste generated at the project site will need to be well cared for and only released on the environment in accordance with the

standards. In view of the foregoing, the performance of mitigation measures at the project site will have to be periodically measured against the standard to determine level of compliance.

### ***3.2.13 Energy Regulation Act, 2004***

An Act to establish an Energy Regulatory Authority to regulate the energy sector, to define the functions and powers of the Energy Regulatory Authority, to provide for licensing of energy undertakings, and for matters connected therewith and incidental thereto. The Policy is very strict on any public infrastructure to make use of the electricians registered by the Malawi Regulatory Energy Authority (MERA).

In line with provisions of the Act, the proponent has to always engage the registered electricians to prevent future incidences of fire outbreaks.

### ***3.2.14 Physical Planning Act, 2016***

This legal framework provides for physical planning, as well as the orderly and progressive development of land across Malawi, in both urban and rural areas. The Act aims to preserve and improve amenities thereof; for the grant of permission to develop land and for other powers of control over the use of land; for the establishment of the Physical Planning Council; for the establishment of the Physical Planners Board; for the registration and regulation of physical planners and matters connected therewith and incidental thereto.

Part IV of the Physical Planning Act provides that all physical developments in both urban and rural areas should be implemented as per the district and local physical plans. Section 46 gives powers to the Local Government Authority or the District Commissioner to grant permission to any development within the area of its jurisdiction. The local councils are as such responsible for the formulation of local physical development plans that are approved by the Minister or Commissioner and Section 33 (1) provides the types of local physical development plans as follows:

- a) An urban structure plan, which shall be a land use plan for the whole of an urban area;
- b) An urban layout plan, which shall be a detailed land use plan of a part of an urban area in which significant physical development is planned or likely to or has begun to take place or there is need for development or redevelopment, or revision or upgrading;
- c) An urban civic plan, which shall be a more elaborate design of a special area or areas of an urban area showing layout of buildings, car parking lots and landscaping among other details; and
- d) A subject physical development plan shall be a plan concerned with a particular subject matter.

The implication of the Act on the proposed project is that prior to the rehabilitation activities, the developer will have to submit the plans and designs for the proposed project to the Planning Committee of Blantyre City Council to ensure the plans are carefully scrutinized and approved if found to meet the pre-requisite requirements as provided in the Act.

### ***3.2.15 National Employment (Amendment) Act, 2015***

The National Employment (Amendment) Act was gazetted to establish, reinforce and regulate minimum standards of employment with the purpose of ensuring equity necessary for enhancing industrial peace, accelerated economic growth and social justice and for matters connected therewith and incidental thereto.

Section 4 of the Act prohibits against forced labour. Section 4 (1) states that no person shall be required to perform forced labour. Section 5 (1) states that no person shall discriminate against any employee or prospective employee on the grounds of race, colour, sex, language, religion, political or other opinion, nationality, ethnic or social origin, disability, property, birth, marital or other status or family responsibilities in respect of recruitment, training, promotion, terms and conditions of employment, termination of employment or other matters arising out of the employment relationship. Section 6 (1) of the Act states that every employer shall pay employees equal remuneration for work of equal value without distinction or discrimination of any kind, in particular, on basis of race, colour, sex, language, religion, nationality, ethnic or social origin, disability, property, birth, marital or other status or family responsibilities and Section 6 (2) states that where a violation of subsection (1) is alleged, the employer shall bear the burden of proving that there was no violation. Section 12 of the Act prohibits employers against victimization of workers. The Act states that no employer shall inflict a disadvantage on an employee for anything done by the employee in pursuance of the provisions of this Part.

The implication of the Act on the proposed project is that during the recruitment and supervision of workers, the developer or contractor should avoid any violation of the provisions of the Act. The contractor and developer may be free to seek professional advice and guidance from the Ministry of Labor in order to avoid litigations. Based on this guidance, the developer will develop and effectively implement policies on staff recruitment so that equal opportunity is given to job seekers as well as the staff terms and conditions of service to provide a blueprint for staff management and payment of employee benefits among others.

### ***3.2.16 National Disability (Amendment) Act, 2015***

The National Disability (Amendment) Act of 2015 promotes a platform for provision of equal opportunities for persons with disabilities through promotion and protection of their rights; to provide for the establishment of a Disability Trust Fund; and to provide for matters connected with or incidental to the foregoing.

Section 12 (1) states that Government shall recognize the rights of persons with disabilities to work and employment, which rights shall include – the right to gain a living through work that is freely chosen or accepted in the labour market; and a working environment that is open, inclusive, and accessible to people with disabilities. In addition, section 12 (3) states that the Government shall safeguard and promote the realization of the right to work and employment by (a) prohibiting discrimination based on disability, about all matters concerning all forms of employment, including:

- i. Conditions of recruitment.
  - ii. Hiring and restructuring of employment.
  - iii. Continuation of employment.
  - iv. Career advancement; and
  - v. Safe and health working conditions.
- (b) providing persons with disabilities access to just and favourable conditions of work, including
- i. Equal opportunities and equal remuneration for work of equal value.
  - ii. Safe and healthy working environment.
  - iii. Protection from harassment.
  - iv. Redress of grievances.
  - v. Safe and health working conditions.

Section 13 (1) states that no person shall be discriminated against on basis of disability regarding all matters concerning all forms of employment, including conditions of recruitment; hiring and restructuring of employment; continuation of employment; career development; and safe and health working conditions.

The implication is that both the contractor and developer will ensure that no person shall be discriminated against on the basis of disability. In line with the provisions of this Act, the local artisans will make sure that any disability person with the right skills and/or qualification to work at the program sites shall be given an equal opportunity in terms of employment as any normal person in order to economically empower them.

### ***3.2.17 National Childcare, Protection and Justice (Amendment) Act, 2015***

The Act of 2015 Part II, division 6 emphasizes on protection of children from undesirable practices. The undesirable practices are outlined in sections 79 and 80. Section 79 of the Act protects any child from child trafficking. The Section 79 (1) states that a person who takes part in any transaction, the object or one of the objects of which is a child trafficking commits an offence and shall be liable, upon conviction to life imprisonment while Section 79 (2) states that for the purposes of this Section, child trafficking means recruitment, transaction, transfer, harbouring or receipt of a child for the purposes of exploitation. Section 80 protects a child from harmful cultural practices. The Section states that no person shall subject a child to a social or customary practice that is harmful to the health or general development of the child. Section 82 prohibits any involvement of the children in labour issues for the income of a parent, guardian or any other person.

The implication of the proposed sub-project on this Act is that employing and/or using in any way, underage children to perform activity deemed unfit, or that can harm the child's health, or abducting the child and forcing the child to get married by a worker contravene the provisions of this Act and person doing so is guilty of the offence. In line with the provisions of this Act, the contractor and the developer will strictly adhere to the provisions of this Act and ensure appropriate measures are put in place to safeguard the rights any child during the implementation of sub-project activities. The developer will specifically develop and

implement the employment policy that requires employment of workers through established recruitment agencies to avoid engagement of underage children. The Policy will further include community sensitization activities addressing child labour and trafficking in persons, and sensitize workers against any form of child abuse among others.

### ***3.2.18 Workers' Compensation (Amendment) Act, 2018***

The Workers' Compensation (Amendment) Act of 2018 provides for compensation for injuries suffered or diseases contracted by workers in the course of their employment or for death resulting from such injuries or diseases. It specifies the conditions under which a worker is eligible for compensation.

Part II Section 4(1) states that 'If an injury, other than the contraction of a scheduled disease, arising out of and in the course of his employment is caused to a worker, his employer shall, subject to this Act, be liable to pay compensation in accordance with this Act'. The act also gives conditions under which the employer is liable to pay compensation one of which is if the worker has worked for less than seven (7) days. Furthermore, the act also indicates how and by whom will the compensation be paid.

### ***3.2.19 Data Protection Act, 2024***

The act makes provision for protection of personal data which is mainly collected during consultations, social economic surveys, grievance redress and public meetings. The Act further requires that personal data collected during stakeholder engagement activities shall be adequate, relevant and limited to what is necessary for the study purposes. Consequently, the Project shall avoid unnecessary collection or disclosure of sensitive personal information such as health status, political affiliation, religious beliefs, financial details or other confidential information unless such information is directly relevant to the assessment and is collected with informed consent and appropriate safeguards. Particular attention shall be given to sensitive information obtained during livelihood assessments, vulnerability assessments, SEA/SH consultations and grievance handling processes to ensure confidentiality and protection of affected persons, especially vulnerable groups, women and children. Specifically, Section 13 requires integrity and confidentiality of personal data. Section 16 regulates processing of sensitive personal data. Section 14 also establishes principles of valid consent in data collection process.

In compliance with the confidentiality and data security provisions of the Malawi Data Protection Act, 2024, the project shall establish measures for secure management of stakeholder information. Personal identifiers and confidential information shall, where necessary, be anonymized in public disclosure documents to prevent unauthorized disclosure of private information. The Project's Grievance Redress Mechanism (GRM) shall also incorporate data protection principles to ensure that complaints and personal details submitted by stakeholders are handled confidentially and only accessed by authorized personnel.

### 3.3 Guidelines, Strategies, Standards and Regulations

#### 3.3.1 *Environment Management (Waste Management and Sanitation) Regulations (2008)*

The Environment Management (Waste Management and Sanitation) Regulations, 2008—enacted under the Environment Management Act (Cap. 60:02)—provide a comprehensive framework for the classification, segregation, treatment, storage, transport, and disposal of waste in Malawi. These Regulations classify waste into several categories, including municipal solid waste, liquid waste, hazardous waste, infectious waste, and construction/demolition waste, each with specific compliance protocols. Since the BIEC refurbishment project involves demolition, civil works, material handling, and increased human activity at a major industrial customs facility, it must adhere to these Regulations throughout all project phases, from construction to operations.

The implication is that the developer must comply with the Act by the following:

- a) Separate waste at the source into general, hazardous, and recyclable categories (Reg. 7), ensuring that storage, handling, and transport meet the required containment, labelling, and treatment standards.
- b) Provide safe on-site storage and proper sanitation measures for municipal solid waste to prevent vector attraction, water contamination, and public nuisance (Regs. 8–9).
- c) Engage a licensed waste transporter and utilize licensed disposal facilities for all waste types, including demolition and construction waste (Regs. 10–11, 45–47).
- d) Develop and implement a waste reduction and recycling plan, especially for medium- or large-scale operations (Regs. 15–18).
- e) For hazardous or infectious waste (e.g., from healthcare services or fuel storage), apply rigorous safety protocols, including proper containment, labelling, and record-keeping (Regs. 32–44).
- f) Obtain a license for any temporary waste storage areas and ensure these areas meet structural and labelling standards (Regs. 46–48).
- g) Integrate sanitary design principles by providing public toilets and handwashing facilities particularly for truck drivers and facility users (Regs. 72–74).
- h) Monitor and report on liquid waste discharges, effluent quality, and the condition of receiving environments, as required (Regs. 20–30).
- i) Ensure that all incineration, landfill, or recycling operations comply with approved processes, are located appropriately, and meet licensing conditions (Regs. 49–55).
- j) Collaborate with Blantyre City Council to enforce local waste by-laws and support integrated municipal waste planning (Regs. 3–6, 76).
- k) Maintain comprehensive compliance records, permit inspections, and implement corrective actions in response to any improvement notices issued by MEPA (Regs. 63–66).

### ***3.3.2 Environment Management (Chemicals and Toxic Substances Management) Regulations, 2008***

The Environment Management (Chemicals and Toxic Substances Management) Regulations, 2008 issued under the Environment Management Act (Cap. 60:02) provide a comprehensive legal framework for the registration, handling, storage, transport, and disposal of chemical and toxic substances in Malawi. These Regulations aim to protect human health and the environment by regulating the full lifecycle of chemicals, including licensing, labelling, packaging, waste management, and international trade controls.

The BIEC refurbishment project is likely to involve hazardous substances such as fuel, solvents, cleaning agents, adhesives, and other construction chemicals during both refurbishment and operation. Consequently, the project is subject to these Regulations—especially those outlined in Parts II and IV. To mitigate risks of toxic exposure and environmental contamination, proper handling, containment, and waste disposal systems must be integrated into the project.

The implication is that the developer must comply with the Act by the following:

- a) Ensure that all chemical substances used, stored, or transported are registered and approved by the Environmental Affairs Department (EAD) in accordance with Regulations 10–17.
- b) Utilize only licensed suppliers, transporters, and distributors for the importation, storage, or distribution of regulated chemicals (Regulations 4–9, 22).
- c) Implement strict labelling and packaging protocols for all chemical containers, ensuring hazard information, expiry dates, and safety data are clearly displayed (Regulations 13–14).
- d) Develop and execute a comprehensive chemical waste management plan, which includes designated temporary storage areas, safe transport protocols, and licensed final disposal methods in compliance with Regulations 24–32 (Waste Management Plan preparation guide in Annex 3.4).
- e) Prevent the use or sale of expired, unlabelled, or severely restricted chemicals, and continuously monitor chemical shelf-life during construction and operations (Regulations 20–21).
- f) Obtain any necessary licenses for the transport or temporary storage of toxic substances if these activities are to be conducted by the project team or its contractors (Schedules 4–12).
- g) Maintain detailed records, incident logs, and inventory systems for all regulated chemicals, and submit regular reports to the EAD as required by Regulations 40–41.
- h) Ensure rigorous worker protection measures, including the provision of PPE, emergency showers, first aid resources, medical check-ups, and spill response systems, particularly in areas where chemicals are stored or used (Fifteenth Schedule).
- i) Collaborate with Blantyre City Council to comply with local chemical waste by-laws as mandated in Regulation 25.

- j) Prepare for regular site inspections and potential improvement notices from the Director under Regulation 43, and adhere to all licensure conditions to avoid penalties.

### **3.3.3 *Water Resources Regulations (2021)***

These Regulations implement provisions of the Water Act, no. 43 of 2016. Matters covered by these Regulations include: prescription of water use activities; issue of approvals, permits and authorizations for water use and waterworks; guidelines on surface water, including declaration of a watercourse, wetlands, land reclamation, water use for irrigation and works associated for protection and control of fish; groundwater development, including borehole and issue of specific permits and authorizations.

The implication is that under the Regulations, the proponent is supposed to obtain the water abstraction permit from the National Water Resources Authority (NWRA). Further, the proponent is to ensure that any contamination of the surface or underground water is avoided or contained.

### **3.3.4 *Blantyre City Council Construction Regulations (2024)***

The Blantyre City Council Construction Regulations are implemented under the Physical Planning Act (2016) and the Local Government Act (1998). These regulations govern all construction activities within the Blantyre City jurisdiction, including the requirement for planning permission, building permits, compliance with building codes, and adherence to approved construction stages. Specific provisions cover the submission and approval of detailed building plans, payment of scrutiny fees, adherence to standard inspection stages (from excavation to completion), and the issuance of an Occupation Certificate upon successful completion of works<sup>2</sup>.

The implication is that for the BIEC Project, the proponent must obtain planning permission and a building permit from Blantyre City Council before construction commences. Any variations to the approved plans must also be formally submitted and approved by the Council. Additionally, the proponent is responsible for complying with the six mandatory building inspections and ensuring that the project adheres to relevant building codes, health and safety standards, and environmental guidelines. Failure to comply with these regulations may result in enforcement actions, including penalties or demolition of unauthorized structures.

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<sup>2</sup> <https://www.mtc.mw/images/downloads/land-administration/Doing-Business-In-Malawi-BT-City-Council.pdf>

### **3.4 World Bank Environmental and Social Safeguards Policies and Standards**

#### ***3.4.1 World Bank Operation Policy 4.01 - Environmental Assessment***

The ESMP for this Project has been developed in accordance with the World Bank's Operational Policy 4.01: Environmental Assessment. This policy requires environmental assessment (EA) of projects/programs proposed for Bank financing to ensure that they are environmentally sustainable, and also to inform decision making. EA is a process where the breadth, depth, and type of analysis depend on the nature, scale, and potential environmental impact of the projects. The EA process takes into account the natural environment (air, water, and land); human health and safety; social aspects (involuntary resettlement, and cultural property); and trans-boundary and global environmental aspects.

The World Bank encourages broad participation in environmental assessments, including input from stakeholders such as local communities and NGOs, and promotes the public disclosure of the assessment once prepared.

In alignment with OP 4.01 requirements, this ESMP serves as the key environmental instrument for the BIEC Refurbishment Project. It identifies, assesses, and provides mitigation and monitoring measures for managing the environmental and social risks associated with the project's design, construction, and operation phases.

The BIEC project, classified as a Category B project under World Bank environmental screening criteria, required the preparation of this ESMP, which was informed by systematic environmental and social screening, stakeholder consultations, and site-specific baseline studies. The ESMP aligns with both Malawi's Environment Management Act (2017) and the World Bank's OP 4.01 requirements, ensuring that all project activities are conducted in an environmentally and socially responsible manner.

The ESMP includes:

- A description of the project and its environmental setting.
- Identification of potential environmental and social impacts.
- Mitigation measures to minimize negative impacts and enhance positive benefits.
- Monitoring and institutional arrangements for ESMP implementation.
- Stakeholder engagement processes and grievance redress mechanisms.
- Clear provisions for compliance with national regulations and World Bank OP 4.01.

In compliance with OP 4.01, the ESMP will guide the Roads Authority (RA), Malawi Revenue Authority (MRA), contractors, and other stakeholders in implementing the BIEC Refurbishment Project, ensuring that environmental and social risks are proactively managed and that sustainable outcomes are achieved in line with World Bank safeguard requirements.

### **3.4.2 World Bank Group Environmental, Health, and Safety (EHS) Guidelines**

The World Bank Group's Environmental, Health, and Safety (EHS) Guidelines are internationally recognized technical documents that outline best practices for managing environmental, occupational health, and community safety risks in infrastructure and development projects. These guidelines cover both general and sector-specific measures and represent Good International Industry Practice (GIIP) for ensuring compliance, monitoring performance, and achieving continuous improvement throughout project implementation.

The BIEC refurbishment project which includes demolition, civil works, installation of utilities, and facility upgrades must adhere to these general EHS guidelines. Key areas of focus include:

- a) Occupational Health and Safety: Develop and implement a site-specific Occupational Health and Safety (OHS) Plan that incorporates job hazard assessments, safe work procedures, proper use of PPE, worker training, and incident reporting protocols (Occupational Health and Safety Management Plan Guide included in Annex 3.6).
- b) Hazardous Materials Management: Ensure the proper labelling, storage, handling, and disposal of hazardous substances used onsite (such as paints, solvents, and fuels) in compliance with both EHS guidelines and national regulations. Prepare a Hazardous Materials Inventory and a Spill Response Plan.
- c) Solid and Liquid Waste Management: Implement waste segregation at source and arrange for disposal through licensed waste handlers. Minimize construction and demolition waste, and ensure that any chemical or sanitary wastewater is treated or discharged in accordance with applicable effluent standards.
- d) Air Emissions and Noise Control: Control dust emissions by using water spraying techniques and covering loose materials during transport. Ensure that machinery meets exhaust emission standards and limit construction-related noise particularly near sensitive areas by using enclosures or silencers when necessary.
- e) Energy Efficiency and Resource Use: Incorporate energy-efficient lighting, ventilation, and plumbing fixtures into the project design, and promote the efficient use of water and construction materials to reduce the facility's overall environmental footprint.
- f) Community Health and Safety: Develop a comprehensive Traffic Management Plan and implement measures to ensure pedestrian safety around the project site (Guide in Annex 3.2). Establish robust access controls and clear site signage, communicate potential hazards to nearby communities, and set up effective emergency response procedures.
- g) Monitoring and Record-Keeping: Establish EHS monitoring indicators to track compliance, document any non-conformances, and implement corrective actions to prevent future incidents. Ensure all incidents are thoroughly recorded and reviewed.

### **3.4.3 Gaps between World Bank OP 4.01 and Malawi National Legislation**

While Malawi's national environmental and social legislation provides a foundational regulatory framework particularly the Environment Management Act (EMA) 2017, the Land

Act (2022), the Employment Act (2000), and sectoral laws such as the Forestry Act (1997) the scope, consistency, and enforcement of these laws do not fully align with the comprehensive environmental planning and risk management approach mandated under the World Bank's Operational Policy 4.01: Environmental Assessment.

Malawi's framework emphasizes Environmental and Social Impact Assessments (ESIAs) for listed projects. In particular, the national system lacks binding requirements for systematic environmental prioritization at the country level, multi-stakeholder participation beyond project appraisal, biodiversity offsets, and detailed labour risk management.

Table 3-1 below presents a comparative analysis between key provisions of the World Bank OP 4.01 and the corresponding Malawi legal framework, identifying gaps and how they are addressed in the BIEC ESMP.

Table 3-1. Comparative Analysis: World Bank OP4.01 vs. Malawi National Legal Framework

| World Bank OP 4.01 Requirements                                                                                                                                                                     | Corresponding Malawi Legal Provisions                                                                                                                        | Identified Gaps                                                                                                                                 | How the Gaps Have Been Addressed in the ESMP                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Requires screening of each proposed project to determine the extent and type of environmental (and social) assessment and provides risk classifications and guidance on preparation of ESIAs/ESMPs. | EMA (2017) and ESA Guidelines (2025) require ESMP or ESIAs for listed projects; sectoral laws (Forestry Act, Water Resources Act) guide resource protection. | Some differences exist in the interpretation of risk and requirements for the preparation of instruments.                                       | The ESMP adopts a project-specific risk management approach aligned with OP 4.01 principles, incorporates stakeholder engagement, and promotes adaptive management and monitoring throughout the project lifecycle. |
| Requires broad, inclusive participation in EA preparation, including NGOs, civil society, and affected communities.                                                                                 | EMA (2017) and ESA Guidelines (2025) require consultation during ESIA preparation.                                                                           | Stakeholder engagement is primarily limited to project-level ESIA scoping; no legal requirement for ongoing consultation during implementation. | The ESMP includes a Stakeholder Engagement Plan (SEP) with provisions for continued consultation, information disclosure, and grievance redress throughout project implementation.                                  |
| Labor Risk Management: Emphasizes labor influx management, grievance redress, and worker protection in project planning.                                                                            | Employment Act (2000), Occupational Safety, Health and Welfare Act (1997) provide general labor rights and protections.                                      | No provisions for worker grievance redress, labor influx management, or Codes of Conduct specific to project sites.                             | The ESMP includes a Labor Management Procedure (LMP), worker GRM, and Codes of Conduct to manage labor risks.                                                                                                       |
| Requires consideration of biodiversity offsets where                                                                                                                                                | EMA (2017), Forestry Act (1997)                                                                                                                              | No legal requirement for                                                                                                                        | The ESMP integrates biodiversity protection                                                                                                                                                                         |

| World Bank OP 4.01 Requirements                                                  | Corresponding Malawi Legal Provisions                                                                                     | Identified Gaps                                                                                 | How the Gaps Have Been Addressed in the ESMP                                                   |
|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| avoidance and minimization are insufficient.                                     | protect biodiversity but do not mandate offsets.                                                                          | biodiversity offsets or critical habitat management planning.                                   | measures, such as vegetation restoration and compensatory planting, in line with OP 4.01.      |
| Requires Chance Finds Procedures for unexpected cultural resources during works. | Monuments and Relics Act (1990) protects known sites; no requirement for Chance Finds Procedures in non-designated areas. | Limited coverage for cultural heritage protection during routine works in non-designated areas. | The ESMP includes a Chance Finds Procedure applicable to all site works, aligned with OP 4.01. |

### 3.5 Institutional Framework

The successful implementation of the Environmental and Social Management Plan (ESMP) for the BIEC refurbishment project depends on the involvement and coordination of several key institutions. Operating under various Acts of Parliament, these bodies provide statutory authority, technical expertise, and regulatory oversight across environmental compliance, infrastructure quality, urban governance, and health and safety.

The primary institutions responsible for executing, coordinating, and monitoring the ESMP are as follows:

#### 3.5.1 Malawi Environment Protection Authority (MEPA)

Established under the Environment Management Act (2017), MEPA is Malawi's lead regulatory agency for environmental protection. It is responsible for reviewing, approving, and monitoring environmental and social safeguard instruments—including Environmental and Social Impact Assessments (ESIAs) and ESMPs. For the BIEC project, MEPA's responsibilities include:

- Reviewing and approving the project's ESMP.
- Issuing environmental certificates.
- Monitoring ESMP implementation through scheduled and unscheduled inspections.
- Enforcing pollution control and waste management regulations.
- Issuing improvement or prohibition notices in cases of non-compliance.

MEPA also collaborates with the Blantyre City Council and other sector regulators to ensure adherence to national standards related to waste, hazardous substances, and environmental health.

### 3.5.2 Roads Authority (RA)

Under the Roads Authority Act (2006), the RA is charged with planning, constructing, maintaining, and overseeing the safety of Malawi's public roads. Although the BIEC project is not a road infrastructure initiative, it directly connects to the S137 dual carriageway a key route for customs-related cargo. The RA's role in the project includes:

- Ensuring that construction activities near the access road meet road safety and traffic management standards.
- Coordinating temporary diversions, entry/exit designs, or truck staging area requirements.
- Reviewing traffic safety plans included in the ESMP.
- Participating in joint inspections, particularly where access infrastructure improvements are proposed.

### 3.5.3 Blantyre City Council (BCC)

Empowered by the Local Government Act (2017) and the Physical Planning Act (2016), Blantyre City Council oversees local planning, development permits, and public health enforcement.

For the BIEC project, BCC is responsible for:

- Issuing development and building permits.
- Enforcing public health and sanitation by-laws.
- Facilitating stakeholder engagement with local communities and businesses.
- Conducting site inspections in collaboration with MEPA and MBS.
- Overseeing solid waste management and stormwater drainage compliance during and after construction.

BCC ensures that the BIEC project aligns with the city's urban planning framework and local environmental health standards.

## 3.6 Regulatory licences and approvals

The implementation of the BIEC Refurbishment Project requires adherence to Malawi's environmental and social regulatory framework. This includes obtaining relevant licenses, permits, and clearances from competent authorities. These regulatory instruments ensure that the project is implemented in accordance with established legal and institutional frameworks governing environmental protection, occupational health and safety, land use, infrastructure development, and energy systems. Table 3-2 presents the key licences and approvals applicable to the BIEC project.

**Table 3-2. Regulatory Licences and Approvals Relevant for the Project**

| No. | Regulations/Standards/ Approvals | Description                                                                    | Reference              | Issuing Institution |
|-----|----------------------------------|--------------------------------------------------------------------------------|------------------------|---------------------|
| 1   | ESMP Approval                    | Required under the Environment Management Act (2017) for projects listed under | Section 41, EMA (2017) | MEPA                |

| No. | Regulations/Standards/ Approvals                      | Description                                                                                                                             | Reference                                    | Issuing Institution   |
|-----|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------------------|
|     |                                                       | the Third Schedule. MEPA reviews and approves ESMPs as part of the ESIA process or for stand-alone projects.                            |                                              |                       |
| 2   | Waste Disposal Permit                                 | Approval needed for disposal of solid and liquid waste, particularly construction and demolition waste, in approved sites.              | Section 48, EMA (2017); Local Government Act | Blantyre City Council |
| 3   | Site Plan and Building Plan Approval                  | Necessary for the construction, refurbishment, and structural alterations to ensure safety, zoning, and urban planning compliance.      | Physical Planning Act (2022)                 | Blantyre City Council |
| 4   | Occupational Health and Safety Compliance Certificate | Ensures that working conditions meet national safety standards and that workers are trained and protected against occupational hazards. | Sections 6 & 13, OSH and Welfare Act (1997)  | Ministry of Labour    |
| 5   | Construction Registration and Compliance Certificate  | All contractors must be registered and in good standing with the NCIC to be eligible to execute the project.                            | National Construction Industry Act (1996)    | NCIC                  |
| 6   | Water Abstraction Rights                              | It is a requirement for the project to obtain water abstraction rights                                                                  | Water Resources Act (2013)                   | NWRA                  |

## **CHAPTER 4: ENVIRONMENTAL AND SOCIAL SETTING OF THE PROJECT AREA**

### **4 ENVIRONMENTAL AND SOCIAL SETTING OF THE PROJECT AREA**

This chapter outlines the baseline environmental and socio-economic conditions of the project area, providing essential context for the design, implementation, and monitoring of the proposed refurbishment of the BIEC. The chapter is organized into three main components:

- Physical Environment (Section 4.1): Describes the climate, geology, topography, and drainage systems within the project area.
- Biological Environment (Section 4.2): Focuses on the local flora, fauna, and any protected areas.
- Socio-Economic Environment (Section 4.3): Examines demographic characteristics, livelihoods, infrastructure, land use, and social dynamics, including gender, health, and the status of vulnerable groups.

#### **4.1 Physical environment**

##### **4.1.1 *Climate and Climate Change Risks***

###### **4.1.1.1 Climate of the Area**

The project area, located in Chirimba in Blantyre District, is part of the Blantyre Agricultural Development Division (ADD) and experiences a subtropical highland climate with distinct wet and dry seasons. This region enjoys moderate temperatures and seasonal rainfall, with climatic conditions largely influenced by altitude and the topographic effects of the nearby highlands (Department of Climate Change and Meteorological Services, 2022). Climate affects construction works since when it is too cold or too hot, the workers do not perform as expected. Therefore, the developer and contractor will be required to plan for construction works when the climate and weather are optimum. Further, it is encouraged that all the construction works should be resilient to climatic changes to avoid some disasters.

###### **4.1.1.2 Rainfall**

The rainy season lasts from November to April, with peak rainfall typically occurring in January and February. During this period, the Blantyre ADD receives an average annual rainfall of about 1,000 to 1,200 mm. In contrast, the dry season runs from May to October when conditions become cooler and drier with lower humidity.

###### **4.1.1.3 Temperature**

Daily temperatures at the project site usually range from 17°C to 28°C, with the warmest months being October to December and the coolest from June to August. These conditions are generally favourable for infrastructure development, although project activities should be scheduled to minimize disruption during the cold and hot season.

#### 4.1.1.4 Climate Change Risks

National climate projections for Malawi's Agricultural Development Divisions (2022) indicate that the Blantyre ADD will face significant climate variability and long-term shifts due to climate change<sup>3</sup>.

Relevant risks for the BIEC project include:

- a) **Rising Temperatures:** Average temperatures are projected to increase by 1.5°C to 2.5°C by mid-century and up to 3.5°C by the end of the century under high-emission scenarios (RCP 8.5). These changes may affect the performance of construction materials, indoor comfort levels, and energy demand for cooling.
- b) **Increased Rainfall Intensity and Variability:** Although the total annual rainfall might remain relatively constant, rainfall is expected to become more erratic with more frequent, heavy downpours over shorter periods. This erratic pattern increases the risk of localized flash flooding, especially in low-lying urban areas like Chirimba.
- c) **Stormwater and Erosion Risks:** The increased frequency of intense rain events may overwhelm existing drainage systems, leading to excessive surface runoff and soil erosion. Such conditions could threaten the structural integrity of infrastructure if adequate climate-proofing measures are not implemented.
- d) **Public Health Challenges:** Warmer and wetter conditions may boost the spread of vector-borne diseases (such as malaria) and waterborne illnesses, particularly in areas with insufficient sanitation infrastructure (see Figure 4-1).
- e) **Infrastructure Stress:** The combined effects of rising temperatures and extreme rainfall events can lead to thermal degradation and water-related damage to construction materials, thereby reducing the service life of roads, pavements, and drainage structures.

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<sup>3</sup> Department of Climate Change and Meteorological Services (DCCMS). (2022). Climate Projections for the Eight Agricultural Development Divisions in Malawi. Blantyre, Malawi: DCCMS.



**Figure 4-1. A shallow pit for brick making in Chirimba. Structures like these may exacerbate flooding and disease prevalence in the area**

#### **4.1.2 Topography**

The proposed BIEC site is located within the urban-industrial zone of Chirimba in Blantyre District and is characterized by gentle to moderately undulating terrain. The area lies along the S137, a main north–south road that connects to secondary and unclassified routes, providing regional access.

The project site itself is on relatively flat ground, making it ideal for infrastructural development. Minimal elevation changes within the immediate area reduce the need for extensive earthworks and lower the risks of soil erosion, landslides, or structural instability (see Figures 1-2 and 1-3 in chapter 1).

Surrounding the site, the landscape gradually transitions into rolling hills and low escarpments, particularly to the west and northwest near the Michiru Forest Reserve. To the southeast, adjacent to the Ndirande Forest Reserve, the terrain becomes more dissected by natural drainage lines and intermittent streams flowing from the elevated forested areas.

Overall, the topography offers a stable foundation for the refurbishment project, while its natural drainage paths will need to be maintained or enhanced to prevent localized flooding or surface runoff during and after construction.

#### 4.1.3 Geology

Based on the geological map of southern Malawi<sup>4</sup> and additional literature, the project area in Chirimba, Blantyre District is underlain by two principal rock types from the ancient Basement Complex:

- Pyroxene Granulite Gneiss (CFM Gneiss): This dark grey, mafic metamorphic rock is rich in amphibole and pyroxene, forming under high-grade regional metamorphism in granulite facies conditions. It covers over 50% of Blantyre City, extending from the northwest to the east and appearing in two small bands southward in the western part of the city.
- Syenitic Gneiss (K Gneiss): This lighter-coloured rock, abundant in feldspar, typically appears white to yellow in its unaltered state. It accounts for about 40% of Blantyre's area, primarily covering the southern, western, and northeastern corners, and occurs as scattered small intrusions into the pyroxene granulite gneiss.

These rock types form part of the ancient Basement Complex, which originated during the late Precambrian period, approximately 500 million years ago. In their unweathered state, both rock types are relatively impervious and thus serve as poor aquifers; however, they provide valuable aggregate resources for road and building construction.

Blantyre City is located on the eastern edge of the southern branch of the East African Rift, rendering it susceptible to seismic activity. Prominent faults and zones of deeply fractured bedrock extend from the north of the city in a south-westerly direction, potentially acting as aquifers for groundwater.

#### 4.1.4 Soils

According to the Malawi Soil Map published by the European Soil Data Centre (ESDAC), soils in the BIEC project area are primarily classified as Lixisols, with Acrisols occurring in adjacent zones<sup>5</sup>. Lixisols are moderately leached soils with high base saturation and a clay-enriched subsoil layer. These soils are typically found on gently undulating landscapes and tend to have moderate to low natural fertility due to leaching. Despite this, Lixisols are generally structurally stable and can support construction provided that proper compaction and drainage measures are applied.

In contrast, Acrisols, found in the surrounding upland areas, are more strongly leached and acidic, which results in lower fertility and reduced structural integrity, particularly when the

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<sup>4</sup> Banda, W., Sajona, F. G., & Kampunzu, A. B. (2020). *Regional geological map of the southern part of Malawi showing locations of all known hot springs*. ResearchGate. Retrieved from [https://www.researchgate.net/figure/Regional-geological-map-of-the-southern-part-of-Malawi-showing-locations-of-all-known-hot\\_fig8\\_350966522](https://www.researchgate.net/figure/Regional-geological-map-of-the-southern-part-of-Malawi-showing-locations-of-all-known-hot_fig8_350966522)

<sup>5</sup> European Soil Data Centre (ESDAC). (n.d.). Soil map of Malawi. European Commission, Joint Research Centre. Retrieved July 8, 2024, from <https://esdac.jrc.ec.europa.eu/content/soil-map-malawi-0>

soils are wet. These characteristics necessitate careful site preparation, robust erosion control, and effective drainage planning to ensure long-term infrastructure stability.

#### **4.1.5 Hydrology**

The BIEC project area's hydrology is influenced by both natural and engineered drainage systems within the Michiru River catchment. The site lies on gently sloping terrain that directs surface runoff primarily to the south, eventually discharging into the Michiru River about 400 meters from the site.

Within the project premises, stormwater is managed through a network of open surface drains and underground culverts. A key feature is a perimeter open drain that collects water from paved surfaces and roof catchments, channelling it to the facility's southern boundary (see Figure 4-2). This system is essential for preventing localized flooding during heavy rain events.

Surface runoff from the adjacent gravel-surfaced lot and driveways flows into the roadside drainage network along the S137 main road, which then conveys the water downstream to the Michiru River. The location map also shows a network of seasonal streams and tributaries in the surrounding area, highlighting the need to maintain clear and functional drainage pathways to prevent erosion and downstream siltation.

Due to increasing rainfall variability from climate change, effective drainage design and regular maintenance are crucial to avoiding waterlogging, infrastructure damage, or contamination of nearby surface waters. Consequently, the project will integrate climate-resilient drainage improvements into the refurbishment design, including channel upgrades, erosion control measures, and proper discharge management within the broader hydrological system.



**Figure 4-2. Open drain taking water out of the BIEC facility.**



**Figure 4-3. Michiru River, which receives storm water from the BIEC site.**

#### **4.1.6 Biological Environment**

##### **4.1.6.1 Flora (Vegetation)**

The vegetation at the BIEC project site is limited due to the already developed, urbanized setting. Nonetheless, patches of natural and planted vegetation exist along the peripheries, in open spaces, and beside boundary fences. This flora includes indigenous and exotic tree species, shrubs, and areas of grass cover that contribute to soil stabilization, microclimate regulation, and the overall aesthetic of the site (details in Table 4-1).

Key indigenous species identified include *Acacia polyacantha* (Mthete), *Faidherbia albida* (Msangu) (Figures 4-4 & 4-5), and *Syzygium cordatum* (Nyowe). These species are valued for their roles in providing shade, fixing nitrogen in the soil, and bearing fruit, respectively. In addition, exotic species such as *Delonix regia* (Mchekeche) and *Bauhinia monandra* (Mphandula) are commonly found on the site, where they are typically planted for ornamental purposes and additional shade.



**Figure 4-4. *Acacia polyacantha* (Mthete) - A Multi-Purpose Indigenous Tree.**



**Figure 4-5. *Faidherbia albida* (Msangu) - A Nitrogen-Fixing Indigenous Tree**

The vegetation also includes shrubs such as *Adenium obesum* (Desert Rose), as well as herbs and grasses such as *Amaranthus hybridus* (Smooth Amaranth), *Bidens pilosa* (Blackjack), and *Brachiaria brizantha* (Palatable Panic Grass). These species, especially the grasses and herbs, dominate unused plots and roadside verges, where they play a vital role in erosion control during the rainy season and contribute to habitat cover for small fauna.

Notably, no invasive species were recorded during the baseline survey. *Faidherbia albida*, although listed as Least Concern under the IUCN, is critical in agroforestry systems.

Although the vegetative cover is sparse and fragmented, it provides valuable ecological services and enhances the visual quality of the facility.



**Figure 4-6. *Delonix regia* (Mchekeche) - Aesthetic and Shade Tree**



**Figure 4-7. *Bauhinia monandra* (Mphandula) - Ornamental Tree**

**Table 4-1. Summary of Flora of the Area**

| SN | Scientific Name            | English Name            | No. of Individual Species | Habit | National Plant Red-List Category/ Protected by Forestry Regulations under Act (1997) | IUCN Red-List category |
|----|----------------------------|-------------------------|---------------------------|-------|--------------------------------------------------------------------------------------|------------------------|
| 1  | <i>Acacia polyacantha</i>  | White Thorn             | 3                         | Tree  | Not listed                                                                           | Common                 |
| 2  | <i>Adenium obesum</i>      | Desert Rose             | Sparse                    | Shrub | Not listed                                                                           | Common                 |
| 3  | <i>Amaranthus hybridus</i> | Smooth Amaranth         | Sparse                    | Herb  | Not listed                                                                           | Common                 |
| 4  | <i>Bauhinia monandra</i>   | Orchid Tree (Mphandula) | 4                         | Tree  | Not listed                                                                           | Common                 |

| SN | Scientific Name             | English Name               | No. of Individual Species | Habit | National Plant Red-List Category/ Protected by Forestry Regulations under Act (1997) | IUCN Red-List category |
|----|-----------------------------|----------------------------|---------------------------|-------|--------------------------------------------------------------------------------------|------------------------|
| 5  | <i>Bidens pilosa</i>        | Blackjack                  | Moderate                  | Herb  | Not listed                                                                           | Common                 |
| 6  | <i>Brachiaria brizantha</i> | Palatable Panic Grass      | Abundant                  | Grass | Not listed                                                                           | Common                 |
| 7  | <i>Delonix regia</i>        | Flame Tree (Mchekeche)     | 5                         | Tree  | Not listed                                                                           | Common                 |
| 8  | <i>Faidherbia albida</i>    | Apple-ring Acacia (Msangu) | 2                         | Tree  | Not listed                                                                           | Endangered             |
| 9  | <i>Syzygium cordatum</i>    | Waterberry (Nyowe)         | 1                         | Tree  | Not listed                                                                           | Common                 |

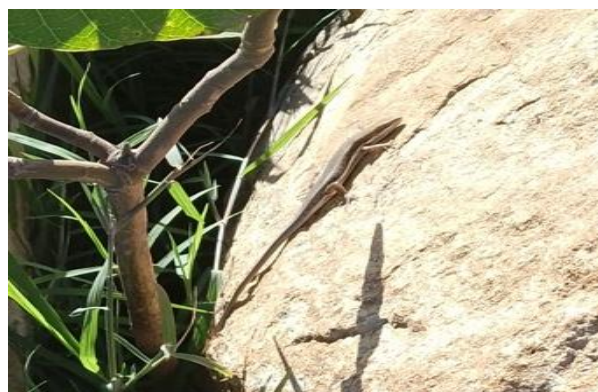
#### 4.1.6.2 Fauna (Animal life)

The BIEC project site is located in a highly developed urban-industrial zone, which results in limited natural habitats and a corresponding low diversity of animal life. However, a small number of reptile, bird, and insect species have been recorded in vegetated pockets and less disturbed areas, indicating that some ecological functions persist on the site (details in Table 4-2).

Three reptile species were observed: the Common Dwarf Gecko (*Lygodactylus capensis*), the Rainbow Skink (*Trachylepis margaritifera*), and the Variable Skink (*Trachylepis varia*). These reptiles are well adapted to human-modified environments and are classified as Least Concern by the IUCN, posing no immediate conservation issues.



**Rainbow Skink**



**Variable Skink**

**Figure 4-8. Reptile species of the area**

Bird diversity on the site is moderate, with nine species across eight families. Notable species include the Blue Waxbill (*Uraeginthus angolensis*), Pied Crow (*Corvus albus*), African Palm Swift (*Cypsiurus parvus*), and House Sparrow (*Passer domesticus*). All recorded bird species are classified as Least Concern, and no migratory or regionally threatened species were observed. The discovery of a Blue Waxbill (*Uraeginthus angolensis*) nest indicates active breeding activity within the area.



**Figure 4-9. Blue Waxbill (*Uraeginthus angolensis*) nest observed at the site**

Insect diversity is relatively higher, with ten species recorded. These insects represent key ecological groups, such as pollinators and natural pest regulators. Important species include the African Migrant Butterfly (*Catopsilia florella*), Carpenter Bee (*Xylocopa eucostans*), and Social Wasp (*Vespula germanica*). While none of these insect species are listed as threatened, they play critical roles in pollination, ecosystem resilience, and natural pest control. No invasive or harmful species were recorded during the survey. However, the presence of ecologically valuable fauna—particularly pollinators and nesting birds—warrants careful consideration during the project.

**Table 4-2. Fauna Species of the area**

| SN | Scientific name                    | Common name          | Family name  | Faunal Group | National Mammal Red-List category | IUCN Red-List category |
|----|------------------------------------|----------------------|--------------|--------------|-----------------------------------|------------------------|
| 1  | <i>Lygodactylus capensis</i>       | Common Dwarf Gecko   | Gekkonidae   | Reptile      | Not listed                        | Least Concern          |
| 2  | <i>Trachylepis margaritifer</i>    | Rainbow Skink        | Scincidae    | Reptile      | Not listed                        | Least Concern          |
| 3  | <i>Trachylepis varia</i>           | Variable Skink       | Scincidae    | Reptile      | Not listed                        | Least Concern          |
| 4  | <i>Cypsiurus parvus</i>            | African Palm Swift   | Apodidae     | Bird         | Not listed                        | Least Concern          |
| 5  | <i>Prinia subflava</i>             | Tawny-flanked Prinia | Cisticolidae | Bird         | Not listed                        | Least Concern          |
| 6  | <i>Corvus albus</i>                | Pied Crow            | Corvidae     | Bird         | Not listed                        | Least Concern          |
| 7  | <i>Uraeginthus angolensis</i>      | Blue Waxbill         | Estrildidae  | Bird         | Not listed                        | Least Concern          |
| 8  | <i>Spermestes cucullata</i>        | Bronze Manikin       | Estrildidae  | Bird         | Not listed                        | Least Concern          |
| 9  | <i>Hirundo rustica</i>             | Barn Swallow         | Hirundinidae | Bird         | Not listed                        | Least Concern          |
| 10 | <i>Motacilla aguimp</i>            | African Pied Wagtail | Motacillidae | Bird         | Not listed                        | Least Concern          |
| 11 | <i>Passer domesticus</i>           | House Sparrow        | Passeridae   | Bird         | Not listed                        | Least Concern          |
| 12 | <i>Pycnonotus barbatus</i>         | Black-eyed Bulbul    | Pycnonotidae | Bird         | Not listed                        | Least Concern          |
| 13 | <i>Papilio demodocus demodocus</i> | African Swallowtail  | Papilionidae | Insect       | Not listed                        | Least Concern          |
| 14 | <i>Xylocopa eucostans</i>          | Carpenter Bee        | Apidae       | Insect       | Not listed                        | Least Concern          |
| 15 | <i>Apis mellifera</i>              | Honey Bee            | Apidae       | Insect       | Not listed                        | Least Concern          |
| 16 | <i>Danaus chrysippus</i>           | Monarch Butterfly    | Danidae      | Insect       | Not listed                        | Least Concern          |
| 17 | <i>Vespula germanica</i>           | Social Wasp          | Vespidae     | Insect       | Not listed                        | Least Concern          |
| 18 | <i>Catopsilia florella</i>         | African Migrant      | Pieridae     | Insect       | Not listed                        | Least Concern          |
| 19 | <i>Leptacris elegans</i>           | Elegant Grasshopper  | Acrididae    | Insect       | Not listed                        | Least Concern          |

| SN | Scientific name        | Common name  | Family name | Faunal Group | National Mammal Red-List category | IUCN Red-List category |
|----|------------------------|--------------|-------------|--------------|-----------------------------------|------------------------|
| 20 | <i>Acrididae sp.</i>   | Grasshopper  | Acrididae   | Insect       | Not listed                        | Least Concern          |
| 21 | <i>Acrididae sp.</i>   | Grasshopper  | Acrididae   | Insect       | Not listed                        | Least Concern          |
| 22 | <i>Acraea natalica</i> | Natal Acraea | Acraeidae   | Insect       | Not listed                        | Least Concern          |

## 4.2 Social-Economic Baseline Information

### 4.2.1 Demographic Characteristics

According to the 2018 Malawi Population and Housing Census conducted by the National Statistical Office (NSO, 2019), Blantyre City has a total population of 800,264, making it the second-most populous city in Malawi. Within Blantyre, the Chirimba Industrial Area is part of the South Lunzu Ward, which recorded a population of 53,831 in 2018. Neighbouring this ward is Michiru Ward, which had a population of 83,987 in the same census period. Assuming an annual population growth rate of 2%, the estimated populations for South Lunzu and Michiru Wards in 2024 are projected to be approximately 59,434 and 92,728, respectively. The demographic structure of the area is predominantly youthful, with over 68% of the population being under the age of 35. This demographic profile highlights both the potential for a demographic dividend and the challenges associated with generating sufficient employment opportunities (NSO, 2019).

Despite Chirimba's designation as an industrial zone, adjacent residential neighbourhoods, including Chirimba, Machinjiri, and Mbayani, serve as housing for workers who commute daily to the industrial hub. Although the Population and Housing Census does not provide specific data on household density at the ward level, the overall urban population density in the city is estimated to be approximately 4,474 persons per square kilometre. This figure, derived from the total population and the urban land area, underscores the high concentration of urban residents and the resultant pressure on infrastructure and services in areas surrounding Chirimba (NSO, 2019).

### 4.2.2 Trafficking in Persons

Based on the available evidence and regional analyses, trafficking in persons in Blantyre, Malawi, remains a persistent challenge, although comprehensive, disaggregated local data are limited. Existing studies and legal analyses indicate that despite strengthened anti-trafficking statutes in Malawi (Chipofya, 2024), systemic issues such as extreme poverty, high youth unemployment, gender inequality, and limited law enforcement capacity continue to drive vulnerability among certain populations. These conditions have contributed to the ongoing exploitation of persons, primarily manifesting in labour and sexual trafficking.

In addition, studies that include findings from Malawi highlight the particular sensitivity of children and other vulnerable groups to trafficking-related abuses, emphasizing the need for proactive victim identification and robust support mechanisms to mitigate these risks (Charnley & Nkhoma, 2020). While international efforts, including those led by local authorities and civil society, have resulted in legislative improvements and enhanced enforcement measures, the overall trend indicates that trafficking in persons continues to occur in Blantyre. It appears that the problem may be evolving in response to broader socio-economic changes and increased mobility within the region.

#### **4.2.3 Settlement Pattern**

The Chirimba Industrial Area, location of the BIEC, exhibits a planned urban-industrial settlement pattern. Large, clearly defined plots are allocated for institutional, commercial, and industrial use.

The adjacent S137 dual carriageway further reinforces this grid-like layout, facilitating efficient vehicular movement and providing convenient access to logistics hubs.

Surrounding land uses include:

- Warehouses, cargo handling yards, and transport companies.
- Scattered administrative offices and support service structures.
- Limited dense residential development immediately adjacent to the site, although low- to medium-density housing exists in nearby areas, such as Chirimba Township to the south and east.

#### **4.2.4 Education and Literacy**

Blantyre benefits from relatively high education and literacy indicators due to its urban setting, robust infrastructure, and proximity to key educational institutions.

##### **4.2.4.1 Literacy**

According to the 2018 Malawi Population and Housing Census, Blantyre City boasts a literacy rate of 88.7%, well above the national average of 68.6%. Male literacy is recorded at 90.4%, while female literacy is slightly lower at 87.2%, indicating a relatively narrow gender gap in basic education attainment.

##### **4.2.4.2 Educational Attainment**

Approximately 61.2% of Blantyre City's population aged 18 years and older have completed primary education. About 23.4% have attained secondary education and close to 9.1% have completed post-secondary education. These figures underscore better access to higher education institutions in Blantyre City than in most other districts. The city is home to various primary and secondary schools, both public and private, as well as tertiary institutions such as the Malawi University of Business and Applied Sciences (MUBAS) and the Kamuzu University of Health Sciences (KUHeS).

#### **4.2.5 Health Condition, Facilities, and Disease Prevalence**

Healthcare in the area is provided by a mix of public and private facilities, though access and quality vary considerably across different neighbourhoods.

##### **4.2.5.1 Public Health Services**

The primary public facility serving the project area is Chirimba Health Centre, situated about 3 km from BIEC. This centre provides basic outpatient services, maternal and child healthcare, and HIV testing and counselling. However, it struggles with overcrowding, staff shortages, and limited medical supplies as it serves multiple surrounding communities including Chirimba, Kameza, Machinjiri Area 1, Magalasi, Chatha, Nyambadwe, and Mdala.

For more advanced or specialized care, patients are referred to tertiary hospitals in Blantyre City, notably:

- Queen Elizabeth Central Hospital (QECH); the largest government referral hospital in the Southern Region, offering specialized services such as surgery, oncology, internal medicine, and pediatric care.
- Mlambe Mission Hospital; a CHAM-affiliated facility providing general inpatient and outpatient services, including maternity care and minor surgeries.
- Private facilities such as Blantyre Adventist Hospital, Mount Pleasant Health Centre, and Medicare Private Clinic also serve the area, although these services generally come at higher cost and often require health insurance or out-of-pocket payment.

##### **4.2.5.2 Common Diseases and Health Burdens**

Blantyre City, including the Chirimba area, faces a high burden of both communicable and non-communicable diseases. Key health challenges include:

- HIV and AIDS: The 2020 Malawi Population-based HIV Impact Assessment (MPHIA) reports an HIV prevalence rate of 14.2% in Blantyre City, significantly higher than the national average of 8.9%, positioning it among the highest burdened urban areas.
  - Malaria: Outbreaks are common during the rainy season, driven by poor drainage, blocked stormwater channels, and stagnant water.
  - Respiratory Infections: Air pollution from industrial emissions, vehicle exhaust, and open burning increases the risk of respiratory infections, particularly among children and the elderly.
  - Tuberculosis (TB) and other sexually transmitted infections (STIs) remain public health concerns, exacerbated by urban crowding and inconsistent treatment access.
- Occupational Health Hazards: The industrial character of the area exposes workers, especially those in informal or unregulated sectors to dust, noise, heavy machinery, and chemical hazards.

The nearest public health facility is Chirimba Health Center which is at about 2 kilometers away from the proposed project site. Further, there is also Mbayani Health Center and other private clinics in the area. Major diseases in the area are: malaria, acute respiratory Infection,

non-bloody Diarrhoea, skin infections and oral Health. Workers at the project site access health care services from these health facilities.

#### **4.2.6 Energy sources**

##### **4.2.6.1 Electricity for Lighting and Operational Use**

The BIEC facility and the surrounding Chirimba Industrial Area primarily rely on grid electricity supplied by the Electricity Supply Corporation of Malawi (ESCOM). According to the 2018 Malawi Population and Housing Census, approximately 67.5% of households in Blantyre City have access to electricity, well above the national urban average. In Chirimba specifically, around 71% of households are located within 100 meters of an electricity connection, indicating a high level of electrification.

However, despite the extensive access, frequent power interruptions occur. Businesses and public institutions, including BIEC, often experience load shedding, voltage fluctuations, and occasional blackouts, particularly during peak demand periods or the dry season. To mitigate these issues, many facilities—BIEC included—rely on backup diesel or petrol generators for critical operations. Additionally, some nearby businesses have begun integrating battery-powered inverters and solar photovoltaic (PV) systems for lighting and low-power applications, although large-scale renewable energy adoption remains limited.

##### **4.2.6.2 Energy Sources for Cooking**

In informal residential areas surrounding the Chirimba Industrial Area, such as parts of Chirimba Township, the primary energy sources for cooking remain biomass fuels. Data from the 2018 Census for Blantyre City indicate that:

- 45.5% of households use charcoal as the main cooking fuel;
- 26.5% rely on firewood;
- Only 26.3% use electricity for cooking.

These figures suggest that, despite urban electrification, many households continue to depend on biomass fuels for cooking due to the unreliability of the electricity supply and the high cost of using electricity for sustained cooking needs.

#### **4.2.7 Water Supply**

The BIEC project site, along with the surrounding Chirimba Industrial Area, receives piped water from the Blantyre Water Board (BWB), the primary public utility responsible for water supply in Blantyre City. However, even within this urban zone with established piped infrastructure, water supply reliability is inconsistent. Businesses, industries, and households in Chirimba often experience water shortages, intermittent supply, and low water pressure, particularly during peak usage hours or the dry season. These issues frequently disrupt day-to-day operations, including those at the BIEC facility.

To cope with these challenges, many entities in the area have adopted alternative measures, such as installing boreholes, roof tanks, and mobile water storage containers to supplement the piped supply during outages.

#### **4.2.8 Waste Management**

Waste management at the BIEC involves handling both solid and liquid wastes generated by institutional functions, customs clearance, and light industrial activities. Solid waste is currently managed using skip bins provided by the Blantyre City Council (BCC). These bins are located at designated collection points, and waste is collected at scheduled intervals before being transported to the city's municipal dumpsite. However, delays in collection frequently cause the bins to overflow, resulting in unsightly waste accumulation, especially in high-traffic areas. Moreover, there is no systematic segregation of waste at the source, leading to the co-disposal of organic materials, recyclables, and small volumes of potentially hazardous substances such as oil residues and metal scraps. Poor storage practices or informal dumping further contribute to localized pollution and clogging of the drainage network. The absence of specialized handling and disposal procedures for industrial or hazardous waste increases the environmental and public health risks at the site.



**Figure 4-10. Septic tanks at the site**



**Figure 4-11. Blantyre city council's Skip bin**

Liquid waste management at BIEC relies entirely on on-site sanitation systems, as the facility is not connected to a centralized sewer network because of the differences in elevation making it hard to connect to the sewer line. Additionally, the sewer line is inadequately functional as it is very old. Wastewater from office restrooms and staff facilities is collected in a septic tank and soak-away system, which prevents direct discharge into nearby surface water bodies such as the Michiru River. Although this septic system performs its basic function, it requires regular desludging and maintenance to prevent overflow, particularly during the rainy season when water infiltration rates increase. Additionally, the system does not include treatment for greywater, nor is there any pre-disposal effluent quality monitoring, which raises concerns about potential seepage and groundwater contamination. The lack of a formal monitoring

protocol means that operational inefficiencies and failures may go undetected until they pose significant hazards. This will necessitate the construction of new septic tank as part of the project which will handle at least 200 people including workers and visitors (with estimated 20,000 litre per day of grey water).

#### **4.2.9 Main Livelihood Sources**

The BIEC facility is located in the Chirimba Industrial Area of Blantyre City, which blends industrial operations with nearby residential communities such as Chirimba Township, Machinjiri, and Kameza. The livelihoods of residents in these areas are shaped by the urban-industrial setting, where both formal and informal economic opportunities are available.

According to the 2018 Malawi Population and Housing Census, the main sources of livelihood for households in Blantyre City are:

- Formal sector employment (27.7%)
- Entrepreneurship or business ownership (14%)
- Ganyu or casual labour (13%)
- Petty trading (10%) Additional sources include remittances, pensions, public works, and the sale of food crops, although these play a smaller role in urban areas.

In Chirimba, economic activities reflect the urban structure:

- Formal employment is concentrated in industrial, logistics, and commercial enterprises within the industrial park.
- Small-scale trading and vending such as food stalls, second-hand clothing sales, and grocery shops are widespread within residential clusters and along roadways.
- Ganyu labour is common among unskilled youth and women, particularly in roles such as loading/offloading, domestic work, and warehouse support.
- The area also supports a vibrant automotive services sector (including car repairs and spare parts sales) and a range of hospitality services such as informal restaurants and canteens that cater to the industrial workforce.
- Many residents also engage in handcrafts, tailoring, and mobile money agent services, further contributing to the local urban economy.

#### **4.2.10 Transport and Communication**

##### **4.2.10.1 Transport Infrastructure**

The BIEC is located in the strategic Chirimba Industrial Area off the S137 dual carriageway in Blantyre City, which is well integrated into the city's transportation network. Tared access roads support both industrial and commuter traffic, facilitating the movement of cargo and labor while connecting Chirimba with key industrial zones and residential areas such as Machinjiri and South Lunzu. Heavy-duty trucks, light commercial vehicles, and passenger minibuses dominate traffic along the S137 corridor. The BIEC facility is equipped with internal access roads and loading bays designed to handle the flow of containerized goods for customs

clearance. Despite its strategic location, the area still faces traffic congestion especially during peak hours due to high cargo volumes and narrow feeder roads. In addition, surrounding communities depend on informal pedestrian routes, increasing safety risks due to mixed traffic conditions.

#### **4.2.10.2 Information, Communication, and Technology (ICT)**

The Chirimba Industrial Area is serviced by all major telecommunications providers in Malawi, including Airtel Malawi, Telekom Networks Malawi (TNM), Malawi Telecommunications Limited (MTL), and SimbaNet. These providers offer mobile and fixed-line services alongside internet connectivity and broadband solutions. Open Connect Limited (OCL) maintains a fiber-optic network in the area that forms the backbone for high-speed internet access, critical for business operations.

#### **4.2.10.3 Internet Access and ICT Utilization**

As of 2023, approximately 55% of households in Blantyre City have internet access, and 62.4% own mobile phones the primary medium for accessing ICT services. Additionally, 43.2% of residents actively use the internet, and 18% utilize mobile money services, reflecting strong ICT penetration and its integration into daily life and business activities.

Businesses in Chirimba rely on ICT for a range of functions, including:

- Customs clearance via electronic processing systems
- Financial transactions through mobile money and online banking
- Enterprise resource planning and inventory management
- Communication and logistics tracking systems

However, ICT service disruptions are not uncommon and are primarily caused by fiber cable breaks during construction, voltage fluctuations, power outages, and bandwidth congestion during peak hours. To ensure business continuity, many organizations employ backup systems such as inverters, Uninterruptible Power Supplies (UPS), and standby generators.

#### **4.2.11 Land Use and Land Tenure**

The BIEC facility is located within the Chirimba Industrial Area of Blantyre City, an area officially designated as an industrial zone by the Blantyre City Council. This zone accommodates a mix of manufacturing, warehousing, logistics, and supporting commercial infrastructure, while its proximity to densely populated residential neighbourhoods such as Chirimba and Machinjiri provides a local labour pool for industries. The BIEC site itself is a fully built-up facility dominated by paved surfaces. Key features include driveways, loading bays, vehicle parking areas, and office blocks with inspection warehouses. Although green space is limited, small patches of vegetation featuring lawn grass and around seven shade trees can be found near the main office and car park. Outside the fenced premises, along the S137 road, grassy verges and informal cultivation such as sweet potato fields are common, particularly near the southwest and east gates (Figure 4-12).



**Figure 4-12. Sweet potato field near the BIEC south-west gate**

Regarding land tenure, the BIEC parcel is entirely owned by the MRA. Covering approximately 16,140 square meters, the site is situated on customary land that has been converted to leasehold status, administered by the Blantyre City Council in accordance with the Land Act (2016). Consequently, no land acquisition or compensation processes are necessary for the planned refurbishment, and the site is free from encumbrances or informal occupation. The informal land use e.g. growing of sweet potatoes is undertaken by Security Guards employed by BIEC who are using the land temporarily on an annual basis and have been made aware that the Project is being developed. Crops will be harvested prior to the commencement of construction works.

#### ***4.2.12 Trade and Industry***

The Chirimba Industrial Area, where the BIEC facility is located, is a well-established commercial and industrial hub in Blantyre City that significantly contributes to the urban economy. The zone hosts a diverse mix of formal and informal enterprises spanning logistics, manufacturing, wholesale and retail trade, and service sectors. Its strategic location along the S137 dual carriageway further enhances its role as a crucial node for goods transit and customs-related operations.

#### **4.2.12.1 Industrial Activities**

Chirimba is home to several medium- and large-scale manufacturing enterprises engaged in food processing, steel fabrication, plastic moulding, and textile and garment production. These industries are a major source of urban employment, particularly for residents from nearby communities such as Chirimba Township, Kameza, and Machinjiri. In addition, these industrial operations support ancillary sectors including packaging, transportation, and maintenance services.

#### **4.2.12.2 Transport and Logistics**

A dominant feature of Chirimba's economy is its strong transport and logistics sector. Centred around the BIEC facility, this sector facilitates customs clearance, cargo inspection, and warehousing. The area hosts numerous transport companies that provide both domestic and cross-border freight services. Vehicle depots, truck yards, and loading bays are common, reinforcing Chirimba's role as a national distribution node.

#### **4.2.12.3 Wholesale and Retail Trade**

Data from IHS5 (2019–2020) indicate that retail trade-based livelihoods account for over 25% of self-employment in urban Malawi, including Blantyre City [National Statistical Office (NSO), 2020]. This trend is reflected in Chirimba through wholesale depots, hardware and building supply shops, informal roadside vendors, and grocery and general merchandise stores. These businesses cater to both industrial clients and local residents, creating a dynamic mixed-use economic environment.

#### **4.2.12.4 Services and Informal Enterprises**

The area also supports a thriving food service sector, with restaurants, canteens, and informal food vendors serving the local workforce. Automotive services, including vehicle repair garages, spare parts dealers, tyre shops, and fuel filling stations, play an important role in the zone's economy.

#### **4.2.12.5 Access to Financial Services**

Blantyre City, including the Chirimba area, benefits from relatively good financial infrastructure. Commercial banks, microfinance institutions, mobile money agents (e.g., Airtel Money, TNM Mpamba), and savings cooperatives operate in the region. According to IHS5, over 55% of urban residents in Blantyre use mobile money, while 40% have access to a bank or Savings and Credit Cooperative (SACCO), indicating moderate levels of financial inclusion.

#### **4.2.13 Gender and Social Inclusion**

Chirimba, like other urban areas in Blantyre City, benefits from gender and social inclusion initiatives driven by the Ministry of Gender, Community Development, and Social Welfare, along with various Non-Governmental Organizations and community-based organizations. These programs aim to address persistent inequalities by promoting women's economic

empowerment, youth employment, skills development, and protection from gender-based violence (GBV).

According to the 2018 Population and Housing Census, 24.2% of urban households in Malawi are female-headed, highlighting the significant role that women play as household decision-makers in cities such as Blantyre. Nonetheless, urban poverty and social vulnerability remain widespread among women and youth, exacerbated by limited access to credit, scarce job opportunities, and societal norms that perpetuate gender inequality. Gender-based violence is a pressing concern. Nationally, over 40% of women report experiencing some form of GBV in their lifetime, and attitudes that condone such violence remain common. In urban settings, approximately 11% of women and 9% of men agree that a husband may be justified in beating his wife under certain circumstances. Focus Group Discussions in Chirimba have revealed additional concerns, including youth unemployment, limited financial inclusion for women, and a need for equitable employment opportunities during the BIEC refurbishment. Women's groups have specifically called for measures to ensure their inclusive participation and direct access to project benefits.

Although Blantyre City generally offers better education and healthcare services than rural areas, socially marginalized groups such as persons with disabilities, female-headed households, and youth from informal settlements continue to face barriers to participating in urban development processes.

#### ***4.2.14 Security***

Security in the Chirimba Industrial Area, including the BIEC facility, is a significant concern due to intensive industrial activity, high commercial traffic, and proximity to densely populated residential areas. Common incidents reported include petty theft, vandalism, unauthorized access, and occasional robberies especially at night when premises are unoccupied. Several factors contribute to these vulnerabilities. Many properties in the industrial zone have incomplete or weak perimeter fencing and limited access control measures, making them susceptible to break-ins. Inadequate Street lighting along internal roads and alleys creates poorly lit areas that favour criminal activity after dark. Additionally, the nearby informal settlements, while providing a convenient labour pool, have been associated with unregulated access and intermittent spikes in opportunistic crime.

At the BIEC facility, security is managed by contracted private security services responsible for access control, patrols, and guarding. Many businesses in Chirimba employ similar arrangements, often enhanced by physical deterrents such as security dogs, watchtowers, and alarm systems. Some high-value or sensitive operations have installed CCTV systems, though coverage is selective and not fully integrated across the industrial area.

Law enforcement in the area is provided by the Malawi Police Service, primarily through the Ndirande Police Station, which works with industrial stakeholders through community safety

committees, regular patrols, and joint meetings. However, resource limitations, particularly during weekends or public holidays, can affect police response times. Overall, while basic security measures are in place throughout the Chirimba Industrial Area, stakeholders agree that security remains a moderate risk that requires continued vigilance and coordinated preventive strategies between the public and private sectors.

#### ***4.2.15 Archaeological Resources***

Field investigations and consultations with stakeholders including the Blantyre City Council and the Department of Antiquities confirm that there are no known archaeological resources within the BIEC project site or its immediate surroundings in the Chirimba Industrial Area. The area is fully developed for industrial and commercial use and lacks any heritage or cultural sites that would be classified as archaeological under Malawi's Monuments and Relics Act (1990).

Nonetheless, as a precaution consistent with international best practices and World Bank guidelines, the ESMP includes a Chance Finds Procedure. This procedure ensures that any unexpected discoveries of cultural or historical significance during construction are promptly and appropriately managed in accordance with national legislation and established protocols.

## **CHAPTER 5: IDENTIFICATION AND ANALYSIS OF ENVIRONMENTAL AND SOCIAL IMPACTS**

### **5 IDENTIFICATION AND ANALYSIS OF ENVIRONMENTAL AND SOCIAL IMPACTS**

This chapter outlines the predicted beneficial and adverse environmental and social impacts associated with the refurbishment of the BIEC in Chirimba Industrial Area. The assessment covers both direct and indirect impacts and considers cumulative and synergistic effects. It uses structured analytical tools to assess the magnitude, extent, reversibility, duration, and probability of each impact. The assessment has been developed in accordance with the Environmental Management Act (2017), and the World Bank Operational Policy for Environmental Assessment (OP 4.01), ensuring that it is in line with both national and international environmental and social sustainability requirements.

#### **5.1 Identification of Environmental and Social Impacts**

In determining and assessing the environmental and social impacts of the proposed project, a comprehensive approach was employed that combined multiple techniques to isolate the impacts along with their causes. Various methods including professional experience, a consultative approach, matrices, and checklists were utilized to identify impacts and their sources associated with specific project activities and technologies. The likely impacts stemming from the project were analysed using the Leopold matrix. An outline of the project activities and their potential aspects/impacts is provided in Table 5-1.

**Table 5-1. Identification of Impacts from Project Activities**

| Environmental Parameter (Receptor) | Project Activity (Source of Impact) | Potential Risk/Impact                                      | Planning | Construction | Operation & Maintenance | Demobilization | Sources of Impact / Risk                     |
|------------------------------------|-------------------------------------|------------------------------------------------------------|----------|--------------|-------------------------|----------------|----------------------------------------------|
| Socio-Economic                     | Planning and Design                 | Creation of Employment (consultants, designers)            | +        | -            | -                       | -              | Hiring of architects, engineers, E&S experts |
| Socio-Economic                     | Construction Works                  | Local employment creation                                  | -        | +            | -                       | -              | Labour-intensive construction activities     |
| Socio-Economic                     | Construction Procurement            | Creation of Market for Construction Materials and Services | -        | +            | -                       | -              | Sourcing from local suppliers                |
| Socio-Economic                     | Construction Activities             | Increased government revenue through taxes                 | -        | +            | -                       | -              | Employment and business tax remittances      |
| Socio-Economic                     | Construction Site Engagement        | Skills transfer to locals                                  | -        | +            | -                       | -              | Training of artisans, informal mentorship    |
| Noise                              | Use of machinery and trucks         | Increased Noise Pollution                                  | -        | X            | -                       | X              | Heavy-duty equipment, vehicle movement       |
| Air Quality                        | Machinery and vehicles              | Gaseous emissions                                          | -        | X            | -                       | -              | Diesel fumes, paint, adhesives               |
| Air Quality                        | Material transport & handling       | Increased dust generation                                  | -        | X            | -                       | X              | Unpaved surfaces, dry conditions             |
| Waste                              | Construction and demolition         | Increased Solid waste generation                           | -        | X            | -                       | X              | Leftover materials, packaging, debris        |
| Water                              | Improper storage, sanitation        | Surface & groundwater pollution                            | -        | X            | X                       | -              | Oil spills, poorly managed greywater         |

| Environmental Parameter (Receptor) | Project Activity (Source of Impact) | Potential Risk/Impact                   | Planning | Construction | Operation & Maintenance | Demobilization | Sources of Impact / Risk                                                                    |
|------------------------------------|-------------------------------------|-----------------------------------------|----------|--------------|-------------------------|----------------|---------------------------------------------------------------------------------------------|
| Land                               | Earthworks                          | Soil erosion                            | -        | X            | -                       | -              | Excavation, lack of slope stabilization                                                     |
| Biodiversity                       | Land clearance                      | Distruction to flora and fauna          | -        | X            | -                       | -              | Vegetation removal                                                                          |
| Ethics & Labour                    | Labour sourcing                     | Child labour risk                       | -        | X            | -                       | -              | Informal hiring, lack of controls, Child labour in the supply chain                         |
| Ethics & Labour                    | Labour influx                       | Risk of SEA/SH                          | -        | X            | -                       | -              | Mixed-gender workforce, poor code of conduct                                                |
| Community Health                   | Worker-community interaction        | Risk of STIs, HIV and AIDS,             | -        | X            | -                       | -              | Sexual interactions, lack of awareness                                                      |
|                                    |                                     | Accidents involving community members   | -        | X            | -                       | -              | Haulage of materials                                                                        |
|                                    |                                     | Community – Workers conflicts           | -        | X            | -                       | -              | Work related tensions, theft incidents, social interactions between workers and communities |
| OHS                                | Hazardous materials handling        | Accidents and exposure to chemicals     | -        | X            | X                       | X              | Paints, fuels, solvents, poor PPE use                                                       |
| Community Health & Safety          | Truck traffic                       | Traffic congestion leading to accidents | -        | X            | X                       | -              | No traffic plan, narrow access roads                                                        |
| Operations                         | Customs clearance disruption        | Disruption of BIEC activities           | -        | X            | -                       | -              | Construction next to active zones                                                           |
| Security                           | Site environment                    | Risk of theft and vandalism             | -        | X            | -                       | -              | Inadequate security controls                                                                |
| Sanitation                         | Staff toilets, greywater outlets    | Liquid waste generation                 | -        | X            | X                       | -              | Poorly maintained sanitation                                                                |

| Environmental Parameter (Receptor) | Project Activity (Source of Impact) | Potential Risk/Impact          | Planning | Construction | Operation & Maintenance | Demobilization | Sources of Impact / Risk                 |
|------------------------------------|-------------------------------------|--------------------------------|----------|--------------|-------------------------|----------------|------------------------------------------|
| Cultural Heritage                  | Excavation activities               | Chance finds of artefacts      | -        | X            | -                       | -              | Subsurface works near urban settlements  |
| Water                              | Facility discharge                  | Risk of water pollution        | -        | -            | X                       | -              | Leaking septic tanks, greywater overflow |
| Hydrology                          | Storm events                        | Increased surface runoff       | -        | X            | X                       | -              | Poor drainage capacity                   |
| Utilities                          | Service demand from BIEC            | Pressure on utilities          | -        | -            | X                       | -              | Increased water and energy use           |
| Fire Risk                          | Electrical works, kitchen           | Fire hazards                   | -        | X            | X                       | X              | Overloading, poor suppression systems    |
| OHS                                | Decommissioning works               | Accidents and dust exposure    | -        | -            | -                       | X              | Manual demolition, airborne particles    |
| Noise                              | Demolition                          | Noise and vibration impacts    | -        | -            | -                       | X              | Concrete breaking, transport             |
| Waste                              | Demolition                          | Generation of demolition waste | -        | -            | -                       | X              | Rubble, scrap, non-recyclables           |

Legend:

- X: Potential Negative Impact
- +: Potential Positive Impact
- -: No Expected Impact

## 5.2 Approach and Methodology of Impact Analysis

The study team examined the magnitude, probability of occurrence, duration, and significance of impacts. This assessment was conducted prior to identifying the potential positive and negative impacts associated with project activities. The extent and implications of these impacts were determined through careful examination.

The attributes are explained as follows:

- The **magnitude** of an impact relates to the severity of the negative impact or scale of the negative or positive impact. It is the extensiveness of the impact and the effect on the resource within the impact area. The magnitude was recorded at household level, local level and regional level
- **Probability** of occurrence relates to the likelihood of the impact occurring in the area of project influence. Three levels of occurrence were considered i.e. Possible (impact may occur but it is not probable), probable (the impact is very likely to occur) and definite (impact is unavoidable).
- **Duration** is a period of time over which an impact may occur, from once-off to continuous for the life of the project: Short term (less than 5 years); Medium term (between 5 and 10 years) and Long term (over 10 years).
- The **significance** of every potential environmental impact identified has been determined using the significance rating formula:

$$\text{Significance of environmental impact} = \text{Consequence} \times \text{Probability}$$

Where; Consequence of an impact is derived from four factors: Spatial extent (S); Duration (D); Reversibility (R) and Magnitude/severity (M)

- Each identified impact is assigned a score ranging from +3 to -3 representing degree of impact. In this analysis 1 represents low whereas 3 stands for high impact. In a similar manner negative impacts bear a negative sign (-) while positive impacts are assigned a positive (+) sign. The results of the analysis are shown in the matrix in Table 5-2.

**Table 5-2. Impact Scoring and Significance Levels for BIEC Refurbishment Project**

| SN                                                             | Environmental & Social Impacts                        | Receptor                  | Sources of Impact or Risks                                  | Probability | Impact Duration | Magnitude | Significance (-3 to +3) |
|----------------------------------------------------------------|-------------------------------------------------------|---------------------------|-------------------------------------------------------------|-------------|-----------------|-----------|-------------------------|
| <b>PLANNING PHASE</b>                                          |                                                       |                           |                                                             |             |                 |           |                         |
| 5.4.1.1.1                                                      | Creation of Employment                                | Local Workforce           | Recruitment and hiring of personnel for planning activities | Definite    | Short term      | Local     | 2                       |
| <b>CONSTRUCTION PHASE</b>                                      |                                                       |                           |                                                             |             |                 |           |                         |
| <b>Positive impacts during contractors' construction phase</b> |                                                       |                           |                                                             |             |                 |           |                         |
| 5.4.2.1.1                                                      | Creation of Local Employment                          | Local Workforce           | Hiring of skilled and unskilled labour                      | Definite    | Short term      | Local     | 3                       |
| 5.4.2.1.2                                                      | Increased Skills Transfer to Locals                   | Local Workforce           | On-the-job training and knowledge sharing                   | Probable    | Short term      | Local     | 2                       |
| <b>Negative impacts during contractors' construction phase</b> |                                                       |                           |                                                             |             |                 |           |                         |
| 5.4.2.2.1                                                      | Increased Noise Pollution                             | Community and Environment | Heavy machinery and construction activities                 | Definite    | Short term      | Local     | -2                      |
| 5.4.2.2.2                                                      | Increased Risk of Gaseous Emissions                   | Air Quality               | Operation of construction equipment                         | Probable    | Short term      | Local     | -2                      |
| 5.4.2.2.3                                                      | Increased Dust Generation                             | Air Quality               | Earthworks and material handling                            | Definite    | Short term      | Local     | -2                      |
| 5.4.2.2.4                                                      | Increased Solid Waste Generation leading to pollution | Environment               | Waste from construction activities                          | Probable    | Short term      | Local     | -2                      |

| SN         | Environmental & Social Impacts                             | Receptor                | Sources of Impact or Risks                                 | Probability  | Impact Duration | Magnitude | Significance (-3 to +3) |
|------------|------------------------------------------------------------|-------------------------|------------------------------------------------------------|--------------|-----------------|-----------|-------------------------|
| 5.4.2.2.5  | Risk of Surface and Groundwater Pollution                  | Water Resources         | Spills, leaks, and improper waste disposal                 | Probable     | Short term      | Local     | -2                      |
| 5.4.2.2.6  | Increased Soil Erosion Risk                                | Soil Resources          | Clearing vegetation and earthworks                         | Probable     | Short term      | Local     | -2                      |
| 5.4.2.2.7  | Disruption to Flora and Fauna                              | Biodiversity            | Vegetation clearing and habitat fragmentation              | Probable     | Long term       | Local     | -3                      |
| 5.4.2.2.8  | Increased Risk of Child Labor                              | Children                | Engagement of underage labour                              | Probable     | Short term      | Local     | -3                      |
| 5.4.2.2.9  | Risk of incidents of SEA/SH                                | Workers and communities | Workplace and community interaction                        | Probable     | Long term       | Local     | -3                      |
| 5.4.2.2.10 | Risks of Spread of HIV/AIDS                                | Workers and communities | Workplace and community interaction                        | Probable     | Long term       | Local     | -3                      |
| 5.4.2.2.11 | Risk of incidents and accidents to communities and workers | Workers and communities | Workplace and community interaction                        | Probable     | Long term       | Local     | -3                      |
| 5.4.2.2.12 | Risk of encounter of chance find                           | Cultural resources      | Excavation works                                           | Non-probable | Long term       | Local     | -1                      |
| 5.4.2.2.13 | Disruption of utilities                                    | Communities             | Road works                                                 | Probable     | Short term      | Local     | -3                      |
| 5.4.2.2.14 | Risks of worker-community conflicts                        | Communities and workers | Workers versus community interaction                       | Probable     | Short term      | Local     | -3                      |
| 5.4.2.2.15 | Land degradation due to creation of borrow pits            | Communities             | Source of gravel for construction works mainly access road | Probable     | Short term      | Local     | -3                      |

| SN                                                               | Environmental & Social Impacts                                                                 | Receptor                        | Sources of Impact or Risks                            | Probability | Impact Duration | Magnitude | Significance (-3 to +3) |
|------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------|-------------------------------------------------------|-------------|-----------------|-----------|-------------------------|
| 5.4.2.2.16                                                       | Labour exploitation and discriminatory working conditions                                      | Workers                         | Working relationships                                 | Probable    | Short term      | Local     | -3                      |
| 5.4.2.2.17                                                       | Inadequate capacity of contractors to manage environmental, social, health and safety measures | Workers, communities            | Workplace and community interaction                   | Probable    | Short term      | Local     | -2                      |
| <b>CONTRACTOR DEMOBILIZATION PHASE</b>                           |                                                                                                |                                 |                                                       |             |                 |           |                         |
| <b>Positive impacts during contractors' demobilization phase</b> |                                                                                                |                                 |                                                       |             |                 |           |                         |
| 5.4.3.1.1                                                        | Site Restoration and Asset Transfer                                                            | Environment and Local Community | Clearing and reinstating sites, transfer of equipment | Definite    | Short term      | Local     | 2                       |
| <b>Negative impacts during contractors' demobilization phase</b> |                                                                                                |                                 |                                                       |             |                 |           |                         |
| 5.4.3.2.1                                                        | Increased Generation of Dust                                                                   | Air Quality                     | Demolition and clearing activities                    | Definite    | Short term      | Local     | -2                      |
| 5.4.3.2.2                                                        | Increased Risk of Road and Occupational Accidents                                              | Workers and Road Users          | Heavy equipment operation and traffic movement        | Probable    | Short term      | Local     | -2                      |
| 5.4.3.2.3                                                        | Increased Occupational Safety and Health Risks                                                 | Workers                         | Handling and moving materials                         | Probable    | Short term      | Local     | -2                      |

| SN                                                             | Environmental & Social Impacts                     | Receptor                  | Sources of Impact or Risks               | Probability | Impact Duration | Magnitude | Significance (-3 to +3) |
|----------------------------------------------------------------|----------------------------------------------------|---------------------------|------------------------------------------|-------------|-----------------|-----------|-------------------------|
| 5.4.3.2.4                                                      | Increased Noise Pollution                          | Community and Environment | Demolition machinery and equipment       | Definite    | Short term      | Local     | -2                      |
| 5.4.3.2.5                                                      | Increased Generation of Demolition Waste           | Environment               | Debris and waste from structures         | Definite    | Short term      | Local     | -2                      |
| <b>OPERATION AND MAINTENANCE PHASE</b>                         |                                                    |                           |                                          |             |                 |           |                         |
| <b>Positive impacts during operation and maintenance</b>       |                                                    |                           |                                          |             |                 |           |                         |
| 5.4.4.1.2                                                      | Increased Economic Growth                          | National Economy          | Trade, transport, and services expansion | Probable    | Long term       | National  | 3                       |
| <b>Negative impacts during Operation and Maintenance phase</b> |                                                    |                           |                                          |             |                 |           |                         |
| 5.4.5.1.1                                                      | Risk of Pollution and Degradation of Water Quality | Water Resources           | Runoff, leaks, and discharges            | Probable    | Long term       | Local     | -2                      |
| 5.4.5.1.2                                                      | Increased Surface Runoff and Overflow              | Water Resources           | Impervious surfaces                      | Probable    | Long term       | Local     | -2                      |
| 5.4.5.1.3                                                      | Increased Traffic Congestion                       | Road Users                | Increased vehicle volumes                | Probable    | Long term       | Local     | -2                      |

| SN        | Environmental & Social Impacts       | Receptor            | Sources of Impact or Risks                  | Probability | Impact Duration | Magnitude | Significance (-3 to +3) |
|-----------|--------------------------------------|---------------------|---------------------------------------------|-------------|-----------------|-----------|-------------------------|
| 5.4.5.1.4 | Increased Generation of Liquid Waste | Environment         | Operational waste                           | Probable    | Long term       | Local     | -2                      |
| 5.4.5.1.5 | Fire Risk                            | People and Property | Storage and handling of flammable materials | Probable    | Long term       | Local     | -2                      |

### **5.3 Overall Significance Statement**

The Environmental and Social Impact Matrix analysis demonstrates that the BIEC refurbishment project is expected to generate substantial socio-economic benefits, even though there are notable adverse impacts that must be managed. Key benefits include the enhancement of trade facilitation infrastructure, long-term and short-term employment opportunities, increased government revenue, skills development, and improvements to institutional capacity.

Negative risks and impacts are localized and manageable, and are mostly associated with the construction, demobilization, and operational phases. These risks include noise and dust pollution, air emissions, solid waste generation, minor ecological disturbances, water quality degradation, traffic congestion, and social concerns such as child labor, occupational health and safety issues, and fire hazards. Importantly, none of these impacts are considered irreversible, and they can be effectively managed through the implementation of the ESMP.

The overall impact-risk profile remains favourable, as the project's socio-economic benefits significantly contribute to Malawi's development objectives, including improved trade infrastructure and increased economic activity. The ESMP provides a robust framework for impact mitigation, ensuring that potential adverse effects are minimized while maximizing positive outcomes for both local communities and the nation.

### **5.4 Summary of Environmental and Social Impacts based on Project Phases**

#### ***5.4.1 Positive Impacts during Planning Phase***

##### **5.4.1.1 Creation of Employment**

Over 25 experts, including environmental and social safeguards specialists, engineers, architects, ICT consultants, surveyors, and support staff, have been engaged through short-term contracts spanning 4 to 6 months. This has catalysed professional and technical engagement and created demand for ancillary services such as printing, transport, internet, and accommodation in the Chirimba Industrial Area.

#### **Enhancement Measures**

- Prioritize hiring professionals registered with relevant Malawian institutions, enhancing local expertise and compliance with national standards.
- Achieve a balanced gender equality in hiring practices, providing equal opportunities for men and women (aim at 30% of either gender category).
- Remit taxes due to the Malawi Revenue Authority (MRA), contributing to the national economy.

### ***5.4.2 Positive Impacts during Construction Phase***

#### **5.4.2.1 Creation of Local Employment**

Approximately 100 workers will be employed, including skilled, semi-skilled, and unskilled labor sourced from surrounding communities. Administrative support roles will also be filled locally, promoting household income and social inclusion.

#### **Enhancement Measures**

- Employ unskilled workers from Chirimba, Machinjiri and surrounding wards.
- Offer equal employment opportunities to both men and women in line with Malawi's Gender Policy (at least 30% of either gender category).
- Comply with Malawi's Employment and Workers Compensation Acts.
- Provide equal and fair pay to workers of similar positions
- Comply with the government-prescribed minimum wage.

#### **5.4.2.2 Increased Skills Transfer to Locals**

Local workers will gain practical training in carpentry, plumbing, masonry, electrical work, and safety management, enhancing post-project employability.

#### **Enhancement Measures**

- Maximize employment of local people, especially unskilled labour.
- Pair unskilled workers with skilled professionals for on-site mentorship.
- Implement structured on-the-job training with performance tracking and certification.
- Encourage documentation of best practices and lessons learned.

### ***5.4.3 Negative Impacts during Construction Phase***

#### **5.4.3.1 Increased Noise Pollution**

Heavy machinery, demolition of structures, and transportation of materials will generate significant noise, potentially disrupting nearby residences and businesses.

#### **Mitigation Measures**

- Use modern, low-noise construction machinery and ensure regular maintenance.
- Install noise barriers or acoustic screens.
- Enforce PPE use such as earmuffs for workers.
- Notify nearby stakeholders of planned noisy activities.
- Conduct regular noise monitoring.

#### **5.4.3.2 Increased Risk of Gaseous Emissions**

Air pollutants and greenhouse gases from construction vehicles and equipment can compromise air quality and health.

### **Mitigation Measures**

- Maintain machinery regularly and fit with emission control devices.
- Reduce idling and encourage fuel-efficient operation.
- Monitor ambient air quality during construction.

#### **5.4.3.3 Increased Dust Generation**

Demolition, earthworks, and truck movement will increase dust levels, affecting visibility, health, and nearby food vendors.

### **Mitigation Measures**

- Water exposed surfaces regularly.
- Cover loose materials with tarpaulins during transportation.
- Phase construction works to minimize exposed soil.
- Inform local communities of air pollution risks.
- Monitor dust levels periodically.

#### **5.4.3.4 Increased Solid Waste Generation**

The refurbishment will generate concrete debris, packaging, scrap metal, and food waste, potentially contaminating the site. Additionally, electronic waste (e-waste) will be generated from the removal, replacement, and upgrading of existing electrical and electronic systems within the project facilities. The main sources of e-waste include outdated or faulty electrical installations such as wiring, switches, sockets, distribution boards, and circuit breakers. Additional sources include replacement of lighting systems such as fluorescent tubes, compact fluorescent lamps (CFLs), LED fittings, ballasts, and associated electronic drivers.

E-waste will also arise from the upgrading or decommissioning of information and communication technology (ICT) equipment such as computers, printers, servers, routers, switches, telecommunication systems, and network cabling infrastructure. Security and building management systems, including CCTV cameras, alarm systems, access control systems, sensors, and automated control panels, may also contribute to e-waste generation. In some cases, heating, ventilation, and air-conditioning (HVAC) control components such as thermostats, electronic control boards, and sensors may be replaced, further contributing to the waste stream.

If not properly managed, e-waste may result in environmental pollution due to the presence of hazardous substances such as heavy metals (e.g., lead, mercury, cadmium), brominated flame retardants, and other toxic components. Informal handling, dismantling, or disposal may also pose occupational health and safety risks to workers and surrounding communities.

### **Mitigation Measures**

- Implement a waste management plan focused on reduction, reuse, and recycling (See Preparation Guide in Annex 3.4).

- Develop an E-Waste Management Plan as part of C-ESMP
- MRA must prioritize reuse, refurbishment, or donation of functional equipment where feasible, in line with applicable regulations and institutional policies
- All e-waste should be segregated at source and stored in designated, secure, and covered areas to prevent exposure to weather and unauthorized access.
- Disposal must only be undertaken through licensed and approved waste management contractors in accordance with national environmental regulations and relevant guidelines.
- No e-waste is disposed of through open burning, illegal dumping, or informal recycling channels.
- Workers handling e-waste and any general waste must be trained on safe handling procedures and provided with appropriate personal protective equipment (PPE).
- Hazardous components such as batteries, fluorescent lamps, and circuit boards must be handled separately and disposed of using approved hazardous waste management procedures.
- Records of e-waste generation, storage, transport, and final disposal must be maintained for audit and compliance purposes.
- Segregate waste by type at the source.
- Dispose of waste using waste contractors licensed by MEPA and in coordination with Blantyre City Council.

#### **5.4.3.5 Risk of Surface and Groundwater Pollution**

Oil spills and poorly managed toilets can contaminate local water sources

##### **Mitigation Measures**

- Use spill kits and drip trays for vehicles under maintenance.
- Refuel and maintain equipment on impermeable surfaces.
- Site sanitation facilities appropriately.
- Promote hygiene and sanitation awareness among workers.

#### **5.4.3.6 Increased Soil Erosion Risk**

Excavation and disrupted drainage may lead to runoff and sedimentation, especially during the rainy season.

##### **Mitigation Measures**

- Stabilize exposed areas with mulch or vegetation.
- Construct berms and temporary drains.
- Compact access roads and ensure good drainage design.

#### **5.4.3.7 Disruption to Flora and Fauna**

Minor vegetation clearance around the BIEC may disturb small reptiles, insects, or birds within the industrial landscape.

##### **Mitigation Measures**

- Confine vegetation clearance to only necessary areas.
- Replant native species post-construction.
- Implement erosion control measures.
- Include landscaping using low-maintenance indigenous plants.

#### **5.4.3.8 Increased Risk of Child Labour**

Children from nearby settlements may be engaged informally in site work if preventive measures are not enforced. Additionally, the supply chain might have a risk of engagement of children.

##### **Mitigation Measures**

- Include child labour prohibition clauses in contracts.
- Display warning posters at the site.
- Require National IDs for all workers.
- Acquire materials from licensed and recognized suppliers compliant with national laws and regulations.
- Train staff on child protection.
- Implement a grievance redress mechanism for reporting cases.
- Develop and include child labor prevention policy in contracts with contractors and primary suppliers to protect children.
- Where primary suppliers are found to be using child labor, as part of due diligence in recruitment seek alternative suppliers or take steps to remedy use of child labor

#### **5.4.3.9 Increased Risk SEA/SH**

During the construction phase, the project may increase the risk of Sexual Exploitation and Abuse (SEA) and Sexual Harassment (SH) due to the influx of workers into local communities, interactions between workers and community members, unequal power relations, and increased disposable income among construction personnel. Risks may include sexual harassment at workplaces, transactional sex, exploitation of vulnerable women and girls, intimate partner violence, early pregnancies, and sexual abuse involving contractors, subcontractors, security personnel, and other project workers. The risk may be heightened in communities located near construction site, borrow pits, trading centres, and transport corridors where interaction between workers and local populations is frequent. Women, girls, persons with disabilities, female-headed households, and economically vulnerable groups are particularly at risk. In Malawi, SEA/SH risks are also influenced by poverty levels, gender inequality, limited reporting mechanisms, fear of stigma, and weak access to survivor support services in some rural areas.

### **Mitigation Measures**

- Preparation and implementation of a SEA/SH Action Plan
- Sign and adhere to Codes of Conduct prohibiting SEA/SH, child exploitation, and abuse of community members
- Conduct mandatory induction and regular awareness training on acceptable behaviour, gender sensitivity, HIV/AIDS, and SEA/SH prevention to all workers and surrounding communities in local languages.
- Separate and secure sanitation facilities should be provided for men and women at work sites, with adequate lighting around camps, access roads, and sanitation areas.
- Establish confidential, survivor-centred Grievance Redress Mechanisms (GRMs) with multiple reporting channels, including anonymous reporting options
- Establish referral pathways for medical, psychosocial, legal, and protection services in collaboration with district authorities, police Victim Support Units, health facilities, community-based organisations
- Prohibit employment of persons below the legal working age and strictly regulate worker movement and conduct within communities.
- Conduct continuous monitoring, supervision, and periodic audits of contractor compliance with SEA/SH throughout the construction period.
- Include in the SEA/SH action plans measures to minimize the risks of SEA/SH to workers and the community in relation to any accommodation or site facilities to be provided to workers.
- Provide separate sanitation facilities for men and women at the construction site.

#### **5.4.3.10 Risk of Encounter of Chance Find**

During the construction phase, excavation activities associated with road works, borrow pits, drainage structures, foundations, and earthworks may result in accidental discovery of archaeological materials, cultural heritage resources, graves, sacred sites, fossils, pottery, historical artefacts, or human remains that were previously unknown. Such chance finds may occur particularly in areas with historical settlements, traditional burial grounds, religious significance, or previously undisturbed land. Construction activities involving heavy machinery and ground disturbance may damage or destroy these resources if appropriate procedures are not followed. In Malawi, cultural heritage resources are protected under national legislation, including provisions administered by the Department of Museums and Monuments, and any disturbance of such resources without authorization may lead to legal, social, and reputational consequences for the project.

### **Mitigation Measures**

- Development and implementation of a Chance Find Procedure as part of the Contractor's ESMP

- Sensitize contractors on identification and management of potential cultural heritage resources before commencement of construction works
- In the event of a chance find, all construction activities in the affected area should immediately stop, the site should be secured to prevent damage or unauthorized access, and the supervising engineer and relevant authorities should be notified promptly. The Department of Museums and Monuments, local authorities, and traditional leaders should be consulted to determine the appropriate course of action before works resume.
- Ensure that no artefacts, remains, or culturally significant materials are removed, handled, or disturbed by workers without authorization from competent authorities
- Construction contracts must include specific clauses requiring compliance with chance find procedures and applicable cultural heritage laws
- Monitoring and supervision must be conducted regularly to ensure contractor compliance with chance find requirements throughout the construction phase.

#### **5.4.3.11 Disruption of Utilities**

During the construction phase, project activities such as excavation, grading, trenching, drainage installation, widening works, and operation of heavy machinery may result in accidental damage or disruption of existing utility infrastructure located within or near the project area of influence. The project area is located close to major utility infrastructure, including a main water supply pipeline belonging to Blantyre Water Board. There is also potential for encountering underground utility services that may not have been fully identified during the design stage, including telecommunication cables associated with companies such as Airtel Malawi and optical fibre cables belonging to Open Connect Limited (OCL) and other service providers. Damage to such infrastructure may lead to interruption of water supply, communication services, internet connectivity, and electricity supply to surrounding communities, institutions, and businesses. Utility disruption may also pose occupational health and safety risks to workers and the public, particularly where live cables or pressurised pipelines are involved.

#### **Mitigation Measures**

- The contractor must liaise closely with all relevant utility providers, including Blantyre Water Board, Airtel Malawi, electricity providers, and other telecommunication companies to confirm the location and status of underground and overhead services within the project area
- Trial pits and manual excavation must be undertaken in sensitive areas before use of heavy machinery to verify utility locations. All identified utilities should be clearly marked and protected during construction activities.
- The contractor should prepare and implement a Utility Management Plan outlining procedures for protection, relocation, emergency response, and restoration of affected services.
- Advance notification should be provided to affected institutions and communities where temporary service interruptions are unavoidable

- In the event of accidental damage, works should immediately stop in the affected area and the relevant utility provider should be notified promptly for repair and restoration
- Construction workers must receive training on safe working procedures around underground and overhead utilities, and appropriate signage and barricades should be installed in high-risk areas.
- Continuous supervision and coordination with utility providers must be maintained throughout the construction phase to minimise service disruption and safety risks.

#### **5.4.3.12 Risk of spread of HIV and Aids and other Communicable Diseases**

During the construction phase, the project may increase the risk of transmission of HIV/AIDS and other communicable diseases due to the influx of workers into local communities, increased social interaction, mobility of labour. Workers may interact with surrounding communities at trading centres, bars, markets, and residential areas, potentially contributing to risky sexual behaviour, transactional sex, and increased vulnerability among women and girls. The movement of workers from different geographical areas may also increase the risk of spreading communicable diseases such as sexually transmitted infections (STIs), tuberculosis (TB), cholera, influenza, and other infectious diseases. Poor sanitation, overcrowded living conditions at workplace, inadequate waste management, and limited access to healthcare services may further contribute to disease transmission. In Malawi, HIV prevalence remains a significant public health concern, particularly among economically vulnerable populations and mobile workers.

#### **Mitigation Measures**

- Preparation and implementation of an HIV/AIDS and Communicable Disease Prevention Programme as part of the contractor's Environmental and Social Management Plan (ESMP).
- Conduct regular awareness and sensitisation campaigns for workers and surrounding communities on HIV/AIDS prevention, sexually transmitted infections, communicable diseases, responsible behaviour, and available healthcare services
- Awareness materials should be provided in local languages and in formats accessible to all workers and community members.
- Facilitate access to voluntary counselling and testing services, condoms, treatment programmes, and health education
- Free condoms should be made readily available at worker camps and construction sites.
- Routine health screening and medical check-ups for workers should also be encouraged where practical.
- Enforce Codes of Conduct prohibiting sexual exploitation, abuse, and risky behaviours, while promoting respectful engagement with local communities.
- Community awareness programmes involving traditional leaders, youth groups, women's groups, and religious institutions should be undertaken regularly to strengthen local understanding of communicable disease prevention.

- In cases of disease outbreaks, the contractor should implement emergency response measures in coordination with health authorities.
- Continuous monitoring and reporting of implementation of HIV/AIDS and communicable disease prevention measures should be maintained throughout the construction phase

#### **5.4.3.13 Risks of Community Health and Safety Related Accidents and Incidents**

During the construction phase, project activities may expose surrounding communities to various health and safety risks associated with increased movement of construction vehicles, operation of heavy machinery, and presence of construction workers and equipment within populated areas. Communities living near the project corridor may face increased risks of road traffic accidents involving pedestrians, cyclists, school children, due to movement of trucks and construction equipment. Open excavations, borrow pits, drainage works, and poorly secured construction areas may also pose risks of falls, injuries, drowning, or other accidents, particularly for children mainly during construction of a 500 meter access road. Additional risks may arise from dust emissions, noise, vibrations, hazardous materials, and emergency incidents such as fuel spills, fires, or collapse of temporary structures.

#### **Mitigation Measures**

- Preparation and implementation of a Community Health and Safety Management Plan as part of the contractor's Environmental and Social Management Plan (C-ESMP)
- Install appropriate road safety signage, warning notices, speed control measures, barriers, and reflective devices at construction sites, diversions, and hazardous areas.
- Traffic management plans should be implemented to safely manage movement of construction vehicles and minimise disruption to local traffic and pedestrian movement.
- Construction sites, borrow pits, and excavated areas should be properly barricaded and restricted from unauthorized access, especially by children and livestock.
- Adequate lighting should be provided at work sites, and along temporary access roads where necessary.
- The contractor should also maintain emergency preparedness and response procedures for incidents such as accidents, fires, fuel spills, and medical emergencies.
- Workers should receive regular training on occupational and community safety requirements, defensive driving, and emergency response measures.
- The project should undertake continuous community awareness and sensitisation programmes on construction-related risks, road safety, emergency reporting procedures, and safe use of diversions and crossing points.
- Engagement with local leaders, schools, transport operators, and community members should be maintained throughout the construction phase.
- Regular monitoring and supervision should be conducted to ensure compliance with community health and safety requirements throughout the project implementation period.

#### **5.4.3.14 Risks of Occupational Health and Safety Accidents and Incidents**

During the construction phase, workers may be exposed to various occupational health and safety (OHS) risks arising from excavation works, operation of heavy machinery, working at heights, movement of vehicles, handling of construction materials, exposure to dust, noise, vibrations, hazardous substances, and electrical installations. Construction activities such as concrete works, welding, lifting operations, and road works may result in injuries, falls, equipment-related accidents, electrocution, burns, cuts, crush injuries, or fatalities if adequate safety measures are not implemented. Workers may also be exposed to health risks associated with prolonged dust inhalation during demolition and partitioning works, excessive noise levels, poor sanitation, heat stress, fatigue, and communicable diseases within work site. Inadequate use of personal protective equipment (PPE), unsafe working practices, lack of training, and poor supervision may further increase the likelihood of workplace accidents and incidents.

#### **Mitigation Measures**

- Preparation and implementation of an Occupational Health and Safety Management Plan in accordance with national labour and occupational safety requirements, in accordance with SATCP's OHS Framework.
- The contractor must conduct risk assessments for all major construction activities and establish safe work procedures for high-risk operations such as excavation, lifting, confined space entry, electrical works, and operation of heavy equipment.
- All workers must receive induction training, and regular toolbox talks on occupational health and safety requirements, hazard identification, emergency response, and safe work practices.
- Appropriate personal protective equipment (PPE) such as helmets, reflective jackets, safety boots, gloves, hearing protection, eye protection, dust masks, and harnesses must be provided and mandatory for all workers depending on the nature of activities being undertaken.
- Construction equipment and machinery must be inspected and maintained regularly to ensure safe operation, while only qualified and authorised personnel should operate machinery and vehicles.
- Adequate signage, barricades, and warning systems must be installed at hazardous work areas to minimise accidents.
- The contractor must provide adequate welfare and sanitation facilities at worker camps and construction sites, including safe drinking water, first aid kits, emergency response equipment, and access to medical services.
- Emergency preparedness and response plans should be established for incidents such as fires, spills, traffic accidents, collapses, and worker injuries.
- Accident and incident reporting mechanisms must be implemented, and all incidents should be investigated to identify corrective and preventive measures.

- Continuous supervision, monitoring, and enforcement of occupational health and safety requirements should be maintained throughout the construction phase to minimise risks to workers and project persons.

#### **5.4.3.15 Risks of Worker-Community Conflicts**

The surrounding communities within and adjacent to the project area include settlements such as Mbayani and Chilimba, as well as other potentially affected neighbouring communities along the project corridor. During the construction phase, interactions between project workers and these host communities may lead to worker–community conflicts as a result of increased social contact and the presence of construction camps (laydown areas) and work sites. Worker accommodation camps will not be developed (the scope of work is small to attract workers accommodation) but if workers are housed in nearby communities this may also impact on relations.

Potential impacts include misunderstandings and disputes arising from differences in behaviour, cultural norms, and expectations between workers and local residents. Competition for employment opportunities may create perceptions of unfairness or exclusion, particularly if local communities feel that they are not adequately prioritised in recruitment processes. Additional sources of conflict may include inappropriate behaviour of workers in surrounding communities, including harassment, alcohol and substance abuse, noise disturbances, and disputes with local businesses or residents. Pressure on local resources and services, such as water points, transport facilities, and social amenities, may also contribute to tensions between workers and community members.

These issues may result in strained relationships between the project and host communities, reduced community support for project activities, disruption of construction works, and potential security and safety concerns for both workers and residents if not properly managed.

#### **Mitigation Measures**

- Provide a transparent, fair, and inclusive recruitment procedures, with a clear commitment to hiring local labour from surrounding communities where skills are available, to reduce perceptions of exclusion and unfairness.
- Carry out mandatory induction training covering community relations, local cultural norms, respectful behaviour, conflict avoidance, and the project Code of Conduct
- Establish and maintain an effective Grievance Redress Mechanism (GRM) that is easily accessible, confidential, and responsive, allowing both community members and workers to report complaints related to behaviour, recruitment, or conflicts.
- Regular community engagement and stakeholder consultations should be conducted with local leaders, youth groups, women’s groups, traders, and other stakeholders to ensure continuous communication and early identification of emerging issues
- Security personnel, where used, should also be trained on community engagement and human rights principles.

#### **5.4.3.16 Land Degradation due to Creation of Borrow Pits**

During the construction phase, land degradation may occur as a result of the establishment and operation of borrow pits used to source construction materials such as gravel, sand, and lateritic soils. The opening of borrow pits typically involves vegetation clearance, topsoil stripping, and excavation of large volumes of soil, which can lead to significant alteration of the natural landscape. If not properly planned and managed, borrow pit activities may result in loss of productive land, soil erosion, formation of unstable slopes, increased sedimentation of nearby drainage systems, and long-term scarring of the land surface. In addition, abandoned or improperly rehabilitated borrow pits may collect stagnant water, creating potential breeding grounds for disease vectors such as mosquitoes, and posing safety risks to humans and livestock through open pits and unstable ground conditions. The impact may be more pronounced in areas where borrow pits are located close to agricultural land, settlements, or environmentally sensitive areas. Uncontrolled extraction can also lead to depletion of topsoil and degradation of soil structure, reducing the land's future productive capacity and affecting local livelihoods dependent on agriculture and grazing. The borrow materials will be required mainly for the construction of the 500 meters access road from the Chirimba Roundabout to MRA inland examination center.

#### **Mitigation Measures**

- All borrow pits must be properly planned, sited, and approved in consultation with relevant authorities and landowners before extraction activities commence
- The contractor must prepare and implement a Borrow Pit Management and Rehabilitation Plan as part of the C-ESMP.
- Topsoil should be carefully stripped and stockpiled separately for later use in site rehabilitation.
- Upon completion of extraction activities, all borrow pits should be fully rehabilitated to a safe and stable condition
- Rehabilitate borrow pits at least with a slope of 30 degrees or less.
- Regular monitoring and supervision should be undertaken throughout construction to ensure compliance with borrow pit management requirements and to prevent environmental degradation.

#### **5.4.3.17 Labor Exploitation, and Discriminatory Working Conditions**

The refurbishment project will require the engagement of both skilled and unskilled workers during the construction phase. In the absence of appropriate labour management procedures, there is a risk of labour exploitation through unfair recruitment practices, delayed or non-payment of wages, excessive working hours, denial of legally entitled benefits, and poor working conditions. There is also a risk of discrimination in employment opportunities, remuneration, training, promotion, and workplace treatment based on gender, age, disability, ethnicity, religion, or other personal characteristics. Such practices may result in worker grievances, low morale, reduced productivity, labour disputes, reputational damage to the

project, and non-compliance with national labour laws and international labour standards. Workers, where relevant, should be housed in accommodation that is of a suitable standard with workers housed separately by gender.

### **Mitigation Measures**

- Explain to all workers conditions of service, labour expectations and contract duration
- Ensure all workers have a signed contract and given a copy
- Establish and maintain a Worker Grievance Redress Mechanism that is SEA/SH responsive.
- Ensure that any worker accommodation provided is of a suitable standard with workers housed separately by gender.

#### **5.4.3.18 Inadequate capacity of contractors to identify and manage the potential environmental and social risks**

The successful implementation of the building refurbishment project will depend on the contractor's ability to identify, assess, and effectively manage environmental, social, health, and safety risks associated with construction activities. Inadequate capacity, lack of qualified personnel, insufficient awareness of regulatory requirements, or failure to implement appropriate management systems may result in poor environmental and social performance. This could lead to noncompliance with ESHS requirements. The risk is particularly significant where contractors have limited experience in implementing environmental and social safeguards in accordance with national legislation and international good practice.

### **Mitigation Measures**

- Contractor to include an Environmental, Social, Health and Safety (ESHS) Officer in their staffing to be based at site.
- Develop and implement Contractor-ESMP (C-ESMP) and associated management plans in line with the frameworks, Malawi regulations and WB EHS guidelines and policies covering; Waste Management Plan, Code of Conduct, Borrow Pit Rehabilitation; Stakeholder engagement; Traffic Management Plan.

#### **5.4.4 *Negative Impacts and Risks at contractor's demobilization phase***

##### **5.4.4.1 Increased Dust Generation**

Dismantling works and transport of materials may release particulate matter into the atmosphere, impacting local air quality.

### **Mitigation Measures**

- Cover transported debris with tarpaulins.
- Use water sprays to suppress dust.
- Restrict vehicle speeds to minimize dust generation.

#### **5.4.4.2 Increased Risk of Road and Occupational Accidents**

Heavy machinery and demolition work pose risks to site workers and the public, especially if safety controls are not enforced.

##### **Mitigation Measures**

- Use trained personnel for demolition and transport operations.
- Install temporary safety barriers and warning signage (Public Health and Safety Management Plan Guide included in Annex 3.7).
- Restrict site access to authorized personnel only.

#### **5.4.4.3 Increased Occupational Safety and Health Risks**

Demolition activities such as working at height, exposure to falling debris, and handling sharp materials could result in injuries or fatalities.

##### **Mitigation Measures**

- Develop an OHS plan specific to demobilization activities.
- Provide PPE and ensure hazard-specific training.
- Ensure first aid kits and trained responders are available on-site.
- Limit work during adverse weather conditions.
- Obtain an OHS certificate from the Ministry of Labour before commencement.

#### **5.4.4.4 Increased Noise Pollution**

Demolition machinery and operations may cause loud noise and ground vibrations, disturbing nearby businesses and institutions.

##### **Mitigation Measures**

- Schedule noisy activities during daytime hours.
- Service demolition equipment regularly to reduce noise.
- Notify neighbours and institutions in advance of noisy works.
- Install noise barriers if necessary.

#### **5.4.4.5 Increased Generation of Demolition Waste**

Large volumes of concrete, metal, wood, and packaging materials may be produced, which if poorly handled, could pollute the area or overload local dumpsites.

##### **Mitigation Measures**

- Segregate demolition waste using color-coded bins.
- Reuse or recycle salvageable items.
- Coordinate with Blantyre City Council for approved disposal.

### ***5.4.5 Positive Impacts during Operation and Maintenance Phase***

#### **5.4.5.1 Increased Economic Growth**

Improved capacity and operations at BIEC will reduce clearance times and logistics costs, stimulating regional commerce and investment. The operational BIEC will require services such as cleaning, catering, maintenance, transport, printing, and ICT support, benefiting SMEs in the Blantyre area.

#### **Enhancement Measures**

- Facilitate partnerships for logistics, warehousing, and digital trade systems.
- Attract private sector investments through improved service delivery.
- Promote transparency in customs clearance to build trade trust and efficiency.

### ***5.4.6 Negative Impacts and Risks at Operation and Maintenance Phase***

#### **5.4.6.1 Risk of Pollution and Degradation of Water Quality**

Untreated wastewater from cleaning, sanitation, and maintenance could pollute surrounding drainage systems, affecting the Michiru River catchment.

#### **Mitigation Measures**

- Install a wastewater treatment facility at BIEC.
- Use eco-friendly, non-toxic cleaning agents.
- Ensure proper handling of hazardous substances to avoid accidental spills (Public Health and Safety Management Plan Guide included in Annex 3.7).
- Install oil interceptors in drainage channels.

#### **5.4.6.2 Increased Surface Runoff and Overflow**

More impervious surfaces may lead to stormwater runoff, potentially overwhelming the drainage system and causing localized flooding.

#### **Mitigation Measures**

- Install retention basins.
- Use permeable pavement where feasible.
- Expand drainage capacity to manage stormwater.

#### **5.4.6.3 Increased Traffic Congestion**

As operations increase, more trucks, agents, and staff will use the access roads, risking congestion and reduced mobility around the BIEC.

#### **Mitigation Measures**

- Implement a traffic management plan with signage and circulation routes (Traffic Management Plan – Guide for Preparation in Annex 3.2).
- Designate truck holding areas.

- Coordinate improvements with Blantyre City Council and Roads Authority.
- Construct a slip lane/deceleration road for cars entering and exiting the project site.

#### **5.4.6.4 Increased Generation of Liquid Waste**

Toilets, sinks, and cleaning operations will produce greywater and blackwater. Without proper management, this waste could pose environmental health risks.

##### **Mitigation Measures**

- Install a new septic tank with large capacity of managing at least 200 people.
- Use water-efficient fixtures (e.g., dual flush toilets, low-flow taps).
- Train janitorial staff on safe chemical use and waste handling.
- Inspect and maintain plumbing systems regularly.

#### **5.4.6.5 Increased Pressure on Social Services and Utilities**

Operational demands may strain existing water supply, power, sanitation, and waste management systems.

##### **Mitigation Measures**

- Install reserve water tanks and solar power systems.
- Use energy-efficient lighting and equipment.
- Train staff on resource conservation.
- Explore back-up options like boreholes or private waste collection services.

#### **5.4.6.6 Fire Risk**

Handling of flammable goods and increased electrical usage could induce fire risks during operation.

##### **Mitigation Measures**

- Install fire extinguishers, alarms, and hose reels.
- Implement fire-safe storage and housekeeping procedures.
- Ensure building complies with British fire safety standards and American Society for Testing and Materials (ASTM).
- Conduct fire drills and emergency response training for staff.

## **CHAPTER 6: ENVIRONMENTAL AND SOCIAL MANAGEMENT AND MONITORING PLANS**

### **6 ENVIRONMENTAL AND SOCIAL MANAGEMENT AND MONITORING PLANS**

#### **6.1 Environmental and Social Management and monitoring Plan (ESMMP)**

An Environmental and Social Management and Monitoring Plan (ESMMP) is a plan of action that clearly states how a project's environmental impacts are going to be managed mainly with the objective of minimizing, avoiding or eliminating adverse impacts while enhancing positive ones. The ESMP is also an environmental management tool that can be used to monitor implementation of environmental management measures. The ESMMP outlines environmental impacts and their management measures, designates implementation responsibilities within a given time frame and estimates costs for implementation of the measures.

Environmental and Social Monitoring is a critical component of the broader ESMP, designed to ensure that all proposed mitigation and enhancement measures are effectively implemented, tracked, and adjusted as necessary throughout the project lifecycle. The monitoring plan provides a structured framework for assessing compliance with environmental and social safeguards, evaluating the effectiveness of mitigation strategies, and identifying any unanticipated impacts that may arise during project execution.

Specifically, the ESMMP outlines key environmental and social impacts, associated enhancement or mitigation measures, performance indicators, means of verification, frequency of monitoring, designated responsible institutions, and the estimated monitoring costs. The aim is to foster accountability, support informed decision-making, and promote adaptive management based on real-time project conditions. Table 6-1 presents the detailed environmental and social management and monitoring plan for the proposed infrastructure project. The proposed budget required for implementation of Environmental, Health and Safety and Social safeguards interventions is estimated at MWK65,000,000.00 (equivalent to USD 37,122.00) and the monitoring budget is estimated at MWK21,000,000.00 (equivalent to USD12,000.00).

**Table 6-1. Environmental and Social Management and Monitoring Plan**

| SN                                                | Environmental & Social Impacts      | Recommended Enhancement / Mitigation (Revised)                                                                                                          | Performance Indicator                                                                                                                           | Means of Verification                                   | Monitoring Frequency | Responsible Institution for implementation & Estimated implementation Cost (MWK) | Responsible Institution for monitoring and estimated costs (MWK) |
|---------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|----------------------|----------------------------------------------------------------------------------|------------------------------------------------------------------|
| <b>POSITIVE IMPACTS DURING THE PLANNING PHASE</b> |                                     |                                                                                                                                                         |                                                                                                                                                 |                                                         |                      |                                                                                  |                                                                  |
| 5.4.1.1.1                                         | Creation of Employment              | Prioritize hiring professionals registered with relevant institutions; ensure gender equality; remit taxes to MRA.                                      | Number of professionals hired; Percentage of males versus females employed; Amount of tax remitted to Government                                | Employment contracts; Tax returns                       | Biannually           | Developer, Cost part of the operation expenses                                   | N/A                                                              |
| <b>IMPACTS DURING CONSTRUCTION PHASE</b>          |                                     |                                                                                                                                                         |                                                                                                                                                 |                                                         |                      |                                                                                  |                                                                  |
| <b>POSITIVE IMPACTS DURING CONSTRUCTION PHASE</b> |                                     |                                                                                                                                                         |                                                                                                                                                 |                                                         |                      |                                                                                  |                                                                  |
| 5.4.2.1.1                                         | Creation of Local Employment        | Employ unskilled locals; ensure gender equity; comply with labour laws; develop and implement a labour management plan (as per annex 3) pay fair wages. | Number of local workers employed (by gender); Percentage of males versus females employed; number of reported cases of violation of labour laws | Employment records; payrolls; labour inspection reports | Quarterly            | Contractor; Cost part of the operation expenses                                  | Ministry of Labor: 1,000,000                                     |
| 5.4.2.1.2                                         | Increased Skills Transfer to Locals | Employ locals; develop and implement a code of conduct pair skilled and unskilled workers; implement on-site mentorship and training.                   | Number of locals trained; percentage of workers issued with certificates.                                                                       | Training attendance; supervision records                | Quarterly            | Contractor; 1,000,000                                                            | Trade Office, Blantyre City Council; 1,000,000                   |
| <b>NEGATIVE IMPACTS DURING CONSTRUCTION PHASE</b> |                                     |                                                                                                                                                         |                                                                                                                                                 |                                                         |                      |                                                                                  |                                                                  |

|           |                                     |                                                                                                                                                                                                                                                       |                                                                                                                                     |                                             |         |                                 |                               |
|-----------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|---------|---------------------------------|-------------------------------|
| 5.4.2.2.1 | Increased Noise Pollution           | Schedule noisy activities during the day; use modern, well-maintained low-noise machinery; prepare and implement a noise management and vibration management plan (annex 3); install noise barriers; provide earmuffs; notify stakeholders.           | Number of days noise levels are recorded; percentage workers at high-risk using earmuffs; number of noise-related complaints logged | Noise monitoring reports; grievance records | Monthly | Contractor; 4,500,000           | MEPA; 1,000,000               |
| 5.4.2.2.2 | Increased Dust Generation           | Water surfaces; cover materials; phase earthworks; notify community; monitor dust.                                                                                                                                                                    | Number of days dust monitoring carried outs; number of complaints from nearby communities                                           | Inspection sheets; community logs           | Monthly | Contractor; 5,500,000           | MEPA; Cost is included above. |
| 5.4.2.2.3 | Increased Risk of Gaseous Emissions | Maintain machinery; use emission controls; reduce idling; monitor air quality.                                                                                                                                                                        | Presence of Emission registers; presence of maintenance records                                                                     | Visual checks; air quality test results     | Monthly | Contractor; Cost included above | MEPA; Cost is included above. |
| 5.4.2.2.4 | Increased Solid Waste Generation    | Develop waste plan; develop and implement and e-waste management plan which will contain categorization of e-waste, management methods, monitoring of management methods among others, segregate waste; dispose with BCC coordination; train workers. | Percentage of waste segregated; disposal logs; percentage of workers trained in waste management.                                   | Waste logs; BCC collection receipts         | Monthly | Contractor, BCC; 3,000,000      | MEPA; Cost is included above. |

|           |                                           |                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                    |                                                                                                               |           |                        |                                             |
|-----------|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|------------------------|---------------------------------------------|
| 5.4.2.2.5 | Risk of Surface and Groundwater Pollution | Use spill kits; install impermeable surfaces; ensure appropriate sanitation; promote hygiene.                                                                                                                                                                                                                                                                                                      | Number of reported spills; hygiene incidents; number of water quality testes carried out per month.                                                                | Spill response logs; water test records                                                                       | Monthly   | Contractor; 6,000,000  | NWRA; 1,000,000                             |
| 5.4.2.2.6 | Increased Soil Erosion Risk               | Stabilize soils; construct berms; install temporary drains; compact roads.                                                                                                                                                                                                                                                                                                                         | Number of incidents of erosion at construction sites; percentage of drains functional.                                                                             | Field inspection reports                                                                                      | Monthly   | Contractor; 10,500,000 | MEPA; Cost is included above                |
| 5.4.2.2.7 | Disruption to Flora and Fauna             | Limit vegetation clearance; replant native species; implement erosion control; landscape.                                                                                                                                                                                                                                                                                                          | Area restored; number of native plants replanted                                                                                                                   | Reforestation records; site inspection                                                                        | Quarterly | Contractor; 500,000    | MEPA; Cost is included above                |
| 5.4.2.2.8 | Increased Risk of Child Labour            | Prohibit child labour in contracts; display posters; verify IDs; develop and implement a code of conduct; train staff; establish grievance mechanism.<br><br>Develop and include child labor prevention policy in contracts with contractors and primary suppliers to protect children.<br><br>Where primary suppliers are found to be using child labour, as part of due diligence in recruitment | Number of training sessions held; number of minors flagged<br><br>Presence of child labour prevention measures in contracts with contractors and primary suppliers | HR records; site inspection; grievance log<br><br>Review of contractual provisions and supplier due diligence | Quarterly | Contractor, 1,000,000  | Department of Labor; Cost is included above |

|            |                                                                                                     |                                                                                                                                                                                                                                                                                             |                                                                                    |                                                                               |         |                                              |                              |
|------------|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------|----------------------------------------------|------------------------------|
|            |                                                                                                     | seek alternative suppliers or take steps to remedy use of child labour                                                                                                                                                                                                                      |                                                                                    |                                                                               |         |                                              |                              |
| 5.4.2.2.9  | Land degradation due to creation of borrow pits                                                     | <p>All borrow pits must be properly planned, sited, and approved in consultation with relevant authorities and landowners before extraction activities commence</p> <p>The contractor must prepare and implement a Borrow Pit Management and Rehabilitation Plan as part of the C-ESMP.</p> | Percentage of borrow pits rehabilitated.                                           | Monthly reports and project closure report                                    | Monthly | Contractor, (Costs included in project cost) | MEPA; Cost is included above |
| 5.4.2.2.10 | Occupational health, Community health and safety Risks including road accidents and other incidents | <p>Carry out awareness sessions, provide PPEs to workers, prohibit unauthorized access to construction site, enforce speed limits for vehicles; prepare and implement a traffic management plan (annex 3); develop and emergency procedure and response plan</p>                            | Number of reported accidents and incidents, number of community awareness meeting, | Monthly reports, incident and accidents registers and project closure reports | Monthly | Contractor, (Costs included in project cost) | MEPA; Cost is included above |

|            |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                          |         |                                                                                         |                                |
|------------|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|---------|-----------------------------------------------------------------------------------------|--------------------------------|
| 5.4.2.2.11 | Disruption and damage to service lines/utilities | Engage the utility service providers before construction works, develop a utility services management plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Number of meetings with utility service providers, number of awareness meetings on disruption of services                                                                                                                                                                                                                                                                                                                                                                                                                               | Utility management plan, Monthly reports | Monthly | Contractor, 5,000,000 (which will cover provision of services during disruption period) | BWB, ESCOM; 4,000,000          |
| 5.4.2.2.12 | Increased Risk SEA/SH and GBV                    | Prepare and implement a SEA/SH Action Plan; Gender Based Violence Reporting Plan, sign and adhere to Codes of Conduct prohibiting SEA/SH, child exploitation, and abuse of community members; Conduct mandatory induction and regular awareness training on acceptable behaviour, gender sensitivity, HIV/AIDS, and SEA/SH prevention to all workers and surrounding communities in local languages; Separate and secure sanitation facilities should be provided for men and women at work sites, with adequate lighting around camps, access roads, and sanitation areas; Establish confidential, survivor-centred Grievance Redress | SEA/SH Action Plan prepared<br><br>Number of reported cases on SEA/SH and GBV, Percentage of workers who have signed Codes of Conduct, Number of disciplinary actions taken for CoC violations, Percentage of workers receiving induction training before deployment, Number of separate sanitation facilities available for male and female workers, Functional SEA/SH-sensitive GRM established and operational, Number of reporting channels available (telephone, suggestion boxes, focal persons, anonymous reporting), Percentage | Monthly reports                          | Monthly | Contractor, 2,000,000                                                                   | Social Welfare Office; 500,000 |

|            |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                    |                                                 |         |                                              |                                      |
|------------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|---------|----------------------------------------------|--------------------------------------|
|            |                                  | <p>Mechanisms (GRMs) with multiple reporting channels, including anonymous reporting options; Establish referral pathways for medical, psychosocial, legal, and protection services in collaboration with district authorities, police Victim Support Units, health facilities, community-based organisations; Prohibit employment of persons below the legal working age and strictly regulate worker movement and conduct within communities.</p> <p>Include in the SEA/SH action plans measures to minimize the risks of SEA/SH to workers and the community in relation to any accommodation to be provided to workers.</p> | <p>of workers verified through age verification procedures, Number of worker misconduct incidents reported within communities.</p> |                                                 |         |                                              |                                      |
| 5.4.2.2.13 | Risk of encounter of chance find | Development and implementation of a Chance Find Procedure as part of the Contractor's ESMP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Chance find procedure in place; number of incidents of encounter                                                                   | Monthly reports, incident of encounter register | Monthly | Contractor, (Costs included in project cost) | Department of Antiquities; 2,000,000 |

|            |                                                                |                                                                                                                                                                                                                                                               |                                                                                                                                                                                      |                  |         |                                              |                                            |
|------------|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------|----------------------------------------------|--------------------------------------------|
| 5.4.2.2.14 | Risk of spread of HIV and Aids and other communicable diseases | Preparation and implementation of an HIV/AIDS and Communicable Disease Prevention plan                                                                                                                                                                        | Preparation and implementation of an HIV/AIDS and Communicable Disease Prevention Plan in place                                                                                      | Monthly reports, | Monthly | Contractor, 2,000,000                        | District Health Office; 500,000            |
| 5.4.2.2.15 | Risks of worker-community conflicts                            | Establish and maintain an effective Grievance Redress Mechanism (GRM); carry out mandatory induction training covering community relations, local cultural norms, respectful behavior, conflict avoidance, and the project Code of Conduct.                   | GRM in place, percentage of workers trained, number of community sensitisation meetings                                                                                              | Monthly reports, | Monthly | Contractor, 3,000,000                        | Police: 1,000,000                          |
| 5.4.2.2.16 | Labor exploitation, and discriminatory working conditions      | <p>Explain to all workers conditions of service, labour expectations and contract duration</p> <p>Ensure all workers have a signed contract and given a copy</p> <p>Establish and maintain a Worker Grievance Redress Mechanism that is SEA/SH responsive</p> | <p>% of workers with signed contract against number employed</p> <p>Availability of functioning WGRC</p> <p>% of grievances resolved against received within indicated timelines</p> | Monthly Reports  | Monthly | Contractor, (Costs included in project cost) | Department of Labor (costs included above) |

|                                                                |                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                    |                        |                                                        |                 |                      |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------|--------------------------------------------------------|-----------------|----------------------|
|                                                                |                                                                                                        | Ensure that any worker accommodation provided is of a suitable standard with workers housed separately by gender.                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                    |                        |                                                        |                 |                      |
| 5.4.2.2.17                                                     | Inadequate capacity of contractors to identify and manage the potential environmental and social risks | <p>Contractor to include an Environmental, Social, Health and Safety (ESHS) Officer in their staffing to be based at site; Develop and implement Contractor-ESMP (C-ESMP) and associated management plans in line with the frameworks, Malawi regulations and WB EHS guidelines and policies covering;</p> <ul style="list-style-type: none"> <li>• Waste Management Plan</li> <li>• Code of Conduct</li> <li>• Borrow Pit Rehabilitation;</li> <li>• Stakeholder engagement</li> <li>• Traffic Management Plan</li> </ul> | <p>EHSS officer on site</p> <p>Availability of Management Implementation Plans</p> | PIU monitoring reports | Throughout construction and contractors demobilization | Contractor cost | PIU monitoring costs |
| <b>CONTRACTOR DEMOBILIZATION PHASE</b>                         |                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                    |                        |                                                        |                 |                      |
| <b>POSITIVE IMPACTS DURING CONTRACTOR DEMOBILISATION PHASE</b> |                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                    |                        |                                                        |                 |                      |

|                                                                |                                                   |                                                                                            |                                                                                                                                        |                                  |                |                                              |                                           |
|----------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------|----------------------------------------------|-------------------------------------------|
| 5.4.3.1.1                                                      | Site Restoration and Asset Transfer               | Conduct pre-demolition assessments; engage communities; implement landscaping and closure. | Percentage of disturbed land restored                                                                                                  | Site inspection reports          | End of project | Contractor, 3,500,000                        | MEPA; Cost is included above              |
| <b>NEGATIVE IMPACTS DURING CONTRACTOR DEMOBILISATION PHASE</b> |                                                   |                                                                                            |                                                                                                                                        |                                  |                |                                              |                                           |
| 5.4.3.2.1                                                      | Increased Dust Generation                         | Use water sprays; cover transported debris; enforce speed limits.                          | Number of days dust monitoring carried out; number of complaints from nearby communities                                               | Air quality reports; Site logs   | Weekly         | Contractor; 3,000,000                        | MEPA; Cost is included above              |
| 5.4.3.2.2                                                      | Increased Risk of Road and Occupational Accidents | Use trained staff; install barriers and signs; restrict access.                            | Number of incidents; Presence of safety signage                                                                                        | Accident reports; Safety audits  | Monthly        | Contractor; 3,000,000                        | Department of Labour; 1,000,000           |
| 5.4.3.2.3                                                      | Increased Occupational Safety and Health Risks    | Develop OHS plan; provide PPE; train workers; ensure first aid.                            | Percentage of workers using PPE use; Number of OHS training sessions                                                                   | Medical reports; Inspection logs | Monthly        | Contractor; Costs included above             | Department of Labour; Cost included above |
| 5.4.3.2.4                                                      | Increased Noise Pollution                         | Schedule work during day; maintain equipment; notify stakeholders.                         | Number of days noise levels are recorded; percentage of workers at high risk using earmuffs; number of noise-related complaints logged | Noise logs; Community feedback   | Weekly         | Contractor; (Costs included in project cost) | MEPA; Cost is included above              |
| 5.4.3.2.5                                                      | Increased Generation of Demolition Waste          | Sort waste by color-coded bins; reuse materials; coordinate with BCC.                      | Percentage of waste segregated, reused, recycled and disposed                                                                          | Waste logs; BCC records          | Weekly         | Contractor; 3,000,000                        | MEPA; Cost is included above              |
|                                                                | Total Costs                                       |                                                                                            |                                                                                                                                        |                                  |                | 56,500,000.00                                | 12,000,000.00                             |

| OPERATION AND MAINTENANCE PHASE                         |                                                     |                                                                          |                                                                                                              |                                              |            |                                                        |                                                                        |
|---------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------|------------|--------------------------------------------------------|------------------------------------------------------------------------|
| POSITIVE IMPACTS DURING OPERATION AND MAINTENANCE PHASE |                                                     |                                                                          |                                                                                                              |                                              |            |                                                        |                                                                        |
| 5.4.4.1.1                                               | Increased Economic Growth                           | Facilitate logistics partnerships; attract investment; improve services. | Number of business people traded with contractor; Number of partnerships developed for businesses            | Stakeholder interviews; Revenue data         | Biannually | MRA; Costs included in operation budget                | Department of Labour; Cost included above                              |
| NEGATIVE IMPACTS DURING OPERATION AND MAINTENANCE PHASE |                                                     |                                                                          |                                                                                                              |                                              |            |                                                        |                                                                        |
| 5.4.4.2.1                                               | Increased Surface Runoff and Overflow               | Install rain gardens and retention basins; expand drainage.              | Percentage of functional drains                                                                              | Hydrological assessments                     | Quarterly  | MRA, Costs included in operation budget                | Blantyre City Council; Environment Department; 2,000,000 per year      |
| 5.4.4.2.2                                               | Increased Generation of Liquid Waste                | Use septic systems; inspect plumbing; use efficient fixtures.            | Number of times per quarter water quality tests done, number of reported incidents of liquid waste pollution | Sanitation logs; Plumbing inspection reports | Quarterly  | BCC, Costs included in operation budget                | Blantyre City Council; Environment Department; Costs included in above |
| 5.4.4.2.3                                               | Increased Pressure on Social Services and Utilities | Install reserves; use efficient systems; train staff on conservation.    | Utility usage rates; percentage of staff trained                                                             | Utility bills; Training records              | Biannually | MRA; Costs included in operation budget                | Blantyre City Council; Environment Department; Costs included in above |
| 5.4.4.2.4                                               | Fire Risk                                           | Install extinguishers and alarms; enforce fire protocols and training.   | Percentage of functional fire fighting equipment; Percentage of Staff trained                                | Inspection logs; Emergency drill reports     | Quarterly  | MRA, Fire Services; Costs included in operation budget | Blantyre City Council; Environment Department; Costs included in above |

## **6.2 Management Implementation Plans to be Developed**

The project will require the contractor to develop and implement a range of management plans and strategies to address the specific impacts identified in this ESMP. These plans shall form an integral part of the Contractor's ESMP. While some key plans have been outlined in Annex 3, additional plans not explicitly specified in this section will be developed as needed upon commencement of works to ensure they are site-specific and responsive to actual conditions encountered on site. Accordingly, the Contractor shall prepare all necessary management plans to effectively guide environmental and social performance throughout project implementation. The following are the key plans to be developed.;

- Traffic management plan
- Borrow pit management and restoration plan
- Waste management plan (including waste management)
- Emergency preparedness and response plan
- Occupation and community health and safety plan
- Public health and Safety management plan
- Labor management plan
- Gender Based Violence Reporting Protocol
- Noise and Vibration management plan
- HIV/AIDS and Communicable Disease Prevention Plan
- Utility Services Management Plan
- Chance Find Procedure

## **CHAPTER 7. CONCLUSION AND RECOMMENDATIONS**

### **7 CONCLUSION AND RECOMMENDATIONS**

#### **7.1 Conclusion**

The refurbishment of the BIEC as part of the SATCP represents a strategically significant initiative designed to enhance Malawi's trade infrastructure. Located in the Chirimba Industrial Area of Blantyre, the BIEC serves as a crucial inland customs clearance hub. It plays a vital role in alleviating congestion at border posts, improving regulatory enforcement, and streamlining the processing of goods entering Malawi. The projected outcomes of this refurbishment include transformative benefits such as improved customs efficiency, modernization of infrastructure, elevation of service delivery, and job creation. Furthermore, these outcomes align with Malawi's broader development goals, which encompass regional trade integration, economic competitiveness, and environmental sustainability.

Nonetheless, the refurbishment project is accompanied by various environmental and social risks that necessitate proactive management to ensure long-term sustainability. Identifiable risks include:

- Noise, dust, and gaseous emissions resulting from construction activities;
- Generation of solid and liquid waste during both the construction and operational phases;
- Potential pollution of surface and groundwater sources within the Michiru watershed;
- Occupational health and safety hazards, particularly during demolition and equipment installation;
- Erosion risks resulting from altered site conditions;
- Traffic disruptions resulting from increased load of fleet;
- Risks of Gender-Based Violence (GBV), child labor, and worker exploitation;
- Increased demand on utilities and social services such as water supply, waste disposal, and electricity.

These identified risks are systematically addressed through a comprehensive Environmental and Social Management Plan (ESMP), which encompasses a detailed array of mitigation and enhancement measures. This plan is complemented by a Monitoring Plan to ensure compliance with the Malawi Environment Management Act (2017), regulations established by the Malawi Environment Protection Authority (MEPA), and the World Bank's OP 4.01.

Through strict adherence to the ESMP, ongoing stakeholder engagement, and rigorous monitoring, the BIEC refurbishment project is expected to make significant contributions to the improvement of Malawi's customs infrastructure, strengthen institutional capacity, and promote socio-economic growth, all while safeguarding environmental integrity and community well-being.

## **7.2 Recommendations**

To ensure the successful and sustainable implementation of the BIEC refurbishment project, the following recommendations are proposed:

### **For the Roads Authority (RA):**

- Allocate adequate financial and technical resources to ensure the effective implementation of the Environmental and Social Management Plan (ESMP) and the Monitoring Plan.
- Require contractors to submit pre-mobilization plans that include the following components:
  - i. Environmental and Social Implementation Plan (ESIP);
  - ii. Occupational Health and Safety Plan (OHSP);
  - iii. Waste Management Plan;
  - iv. Gender-Based Violence/Sexual Exploitation and Abuse (GBV/SEA) Action Plan;
  - v. Stakeholder Engagement Plan;
  - vi. Traffic Management Plan;
  - vii. Parking and Slip Lane Management Plan to alleviate traffic congestion and enhance access, in alignment with Blantyre City Council's urban planning standards.
- Establish grievance redress mechanisms (GRMs) at both community and worker levels to ensure that emerging issues are addressed in a timely and transparent manner.
- Foster coordination among the Malawi Revenue Authority (MRA), the Malawi Environment Protection Authority (MEPA), Blantyre City Council, and other regulatory bodies to promote integrated oversight of the project.
- Ensure that no construction activities commence until all necessary environmental licenses are obtained, including approval of the Environmental and Social Management Plan from MEPA, and that all statutory conditions, such as waste disposal arrangements with Blantyre City Council and Occupational Health and Safety certifications from the Ministry of Labour, are fully satisfied.
- Submit all proposed design variations for the BIEC project to Blantyre City Council for scrutiny and formal approval, in compliance with statutory building regulations, to avoid enforcement penalties and ensure legal occupancy certification.
- Facilitate the timely mobilization of contractors and ensure adherence to project execution milestones to prevent periods of inactivity and maintain stakeholder satisfaction.

### **For Contractors:**

- Hire qualified environmental and social (E&S) personnel to oversee the daily implementation of the proposed mitigation measures.
- Ensure compliance with all regulations set forth by MEPA and labour-related laws.

- Provide personal protective equipment (PPE), conduct safety drills, and enforce access protocols for the work site.
- Implement dust suppression measures through regular watering, ensure machinery is serviced to reduce emissions, and establish noise barriers where necessary.
- Promote gender-sensitive sanitation measures, practice waste segregation and safe disposal, and conduct regular training sessions on issues such as GBV, child labour, HIV and AIDS, and community safety.
- Align site development activities with approved urban infrastructure standards, including the incorporation of traffic calming measures and pedestrian-friendly features.

**For the Malawi Environment Protection Authority (MEPA):**

- Conduct quarterly reviews and evaluations of the implementation and monitoring reports for the ESMP.
- Perform periodic field inspections to ensure compliance with established regulations and standards.
- Provide training and technical support to personnel responsible for ensuring compliance with environmental and social regulations.

**For the Ministry of Labour:**

- Enforce compliance with Occupational Safety and Health regulations through unannounced inspections.
- Monitor labour practices to ensure fairness and protection against child labour, GBV, and exploitation.

**For the Blantyre City Council:**

- Support the efficient management of solid and liquid waste through collaborative inspections and logistical arrangements for disposal.
- Collaborate on the coordination of traffic, utility services, and community development throughout the lifecycle of the project.
- Provide urban planning guidance to integrate project infrastructure—such as slip lanes, parking, and drainage—into the city's development plans.

**For the Malawi Revenue Authority (MRA):**

- Offer institutional support for project sustainability by integrating customs information and communication technology (ICT), staff training, and maintenance funding into operational budgets.
- Promote fair and transparent procurement processes for services and goods from local suppliers.
- Support the deployment of biometric systems, digital tracking platforms, and modern ICT tools to enhance customs efficiency and security at the BIEC.

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# ANNEXES

## ANNEX 1: TERMS OF REFERENCE (TORS)

Our Reference No: MEPA/ ///  
Your Reference No: .....  
Communications should be addressed to:  
The Director General



Malawi Environment Protection Authority  
P/ Bag 317  
Lilongwe 3  
Tel: +265 1771111

*Protecting the environment, Protecting life*

30<sup>th</sup> January, 2023.

The Chief Executive Officer  
The Roads Authority  
Private Bag B346  
**Lilongwe 3.**

Dear Sir,

**REQUIREMENT OF ENVIRONMENTAL AND SOCIAL MANAGEMENT PLAN  
FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE IN  
BLANTYRE**

Reference is made to the project brief on the above captioned subject which was submitted to the Authority for review and guidance.

Considering the nature and scope of the proposed project and as a requirement of Environment Management Act of 2017, I wish to advise that you are required to prepare an Environmental and Social Management Plan (ESMP) before implementation of activities on the proposed project site. Find attached Terms of Reference for preparing the ESMP.

Should you require any further information or clarification on the foregoing, please do not hesitate to contact us.

Yours Faithfully,

**MALAWI ENVIRONMENT PROTECTION AUTHORITY**

B.B Yassin

**FOR: ACTING DIRECTOR GENERAL**

Attd: Terms of Reference for ESMP

**REQUIREMENT OF ENVIRONMENTAL AND SOCIAL MANAGEMENT PLAN FOR  
THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE IN  
BLANTYRE**

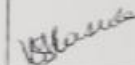
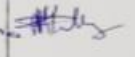
1. Provide a brief description of the nature and location of the proposed project with respect to the name of the proponent, postal address, aim and objectives of the project, the spatial location of the site with aid of appropriate topographical maps of the area (at least at a scale 1:50,000); the estimated cost of the project, the size of land for the project sites, the number of people to work on the project (provide a breakdown of males and females, locals and non-locals).
2. Provide a site-specific visible map of the area (scale 1: 50,000) showing the proposed site and (1:10,000) showing existing establishments in the area and surrounding areas including natural endowments like rivers and streams. A site plan for the project should be provided. All maps should be in color to portray the themes clearly and must be printed on A3 paper.
3. Provide a brief description of the existing biophysical characteristics and the socio-economic environmental status of the proposed area.
4. Briefly review the legal framework pertaining to the proposed project and indicate their impacts on the project. Reference should at least be made to Environment Management Act, Public Roads Act, Employment Act, New Land Acts, Water Resources Act, National Water Policy, Malawi National Land Policy, Public Health Act, Occupational Safety, Health and Welfare Act, and other policies and pieces of legislations.
5. Briefly describe main activities to be undertaken for the project. In the description include the type of machinery to be used, type of infrastructure associated with the proposed fuel service station, land acquisition and ownership, nature and estimated quantity of wastes (both solid and liquid) that will be generated, circularity to waste management i.e. state the means of reducing waste to a minimum by reusing and recycling of waste, facilities for appropriate disposal of waste that cannot be recycle or reused, including estimated costs for the activities
6. Propose an Environmental and Social Management Plan (ESMP) for the project. The ESMP should be in tabular form and should specify the predicted impacts, mitigation measures/enhancement measures. Also indicate the budget for the recommended mitigation measures, specifications of who will be responsible for these measures and the schedule when these measures will take place.

7. Propose an Environmental and Social Management and Monitoring Plan by which all mitigation measures recommended in Environmental and Social Management Plan will be monitored. The Environmental and Social Monitoring Plan should include the activities, frequency of monitoring, the key monitoring indicators, resources required and the authorities responsible for monitoring the exercises.
8. Undertake stakeholder consultations to ensure key interested and affected stakeholders are involved in coming up with the ESMP. Incorporate their views in the report and indicate a record of consultations in the appendices as part of the report.
9. Submit 5 hard copies and a soft copy of the ESMP to the Director General for MEPA. Submit a copy of the ESMP to the Blantyre District Council.

## ANNEX 2. STAKEHOLDER CONSULTED

### Annex 2.1 National consultations

ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) -SATCP  
(Chirimba Industrial Area off the S137 dual carriageway road)  
National Level Consultation

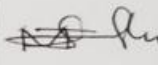
| NO | NAME                   | MIN/DEPT/<br>ORGANISATION          | DESIGNATION                      | CONTACT | ISSUES RAISED                                                                                                            | SIGNATURE                                                                           |
|----|------------------------|------------------------------------|----------------------------------|---------|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|    | HARRISON<br>Bwira      | NCIC                               | MCO                              |         |                                                                                                                          |  |
|    | LIMULIKANI<br>SULEKATA | BUILDINGS<br>DEPARTMENT<br>(MOTPA) | ASSTY DIRECTOR<br>(ARCHITECTURE) |         |                                                                                                                          |  |
|    | Chin Tongi             | ICA                                | SSS                              |         | design, layout and<br>engineering space<br>to Engagement with community<br>to the right of<br>(Construction & operation) |  |
|    | Benjamin<br>Kwase      | RA                                 | ESS                              |         |                                                                                                                          |  |

Kandoli Engineering

**ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) -SATCP**  
**(Chirimba Industrial Area off the S137 dual carriageway road)**  
**National Level Consultation**

| NO | NAME                | MIN/DEPT/<br>ORGANISATION | DESIGNATION                           |  | ISSUES RAISED | SIGNATURE                                                                           |
|----|---------------------|---------------------------|---------------------------------------|--|---------------|-------------------------------------------------------------------------------------|
| 1  | Leon Saka           | MITC                      | PMA                                   |  |               |  |
| 2  | Yadaka Mathura      | MITC                      | T.D.F.O                               |  |               |  |
| 3  | Love more<br>Ndo ge | MITC                      | Ag.DTPF                               |  |               |                                                                                     |
| 4  | Maurice NYEMBA      | MITC                      | SNR PLANNING<br>& RESEARCH<br>OFFICER |  |               |  |

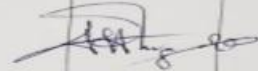
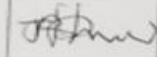
ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) - SATCP  
(Chirimba Industrial Area off the S137 dual carriageway road)  
National Level Consultation

| NO | NAME                  | MIN/DEPT/<br>ORGANISATION                   | DESIGNATION                                              | ISSUES RAISED | SIGNATURE                                                                           |
|----|-----------------------|---------------------------------------------|----------------------------------------------------------|---------------|-------------------------------------------------------------------------------------|
| 5  | Elizabeth<br>Magulasi | MITC                                        | TPD                                                      |               |  |
| 6  | Bruce<br>KAMANDA      | EAB                                         | CEO                                                      |               |  |
| 7  | Masoz<br>Kasambala    | National<br>Water<br>Resources<br>Authority | Senior and<br>Education &<br>Public Relations<br>Officer |               |  |
| 8  | Blessings<br>CHIKUPA  | National<br>Water Resources<br>Authority    | Senior<br>Licensing<br>Officer                           |               |  |

ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) -SATCP  
(Chirimba Industrial Area off the S137 dual carriageway road)  
National Level Consultation

| NO | NAME            | MIN/DEPT/<br>ORGANISATION    | DESIGNATION                | COMMENTS | ISSUES RAISED | SIGNATURE                                                                           |
|----|-----------------|------------------------------|----------------------------|----------|---------------|-------------------------------------------------------------------------------------|
|    | Charity Musonzo | Ministry of Trade & Industry | DIRECTOR OF TRADE IN GOODS |          | 3             |  |
|    | BLESSINGS ZITA  | MOTI                         | TRADE OFFICER              |          |               |  |
|    | Eleanor Kwapeta | Roads Authority              | Environmental Officer      |          |               |  |

ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) -SATCP  
(Chirimba Industrial Area off the S137 dual carriageway road)  
National Level Consultation

| NO | NAME             | MIN/DEPT/<br>ORGANISATION           | DESIGNATION                    | COMMENTS | ISSUES RAISED | SIGNATURE                                                                           |
|----|------------------|-------------------------------------|--------------------------------|----------|---------------|-------------------------------------------------------------------------------------|
|    | Joseph Magwira   | National Resources & Climate Change | Director of Admin. In          |          |               |  |
|    | John Bosco Phiri | MoTPW                               | Director for Policy & Planning |          |               |  |

ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) -SATCP  
(Chirimba Industrial Area off the S137 dual carriageway road)  
National Level Consultation

| NO | NAME             | MIN/DEPT/<br>ORGANISATION           | DESIGNATION                    | CONTACT | ISSUES RAISED | SIGNATURE |
|----|------------------|-------------------------------------|--------------------------------|---------|---------------|-----------|
|    | Joseph Magwira   | National Resources & Climate Change | Director of Admin              | 08      |               |           |
|    | John Bosco Phiri | MoTPW                               | Director for Policy & Planning | 8       |               |           |

ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) -SATCP  
(Chirimba Industrial Area off the S137 dual carriageway road)  
National Level Consultation

| NO | NAME               | MIN/DEPT/<br>ORGANISATION             | DESIGNATION | CONTACT | ISSUES RAISED                                                          | SIGNATURE |
|----|--------------------|---------------------------------------|-------------|---------|------------------------------------------------------------------------|-----------|
| 1  | DOR-YUSUF MKUNGULA | MIN OF ENVIRONMENT AND CLIMATE CHANGE | PS          |         | - EAD staff seconded to MEPA<br>- All matters ESIA are handled by MEPA |           |

ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) -SATCP  
(Chirimba Industrial Area off the S137 dual carriageway road)  
National Level Consultation

| NO | NAME          | MIN/DEPT/<br>ORGANISATION | DESIGNATION          | CONTACT | ISSUES RAISED | SIGNATURE |
|----|---------------|---------------------------|----------------------|---------|---------------|-----------|
|    | ESWIN MATANGA | MoPIN (ROADS)             | CHIEF CIVIL ENGINEER | 08      |               |           |

ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) -SATCP  
(Chirimba Industrial Area off the S137 dual carriageway road)  
National Level Consultation

| NO | NAME             | MIN/DEPT/<br>ORGANISATION | DESIGNATION                    | CONTACT | ISSUES RAISED | SIGNATURE                                                                           |
|----|------------------|---------------------------|--------------------------------|---------|---------------|-------------------------------------------------------------------------------------|
|    | Makulito Kazembe | MCCI                      | Director, Business Environment |         |               |  |
|    | Kumbuka Kalusa   | National Logistics        | Chairman                       |         |               |  |

## Annex 2.2 Project Site Consultations

ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) - SATCP  
(Chirimba Industrial Area off the S137 dual carriageway road)  
- District Level Consultations - Blantyre City

| NO | NAME            | MIN/DEPT/<br>ORGANISATION | DESIGNATION       | CONTACT | ISSUES RAISED          | SIGNATURE |
|----|-----------------|---------------------------|-------------------|---------|------------------------|-----------|
| 1  | Moses Masina    | MRA                       | Station Manager   |         | Social & Env't         |           |
| 2  | Lewis Ngombende | MRA                       | Manager           |         | 2032 EIA               |           |
| 3  | Ziyane Malani   | MRA                       | Manager Mafemba   |         | Environmental & Social |           |
| 4  | CHANCE NTAMBU   | Open Connect Ltd          | Regional Engineer |         |                        |           |

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ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) - SATCP  
(Chirimba Industrial Area off the S137 dual carriageway road)  
- District Level Consultations

| NO | NAME             | MIN/DEPT/<br>ORGANISATION                            | DESIGNATION | CONTACT | ISSUES RAISED | SIGNATURE |
|----|------------------|------------------------------------------------------|-------------|---------|---------------|-----------|
|    | Hudson Sotter    | Qele                                                 | HLM         |         |               |           |
|    | Dumbani Kalumeni | Clearing and Forwarding Agents Association of Malawi | President   |         |               |           |
|    | Patuma Allan     | Chirimba HLC                                         | HSA         |         |               |           |
|    | Rabson Makonde   | Chirimba HLC                                         | HSA         |         |               |           |

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(Chirimba Industrial Area off the S137 dual carriageway road)

District Level Consultations – Blantyre City

| NO | NAME            | MIN/DEPT/<br>ORGANISATION | DESIGNATION                                         | ISSUES RAISED | SIGNATURE |
|----|-----------------|---------------------------|-----------------------------------------------------|---------------|-----------|
|    | Allen Masautu   | Chirimba Clinic           | HLA                                                 |               |           |
|    | Victoria Nhembe | Chirimba Clinic           | DESA                                                |               |           |
|    | Tendin Vano     | PTOA                      | TRANSITION                                          |               |           |
|    | Dani N. Mwa     | SACAP<br>Blantyre         | Senior<br>Chromosomes/<br>Administration<br>Officer |               |           |

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(Chirimba Industrial Area off the S137 dual carriageway road)

District Level Consultations – Blantyre City

| NO | NAME            | MIN/DEPT/<br>ORGANISATION       | DESIGNATION | CONTACT |
|----|-----------------|---------------------------------|-------------|---------|
|    | Machitso Office | Speed Star Automobiles Importer |             | 0999    |

ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) - SATCP  
(Chirimba Industrial Area off the S137 dual carriageway road)

District Level Consultations – Blantyre City

| NO | NAME          | MIN/DEPT/<br>ORGANISATION | DESIGNATION | CONTACT |
|----|---------------|---------------------------|-------------|---------|
|    | Lancey Sanyal | Bir 0142                  | PELO        | 09      |

ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) - SATCP  
(Chirimba Industrial Area off the S137 dual carriageway road)

District Level Consultations – Blantyre City

| ISSUES RAISED | SIGNATURE |
|---------------|-----------|
|               |           |

ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) - SATCP  
(Chirimba Industrial Area off the S137 dual carriageway road)

District Level Consultations – Blantyre City

| ISSUES RAISED | SIGNATURE |
|---------------|-----------|
|               |           |

ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) - SATCP  
(Chirimba Industrial Area off the S137 dual carriageway road)

District Level Consultations – Blantyre City

| ISSUES RAISED                        | SIGNATURE |
|--------------------------------------|-----------|
| To do entry meetings with management | from.     |

| ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) -SATCP<br>(Chirimba Industrial Area off the S137 dual carriageway road)<br>- District Level Consultations - Blantyre City |                |                           |                    |  |               |                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------------|--------------------|--|---------------|-------------------------------------------------------------------------------------|
| NO                                                                                                                                                                                                                                    | NAME           | MIN/DEPT/<br>ORGANISATION | DESIGNATION        |  | ISSUES RAISED | SIGNATURE                                                                           |
|                                                                                                                                                                                                                                       | ROGER TSWALIBU | POLICE<br>Ndanda          | STATION<br>OFFICER |  |               |  |

| ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) -SATCP<br>(Chirimba Industrial Area off the S137 dual carriageway road)<br>- District Level Consultations - Blantyre City |                   |                           |                                    |    |                                                                                    |                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------|------------------------------------|----|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| NO                                                                                                                                                                                                                                    | NAME              | MIN/DEPT/<br>ORGANISATION | DESIGNATION                        | CC | ISSUES RAISED                                                                      | SIGNATURE                                                                           |
| 1                                                                                                                                                                                                                                     | Bright Mzilikwamb | BITS                      | Project Manager                    | OS | -                                                                                  |  |
| 2                                                                                                                                                                                                                                     | M. PONSULO        | AIRTEL                    | TRANSMISSION<br>ENGINEER           |    | AIRTEL HEAD OFFICE<br>NEED TO<br>AUTHORIZE ANY<br>INFO SHARING                     |  |
| 3                                                                                                                                                                                                                                     | Gilbert Chikwira  | ESOM                      | Acting Director<br>of Distribution |    | Impact of motor<br>vehicle holding Centre<br>on ESOM electricity<br>infrastructure |  |
|                                                                                                                                                                                                                                       |                   |                           |                                    |    |                                                                                    |                                                                                     |

| ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) -SATCP<br>(Chirimba Industrial Area off the S137 dual carriageway road)<br>- District Level Consultations - Blantyre City |                |                           |                                                                             |  |                                                                                                                                               |                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------------|-----------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| NO                                                                                                                                                                                                                                    | NAME           | MIN/DEPT/<br>ORGANISATION | DESIGNATION                                                                 |  | ISSUES RAISED                                                                                                                                 | SIGNATURE                                                                             |
| 1                                                                                                                                                                                                                                     | Lalonde Harufu | BCC - BT                  | ASSISTANT DIRECTOR<br>RELIGIOUS &<br>CULTURE &<br>ENVIRONMENTAL<br>SERVICES |  | - DEMARCATION<br>- RELOCATION<br>- GRADE TOLERANCE AND<br>ROAD CORRELATION                                                                    |  |
| 2                                                                                                                                                                                                                                     | Memory Ruto    | BCC - BT                  | Human Resource<br>Management &<br>DEV. OFFICER                              |  | HR                                                                                                                                            |  |
| 3                                                                                                                                                                                                                                     | Paul Ansoka    | BCC - BT                  | Environmental<br>Health Officer                                             |  | - HEALTH<br>- Safety<br>- Environment                                                                                                         |  |
| 4                                                                                                                                                                                                                                     | Harold Chaira  | Blantyre City<br>Council  | Urban Planning                                                              |  | - Access road to<br>the project site<br>to be off<br>Nkalokwe Park<br>road not clear<br>- Access to the<br>- Access to the<br>- Access to the |  |

ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) -SATCP  
(Chirimba Industrial Area off the 5137 dual carriageway road)  
- District Level Consultations – Blantyre City

| NO | NAME                | MIN/DEPT/<br>ORGANISATION | DESIGNATION                    | CONTACT                    | REMARKS | SIGNATURE |
|----|---------------------|---------------------------|--------------------------------|----------------------------|---------|-----------|
| 5  | Humphrey Banda      | Blantyre City Council     | Environment Management Officer | 0993 484864<br>0882 647782 |         |           |
| 6  | Rumela Bais         | Blantyre City Council     | Gender Structure Officer       | 0997076587<br>0884095711   |         |           |
| 7  | FARONE SULEMAN KALI | SUCCESS CREATIONS LD      | MD                             | 088722631                  |         |           |
|    |                     |                           |                                |                            |         |           |

## Annex 2.3. Public Consultations

ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) -SATCP  
(Chirimba Industrial Area off the S137 dual carriageway road)  
End Users (Exporters/Importers) Consultation

| NO | NAME              | COMPANY/<br>ASSOCIATION | DESIGNATION | CONTACT | SIGNATURE |
|----|-------------------|-------------------------|-------------|---------|-----------|
|    | FRANK CHRISTOPHER | KG DL INVESTMENT        | LAWYER      |         |           |
|    | OWEN TENDANKA     | NGOMA TRANSPORT         | DRIVER      |         |           |
|    | ELIAS             | Mukho Thox              | Driver      |         |           |
|    | TARUM<br>MUTELI   | Dulwani                 | Driver      |         |           |

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TECHNO SPARK

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ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) -SATCP  
(Chirimba Industrial Area off the S137 dual carriageway road)  
End Users (Exporters/Importers) Consultation

| NO | NAME             | COMPANY/<br>ASSOCIATION | DESIGNATION | CONTACT | SIGNATURE |
|----|------------------|-------------------------|-------------|---------|-----------|
|    | Nathan Sandukera | Ngoma transport         | Driver      |         |           |

ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT FOR THE REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE (BIEC) - SATCP  
(Chirimba Industrial Area off the S137 dual carriageway road)  
- Community Level Consultations - Blantyre

DATE: 15 MAY 2024

DZINA LA MSONKHANO: WOMEN FGD CHIRIMBA

| SN | DZINA           | MUDZI     | DERA        | PWDs (M/F) | SEX (M/F) |
|----|-----------------|-----------|-------------|------------|-----------|
|    | Tinjane Misoja  | M. DALA   | MAYELA LEA  | M          | M-F       |
|    | Rose Mashoni    | Kameza    |             |            | M-F       |
|    | Maggie Chikofa  | Kameza    |             |            | M-F       |
|    | Alice Ikalabano | M. DALA   |             |            | M-F       |
|    | Grace Jamba     | Suya      |             |            | M-F       |
|    | Victoria White  | Suya      |             |            | F         |
|    | Edina Ikalabano | Suya      |             |            | F         |
|    | Rose Peter      | Suya      |             |            | F         |
|    | Leueleni Phiri  | Suya      |             |            | F         |
|    | Esnaft Tembe    | M. DALA   |             |            | F         |
|    | Iceda Kusaka    | M. DALA   | MAYELA LEA  |            | F         |
|    | Phaless Diness  | M. DALA   | MAYELA LEA  |            | F         |
|    | Rose Mawese     | M. DALA   | MAYELA LEA  |            | F         |
|    | Ruth Gwape      | Mwachande | A. Mwakibwa |            | F         |
|    | Cecilia Juma    | Suya      |             |            | F         |
|    | Fedu Malindi    | Mwachande | A. Mwakibwa |            | F         |

#### - Community Level Consultations – Blantyre

DZINA LA MSONKHANO: MEN FGD CHIRIMBA MWACHANDE

Journal of Interpersonal Violence 28(3)

## Annex 2.4. Summary of issues Raised and How they have been addressed in the ESMP

| SN | Stakeholder Group            | Key Points Raised                                                                                                                                  | How the Key Points Have Been Addressed in the ESMP                                                                                                                                                  |
|----|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | Blantyre City Council (BCC)  | Request integration of project infrastructure into Blantyre City's urban plan and construct a slip lane to ease access and reduce congestion.      | Covered under Sections 4.3.5, 4.3.13, 5.4.2, 6.1 (ESMP), and Annexes 3.4, 3.6, 3.7, 3.8, 3.11. Slip lane and urban planning recommendations have been included in Section 7.2 (RA Recommendations). |
| 2  | Cable Manufacturers Ltd      | Raise concern about obstruction from construction trucks and request measures to maintain facility access during works.                            | Covered in Sections 4.3.10 and 5.4.2, with mitigation provided in Annex 3.2 (Traffic Management Plan). Also indirectly addressed in revised 7.2 Recommendations.                                    |
| 3  | CAFAAM (Clearing Agents)     | Call for clear communication on construction schedules and ensure uninterrupted customs clearance services.                                        | Covered in 5.4.2 and 6.2; stakeholder engagement framework supports regular communication.                                                                                                          |
| 4  | Chirimba Health Centre       | Advocate for STI and HIV and AIDS awareness campaigns, install sanitation facilities, and improve community health infrastructure.                 | Covered in Sections 4.3.5, 5.4.2, 6.1, Annexes 3.7 and 3.8. Reinforced in Section 7.2 (Contractor requirements on GBV/HIV/child labour).                                                            |
| 5  | Community Members (Chirimba) | Raise alarm over child labour practices, urge enforcement of labour laws, and demand implementation of traffic calming and noise control measures. | Covered under Sections 4.3.13, 4.3.10, 5.4.2, 6.1; reinforced via Annexes 3.1 and 3.11.                                                                                                             |
| 6  | ESCOM                        | Request the Roads Authority to coordinate with ESCOM to protect electrical infrastructure and avoid service disruption.                            | Addressed in Section 2.2.4 and 5.4.2. Recommendation for clarity on ESCOM coordination added in Section 6.2 and 7.2.                                                                                |
| 7  | Local Vendors/SMEs           | Call for local employment opportunities and request mitigation of air and noise pollution during construction.                                     | Covered in Sections 4.3.11, 4.3.12, 5.4.2, and in ESMP (Section 6.1); also reinforced via Annexes 3.4 and 3.11.                                                                                     |

| SN | Stakeholder Group                               | Key Points Raised                                                                                                                         | How the Key Points Have Been Addressed in the ESMP                                                                                                                                                                  |
|----|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8  | Malawi Investment and Trade Centre (MITC)       | Urge the integration of ICT systems for efficiency, raise security concerns, and recommend proper signage and gender-sensitive protocols. | Covered in Sections 4.3.13, 4.3.12, 5.4.2, Annexes 3.10 and 3.5. ICT upgrades now included in Section 2.2.6 and 7.2 (MRA Recommendations).                                                                          |
| 9  | Malawi Revenue Authority (MRA)                  | Request provision of secure storage, installation of biometric/CCTV systems, and establishment of rest areas for staff.                   | Addressed in Sections 2.2.1, 4.3.15, 5.4.2, 6.1; reinforced in Section 7.2 under MRA action items.                                                                                                                  |
| 10 | Malawi Chamber of Commerce and Industry (MCCCI) | Raise logistics disruption concerns and request mitigation strategies during construction phase.                                          | Covered in Section 5.4.2; stakeholder coordination captured in Section 6.2.                                                                                                                                         |
| 11 | MEPA                                            | Mandate development of a full ESMP aligned with EMA 2017 and request regular monitoring and reporting by the proponent.                   | Fully addressed in Sections 1.2, 3.2.2, 6.1, 6.2, and 7.2; aligns with MEPA guidelines and World Bank OP 4.01.                                                                                                      |
| 12 | Ministry of Natural Resources & Climate Change  | Insist on strict compliance with EMA, improve drainage and waste disposal systems, and protect surrounding natural features.              | Waste and drainage are covered in Sections 3.2.2, 4.3.8, 5.4.2, and Annexes 3.4 and 3.5. "Protection of natural features" now explicitly added under environmental stewardship recommendations in Section 7.2 (RA). |
| 13 | Ministry of Trade                               | Support project objectives and call for proper scheduling and stakeholder alignment during implementation.                                | Reflected in Sections 4.3.12, 5.4.2, and 6.2. Section 7.2 recommendations now explicitly include MRA responsibilities for digital trade and staff training to ensure alignment.                                     |
| 14 | Ministry of Transport and Public Works (MoTPW)  | Request coordinated planning on roads, utility infrastructure, and safety provisions across agencies.                                     | Covered in 2.2.4, 5.4.2, and Section 6.2. Also reflected in 7.2 Recommendations for RA and BCC.                                                                                                                     |
| 15 | National Construction                           | Stress the need for quality control, mandate adherence to                                                                                 | Covered under Sections 4.3.13, 5.4.2, 6.1, and Annex 3.9.                                                                                                                                                           |

| SN | Stakeholder Group       | Key Points Raised                                                                                                                             | How the Key Points Have Been Addressed in the ESMP                                                                                                                                  |
|----|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | Industry Council (NCIC) | labour laws, and promote skill development opportunities.                                                                                     | Quality assurance and labour law compliance emphasized in 7.2 (Contractor responsibilities).                                                                                        |
| 16 | NWRA                    | Request sustainable sourcing of water and introduce controls to prevent contamination of water bodies.                                        | Covered under Sections 4.3.7, 5.4.2, and Annex 3.4. Reinforced in environmental measures in ESMP and 7.2.                                                                           |
| 17 | Ndirande Police Station | Highlight concerns about security and site theft and request robust traffic and access control measures.                                      | Covered in Sections 4.3.15, 5.4.2, Annex 3.7. Mitigation included in ESMP and supported in 7.2 (Contractor and BCC).                                                                |
| 18 | Roads Authority (RA)    | Request the inclusion of a traffic management plan, call for consideration of stakeholder feedback, and propose structured parking solutions. | Covered under Section 5.4.2, Annex 3.2, and 6.2. Parking/slip lane now included in Section 2.2.3 and Section 7.2.                                                                   |
| 19 | RA Safeguards Team      | Raise concerns about GBV and theft in adjacent communities and urge worker sensitization and enforcement of Codes of Conduct.                 | Covered in Sections 4.3.13, 5.4.2, 6.1; detailed in Annexes 3.1, 3.8, 3.10. Further emphasized in 7.2 (Contractor duties).                                                          |
| 20 | Suncrest Industries     | Express concern over project inactivity and disruptions and request swift contractor mobilization and access control.                         | Truck congestion covered in Section 5.4.2 and Annex 3.2. Project inactivity now addressed in Section 1.2 and Section 7.2, with a recommendation for timely contractor mobilization. |

## **ANNEX 3: MANAGEMENT STRATEGIES AND IMPLEMENTATION PLANS (MSIPS)**

### **Annex 3.1. Code of Conduct**

#### **Code of Conduct: Environmental, Social, Health and Safety (ESHS)**

This Code of conduct will identify risks associated with: environmental and social management, labour influx, spread of communicable diseases, sexual harassment, sexual exploitation and abuse gender-based violence, illicit behaviour and crime, child labour, and safety.

The Code of Conduct contains obligations to all project staff (including sub-Contractors and day workers) in minimum specific requirements as follows:

- a) The supervising consultant shall ensure that the Contractor comply with applicable Laws, Rules and Regulations of the jurisdiction.
- b) The supervising consultant shall ensure that the Contractor prepared specific Health and Safety Management Plan (HSMP), Specific Environmental and Social Management Plan (ESMP), HIV and AIDS awareness programme, Road Safety Awareness Programme, Occupational Health and Safety Awareness Programme of the proposed project prior to the actual execution of the construction works based on the Design and Environmental and Social Impact Assessment Reports.
- c) The supervising consultant shall ensure that the Contractor comply with applicable health and safety requirements (including wearing prescribed PPE, preventing avoidable accidents and a duty to report conditions or practices that pose a safety hazard or threaten the environment).
- d) The supervising consultant shall ensure that the contractor provided temporary speed calming measures, temporary speed limit signs to the highly populated areas such as at road sections under construction, approach to trading centres, villages, school premises and health centres and ensure that drivers observe speed limits for safety of other road users.
- e) The supervising consultant shall ensure that the contractor avoid unnecessary clearance of trees and vegetation, avoid conflicts of water resources use with respective communities.
- f) The supervising consultant shall ensure that the contractor make every effort to avoid water, air, soil pollution, land degradation and any related harmful that can damage the environment. Also all construction activities should strive to attain the high environmental standards.
- g) The supervising consultant shall ensure that the contractor comply to safety of its workers and experts by providing them the required PPE to ensure safety. The standard safety signs and road marking should be provided during and after completion of road construction activities to ensure safety for all road users.
- h) The supervising consultant shall ensure that the contractor provides sanitations facilities along the construction corridor (for example, to ensure workers use safe drinking water, specified decent sanitary services provided by their employer and not open areas).
- i) The supervising consultant shall ensure that after completion of construction activities the contractor have made landscape and reinstate all the damaged areas through tree and grass planting to control soil erosion. Among others, such damaged areas are borrow pits, quarry sites, road diversion, stockpiled material yards, workshop, crusher sites, batching plant, asphalt

mixing plant, water dams or reservoir, waste dump area and used fresh/fuel oils storage areas and campsites along the construction corridor.

- j) The supervising consultant shall ensure that the contractor do not practice any kind of discrimination (for example to job seekers on the basis of family status, ethnicity, race, gender, religion, language, marital status, birth, age, disability, or political conviction).
- k) The supervising consultant shall ensure that the contractor adhere to the labour laws during labour recruitment to ensure skilled and unskilled labourers are given specified work Contracts.
- l) The supervising consultant shall ensure that the contractor refrain from sexual harassment (for example, to prohibit the use of abusive language or filthy behaviour, in particular towards women or children, that is sexually provocative, demeaning or culturally inappropriate).
- m) The supervising consultant shall ensure that the contractor refrain from any violence or exploitation (for example, the prohibition of the exchange of money, employment, goods, or services for sex, including sexual favours or other forms of humiliation, degrading or exploitative behaviour).
- n) The supervising consultant shall ensure that the contractor and its subsidiaries do protect children (including prohibitions against child labour, abuse, defilement, or otherwise unacceptable behaviours with children, and ensuring their safety in project areas).
- o) The supervising consultant shall ensure that the contractor avoid conflicts of interest (such that benefits, contracts, or employment or any sort of preferential treatment or favours, are not provided to any person with whom there is a financial, family, or personal connection).
- p) The supervising consultant shall ensure that the contractor protect, provide safe equipment's and proper use of construction properties found along construction corridor and campsites (for example, to prohibit theft of construction equipment and material, carelessness or waste).
- q) The supervising consultant shall ensure that there is non-retaliation against workers who report violations of the Code, if that report is made in good faith.
- r) The supervising consultant shall ensure that all workers and contractor's experts are responsible to read, accept and sign the requirements of this Code of Conduct as condition of employment and any violation of this Code can result to serious contractual measures to be taken including contract termination, dismissal, or referral to legal authorities.

**CONTRACTOR CERTIFICATION:**

I agree/I do not Agree.....

Name and Signature of an Authorized Person of the Company.....

Name of the Company.....

Address of the Company.....

Address and Stamp of the Company .....

## **Annex 3.2: Traffic Management Plan (TMP) – Guide for Preparation**

### **Introduction**

The refurbishment of the BIEC will involve the movement of personnel, construction equipment, and delivery vehicles. This **Traffic Management Plan (TMP) Guide** has been developed as a reference document to assist the Proponent and Contractor in preparing a comprehensive TMP. It outlines key traffic risks, indicative mitigation measures, and implementation responsibilities to ensure the safe and efficient movement of traffic during all phases of the project.

### **Scope**

This TMP Guide covers suggested actions for controlling on-site traffic and road safety, including but not limited to:

- Provision of traffic controllers and flag persons,
- Installation of temporary signs and road markings,
- Deployment of safety barriers,
- Maintenance of detours and bypass routes for diverted traffic during construction activities.

Provision of equipment and procedures for safe loading and unloading activities.

These recommendations should be customized in the Contractor's final TMP based on site-specific conditions and project sequencing.

### **Purpose**

The purpose of this guide is to assist the Contractor in designing a TMP that maintains safe and continuous public and construction traffic flow throughout the project lifecycle. It also aims to reduce traffic disruption, protect workers and pedestrians, and prevent traffic-related incidents.

### **Objective**

The objective of this guide is to outline principles and elements for the development of a TMP. Once developed, the TMP will:

- Ensure a safe environment for workers and road users;
- Minimize impacts on existing traffic and transport services;
- Maintain access to adjacent properties and businesses;
- Safeguard vulnerable road users, including pedestrians and cyclists.

### **Aim**

The TMP to be developed using this guide should:

- Ensure the continuous and safe movement of vehicles and pedestrians,
- Protect construction workers from moving traffic and heavy machinery,
- Maintain access to all properties and businesses within the project area,
- Include the design, construction, maintenance, and removal of necessary traffic diversion infrastructure (e.g., temporary bypasses and detours).

### **Roles and Responsibilities**

| <b>Role</b>          | <b>Responsibilities</b>                                                                                                                                                                |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Engineer</b> | Ensure TMP compliance with project specifications; allocate necessary resources; support senior management endorsement; facilitate appropriate staff training.                         |
| <b>ESHS Expert</b>   | Oversee development and implementation of the TMP; conduct inspections and audits; recommend improvements; liaise with stakeholders; provide training and awareness on traffic safety. |
| <b>Site Foremen</b>  | Enforce TMP on-site; install and maintain traffic control devices; coordinate work activities in line with traffic safety protocols.                                                   |

#### **Traffic Control Devices (Illustrative List)**

| <b>Device</b>                     | <b>Quantity (Indicative)</b> | <b>Remarks</b>                        |
|-----------------------------------|------------------------------|---------------------------------------|
| Guideboards and directional signs | TBD                          | To guide road users                   |
| Temporary signage                 | TBD                          | Warning and directional               |
| Reflective vests                  | TBD                          | For traffic control staff             |
| Barricades and barriers           | TBD                          | To restrict access to hazardous zones |
| Traffic cones                     | TBD                          | To delineate safe zones               |

#### **Implementation Notes**

- The Contractor must inspect the site and identify priority areas for installing control measures.
- The TMP must be adapted to align with the Contractor's Work Plan and the final Scope of Works.
- Safe vehicle movement and pedestrian safety must be prioritized at all times.

#### **Designated Routes**

- Contractor and Engineer will jointly define access routes.
- Local communities should be sensitized on traffic changes and road reserve use.
- Road safety signage must be visible, and traffic calming measures (e.g., speed bumps) should be considered.

#### **Safety Barriers**

- Install barriers to shield pedestrians, vehicles, and work zones.
- Barriers should conform to acceptable safety standards and be highly visible, especially during low-light hours.

#### **Temporary Signage**

- Signage must include speed limits, hazard warnings, and detour directions.
- Avoid full road closures where possible.
- Ensure signs are placed in advance of construction zones to alert drivers.

#### **Public and Community Transport**

- Coordinate with local transport operators to minimize disruption.

- Install temporary bus stops if needed, and alert transport providers of any rerouting or closures in advance.
- Inform truck drivers about designated parking and off-loading areas.

#### **Monitoring and Review**

- The ESHS Officer will regularly inspect all traffic control installations.
- A sign movement and usage register should be maintained.
- Monitoring reports should be submitted as part of the Contractor's monthly environmental and social reports.

#### **Signage Design Standards**

All signage should conform to the following specifications:

- **Background:** Yellow
- **Lettering:** Black
- **Borders:** Red

### **Annex 3.3. Borrow Pit Management and Restoration/Rehabilitation Plan – Guide for Preparation**

#### **Introduction**

Construction projects such as the refurbishment of the BIEC often require extraction of construction materials through activities such as earthworks and borrow pit excavations. These activities can result in several environmental and safety challenges, including soil erosion, land degradation, safety hazards, and vector breeding grounds due to stagnant water.

This Borrow Pit Management and Restoration/Rehabilitation Plan – Guide provides a framework to support the Proponent and the Contractor in developing a site-specific Borrow Pit Management Plan. The intention is to facilitate responsible material sourcing, minimize environmental harm, and ensure full rehabilitation of borrow areas in compliance with Malawi's regulatory standards and good international practices.

#### **Purpose**

This guide aims to provide clear direction for restoring degraded land resulting from construction material extraction activities related to the BIEC project. It outlines best practice procedures for managing borrow pit impacts and guides the Proponent and Contractor in formulating their own plan.

#### **Scope**

The guide covers typical land degradation issues and environmental risks associated with borrow pits. It outlines mitigation measures, performance indicators, monitoring arrangements, and responsible parties to support development of an effective and compliant Borrow Pit Management Plan.

#### **Objectives**

- Ensure disturbed land used for material extraction is rehabilitated to original or near-original condition.
- Guide the safe and effective filling of excavations using topsoil and spoil materials.
- Promote long-term environmental sustainability and safety in post-construction landscapes.

#### **Recommended Components of a Borrow Pit Management Plan**

##### **1. Borrow Pit Identification and Assessment**

- Identify potential borrow sites in proximity to the project site.
- Conduct detailed soils and materials surveys to assess suitability.
- Reference any materials investigation reports shared by the Contracting Authority.

##### **2. Environmental Impact Minimization**

- Implement best practices during excavation to reduce environmental footprint.
- Install sediment control measures to prevent erosion and siltation.
- Apply dust control strategies to maintain air quality.
- Comply with all MEPA and relevant regulatory requirements.

### 3. Materials Quality Assurance

- Test materials to ensure compliance with contract specifications.
- Establish stockpiling facilities to allow pre-use testing and quality control.

### 4. Restoration and Rehabilitation Measures

- Initiate rehabilitation as soon as borrow pits are decommissioned or rehabilitate progressively where possible.
- Grade sites to natural contours and remove any construction-related debris.
- Replant native vegetation where applicable.
- Comply with Malawi's environmental policies and any local by-laws.

### 5. Monitoring and Reporting

- Establish a regular monitoring schedule to assess adherence to the plan.
- Promptly report deviations and corrective actions to MEPA and other relevant bodies.
- Maintain transparency in monitoring reports and site restoration documentation.

This guide should be used as a reference by both the Proponent and the appointed Contractor to develop a comprehensive, site-specific Borrow Pit Management and Restoration/Rehabilitation Plan prior to initiating any excavation works. The final plan should be submitted to the Malawi Environment Protection Authority (MEPA) for approval as part of the project's overall compliance obligations.

## **Annex 3.4. Waste Management Plan– Guide for Preparation**

### **Introduction**

This Waste Management Plan Guide provides the Proponent and Contractor with practical direction for preparing a site-specific Waste Management Plan for the refurbishment of the BIEC. The purpose of this guide is to promote responsible, safe, and compliant management of all waste generated during construction, in line with national regulations and international environmental best practices. While this is not the actual plan, it provides a framework to inform the preparation of a tailored waste management strategy prior to site mobilization.

### **Purpose**

The guide is designed to help the Proponent and Contractor:

- Identify the types and sources of waste expected during construction;
- Establish waste management responsibilities and controls;
- Prevent adverse environmental, social, and public health impacts;
- Ensure compliance with the Waste Management Regulations (2008) and relevant municipal bylaws.

### **Scope**

This guide addresses general and hazardous waste arising from excavation, material use, packaging, food consumption, and equipment servicing during construction activities. It also outlines how to integrate waste segregation, recycling, and disposal into daily site operations.

### **Key Components to Be Included in the Final Plan**

#### **1. Waste Classification and Generation**

The Contractor should classify all types of waste to be managed, including:

- Solid waste (concrete debris, metal scraps, wood, packaging)
- Liquid waste (greywater, oils, paint residues)
- Hazardous waste (used oil, fuel, chemical containers, bitumen residues)
- Biodegradable waste (food scraps)

#### **2. Solid Waste Management Measures**

The plan should include:

- Strategic placement of labeled bins and receptacles;
- Waste segregation at source (e.g., recyclable vs. non-recyclable);
- Daily collection and temporary on-site storage;
- Prohibition of open-air burning;
- Authorized off-site disposal at designated Council-approved sites.

#### **3. Liquid and Hazardous Waste Controls**

To avoid water and soil contamination:

- Use drip trays and spill kits at fuel dispensing areas;
- Construct bunded storage zones for fuel and oils;

- Dispose of oils through licensed recyclers;
- Train staff in safe handling and disposal procedures.

#### 4. Sanitation and Wastewater Management

Include:

- Provision of gender-segregated toilets for workers;
- Connection to septic tanks;
- Maintenance protocols for sanitary facilities;
- Prohibition of wastewater discharge into stormwater drains.

#### 5. Monitoring and Reporting Requirements

A waste management monitoring framework should be incorporated, including:

- Inspection logs for bins and sanitary systems;
- Waste movement records (type, volume, and disposal site);
- Spill incident logs and corrective actions taken;
- Visual monitoring of compliance on a weekly basis.

#### 6. Responsibilities

- Contractor: Prepare and implement the Waste Management Plan; designate a Waste Management Supervisor.
- Proponent (MRA): Oversee compliance through regular site inspections.
- Blantyre City Council: Provide support in designating approved waste disposal locations.

#### 7. Compliance with Regulations

The Plan must align with:

- Environment Management (Waste Management and Sanitation) Regulations, 2008
- Environment Management Act (2017)
- Blantyre City Council by-laws on sanitation and solid waste

### **Conclusion**

This guide provides the foundational elements to be adapted into a full Waste Management Plan specific to the BIEC refurbishment project. It ensures the Proponent and Contractor develop a practical, compliant, and environmentally responsible system for managing waste throughout the project lifecycle.

## **Annex 3.5. Emergency Preparedness and Response Plan Guide**

### **Introduction**

This Emergency Preparedness and Response Plan Guide is intended to support the Contractor and Proponent in developing a comprehensive Emergency Preparedness and Response Plan for the construction of the BIEC. It provides recommended measures, procedures, and structures for anticipating and effectively managing various emergencies that may arise during the project, such as accidents, natural disasters, or other unforeseen events. The goal is to ensure swift and coordinated responses that minimize harm and protect workers, nearby communities, and infrastructure.

#### **1. Emergency Contacts and Communication**

- Maintain an up-to-date emergency contact list including the Project Manager, First Aiders, and Emergency Coordinators.
- Display contact details for local emergency services (e.g., health centres) on site notice boards.
- Inform all workers of the designated emergency contact personnel.

#### **2. First Aid and Medical Support**

- Provide a stocked and regularly maintained first aid kit at the site.
- Assign a trained first aider to remain on-site during working hours.
- Establish arrangements with a nearby health facility for emergencies.

#### **3. Emergency Preparedness Planning**

- Develop a site-specific emergency preparedness plan that defines emergency types, roles, and responses.
- Review and update the plan regularly and share it with staff.
- Conduct worker training on emergency procedures including evacuation and first aid.

#### **4. Evacuation Procedures**

- Identify and clearly mark evacuation routes and assembly points.
- Conduct routine evacuation drills to build worker familiarity.
- Ensure provisions for evacuating vulnerable groups.

#### **5. Fire Safety**

- Store and handle flammable materials according to safety guidelines.
- Install fire extinguishers in accessible locations.
- Train workers in basic fire safety and extinguisher use.

#### **6. Reporting and Documentation**

- Require prompt incident reporting by all staff.
- Maintain records of incidents and corrective actions.
- Use documentation to improve preparedness procedures.

### **Conclusion**

This guide supports the development of an Emergency Preparedness and Response Plan tailored to the construction activities at BIEC. It emphasizes the need for proactive risk

management, clear communication, ongoing staff training, and continuous improvement in safety procedures. Contractors are advised to adapt the guidance herein to their specific construction schedule and site conditions, ensuring alignment with national regulations and the project's Environmental and Social Management Plan (ESMP).

## **Annex 3.6. Occupational Health and Safety Management Plan Guide**

### **Introduction**

This Occupational Health and Safety (OHS) Management Plan Guide provides guidance to the Proponent and Contractor in developing a robust plan for managing health and safety risks during the refurbishment of the BIEC. The guide outlines the essential components required to ensure compliance with the Occupational Safety, Health, and Welfare Act, 1997, and other applicable regulations while fostering a culture of safety and well-being.

### **Regulatory Compliance**

The Contractor shall comply with the Occupational Safety, Health, and Welfare Act, 1997, as well as other applicable national and local safety regulations. The designated Environmental, Social, Health, and Safety (ESHS) Officer shall ensure adherence to all legal requirements throughout the construction lifecycle.

### **Hazard Identification and Risk Assessment**

Routine assessments shall be carried out to identify potential hazards and evaluate associated risks. These hazards shall be clearly marked and appropriate control measures implemented to eliminate or minimize risk to workers.

### **Safety Training**

All workers shall undergo safety orientation and training relevant to their tasks. High-risk activities shall receive specialized training modules tailored to ensure operational safety.

### **Protective Equipment (PPE)**

Appropriate PPE including helmets, gloves, goggles, and reflective vests must be provided. The Contractor shall monitor the use and condition of PPE and ensure regular maintenance and replacement where necessary.

### **Reporting and Incident Management**

A clear procedure for reporting unsafe acts, near misses, and incidents shall be established. All incidents must be recorded, investigated, and corrective measures implemented to prevent recurrence.

### **Emergency Response**

Site-specific emergency response protocols for fires, spills, or medical emergencies must be developed and communicated. Drills must be conducted regularly to ensure preparedness.

### **Safe Work Procedures**

Documented procedures for safe execution of tasks must be prepared and shared with workers. These procedures shall address all high-risk operations and be reviewed regularly.

**Employee Rights and Responsibilities**

Workers shall be made aware of their rights under the law, including the right to refuse unsafe work. The Proponent shall respect and uphold such rights.

**Hygiene and Amenities**

Clean drinking water, sanitation facilities, and rest areas must be available at all times. Adequate shelter should be provided to protect against heat, wind, and rain.

**Conclusion**

This guide provides a framework for developing an OHS Management Plan aimed at promoting safety and preventing workplace injuries or illness. It must be adapted to the specific conditions and risks of the BIEC project and reviewed periodically to ensure continuous improvement in workplace health and safety.

## **Annex 3.7. Public Health and Safety Management Plan Guide**

### **Introduction**

This Public Health and Safety Management Plan Guide is intended to support the Proponent and Contractor in developing a project-specific plan for the construction of the BIEC. It serves as a framework for identifying and addressing public health and safety risks that may arise during construction. While not a finalized plan, it outlines the essential components and actions necessary to minimize public health risks and ensure safety for surrounding communities throughout the project lifecycle.

### **Community Awareness and Engagement**

- Engage the local community to raise awareness of the project's scope, timeline, and potential impacts.
- Establish regular communication channels to address community concerns and provide updates.

### **Security and Safety Measures**

- Implement security controls to manage the influx of people and enhance public safety.
- Deploy trained personnel to deter theft, prostitution, and harassment.

### **Traffic Management**

- Develop a traffic management plan for managing vehicles and machinery.
- Use signage, cones, and speed limits to ensure safety.

### **Prevention of Unauthorized Access**

- Secure hazardous zones to prevent public access.
- Install fences and warning signs to mark restricted areas.

### **Dust and Noise Control**

- Regularly sprinkle water to control dust.
- Monitor and manage noise using barriers and schedule controls.

### **Waste Management and Cleanliness**

- Follow waste management procedures.
- Place waste bins strategically and conduct regular clean-ups.

### **Emergency Response for the Community**

- Prepare an emergency response plan for community incidents.
- Educate the community on emergency procedures and access to support.

### **Health Promotion**

- Promote healthy behaviours in surrounding communities.
- Conduct awareness campaigns on disease prevention, including HIV and AIDS.

### **Monitoring and Reporting**

- Regularly monitor the effectiveness of public health and safety measures.
- Document community feedback and act on concerns promptly.

### **Conclusion**

This guide outlines the necessary components for developing a Public Health and Safety Management Plan for BIEC. It reinforces the project's commitment to safeguarding the well-being of local communities through proactive engagement and mitigation measures. The guide should be adapted and updated regularly to reflect site-specific needs and stakeholder input.

## **Annex 3.8. Labour Management Plan Guide**

### **Introduction**

This Camp Site Management Plan Guide is intended to provide guidance to the project proponent and contractor for establishing and managing construction camps during the refurbishment of the BIEC. It outlines essential requirements for ensuring safe, comfortable, and well-managed environments for project personnel while minimizing adverse environmental and social impacts.

### **Campsite Establishment**

- Campsites should be strategically located for convenient access to the construction site while minimizing environmental impact.
- Layout plans should designate areas for accommodation, catering, recreation, and essential services.

### **Accommodation**

- Provide adequate, gender-segregated accommodation for all categories of staff.

### **Water Supply**

- Establish a reliable supply of potable water to meet daily needs.
- Regularly test water sources to ensure quality.

### **Sanitation Facilities**

- Provide clean, functional toilets and showers, maintained in good working condition.

### **Waste Management**

- Implement procedures for clean and sanitary waste collection and disposal.
- Place receptacles strategically and ensure regular emptying.

### **Security Measures**

- Deploy security personnel and enforce protocols for access control and perimeter monitoring.

### **Cultural Sensitivity**

- Respect diversity by promoting awareness, tolerance, and understanding among campsite residents.

### **Health and Wellness**

- Offer wellness programs and ensure availability of first aid and emergency medical support.

### **Environmental Impact Mitigation**

- Apply mitigation measures to minimize environmental impacts and conduct regular compliance monitoring.

### **Community Engagement**

- Engage with the local community to identify concerns and address potential negative impacts proactively.

### **Conclusion**

- This Guide reflects the commitment to responsible camp management for the BIEC project. It should be used by the contractor to prepare a detailed, site-specific Camp Site Management Plan, ensuring the safety, well-being, and dignity of all personnel while protecting the environment and maintaining good community relations.

## **Annex 3.9. Gender-Based Violence (GBV) Reporting Protocol Guide**

### **Introduction**

This Gender-Based Violence (GBV) Reporting Protocol Guide for the construction of BIEC is intended to assist the Proponent and Contractor in developing a tailored GBV Reporting Protocol. The guide outlines recommended procedures and mechanisms for reporting and addressing incidents of GBV within the project environment. Its objective is to ensure a safe, respectful, and inclusive workplace for all employees, contractors, and stakeholders involved in the project.

### **Code of Conduct and Conditions of Service**

- Establish a comprehensive Code of Conduct signed by all workers outlining acceptable behavior and expectations.
- Clearly communicate conditions of service to all employees, ensuring awareness of disciplinary procedures and applicable standards.

### **Equal Opportunities and Non-Discrimination**

- Ensure equitable access to employment and advancement for all employees regardless of gender.
- Prohibit discrimination in any form and promote awareness about non-discrimination in the workplace.

### **Grievance Redress Mechanism**

- Establish a confidential and accessible grievance redress mechanism for reporting GBV, harassment, or discrimination.
- Ensure prompt response and resolution to complaints in line with established procedures.

### **Sensitization and Awareness**

- Conduct regular sensitization and awareness campaigns on GBV and sexual harassment.
- Distribute Information, Education, and Communication (IEC) materials to educate staff and promote available reporting resources.

### **Reporting and Investigation**

- Define clear reporting channels for GBV incidents and assign responsible personnel.
- Conduct impartial investigations while safeguarding the confidentiality and privacy of all involved.

### **Support and Counseling**

- Provide victims of GBV with access to psychosocial support and counseling services.
- Refer affected individuals to external support services where appropriate.

**Anti-Retaliation Measures**

- Enforce strict anti-retaliation policies to protect whistleblowers and survivors.
- Promote a culture of safety and confidentiality in reporting GBV incidents.

**Monitoring and Compliance**

- Monitor the effectiveness of GBV protocols, awareness campaigns, and grievance mechanisms.
- Periodically review and improve the protocol to enhance responsiveness and effectiveness.

**Conclusion**

This GBV Reporting Protocol Guide provides essential guidance to help create a safe and inclusive workplace for all individuals involved in the BIEC project. Through diligent application of this guidance, project stakeholders can effectively prevent, manage, and respond to GBV incidents. The actual GBV Reporting Protocol should be developed based on this guide, reflecting site-specific needs, national laws, and institutional policies.

## **Annex 3.10. Noise and Vibrations Management Guide**

### **Introduction**

This Noise and Vibrations Management Guide for the refurbishment of the BIEC serves as a reference for the Contractor and Proponent in developing a tailored Noise and Vibrations Management Plan. It outlines recommended measures to effectively mitigate construction-related noise and vibrations, ensuring minimal disturbance to the surrounding community and a safe work environment for employees.

### **1. Noise Management Measures:**

- **Scheduled Construction Hours:** Construction activities generating significant noise should be limited to the hours between 06:00 and 18:00 to avoid disturbing nearby communities during rest periods.
- **Maintenance of Machinery:** All construction machinery and equipment should be regularly serviced according to manufacturer guidelines to minimize noise emissions.
- **Use of Noise Control Devices:** Noise-producing machinery should be fitted with noise dampeners or silencers where possible.
- **Personal Protective Equipment (PPE):** Workers operating noisy equipment should be provided with hearing protection such as ear muffs.

### **2. Vibration Management Measures:**

- **Safe Operating Procedures:** Machinery should be operated in a manner that reduces ground vibration. Operators must be trained in vibration mitigation practices.
- **Maintenance and Calibration:** Equipment used in high-vibration activities should be maintained and calibrated regularly to ensure minimal impact.

### **3. Noise Complaint Handling:**

- A grievance mechanism should be established to document, investigate, and respond to complaints related to noise and vibrations from the public.

### **4. Monitoring and Documentation:**

- Routine noise and vibration measurements should be undertaken using calibrated equipment. Results should be compared with national or international standards.

### **5. Worker Sensitization:**

- Workers should be sensitized to the importance of shutting down engines and machinery when not in use to reduce ambient noise.

### **6. Community Engagement:**

- The surrounding community should be notified of major construction activities and noise control measures in place to reduce inconvenience.

**Conclusion**

This guide supports the Contractor in formulating a Noise and Vibrations Management Plan tailored to the conditions of the BIEC project. The implementation of these practices will help ensure environmental compliance, uphold community relations, and protect the health and safety of workers.

## **Annex 3.11. GRM Protocol**

### **1. Introduction**

This Grievance Redress Mechanism (GRM) Manual (updated developed in 2023)l has been developed for the Southern Africa Trade and Connectivity Project (SATCP) – BIEC. The GRM provides a structured, project wide system for receiving, recording, assessing and resolving concerns, queries and complaints from communities, workers and other stakeholders. The GRM provides a mechanism to respond to stakeholder concerns, complementing statutory and other grievance channels. It aims to resolve issues as close as possible to the point of impact, using dialogue and collaborative problem solving, and thereby maintain constructive relations between the project, affected communities and workers.

Construction activities under BIEC are expected to generate grievances related to, among others, labour and working conditions, occupational and community health and safety, environmental impacts, and gender based violence / sexual exploitation and abuse / sexual harassment (GBV/SEA/SH).

### **2. Objectives of the GRMs**

The GRMs seeks to:

- Provide accessible, responsive and demonstrably fair channels through which communities and workers can raise grievances and complaints and obtain timely resolution.
- Maintain open, two way communication between the project and stakeholders and serve as an early warning system for emerging risks.
- Resolve most grievances locally and amicably at site or community level, reducing escalation to courts or disruptive conflict.
- Prevent accumulation of unresolved grievances that could lead to protests, work stoppages, sabotage or reputational damage.
- Ensure that the rights, dignity and safety of all complainants are respected, including vulnerable and marginalised groups.
- Generate lessons on recurrent issues to support continuous improvement of ESMP and C ESMP implementation.

Principles of the GRM include:

- Accessibility – Multiple, free of charge uptake channels (verbal, written, phone, SMS/WhatsApp, boxes, community meetings) are provided in local languages; illiterate complainants can lodge complaints verbally.
- Fairness and impartiality – Grievances are assessed objectively; members with conflicts of interest recuse themselves; complainants may appeal decisions.
- Transparency – Procedures, timelines and possible outcomes are clearly communicated; complainants are informed of progress and decisions.

- Accountability and responsiveness – Clear responsibilities for receiving, logging, processing and closing grievances; time bound response standards; monitoring of overdue cases.
- Confidentiality and safety – Identity of complainants is protected where requested; anonymous grievances are accepted; special measures protect GBV/SEA/SH survivors.

### **3. GRM Structure and Implementation Levels**

The GRM operates at four main levels, plus specialised handling for GBV/SEA/SH:

- 1) Community Level GRM Committee (CGRC) – For community grievances.
- 2) Contractor / Workers' GRM Committee (WGRC) – For worker related grievances.
- 3) District/ Municipal Grievance Redress Committee (DGRC) – For escalated and complex cases and oversight.
- 4) Project Level GRM Focal Point (PIU) – For further escalation, supervision and reporting to SATCP and the World Bank.

#### **3.1 Community Level GRM Committee (CGRC)**

A CGRC will be established and trained to handle grievances and escalate GBV/SEA/SH grievances to the PIU for further handling.

The CGRC will consist of 6–10 members of which not less than 40% should be women. Membership should include:

- Representative from BIEC
- Representative from the Contractor
- At least 3 community representatives (including women and youth).
- Community Development Assistant / case worker.
- Representative of community policing or community based structures.

Chiefs and political leaders are not formal members, but are kept informed and may support outreach to ensure independence.

Key roles:

- Conduct sensitisation on GRM procedures and rights.
- Receive grievances (verbal or written), assist complainants to record them, and log all cases.
- Screen and, where within mandate, investigate and facilitate resolution through dialogue with involved parties.
- Refer complex cases or those beyond community mandate (including all GBV/SEA/SH and criminal cases) to the PIU
- Provide feedback to complainants and record outcomes.
- Submit monthly summaries to the DGRC, Supervising Consultant and PIU.

### **3.2 Contractor / Workers' GRM Committee (WGRC)**

A WGRC will be established and trained to handle grievances and escalate GBV/SEA/SH grievances to the PIU for further handling.

The WGRC will include:

- Worker representatives (skilled and unskilled, including women).
- Contractor's ESHS/HR representative (secretariat).
- Supervising Consultant representative.

Key roles:

- Sensitise workers on GRM, Code of Conduct and rights.
- Receive and log grievances from workers (including anonymously).
- Screen and address labour related complaints within the Contractor's mandate (wages, conditions, OHS, etc.).
- Refer unresolved or serious cases (e.g. criminal acts, systemic labour violations) to the DGRC and/or regulatory authorities.
- Refer cases related to SEA/SH to the PIU
- Provide feedback to complainants and ensure documentation of actions taken.

### **3.3 District/Municipal Grievance Redress Committee (DGRC)**

The DGRC will include the following as standing members:

- Environmental Officer.
- Director of Public Works.
- Social Welfare / Protection Officer.
- Gender Officer.
- SATCP PIU representative.

Other officers, coordinators etc can be asked to attend join as needed to address specific issues relevant to their mandate for example:

- Police representatives (Victim Support Unit and Community Policing).
- District Education Officer
- HIV and AIDS Coordinator.
- Lands Officer.
- Labour Officer.

In addition, the Supervising Consultant and Contractor representatives may attend as observers/resource persons or to provide further information as needed. The project has

dedicated email address to handle grievances as follows; [grievances@satcp.mw](mailto:grievances@satcp.mw), telephone; +265 175 9156 and address; The Project Manager, SATCP, P/Bag 322, Lilongwe.

Key roles:

- Receive cases escalated from CGRCs and WGRCs.
- Verify facts (including site visits), mediate and decide on appropriate resolutions.
- Provide guidance, training and backstopping to CGRCs and WGRCs.
- Consolidate and submit quarterly GRM reports to the District Executive Committee and PIU.
- Monitor overall functioning of the GRM and recommend improvements.

#### **4. GRM Process and Timeframes**

The standard process applies to all grievances except GBV/SEA/SH and other sensitive cases, which follow separate confidential protocols.

##### **Step 1: Receipt and Registration (Day 0–2)**

- Grievance received via any channel (verbal, written, phone, box, etc.).
- Logged in the GRM register (paper and/or electronic) with unique ID, date, category, location, and brief description.
- Complainant receives acknowledgement (receipt, SMS or verbal confirmation).

##### **Step 2: Screening and Assignment (Day 2–3)**

- CGRC or WGRC reviews the grievance to confirm whether it falls within their mandate.
- If yes, they handle it at their level; if not, it is referred to DGRC or appropriate authority (e.g. police, labour office) with documentation.

##### **Step 3: Investigation and Proposed Resolution (Day 3–14)**

- Committee gathers information from relevant parties, may conduct site visits, review documents or consult experts.
- A proposed resolution is formulated (e.g. corrective action, compensation within project rules, explanation, and/or referral).

##### **Step 4: Communication of Decision (By Day 16)**

- Decision communicated to the complainant in a language and format they understand.
- If accepted, the case is implemented and closed.
- If not accepted, discussions should be undertaken to try to achieve an amicable solution. If this fails the complainant may appeal to the next GRM level (e.g. from CGRC/WGRC to DGRC, from DGRC to PIU or formal legal system).

**Step 5: Implementation and Closure (Within agreed timeframe)**

- Responsible party implements agreed actions usually within 14-21 days but may depend on actions. The timeline for implementation of agreed actions should be communicated to and agreed with the complainant.
- Committee verifies completion and records closure details in the register/database.

**Step 6: Appeal**

- If unsatisfied, complainants can escalate sequentially (CGRC/WGRC → DGRC → PIU → courts/other formal mechanisms).
- Appeals and outcomes are logged and reported.

**5. Special Protocol for GBV / SEA/SH**

GBV/SEA/SH related grievances require special, survivor centred handling. These cases will:

- Be received through any GRM entry point, but not investigated by community or project committees.
- Be immediately and confidentially referred (with consent) to trained focal points and survivor service providers/police, in line with the project's GBV/SEA/SH Action Plan and referral protocol.
- Not be discussed in open committee meetings; only anonymised statistics may be reported.

As such:

- Any GRM entry point may receive a GBV/SEA/SH disclosure.
- The receiver must prioritise survivor safety, confidentiality and consent, thank the survivor, avoid probing questions, and not attempt to investigate.
- With the survivor's consent, the case is referred within 24 hours to the PIU who will support in directing the case to the appropriate response pathways.
- The case is recorded without personal identifiers or excessive detail in the GRM system for statistical and monitoring purposes only.
- No details are discussed in GRM committee meetings; only anonymised numbers and types of cases (i.e. if the case is SEA or SH are reported).

**8. Information, Training and Monitoring**

- GRM information (process, contacts, timelines, anonymity options) will be disclosed through community meetings, posters, radio spots and worker inductions in accessible languages.
- All GRM committee members receive training on GRM procedures, record keeping, conflict resolution and GBV sensitive handling.
- The PIU consolidates monthly/quarterly GRM reports (number of cases, categories, resolution rates, average closure time, outstanding cases) and uses this information to improve ESMP and C ESMP implementation.

GBV/SEA/SH and TIP related grievances require special, survivor centred handling. These cases will:

- Be received through any GRM entry point but not investigated by community or project committees.
- Be immediately and confidentially referred (with consent) to trained focal points and survivor service providers/police, in line with the project's GBV/SEA/SH Action Plan and referral protocol.
- Not be discussed in open committee meetings; only anonymised statistics may be reported.

## 9. GRM Register

Grievances will be registered in the accordance to the following matrix.

### Grievance Redress Mechanism Register



### GRIEVANCE REGISTER

**GRM**..... / ..... District Reference No.

Name of the District: .....

| Ref # | Date Grievance Reported | Name of the House hold | Household Identification | TA | Type of Grievance/C omplaint: | Resolution Made: | Project | Status (Open, Referred, Closed) | Date Grievance Referred or Closed |
|-------|-------------------------|------------------------|--------------------------|----|-------------------------------|------------------|---------|---------------------------------|-----------------------------------|
| G 1   |                         |                        |                          |    |                               |                  |         |                                 |                                   |
| G 2   |                         |                        |                          |    |                               |                  |         |                                 |                                   |
| G 3   |                         |                        |                          |    |                               |                  |         |                                 |                                   |

|     |  |  |  |  |  |  |  |  |  |
|-----|--|--|--|--|--|--|--|--|--|
| G 4 |  |  |  |  |  |  |  |  |  |
| ..  |  |  |  |  |  |  |  |  |  |
| ..  |  |  |  |  |  |  |  |  |  |
| ... |  |  |  |  |  |  |  |  |  |
| ..  |  |  |  |  |  |  |  |  |  |
| Gx  |  |  |  |  |  |  |  |  |  |

#### ANNEX 4: TEAM OF EXPERTS

| Name                   | Qualification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Role                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| Welton Phalira         | <ul style="list-style-type: none"> <li>- MSc. in Environmental Science, University of Malawi, 2007</li> <li>- BSc (Biology and Demography), University of Malawi, 1995</li> <li>- Cert in World Bank Environmental and Social Framework (World Bank, 2018)</li> <li>- Cert. in Environmental and Social Safeguards (The World Bank, Dar es Salaam, June 2017).</li> <li>- Cert. in Social Risk and Resettlement Management (Intersocial, Dar es Salaam, March 2017)</li> <li>- Cert. in Environmental Impact Assessment, Environmental Affairs Department, 2000.</li> </ul> | Independent ESMP Reviewer. Reviewed and revised the report to MEPA and World Bank OP 4.01. |
| Tommy Kamanga          | <ul style="list-style-type: none"> <li>- MSc Forest and Environmental Management (pending)</li> <li>- MSc Global Sanitation</li> <li>- BSc Environmental Management</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                              | Environmental Impact Assessment Expert (Team Leader)                                       |
| Lwana Palwendo Kamanga | <ul style="list-style-type: none"> <li>- Master of Management in Public Management,</li> <li>- Bachelor of Social Science (Economics, Sociology)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                 | Social Expert                                                                              |

## **ANNEX 5. CHANCE FIND PROCEDURE FOR THE PROPOSED PROJECT**

### **Introduction**

Cultural property includes monuments, structures, works of art, or sites of significance points of view, and are defined as sites and structures having archaeological, historical, architectural, or religious significance, and natural sites with cultural values. This includes cemeteries, graveyards and graves. Screening for the proposed project indicate the possibility of encountering such items at the proposed project site, hence the need for a chance find procedure.

### **What to do in Case of Chance Finds**

- a) Stop the construction activities in the area of the chance find;
- b) Delineate the discovered site or area;
- c) Secure the site to prevent any damage or loss of removable objects;
- d) Notify the supervisor who in turn will notify the responsible local authorities;
- e) Responsible local authorities and the ministry responsible for monuments and relics<sup>6</sup> will take charge of protecting and preserving the site before deciding on subsequent appropriate procedures.
- f) The Ministry responsible for monuments and relics will discuss and resolve with the proponent and the Ministry responsible for lands on how to handle the chance find. Resolutions may include changes in the layout (such as when finding an irremovable remain of cultural or archeological importance), change of location, salvage.
- g) Implementation of authority decision concerning the management of the finding shall be communicated in writing by the Ministry responsible for monuments and relics.
- h) Construction work could resume only after permission is given from the responsible local authorities and the Department of Museums and Monuments concerning safeguard of the heritage.

These procedures must be referred to as standard provisions in contracts for the project.

### **Reporting**

Chance find mitigation will be included in the EMP and form part of the activities to be monitored by the project. During project supervision, the Site Supervisor should monitor the above regulations to ensure observance. Relevant findings will be recorded in supervision reports and Implementation Completion Reports will assess the overall effectiveness of the project's cultural property mitigation, management, and activities, as appropriate.

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<sup>6</sup> At the time of project, the mandate was with the Department of Museums and Monuments.

## ANNEX 6. DESIGNS AND LAYOUT PLANS



### ANNEX 6

#### DESIGNS AND LAYOUT PLANS OF THE PROPOSED REFURBISHMENT OF BLANTYRE INLAND EXAMINATION CENTRE



Roads Authority  
Functional Building, Paul Kagame Road  
Private Bag B346,  
Lilongwe 3

April 2025

Annex 6 has been presented as a separate document due to its size and detailed content. This approach is intended to reduce the overall file size of the main report and facilitate ease of review and sharing. The annex remains an integral part of the ESMP and should be read in conjunction with the main document to ensure a comprehensive understanding of the project's environmental and social management framework.

## ANNEX 7: EVIDENCE OF LAND OWNERSHIP



AJ CONSULTING

Add Value to your numbers.

20<sup>th</sup> January 2020

The Commissioner General  
Malawi Revenue Authority  
Msonkho House  
Independence Drive  
Private Bag 247  
BLANTYRE

Dear Sir

**TRANSFER OF LEASE OVER TITLE NUMBER MICHIRU 183 FROM TEM LIMITED TO MRA**

We refer to the above subject.

We would like to advise that the transfer of lease over property title number Michiru 183 from TEM Limited to MRA has been completed and a certificate of lease has been issued.

Kindly take note that the transfer document together with the certificate of lease should be collected from our offices upon reimbursement of our transfer expenses of **K22, 500, 000 (Twenty Two Million five hundred thousand Kwacha)** stamp duty and **K10, 000 (Ten Thousand Kwacha)** registration and certificate fees. Enclosed are receipts evidencing the payments made on your behalf with your authorisation and undertaking to reimburse.

Further, per the sale agreement you are required to pay your share of legal costs per the enclosed fee note from the lawyers.

We trust the above is in order and await your action.

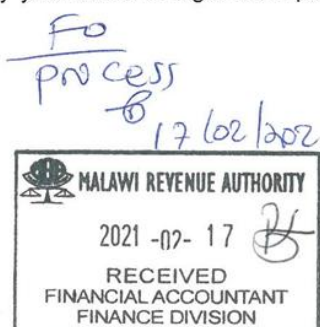
Regards,

Adamson Karim - IP-005-2017  
**RECEIVER FOR STANDARD BANK PLC**



FA  
Process payment  
to MRA  
15/02/21

AA  
- Make 2 copies  
- open a file  
- send 1 to lawyers  
- send 1 to file.  
- return the original for payment processing



B

MALAWI GOVERNMENT

## GENERAL RECEIPT J No. 7479333

Station ..... Date .....

RECEIVED FROM MTM Law Chambers

Address ..... the sum of ..... Kwacha

the sum of ..... tambala

Paid in Cash/by Cheque No. .... P.O. No. ....

for ..... 151

N.B. This receipt, to be issued to PAYER, will be a manuscript impression.

|          |                           |
|----------|---------------------------|
| VOTE     | DESCRIPTION               |
| 4        | The Regional Commissioner |
| COST     | for Lands (S)             |
| CENTRE   | 4 JAN 2021                |
| BUDGET   | TYPE                      |
| ITEM     | RECEIVED                  |
| SUB ITEM | Private Bag 568           |
|          | Blantyre                  |

for Malawi Government

B

MALAWI GOVERNMENT

## GENERAL RECEIPT J No. 7472669

Station ..... Date 24-11-2020

RECEIVED FROM MTM LAW CHAMBERS

Address ..... the sum of ..... Kwacha

the sum of ..... tambala

Paid in Cash/by Cheque No. 009360 P.O. No. ....

for ..... STAMP duty

N.B. This receipt, to be issued to PAYER, will be a manuscript impression.

|          |             |
|----------|-------------|
| VOTE     | DESCRIPTION |
| 352      |             |
| COST     | NOV 2020    |
| CENTRE   |             |
| BUDGET   |             |
| ITEM     |             |
| SUB ITEM |             |

for Malawi Government

**'REGISTERED LAND ACT**

# **TRANSFER OF LEASE**

**TITLE NUMBER: MICHIRU 183**

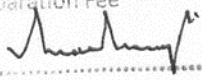
**TEM LIMITED**

**TO**

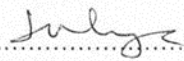
**MALAWI REVENUE AUTHORITY**

Louis Ulaya  
Legal Practitioner  
MTM Law Chambers  
P.O. Box 2706  
BLANTYRE

APPLICATION NO. 61/2021  
BLANTYRE LAND REGISTRY  
Title No. NICHOLAS 183  
Registered 14th January  
20.2.1 at 10:00 AM  
Stamp Duty 1622,000,000.00  
Registration Fee 16,000.00  
Preparation Fee

  
REGISTRAR

This is to certify that this  
document was prepared  
by LOUIS ULAYA  
and it is presented for  
registration by the  
undersigned

  
Signature



REPUBLIC OF MALAWI

REGISTERED LAND ACT  
(Chapter 58:01)

**CERTIFICATE OF LEASE**

REGISTRATION DISTRICT

TITLE NO.

**BLANTYRE CITY**

**MICHIRU 183**

LESSOR : THE MINISTER OF THE MALAWI GOVERNMENT  
RESPONSIBLE FOR LAND MATTERS

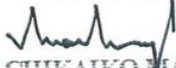
RENT : K2,000.00 PER ANNUM

TERM : 99 YEARS FROM 1<sup>ST</sup> AUGUST, 1992

This is to certify **MALAWI REVENUE AUTHORITY**  
**OF PRIVATE BAG 247, BLANTYRE.**

Is now registered as the proprietor of the leasehold interest above referred to, subject to the agreements and other matters contained in registered lease to the entries in the register relating to the lease and to such of the overriding interests set out in section 27 of the Registered Land Act as may for the time being subsist and affect the land comprised in the lease.

GIVEN under my hand and the seal of the  
BLANTYRE CITY District Registry  
This 14<sup>TH</sup> DAY OF JANUARY, 2021

  
JONES CHIKAIKO MATHYOLA

Land Registrar



At the date stated on the front hereof, the following entries appeared in register relating to the lease:

**PART A - PROPERTY SECTION**

(Easements, etc.)

APPROXIMATE AREA: 1.542 HECTARES  
REGISTRY MAP SHEET NO: YT 1659  
PLOT NUMBER : MC 196

**PART B- PROPRIETORSHIP SECTION**

(Inhibitions, cautions and restrictions)

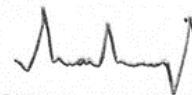
FREE

NO DEALINGS BY THE PROPRIETOR SHALL BE REGISTERED  
WITHOUT THE WRITTEN CONSENT OF THE LESSOR

**PART C- INCUMBRANCE SECTION**

(Sub-Leases, Charges, etc)

FREE



**JONES CHIKAIKO MATHYOLA**  
Land Registrar

## MTM LAW CHAMBERS

LEGAL PRACTITIONERS, CONVEYANCERS, COMMISSIONER FOR OATHS, DEBT COLLECTORS.

Louis Ulaya, LLB (Hons) Mw, LL.M (Commercial) Mw.

Patrick George Khuleya, LLB (Hons) Mw, BAJ Mw.

Contact Person

Louis Ulaya

14<sup>th</sup> January, 2021

Managing Partner

AJ Consulting

P O Box 1194

Blantyre

MALAWI

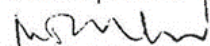
TRANSFER OF LEASE OVER TITLE NUMBER: MICHIRU 183,  
CHIRIMBA INDUSTRIAL AREA FROM ADAMSON KARIM (as Receiver  
for Standard Bank in respect of Property Title Number Michiru 183) ON  
BEHALF OF TEM LIMITED TO MALAWI REVENUE AUTHORITY

### BILL OF COSTS- BC/03/01/21

TPIN 30965414

| Description                                                                                                                                                        | Amount                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| To receiving your instructions to prepare a Transfer of Lease over the above named property.                                                                       |                              |
| To attending to stamping, notarization and registration of transfer of lease at minimum and scale charge of 25,000 + 1/100 of consideration of MK1,500,000,000.00. | K15,025,000.00               |
| Add VAT 16.5%                                                                                                                                                      | K 2,479,125.00               |
| Add M.L.S Levy (1%)                                                                                                                                                | K 150,250.00                 |
| <b>Total Due</b>                                                                                                                                                   | <b><u>K17,654,375.00</u></b> |

With compliments,



**MTM LAW CHAMBERS**

MTM Law Chambers

2<sup>nd</sup> Floor Aquarius House, Blantyre

P.O. Box 2706, Blantyre, Malawi.

Phones: +265 (0) 01831 589 (0) 999 385 383

Email: [ljayho@gmail.com](mailto:ljayho@gmail.com)

+265 (0) 881 823 815 992 805 465

Email: [fbhikabvmbwa@gmail.com](mailto:fbhikabvmbwa@gmail.com)

+265 (0) 888 738 141 990 185 721

Email: [patgk@gmail.com](mailto:patgk@gmail.com)

## ANNEX 8: LETTER FROM BLANTYRE CITY COUNCIL ON APPROVAL OF LAND USE



# Blantyre City Council

The Secretariat  
Town Hall  
Civic Centre  
Kasungu Crescent  
Private Bag 67  
BLANTYRE  
Republic of Malawi

All correspondence to be addressed to:

**The Chief Executive Officer**  
Phone: +265 1 870 211  
Fax: +265 1 870 508 / 1 870 417  
Email: [bcachief@bocmw.com](mailto:bcachief@bocmw.com)  
Website: [www.bocmw.com](http://www.bocmw.com)

22 October 2024

TP/A/45

The Commissioner General  
Malawi Revenue Authority  
Private Bag 247  
**BLANTYRE**

**CC:** The Chief Executive Officer  
Roads Authority  
Private Bag B346  
**LILONGWE**

Dear Sir

### **PRELIMINARY APPROVAL TO UTILIZE THE ROAD RESERVE FOR THE CONSTRUCTION OF AN ACCESS ROAD AND CARPARK AT THE INLAND EXAMINATION CENTRE AT CHIRIMBA INDUSTRIAL SITE**

The Town Planning Committee, at its meeting held on 22 October 2024, deliberated on your preliminary application to utilise the Chileka Road reserve for the construction of an access road and carpark at the Inland Examination Centre at the Chirimba Industrial site in Blantyre City.

We are pleased to advise that the Committee **granted preliminary approval** to utilise the road reserve for an access road and carpark at Chirimba subject to the following conditions:

- Submission of detailed (working) drawings certified by a registered Civil engineer.
- An environmental approval from MEPA.
- A Clearance letter from all utility companies before the commencement of the project.
- Signing of an MoU with Blantyre City Council on the usage of the road reserve

We hope you will find the preceding in order.

Yours faithfully

M. Mwadzangati  
**For CHIEF EXECUTIVE OFFICER**

*Taking the City Back to the People*

## ANNEX 9: PROOF OF PAYMENT OF SCRUTINY FEE TO MEPA



ROADS FUND ADMINISTRATION

Aug 24, 2026

### Domestic Fund Transfer

|                  |                                |
|------------------|--------------------------------|
| Reference Number | 2623304840085000               |
| Account Type     | Domestic                       |
| Account Number   | 22839063                       |
| Account Name     | MEPA                           |
| Transfer From    | 21380415                       |
| Amount           | <a href="#">MWK 500,000.00</a> |
| Transfer When    | Aug 21, 2026                   |

.....

This is computer generated receipt no signature required.  
Electronic Receipt owns no official legal effect, You may go to branch to get the paper receipt.

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