

OGUN STATE AGRICULTURAL PRODUCTION AND INDUSTRIALIZATION PROJECT

OGUN STATE GOVERNMENT



RESETTLEMENT POLICY FRAMEWORK

FINAL REPORT

August 2018

ABBREVIATIONS

ASBON	Association of Small Business Owners of Nigeria
DLIs	Disbursement Linked Indicators
C of O	Certificate of Occupancy
EE	Eligible Expenditures
ESIAs	Environmental and Social Impact Assessments
ESMF	Environmental and Social Management Framework

APP	Agriculture
Promotion Policy (APP)	

ESMP	Environmental and Social Management Plan
ESS	Environmental and Social Standards
FMARD	Federal Ministry of Agriculture and Rural Development
FMENV	Federal Ministry of Environment
FMITI	Federal Ministry of Industry Trade and Investment
FRILIA	Framework for Responsible and Inclusive-Intensive Agricultural Investments
GDP	Gross Domestic Product
MDAs	Ministry Department Agency
NEPZA	Nigeria Export Processing Zone Authority
OGAPIP	Ogun State Agriculture Production and Industrialization Programme
OGEPA	Ogun Environmental Protection Agency
OPIC	Ogun State Property Investment Corporation
OSEMA	Ogun State Emergency Agency
PDO	Project Development Objective
PPP	Public Private Partnership
PfR	Program for Results
PIU	Project Implementation Unit
RPF	Resettlement Policy Framework
ToR	Terms of Reference
SEP	Stakeholders Engagement Plan
SDP	Strategic Development Plan
TVET	Technical Vocational Education & Training
TA	Technical Assistance

Definitions of Terms	
Children:	All persons under the age of 18 years according to international regulatory standard (convention on the rights of Child 2002).
Community:	A group of individuals broader than households, who identify themselves as a common unit due to recognized social, religious, economic and traditional government ties or shared locality.
Compensation:	Payment in cash or in kind for an asset or resource acquired or affected by the project.
Cut-off-Date:	A day on and beyond which any person who occupies land or assets, or constructs assets on land, required for project use, will not be eligible for compensation. The date is often the day when the assessment of persons and their property in the project area commences.
Displacement:	Removal of people from their land, homes, farms, etc. because of a project's activities. Displacement occurs during the involuntary taking of lands and from involuntary restriction or access to legally designated parks and protected areas resulting in adverse impacts on the livelihoods of PAPs. .
Entitlement:	The compensation provided to displaced persons, (including: financial compensation; the right to participate in livelihood enhancement) in the respective categories.
Head of the Household:	A person in a household, who is running the household and looking after the qualifies dependents”

Household:	A group of persons living together who share the same cooking and eating facilities and form a basic socio-economic and decision-making unit. One or more households often occupy a homestead.
Lost Income Opportunities:	Lost income opportunities refers to compensation to project affected persons for loss of business income, business hours/time due to project
Operational Policy 4.12:	Describes the basic principles and procedures for resettling, compensating or at least assisting involuntary displace persons to improve or at least restore their standards of living after alternatives for avoiding displacement is not feasible
Physical Displacement:	A loss of residential structures and related non-residential structures and physical assets because such structures / assets are in the project area.
Project-Affected Community:	A community that is adversely affected by the project.
Project-Affected Person:	Any person who, because of the project, loses the right to own, use or otherwise benefit from a built structure, land (residential, agricultural, or pasture), annual or perennial crops and trees, or any other fixed or moveable asset, either in full or in part, permanently or temporarily.
Rehabilitation:	The restoration of the PAPs resource capacity to continue with productive activities or lifestyles at a level higher or at least equal to that before the project.
Replacement Cost:	The amount of cash compensation and/or assistance suffices to replace lost assets and cover transaction costs, without considering depreciation or salvage value.
Resettlement Action Plan (RAP):	Documented procedures and the actions a project proponent will take to mitigate adverse effects, compensate losses, and provide development benefits to persons and communities affected by a project.
Resettlement Assistance:	Support provided to people who are physically displaced by a project. This may include transportation, food, shelter, and social services that are provided to affected people during their resettlement. Assistance may also include cash allowances that compensate affected people for the inconvenience associated with resettlement and defray the expenses of a transition to a new locale, such as moving expenses and lost work days.
Resettlement:	A compensation process through which physically displaced households are provided with replacement plots and residential structures at one of two designated resettlement villages in the district. Resettlement includes initiatives to restore and improve the living standards of those being resettled.
Vulnerable persons:	People who may by gender, ethnicity, age, physical or mental disability, economic disadvantage or social status are more adversely affected by resettlement than others; and who may have limited ability to claim or take advantage of resettlement assistance and related development benefits. -

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EXECUTIVE SUMMARY

ES 1: Brief Presentation of the Project Components

The Ogun State Agricultural Production and Industrialisation Program (OGAPIP) is a \$350M Investment Project Financing (IPF) arrangement, which is to support the agriculture production and industrialization project of the Ogun State Government by improving the business environment, stimulating agriculture, enhancing skills and strengthening governance.

The project has two broad components structured as follows:

Component 1: Increasing Agricultural Production and Industrialization (\$268 million, Results-based component)

- Sub-Component 1.1- Improved Business Environment;
- Sub-Component 1.2: Increasing Agricultural Production;
- Sub-Component 1.3- Skills Development

Component 2: Technical Assistance to strengthen implementation capacity for increasing agricultural production and industrialization (\$82 million)

- Component 2.1 Business Environment (\$20 million);
- Component 2.2 Agriculture (\$20 million);
- Component 2.3 Skills (\$12 million);
- Component 2.4 Governance and PFM (\$20 million)
- Component 2.5 Project Implementation support (\$10 million)
- The subproject activities related to component 1, sub components 1,2 and 2.2 (development of infrastructures for small scale irrigation scheme (7,800Ha), improvement and rehabilitation of feeder roads (250km), post-harvest infrastructure, aggregation/ processing platforms and Agricultural land management system) are likely to result in land acquisition or restriction of access to resources used by the population and thereby triggers OP 4.12 (Involuntary Resettlement).

ES 2: Objective of the RPF and Requirements of OP 4.12

ES 2: Objective of the RPF and Requirements of OP 4.12

The objective of this RPF is to meet the policy requirements of the World Bank for project that triggers involuntary resettlement (OP4.12). The RPF is the required safeguard instrument for OGAPIP at this stage because, the exact locations of the project’s investments that will require temporal or permanent land acquisition are not known and will not be known before project appraisal by the World Bank. Therefore, this RPF is prepared as a standalone safeguard framework document to support and provide guidance on procedures and processes for subsequent preparation of RAP when sub-project locations and engineering designs have been known and made ready. Other framework reports prepared along with this RPF are the Environmental and Social Management Framework (ESMF) and Pest Management Plan (PMP).

The RPF recommends that prior to implementation of any subproject, project-affected persons (PAPs) shall be consulted, appropriate mitigation measures exhaustively considered; and if needed, site specific Resettlement Action Plan (RAP) commensurate to the scope of impact will be prepared and implemented.

ES 3: Negative Impacts from Involuntary Resettlement and Affected Groups:

No	Type of Impact	Description of Potential Impact	Affected Group
1	Loss of agricultural Land	Acquisition of land for the project such as in the case of the planned land aggregation for irrigation may result in land competition and dispute	Land owners, tenants, farmers, pastoralists
2	Economic displacement and loss of productive assets	Feeder road construction may lead to encroachment on crops and assets located on ROW which may cause economic displacement	Land owners, farmers, tenants, owners of economic trees and street or road traders
3	Land use alteration, depletion and prohibitive cost for land	land acquisition will deplete reasonably the available land for different land use and will trigger prohibitive cost of land and conflict over land use	Farmer groups, community and land users
4	Sociocultural Displacement	Possible cases of involuntary resettlement will occur. This could alienate the people from their associations, cultures and kinsmen	Communities and settlers
5	Potential conflicts and loss of lives	Issues around land acquisition may exacerbate the farmer-herdsmen conflict which is a big issue in the country	Herdsmen, farmers
6	Loss of common natural property	Land acquisition and restriction is expected to result to loss or disturbance to common natural resources such as water bodies, forest materials, fisheries and wildlife	Vulnerable group, women, hunters
7	Loss of Structures	This impact may occur where the proponent decides to rid the industrial estate of illegal structures and settlements. It may also result where structures fall within the right of way on the planned feeder roads rehabilitation.	Squatters, tenants, landlords, shop owners
8	Loss of employment	Demolition of shops/structures and encroachment on farm lands during construction stage will lead to loss and/or depletion of land for land based agricultural livelihood and loss of jobs	Women, youth, shop owners, farmers
9	Loss of sensitive cultural heritage	This may range from artefacts to shrines and grave yards	Community
		Issues of compensation benefits may result to conflicts among kinsmen and neighbours. The	

10 Local conflicts	CONFLICTS AMONG KINSHIP AND NEIGHBOURS. THE migration of strangers induced by the project development may also result to conflict between the host communities and migrants	Host communities, migrant workers, investors
11 Grievances, court cases and social unrest	These impacts are envisaged as fallout of poor implementation of involuntary resettlement or due to dissatisfaction by the PAPs. It may not only affect the community but may stall project implementation and sustainability	Farmers, government, community
12 Residual loss of livelihood and assets	Some groups of persons may suffer adverse impacts more than others due to their physical incapacitation, financial exclusion, age and gender. There is also the likelihood that small household farmers may lose livelihood as a result of the proposed mechanized and industrial scheme.	Elderly, Widows, minority groups, small household farmers and most poor female headed households, Internally-displaced persons

ES 4: Mitigation Measures

Impacts that cannot be avoided will be addressed via adequate compensation and will be determined via social assessment during ARAP/RAP preparation stage within the location for land acquisition/investment. The framework for the compensation/resettlement will then be applied incorporating the following: (1) institutional arrangements, (2) resettlement/ compensation eligibility criteria, (3) valuation procedures (4) implementation procedures, (5) financial responsibilities, and (6) monitoring and evaluation plan. Livelihood restoration measures will consider issues such as: (1) income, (2) other non-monetary sources of livelihood, (3) constraints and opportunities for income generation, (4) number of persons notable to revert to previous occupation, and (5) existing skills of affected persons.

ES 5: Legal, Policies and Regulatory Framework

The RPF was prepared in line with the requirements of the Nigerian Land Use Act 1978 and the World Bank Operational Policy 4.12 (Involuntary Resettlement). Both legal documents were considered in terms of their similarities and diversities on processes to be followed in land acquisition and displacement of persons physically and/or economically. It also examined the entitlement and eligibility considerations as well as compensation rates for affected assets. In the event of gap (s) in the two laws, the RPF aligns with the one with more stringent terms. In this RPF, the World Bank policy was observed to be more stringent, pro-poor and was adhered to in filling the gaps. Details on the gap analysis of the national resettlement system laws (Land Use Act) and World Bank OP 4.12 is documented in the body of this RPF.

ES 6: Mechanism for Land Donation

Voluntary Land Donation

Voluntary land donation refers to a process by which an individual or communal owner agrees to provide land or property for project-related activities. In general, voluntary land contribution is undertaken without compensation. Voluntary contribution is an act of informed consent, made with the prior knowledge of other options available and their consequences, including the right not to contribute or transfer the land. It must be obtained without coercion or duress.

To meet World Bank safeguard policies, the principles governing voluntary donation are as follows. Voluntary land donation requires a declaration by the individual, household or group that they are donating either the land or the use of the land, for a specific purpose and a specific duration of time. It is noted that the project proposes permitting voluntary *use* of land but not *transfer of ownership*. This must include both women and men. It is provided freely and without compensation, and is acceptable

only if the following safeguards are in place:

- 1) Full consultation with landowners and any non-titled affected people at the time of site selection (including the consultation with both women and men)
- 2) Voluntary donations should not severely affect the living standards of affected people based on the World Bank definition
- 3) Any voluntary donation will be confirmed through written record and verified by an independent third party such as customary tribunal, non-governmental organization (NGO) or legal authority
- 4) Adequate grievance redress mechanism should be in place.

There will be no involuntary acquisition of land or loss of assets for this project.

The Voluntary Land Donation form should be completed and records kept documenting the agreement.

ES 7: Grievance Redress Mechanism

The RPF recognizes that PAPs may have grievances as fallout of the non-implementation or dissatisfaction with RAP implementation. The RPF provides mechanism and the levels of grievance uptakes to ensure that PAPs grievances are addressed out of court. However, PAPs have the right to approach the court for redress if dissatisfied with the judgement of the grievance committee. The RPF provides insight to the constituents of the GRC, the funding and management plan.

ES 8: Funding of RAP and Implementation

Funding and implementation of RAP shall be the responsibility of the PIU within the Ministry of Budget and Planning. The Social Safeguard Officer shall ensure that PAPs are consulted and fully participate in the RAP implementation. He/she shall coordinate RAP implementation based on the guideline and principles described in this RPF and RAP reports. The project will ensure that no civil works activities commence unless PAPs have been compensated in full for their losses and the land free of all encumbrances.

ES 9: Public Consultation

Stakeholder and Community consultations were deliberately planned and carried out during preparation of this RPF in accordance with the requirements of OP 4.12 that the borrower consults project affected groups for all category A and B projects for IBRD or IDA financing. Those consulted included relevant government agencies, project affected areas and social groups within the clusters and sites that will potentially be receiving project financing support. Summary of outcome of the consultations are documented in section 9.3 of this report.

ES 10: Monitoring and Evaluation

The RPF states that RAPs will be monitored to measure the performance of the RAP implementation and livelihood reinstatement programme. Monitoring will be both internal (by the monitoring and evaluation officer) and external by an independent auditor.

CHAPTER ONE: INTRODUCTION

1.1 Background Information

Nigeria is Africa's most populous country with a population of 180 million people, and average GDP of about half a trillion USD dollars between 2014 and 2015. Over the past decade, Nigeria has maintained a remarkable growth recording an average growth rate of 6.3 per cent from a large economic base. However, in 2015 the rate reduced to 2.7% and a negative -1.6 in 2016 mainly due to the fall in crude oil price. The country has been adversely affected by the fall in the global price of crude oil which accounted for over two-thirds of its foreign exchange receipts, with the highest inflation in over a decade. To achieve sustainable growth in agricultural production and rural income, the Government of Nigeria through the Federal Ministry of Agriculture and Rural Development, Trade and Investment have approved several agricultural policies such as the Agriculture Promotion Policy (APP) and Growth Expenditure



The fall in global oil prices and the political uncertainty affected the national economy, but also the states' economy led to high inflation, sharply increased inflation and soaring exchange rates. The Ogun State to convert its position as an attractor of private investments (PI) that can be invested in infrastructure and welfare programmes that uplift the livelihoods of the wider population of the state. Against this backdrop, Ogun state government recognized the need to put in place a medium to longer term strategy to promote inclusive and sustainable development in the State as a thrust to economic growth. This strategy is embedded in the State Development Program 2017-30 (SDP) which sets out the areas of focus for the state, as well as the strategic direction for the State up until 2030. The plan aims to build a sustainable agro-based industrial economy with immense potential to benefit from the diversification agenda of the federal government through agriculture led industrialization to significantly increase private investments, and thus job creation and revenue generation. The State intends to leverage its favourable agro-climatic conditions and improving the business environment to solidify its position as one of the leading investment destinations in Nigeria. The SDP has five objectives, which are:



- Provision of affordable Qualitative Education
- Provision of efficient Health Care Delivery
- Increased Agricultural Production and Industrialization across the State
- Attainable and affordable Housing and Urban Renewal in the State
- Boosting Infrastructure and Rural Development, and Employment Generation

In furtherance of the objectives of the SDP, the Ogun State Government is requesting assistance from the World Bank to fund the Ogun State Agricultural Production and Industrialisation Program (OGAPIP). The funding amount is \$350M under an Investment Project Financing (IPF) arrangement, which will incorporate the use of Disbursement-Linked Indicators (DLIs).

1.1.1 Project Development Objectives

The Project Development Objective is to support the agriculture production and industrialization programme of the Ogun State Government by improving the business environment, stimulating agriculture, enhancing skills and strengthening governance.

1.2 Project Components

The project has two broad components structured as follows:

Component 1: Increasing Agricultural Production and Industrialization (\$268 million, Results-based component)

The objective of this component is to support the implementation of Ogun State Development Plan's cardinal program on Agricultural Production and Industrialization.

Sub-Component 1.1- Improved Business Environment: The objective of this component is to support government reforms to build an enabling business environment conducive for long term private investments. Reform interventions within this component will address regulatory, institutional and infrastructure challenges that serve as barriers to private sector investments. Four DLIs were selected to help track implementation progress for improving the business environment:

- **Simplified business processes (DLI 1):** This DLI will track implementation progress on addressing operational constraints to doing business in Ogun State, particularly transversal reforms improving systems for business registration, property registration and construction permit. In parallel to these reforms aimed at easing the entry and operation of businesses, the Project will support reforms to strengthen the institutional capacity of the government to facilitate reform implementation within these areas. This sub-component will disburse according to the achievement of the following results: i) establishment of the institutional setup for reforms; ii) development and implementation of reform action plans; (iii) streamlined regulatory processes for business; and iv) communication of reforms to the private sector.

- **Strengthened Investment Promotion (DLI 2):** This DLI will track implementation progress on strengthening the State's capacity to promote, attract and retain domestic and foreign private investments. In this regard, the Project will engage with government and relevant stakeholders to establish an independent investment promotion agency (IPA) to engage in proactive and targeted promotion of Ogun as an investment destination. This sub-component will disburse according to the achievement of the following results: i) Establishment of IPA; ii) operationalization of the IPA (including hiring of key personnel and budgeting); and iii) investment deals supported by the IPA.
- **Private sector participation in operation and development of Industrial Estates (DLI 3):** This DLI will track implementation progress on improving the regime of industrial estates with the objective of attracting private sector participation for the development and operation of individual estates. This sub-component will disburse according to the achievement of the following results: i) conducting assessments (including benchmarking, site assessments and demand survey) to determine the competitiveness of the estates; ii) conducting feasibility studies for road upgrades within Agbara estate; iii) hiring a transaction advisor; and iv) developing a special-purpose vehicle for the development and operation of an industrial estate. The industrial estate(s) to be developed will be limited to land already owned by the government and demarcated as industrial estate land with minimal social and environment risks.
- **Improving Land Administration (DLI 4):** This DLI will track implementation progress on improvements to the land administration and the development and implementation of the international best practice Framework for Responsible and Inclusive Land-Intensive Agricultural Investments (FRILIA) in the state. This sub-component will disburse according to the achievement of the following results: i) the adoption of FRILIA principles; ii) the development of the state land use policy and land management system; iii) improvement to the survey controls; iv) development of a spatial data infrastructure plan and land valuation mechanism; and v) reduction in time to obtain a certification of occupancy.

Sub-Component 1.2: Increasing Agricultural Production. The objective of this subcomponent is to provide support to farmers and businesses to incentivize rapid development of priority value chains; finance the development of critical infrastructure to address binding constraints and boost agricultural development in the State; and enable the capacity of the public sector to improve the role of the public sector in agriculture policy making, sector coordination and monitoring. This sub-component includes 2 DLIs:

- **Targeted Support to Value Chain Development (DLI 5):** This DLI will track implementation progress on the value chain development players' efforts to effectively coordinate and align their efforts towards the development of targeted value chains. Key players will include (i) smallholder farmers and agribusiness firms; (ii) specialized seed and input suppliers; (iii) off-takers and (iv) value chain development firms (VCDF) to ensure timely linkage between producers, input suppliers and off-takers. This sub-component will disburse as VCDFs are competitively selected and contracted and farmers are linked to markets.
- **Infrastructure Development (DLI6):** This DLI will track implementation progress on the development of critical infrastructure to enhance agricultural production and marketing in production areas where value chain alliances are being promoted. The focus will be on small scale irrigation and feeder roads. Support to development of small scale irrigation schemes will provide wider access of smallholder farmers to irrigation services, to mitigate climate change effects, guarantee year-round farming and enhance productivity. This sub-component will disburse as: i) feasibility studies for the infrastructure, including a master plan for small scale irrigation, are completed; and ii) segments of the infrastructure are completed over the course of the project.

• **Increasing PPPs in Agriculture (DLI 7):** This DLI will also focus on the reduction of public

- **Increasing PRRs in Agriculture (DLI 7):** This DLI will also focus on the reduction of public sector involvement in actual agriculture-based operations by the gradual divestment of state agriculture assets. This sub-component will disburse as state assets in agriculture are divested or management partially or fully transferred to the private sector.

Sub-Component 1.3- Skills Development: The objective of this subcomponent is to support the reform of non-formal education, including literacy programs, as well as technical and vocational education and training (TVET) to improve the quality and demand-orientation in the current system of skills development and to increase access to market-relevant skills training in the state. The program will incentivize a strong involvement of industry and the private sector in skills development, foster on-the-job training, increase training offers attractive for women, appropriate for vulnerable populations and people with disabilities, and accessible throughout the state including in rural and urban areas. This sub-component includes 4 DLIs:

- **Improved relevance and performance of post-basic TVET (DLI 8):** This DLI will track implementation progress on rehabilitation and restructuring of the institutions of post-basic formal technical and vocational education and training in line with needs of the emerging industrial sector. The DLIs will support the modernization of the public Technical Colleges (TCs) and converting them into model technical colleges (MTCs) linked to major industrial sectors. MTCs will develop into centers of excellence in one or two selected occupational groups providing high quality training and services to industry. MTCs will be run as and through partnerships with companies and industry groups, and new governance structures for the colleges delegating critical responsibilities to private sector stakeholders will ensure that the development of MTCs are industry-driven. This sub-component will disburse according to the achievement of the following results: i) formally agreed partnerships between technical colleges and industries; ii) companies participating in dual apprenticeship programs; iii) functioning workshops in MTCs; iv) reduction in vacancy rate of technical teachers in TCs; and v) increase in female enrolment rate.
- **Enhanced access to skills training programs (DLI 9):** This DLI will track implementation progress on the replication and scale up on going dual vocational training (DVT) pilot initiative to broaden the range of programs delivered in a dual mode, expand DVT to more areas in the state, increase the number of enterprises and TVET institutions participating and increasing the number of youth undergoing apprenticeship training. Expanding dual apprenticeship training will at the same time increase the capacity of the formal TVET system. Funding under the program will be used for program development (curriculum development, teaching and learning material, etc.), training of staff in companies involved in managing and supervising apprentices, capacity building in participating training institutions (including staff training and selected equipment and TL materials in case new programs are introduced), awareness creation activities and monitoring and evaluation of the DVT approach. This sub-component will disburse according to the achievement of the following results: i) service contracts signed with community-based skills training providers; ii) master craft persons certified as NSQF assessors; iii) farmers who have improved their literacy scores; iv) traditional apprentices NSFQ certified; v) community-based skills programs attendees that increased their income 6 months after the end of the course.
- **Improved Teaching Practices in STEM Subjects (DLI 10):** This DLI will track implementation progress on strengthening the knowledge and practices of secondary school STEM teachers. This will include the introduction of an innovative and proven teaching program that utilizes interactive technology in the classroom and an enhanced delivery of content. Under this intervention area, the Program will improve the quality of math, science in targeted secondary schools through the provision of training to teachers of these subjects and subject advisors in a new approach and the provision of related learning resources. The MoE will introduce the Progressive Mathematics Initiative (PMI) and Progressive Science Initiative (PSI) (to be called PMI-PSI from here on) in a phased approach, beginning with an initial rollout that will include an intensive monitoring and evaluation (M&E) of the implementation process for lessons learned and refinement for scaling up. The program will eventually reach

process for lessons learned and refinement for scaling up. The program will eventually reach all public senior secondary schools in Ogun. Additionally, the sub-component will support subject advisor visits to schools and specific subject teacher cluster meetings with content specifically designed to support teachers in conducting the PMI-PSI content in their own classrooms. This sub-component will disburse according to the achievement of the following results: i) approval of PSI-PMI package; ii) schools participating in the STEM intensive teaching program; and iii) teachers with measured change in teaching practice.

Component 2: Technical Assistance to strengthen implementation capacity for increasing agricultural production and industrialization (\$82 million).

The objective of this component is to strengthen the capacity of the government to deliver on the cardinal program on agricultural production and industrialization. By contributing to improvements in the Government's capacity to implement the agricultural production and industrialization program, this component will contribute to the achievement of the DLIs under Component 1. **The component will finance selected technical assistance and investment activities.** Implementing the cardinal program on agricultural production and industrialization will require many types of inputs, as discussed above. To complement those inputs, the proposed project would finance selected technical assistance and advisory activities that will support improved capacity to implement and monitor reforms that would lead to the achievement of results (DLIs and ultimately the PDO of the project). Specific activities would be organized into four sub-components, supporting the three results areas (industrialization, agriculture and skills) plus the cross-cutting area of governance as follows:

Component 2.1 Business Environment (\$20 million). This sub-component will finance selected technical assistance and advisory activities to improve the business environment including: i) the institutional set up for business environment reforms and on-going support to the Business Environment Council, Secretariat and Technical working groups including diagnostics, training and support with reform strategy and action plans; ii) establishment and on-going support for the new State Investment Promotion Agency; iii) conducting a state wide firm survey; iv) assessments needed for the development of roadmap for Industrial Estates; v) transaction advisory services for the selection of and negotiations with private developer/operator for the industrial estates; vi) capacity building for all institutions involved in industrial estate regulation, development and operation including incorporating best practice environment and social safeguards; vi) conducting feasibility study on road improvements in and leading to Industrial estates; and vii) streamlining of land administration process and implementation of comprehensive land management system to rationalize requirements and make processes clear, transparent, and time-bound in accordance with best international practices; and vii) review of the Ogun State Building Code, relevant regulations for construction permits and their implementation including diagnostics of regulatory quality issues and liability regimes. Support for additional relevant assessments will be provided on an as needed basis as funding allows.

Component 2.2 Agriculture (\$20 million): This sub-component will finance select technical assistance and advisory activities to increase agricultural production including: i) the preparation and adoption of the FRILIA, as well as the establishment and the Agricultural Land Management Office; ii) design of incentive packages and the rollout of these packages to cluster of farmers on a demand-driven basis, including TA for monitoring the results; iii) feasibility studies for rural roads and irrigation schemes; iv) capacity building for all relevant MoA departments; v) incorporate best practice environment and social safeguards elements into development and maintenance of feeder roads and irrigation schemes. Support to relevant policy reviews and market studies will be provided on an as needed basis as funding allows.

Component 2.3 Skills (\$12 million): This sub-component will finance select technical assistance and advisory activities to improve demand driven skills development including M&E, Project management and studies.

Component 2.4 Governance and PFM (\$20 million): This sub-component will finance select

technical assistance and advisory activities to improve governance and public financial management including: i) the establishment of the Statistical department and conducting household and sectoral surveys; ii) the establishment of the Procurement Bureau, the development of the procurement master plan and the systematic introduction of e-procurement across relevant MDAs.

Component 2.5 Project Implementation support (\$10 million): To support successful implementation of the proposed project, the operational capacity of the State Ministry of Planning and Budget (MPB) will need to be strengthened by a group of technical specialists to be hired to coordinate the work of the MDAs that will be involved in the project. This component will finance the setup of a Project Implementation Unit (PIU) under the Ministry of Planning and Budget with the following technical specialists: project coordinator, sector project managers, procurement specialist, financial management specialist, M&E specialist, environmental safeguards specialist, social safeguards specialist, IT specialist and Communication specialist.

1.3 Scope of Work

The scope of this RPF is as follows:

- Review relevant Nigerian laws and World Bank guidelines regarding land acquisition procedures and compensation;
- Review other RPFs prepared for other World Bank funded projects in Nigeria;
- Carry out a social survey within the project area of influence with a view to identifying experience in donor funded projects, existing or previous land conflict situation and availability of mechanism for resolving conflicts
- Conduct consultations with Ministry of Agriculture and other stakeholder agencies, potential PAP groups and communities to inform them about the project, involuntary resettlement and their rights;
- Describe the compensation matrix and eligibility criteria;
- Prepare the RPF based on the most accurate and available information on potential PAPs, which are defined as “those who may be relocated, or whose incomes or livelihoods may be displaced, by the project, and conduct a valuation of the assets and incomes;”
- Provide guidance on possible compensation and other resettlement assistance, as needed, or when a Resettlement Action Plan (RAP) may need to be prepared;
- Assist the implementing agency and local leaders in establishing the institutional set up for decision making and responsibilities in case a RAP needs to be prepared and implemented; and
- Develop arrangements for monitoring and evaluation, and specifically if a RAP is to be implemented, including completion of a baseline socio-economic survey and follow up surveys of PAPs and host communities.

1.4 OGAPIP Project Activities and Linkage with World Bank Operational Policies

The OGAPIP Project will support increased agro productivity and industrial growth, rehabilitation of about 250km length of access road, establishment and enhancement of industrial estates and the development of 7,800ha of irrigation land. These development activities might lead to land acquisition and displacement as well as the use and application of chemicals which will have effect on the environment and humans. Overall, the project has been assigned Environmental Assessment Category B. This implies that the sub-projects will be site specific, and adverse impacts are foreseen to be reversible and readily manageable or controlled through mitigation measures.

Involuntary resettlement (OP/BP 4.12) is the triggered policy being addressed in this document due to the anticipated land acquisition and displacement. The project however, triggered four safeguards policies of the World Bank namely;

- Environmental Assessment (OP/BP4.01),
- Pest Management (OP/BP4.09),
- Involuntary Resettlement (OP/BP4.12) and

- Involuntary Resettlement (OP/BI 4.12) and
- Physical Cultural Resources (OP/BP 4.11).

1.5 Justification for preparing the Resettlement Policy Framework (RPF)

The subproject activities related to component 1, sub components 1,2 and 2.2 (development of infrastructures for small scale irrigation scheme (7,800Ha), improvement and rehabilitation of feeder roads (250km), post-harvest infrastructure, aggregation/ processing platforms and Agricultural land management system) are likely to result in land acquisition or restriction of access to resources used by the population and thereby triggers OP 4.12 on Involuntary Resettlement.

Therefore, to meet the policy requirements of the World Bank for project appraisal, the proponent is required to prepare and disclose a Resettlement Policy Framework (RPF) prior to appraisal to address any issues which might arise from physical and economic displacement and/or restriction of access to use of communal natural resources. The RPF recommends that prior to implementation of any subproject, project-affected persons (PAPs) shall be consulted, appropriate mitigation measures exhaustively considered; and if needed, site specific Resettlement Action Plan (RAP) commensurate to the scope of impact will be prepared.

At this point in time, the exact locations of the project's intervention sites are not known and the intervention designs are not ready, therefore, this RPF is prepared as a standalone safeguard framework document to support and provide guidance on procedures and processes for subsequent preparation of RAP when sub-project locations and engineering designs have been known and made ready. Other framework reports to be prepared along with this RPF are the Environmental and Social Management Framework (ESMF) and Pest Management Plan (PMP).

The findings and recommendations of the ESMF, PMP and RPF will be internalized in the Project Preparation Facility (PPF). The reports will be disclosed to the public in 2 national dailies and at designated centers for accessibility by stakeholders in line with the requirements of the Nigerian Environmental Impact Assessment (EIA) Act and will also be disclosed in the World Bank info shop (external website).

1.5.1 Procedure to be followed in Involuntary Resettlement/preparation of RAP

Involuntary Resettlement guideline of the World Bank has core requirements spelled out as follow:

- Avoid or minimize involuntary resettlement/land where feasible, exploring all viable alternative project designs,
 - Consult and encourage community participation in planning and implementing resettlement,
 - Identify project affected persons, consult them and inform them of their rights in involuntary resettlement;
 - Assist project affected persons (PAPs) in improving their former living standards, income earning capacity, and production levels, or at least in restoring them back to the former status,
 - Provide assistance to affected persons regardless of the legality of land tenure.
-
- Prepare a socioeconomic census and land asset inventory of the area;
 - Develop a Resettlement Action Plan (RAP) or ARAP;
 - A/RAP review and approval;

- Implement the A/RAP and,
- Monitor RAP or ARAP implementation and success.

The principles outlined in the World Bank's Operational Policy 4.12 have been adopted in preparing this Policy Framework and will be applied to the RAP(s) for the sub-projects. In this regard, the following principles and objectives apply:

- Acquisition of land and other assets and resettlement of people will be minimized as much as possible;
- All PAPs will be entitled to be provided with rehabilitation measures sufficient to assist them to improving or at least maintaining their pre-project living standards, income earning capacity and production levels.

The rehabilitation measures to be provided are:

- Compensation at replacement cost without deduction for depreciation;
- Transaction fees or salvage materials for house and other structures;
- Agricultural land for land of equal productive capacity or in cash at substitution cost according to the PAPs preference;
- Replacement of premise land of equal size acceptable to the PAP or in cash at the substitution cost;
- Compensation for income losses from businesses and transfer and subsistence allowances and;
- Additional assistance measures for vulnerable PAPs.

Severely affected people will also be provided with income restoration measures, to include: Adequate income restoration measures such as, preferential access to employment generated by the project, local procurement of goods and services, microfinance loan schemes, local community development programmes and adequate cash compensation for loss of income, Replacement premise and agricultural land will be as nearby as possible to the land that was lost and be acceptable to the PAP.

1.5.2 Categories of Entitlement

Different project-affected people will sustain different levels of impacts by the project in various ways, which will have implications for the type of compensation that they receive.

The World Bank's OP 4.12 makes provision for this by requesting an entitlement matrix, as part of all RAPs. The entitlement matrix is central to any RAP. It is also useful for planning the resettlement and compensation budget. When a full census has been carried out, as part of the RAP, a list of the categories of entitlement will be drafted. These individual RAPs, which must be consistent with this RPF, will be prepared by the investor/proponent, validated by the affected people and the government and implemented before the commencement of any civil works.

1.5.3 Aim and Objectives of the RPF Consultancy

Where involuntary resettlement is not properly managed, long-term hardship may be wrecked on the intended beneficiaries of the project and communities. It may give rise to severe economic, social and environmental risks resulting in production and communal systems being dismantled, people facing impoverishment when their productive skills may be less applicable and the competition of resources greater; community institutions and social networks being weakened; kin/clan groups being dispersed; and cultural identity, traditional authority, and the potential for mutual help are diminished or lost. For these reasons, projects supported by the World Bank are designed to avoid involuntary resettlement. Where it is unavoidable to embark on involuntary resettlement, appropriate measures to minimize, as much as possible, are chosen. For adverse impacts on displaced persons and host communities, carefully planned and implemented framework is ensured to mitigate the impacts. RPF provides basic and binding principles that will be applied in all such situations. Basic principles

are:

- If possible, resettlement should be avoided exploring viable alternatives in Project design,
- If this proves to be impossible, all adverse effects should be rendered to the barest minimum,
- When unavoidable adverse effects and social impact occurs, all loss of property shall be compensated at replacement costs and PAPs livelihood restored at least to the level before the Project implementation,
- PAPs will be assisted in all phases of the project in their efforts in livelihood restoration and living standards in real terms, to level prior to project implementation and resettlement,
- All resettlement needs to be managed in accordance with national laws, OP 4.12, accepted international best practices and the basic principles of this document.
- Special support and concern in resettlement process and during complete project implementation under this RPF is provided for affected vulnerable groups according to their specific vulnerability. Also, inclusion of women, part of affected households, in all public consultation, specific mitigation measures, gender tailored, and other measures with the goal to provide women the possibility to participate in mitigation measures provided for resettlement impact will be given under this RPF.
- RAPs will be prepared for all cases of resettlement under each sub-project. Full RAPs will be prepared for all cases when resettlement impacts are significant. ARAP is prepared when less than 200 people are affected, and resettlement impacts are minor, as provided by the OP 4.12.
- RPF and the RAPs will be publicly disclosed with public consultations held prior to its approval to allow affected persons and stakeholders to participate in project development and planning and implementation of resettlement programs.
- During the project implementation and resettlement cycle, stakeholders will be provided with clear information about grievance rights and procedures. All grievances will be considered during project implementation and resettlement activities.
- All resettlement activities should be conceived as sustainable projects providing sufficient investment resources to enable principles and goals of resettlement defined by this RPF and RAPs.

1.6 Scope of the Assignment

The scope of this RFP is as follows:

- Prepare the RPF based on the most accurate and available information on potential PAPs, which are defined as “those who may be relocated, or whose incomes or livelihoods may be displaced, by the project, and conduct a valuation of the assets and incomes;”
- Describe the policy and regulatory context (e.g. laws, regulations, and procedures) of the Government of Nigeria on resettlement and displacement. The description should contain a section demonstrating their relevance to the World Bank’s operational policy on involuntary resettlement (OP4.12) covering displacement, resettlement, and livelihood restoration;
- Provide guidance on possible compensation and other resettlement assistance, as needed, or when a Resettlement Action Plan (RAP) may need to be prepared;
- Conduct consultations with potential PAPs and other key stakeholders about the project, and acceptable resettlement and other alternatives, as appropriate;
- Assist the implementing agency and local leaders in establishing the institutional set up for decision making and responsibilities in case a RAP needs to be prepared and implemented; and
- Develop arrangements for monitoring and evaluation, and specifically if a RAP is to be implemented, including completion of a baseline socio-economic survey and follow up surveys of PAPs and host communities.

CHAPTER TWO: RAP METHODOLOGY

2.1 Introduction

Since the aim of the Resettlement Policy Framework (RPF) amongst other things is to provide the

guideline and procedures to be followed in the preparation of individual A/RAP when specific project location, activities and designs would have been sufficiently known, there is a need at this time to have as much as possible adequate understanding/information on the legal and regulatory framework that underpins involuntary resettlement within the jurisdictions of parties involved in the project. On that premise, we collected information and reviewed all available documents on land tenure, involuntary resettlement and compensation from World Bank, Federal government of Nigeria (Land Use Act), State laws on land expropriation and community laws/rules that guide land ownership and uses. Similarly, stakeholder identification and robust consultation is key in sustainable project implementation, especially, one that must do with physical and economic displacement of people. In the light of this, we liaised with PIU to harmonize the list of stakeholders who were invited for public consultation meetings.

2.2 Stakeholders for Consultation and Engagement

The lists of stakeholders consulted include:

1. Ministry of Agriculture
2. Bureau of Land and Survey
3. State Ministry of Environment
4. Ministry of Commerce and Industry
5. Ministry of Education and Technology
6. Ministry of Works
7. Ministry of Transport
8. Ministry of Forestry
9. Ministry of Budget and Planning
10. Ministry of Water Resources
11. Ogun State Investment & Property Corporation
12. Local Government Councils
13. Farmers Associations including women farmers' association
14. Herders
15. Ministry of Social Development
16. Cooperative Societies, CSOs/NGOs

2.3 General Approach

The strategy was to consult with each stakeholder on their mandate and interest in the project. The consultation also looked at their capacities and capacity gaps towards the implementation of safeguards (RPF, ESMFs and PMP). Various supporting documentations from the respective MDAs/stakeholders was collected for preparing the RPF report

At the end of the consultations, we worked with the PIU to convene a wider stakeholder workshop for aggregation and harmonization of findings from across the sectors.

2.3.1 Specific methodology on task by task basis

In preparing the RPF, satisfactory steps were taken to deliver the objective of the RPF by undertaking the following tasks which complements the initial broad tasks enunciated in the earlier section on General Approach:

Task 1: Project Planning

Meetings were held with the client for harmonization of pertinent issues in the TOR which provided a

platform for questions and clarifications. Relevant documents and contact addresses of the agencies/desk officers in the participating states as well as introduction letters were collected.

Task 2: Literature Review

- Review of relevant Nigerian and World Bank Operational Policy (OP 4.12) and procedures regarding land take and involuntary resettlement.
- Reviewed laws and regulations relating to the agencies responsible for implementing resettlement activities in the sub-projects;
- Identified gaps between local laws covering resettlement and the Bank's resettlement policy, and the mechanisms for addressing such gaps;
- Reviewed some previous RPFs prepared for other recent World Bank projects in Nigeria (e.g. RAMP, FADAMA 2, NEWMAP, APPEALS/CADP etc.);
- Reviewed and incorporated relevant data on population and social characteristics in the project areas;

Task 3: Field Work and Data Gathering

- Undertook social survey in the area where project investments will occur in the State to assist in defining the content of the RPF. This included a preliminary identification of existing land conflicts and/or patterns of conflict in the project area and how such conflicts are being resolved, as well as any changes in land use or livelihoods which have occurred in recent years, including any population influx, other development projects in the area. It also covered gender and gender-based violence issues.
- Undertook Public Consultation with the relevant stakeholders

Task 4: Development and preparation of Resettlement Policy Framework report

This involves the following line of actions:

- Analysis of social groups and population in the participating states that may be affected by the project
- General description of project impacts, avoidance measures and mitigation measures
- Description of eligibility conditions for entitlement of compensation
- Description of entitlement for categories of affected assets
- Description of valuation framework
- Description of framework for preparing Grievance Redress Mechanism
- Procedure for assessing capacity need for A/RAP implementation

Task 5: Reporting Requirements

- Preparation and Submission of Inception Report
- Preparation and Submission of Draft Report
- Preparation and Submission of Draft Final Report
- Preparation and Submission of Final Report

CHAPTER THREE: DESCRIPTION OF THE PROJECT AREA AND SOCIOECONOMIC CONDITION

3.1 Geo-Physical Description

Ogun State is situated in the South-Western region of Nigeria between Latitude 6.2°N and 7.8°N and Longitude 3.0°E and 5.0°E. It has a land mass of 16,726 sq km and a population of 5.2 million people in 2017, projected at 3% growth rate from the 2006 population census of 3,751,140 (see Table 2). The state population ratio is made up of 50.5% for females and 49.5% males. The State borders Lagos to the South, Republic of Benin and the West African sub-Continent to the west, Oyo to the north and Osun and Ondo to the east.

Figure 1: Map of Nigeria showing the position of Ogun state

Ogun State is divided into 3 senatorial districts and made up of 20 Local Government Areas (LGAs) as shown in fig 2a and 2b below.

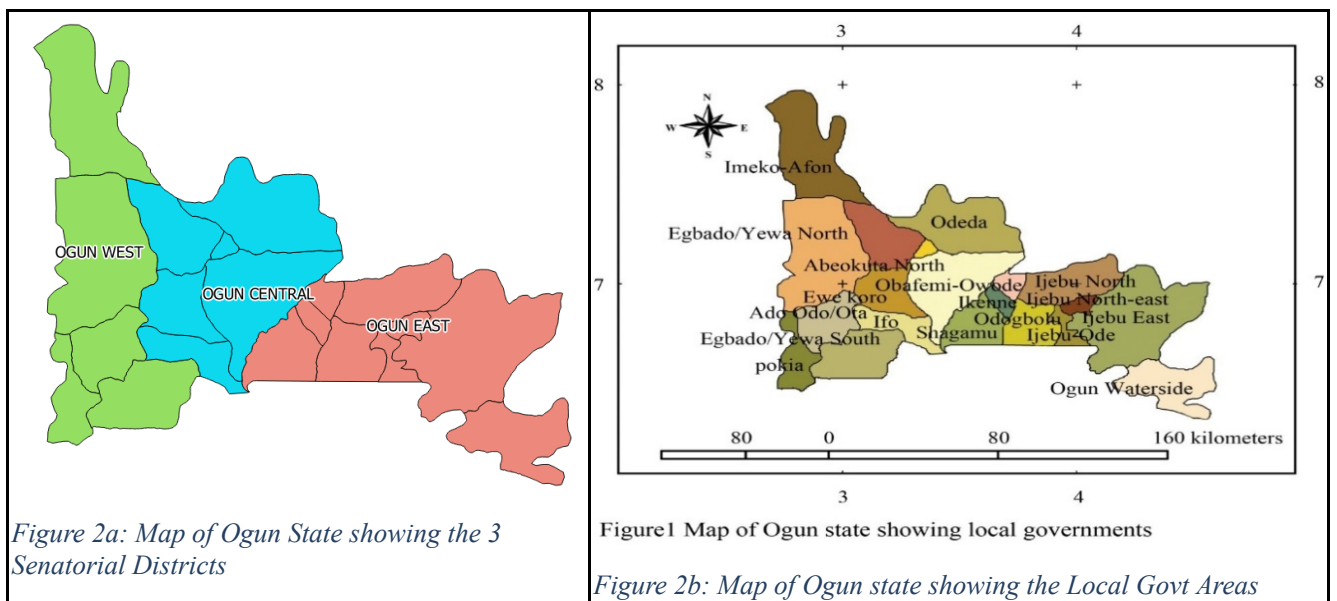


Figure 2a: Map of Ogun State showing the 3 Senatorial Districts

Figure 1 Map of Ogun state showing local governments

Figure 2b: Map of Ogun state showing the Local Govt Areas

Relief and Drainage: Ogun State has a wide area of undulating lowlands belonging to the coastal sedimentary rocks of western Nigeria. There are scattered hills that are interfluvial between the different river valleys. Some remnants of a large plateau in the state include the outcrop inselbergs found at Abeokuta and the Olumo Rock at the Southern edge of the Western uplands. The state is traversed by many rivers which flow southward either as tributaries or main rivers into the coastal lagoons and the Atlantic Ocean. These include Ogun, Osun, Yewa, Yemoji, Ona, Sasa, Oni, Ohu, Ohia, Abafon, Oyan, Iju and others. Most of the state is well-drained by these streams and rivers, much of which dry up during the dry season.

Soils: Soils in Ogun State are varied according to the geological history and soil formation processes in the different localities. Soils in the northern part of the state are derived from the basement complex rocks and they belong to the red soils eastern part of the state, most especially

Ijebu East LGA support tree crops such as cocoa and coffee. Soils derived from sedimentary rocks in the southern part of the state also vary in the components and texture. Soils in the south-western part of the state as well as most of the western part are sandy and could only support savannah vegetation.

Vegetation: Ogun State has two main types of vegetation, namely, tropical rain forest and guinea savanna. The tropical rain forest is found in the coastal areas in Ogun Waterside and the southern part of Egbado South LGAs. Rain forests are found in some parts of the eastern LGA such as Ijebu-Igbo, Odogbolu, Sagamu and Ijebu Ode. Guinea and derived savanna are found at most of the western and northern LGAs including Egbado North/South, Ifo, Ewekoro, Abeokuta, Owode and Ado/Odo/Ota.

Climate: Ogun State is in the moderately hot, humid tropical climatic zone of south-western Nigeria. There are two distinct seasons in the state, namely, the rainy season which lasts from March/April to October/November and the dry season which lasts for the rest of the year, October/November till March/April. The temperature is relatively high during the dry season with the mean around 30°C. The harmattan, brought in from the northeast winds from December/January, has ameliorating effects on the dry season high temperatures. Low temperatures are experienced during the rains, especially between July and August when the temperatures could be as low as 24°C. The distribution of rainfall varies from about 1000 mm in the western part to about 2000 mm in the eastern part, especially Ijebu and Ogun Waterside LGAs.

3.2 Ethnic Origin, Culture and Demography

Ethnic origin and Culture: Yoruba is the main ethnic group in Ogun State which comprises several dialects. These are Egba speaking people in Abeokuta North, Abeokuta South, Ifo, Ewekoro, ObafemiOwode, Odeda and Ado Odo/Ota LGAs. Others are the Egbado speaking people in Egbado North, Egbado South, ImekoAfon and Ipokia LGAs. There are also the Ijebu speaking people in Ijebu East, Ijebu North, Ijebu North-East, Ijebu-Ode, Odogbolu and Ogun Waterside LGAs as well as the Remo dialectical group found in Sagamu, Remo North and Ikenne LGAs. The Egun people are from Dahomey (Benin Republic) where their kin across the international boundary to the west live. Some aspects of the culture of the people in the state include traditional arts, carving and sculpture and smithery amongst others. The traditional religious practices in the state, some of which have attraction for tourists, include the Olumo Rock in Abeokuta.

Demography

Ogun state has a population of 5.2 million people in 2017, projected at 3.04% growth rate from the 2006 population census of 3,751,140. The state population ratio is made up of 50.5% for females and 49.5% males. About 55% of the populations live in the rural areas while 45% are in the urban areas.

Table 2.1: Ogun State Population Projections, 2006 to 2017

	Year	Male	Female	Total
1	2006	1,864,907	1,886,233	3,751,140
2	2007	1,924,211	1,946,215	3,870,426
3	2008	1,985,401	2,008,105	3,993,506
4	2009	2,048,537	2,071,963	4,120,499
5	2010	2,113,680	2,137,851	4,386,730
6	2011	2,180,895	2,205,835	4,386,730
7	2012	2,250,248	2,275,980	4,526,228
8	2013	2,321,806	2,348,356	4,670,162
9	2014	2,395,639	2,423,034	4,818,673
10	2015	2,471,820	2,500,087	4,971,907
11	2016	2,550,424	2,579,589	5,130,014
12	2017	2,656,937	2,656,977	5,283,914

Source: National Bureau of Statistics

3.3 Land Mass and Land Use Pattern

The state has a landmass of about 16,086.6 square kilometres (1,608,666Ha) in which about 1388,143 Ha is arable land (Bureau of Land and Survey). Only about 41.5% of her arable land (668,108 Ha) is under cultivation. Land use varies based on location and needs. Generally, land use classification in Ogun state can be classified as follows:

- Water body = 6619Ha (0.004%)
- Uncultivated land=720,035Ha (44.8%)
- Cultivated land = 668,108Ha (41.5%)
- Building & open space = 213,904 (0.13%)

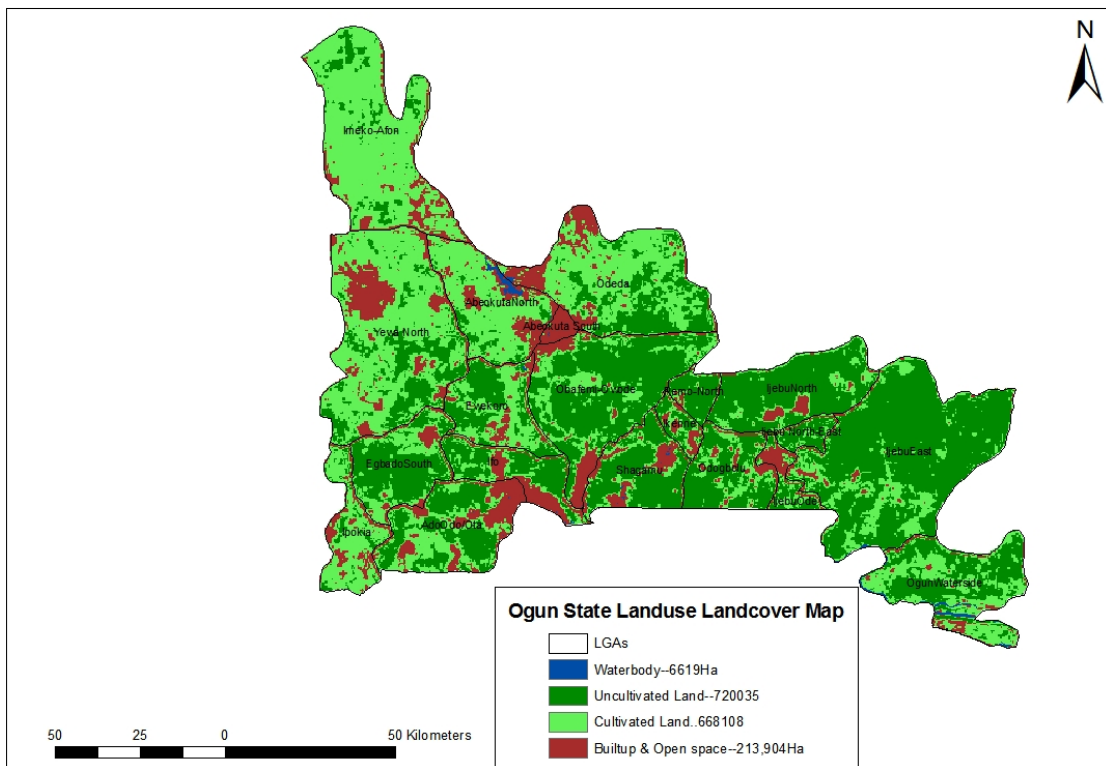


Figure 2c: Ogun State Land Use Cover Map

3.4 Social Economic Condition Analysis

Primary social survey at this stage (RPF stage) was confined to targeted locations within the agricultural clusters and industrial estate in Agbara, because their geographic areas and possibility of the proposed intervention in the area are known with high degree of certainty. Other areas of project intervention in the state will only be known sufficiently at the RAP stage, when locations and specific engineering design studies would have been finalized. Therefore, during the RAPs preparation, detailed socioeconomic survey will be carried out on site/cluster basis.

Table 2.2: Overview of State Socioeconomic Data

Parameter	Year of last available Result data	
Demography		
Total Population	2017	5,283,914
Male Population	2017	2,656,937 (49.7%)

Female population	2017	2,656,977 (50.3%)
% of Urban population	2017	45%
% of Rural population	2017	55%
% of adult literacy	2017	78.8%
Unemployment		
National unemployment rate	2017	21.1%
unemployment rate in Ogun state in 2006	2006	27.8%
Unemployment rate in Ogun state in 2017	2017	35.9%
Economy		
GDP	2018	US\$ 10,470
Per capita income	2018	US\$ 2,744
Agricultural land under cultivation	2017	668,108 Ha (49.5%)
Uncultivated land	2017	720,035 (50.5%)
% of Household on income less than \$1/day	2017	22.7%
Major Industries		
Dangote cement, Lafarge cement, Coleman cable, Procter & Gamble		
Health		
Reported cases of HIV/Aids	2002-2008	2,745
HIV/Aids prevalence rate	2017	1.7%
Reported cases of Malaria	2017	105,911

Source: World Atlas (2018), National Bureau of Statistics (NBS)

3.5 Land Administration and Compensation

Survey from the project area corroborates the PAD that land administration is a severe stumbling block to investment. There is a convergence of opinion that land related queries and disputes are the most frequent. About 85% of the investors at Agbara estate stated that information related to land is scattered and fragmented and that the process of transferring deeds suffers from lack of predictability and transparency. It was however, recorded that Bureau of Land are effective in ensuring that land owners are compensated based on the market value for the improvements on their land.

3.6 Transportation

Transportation in the Agbara estate is by trucks, cars and motor cycle, while in the rural agricultural areas motor cycles are mostly used. Firms and Farmers expressed concern regarding the difficulty of transporting goods due to the bad state of roads. Local farmers pay between N800 and N1200 to convey goods by motor cycle over a distance of about 10km. This would have ordinarily not cost more than N200 on good road. Industrialists and commercial farmers also narrated their ordeals with movement of their goods to market. Agbara estate, designated as a large industrial estate in the State is still marred with unmotorable internal and external road which is a disincentive to investors. It is however, within the state infrastructure development plan to construct a light rail of about 195km which will traverse the Agbara estate and other major towns. The rail project which is yet to be started will cover Abeokuta – Ijebu route (84km), Ofada – Shagamu route (54km) and Agbara estate – Berger bus stop (57km).

When completed, the rail project will boost the Agricultural and Industrialization Programme by creating ease in the transportation of farm produces and value chain products to major market cities in Nigeria such as Lagos and Kano.

3.7 Major constraints identified in three sectors (Industrial, Agriculture and Education)

3.7.1 Constraints to Industrial Development

Constraints to industrial development were identified following a survey of 50 firms carried out in Agbara estate. The constraint areas identified were power supply, access to finance, business environment (regulation, licensing and taxes), transportation and low level of skilled work force.

The pie chart below demonstrates the level of responses from the respondents.

Figure 3: Bar chart showing responses on constraint to industrial development

3.7.2 Constraints to Agricultural Productivity

Interview carried out in the field among farmers indicated the following as major constraints to agriculture productivity:

- Poor access road;
- Lack of storage facilities;
- Lack or inadequate finance;
- Lack of processing facilities;
- Lack of guaranteed price;
- Power supply and
- High cost and challenge of transportation

The bar chart below depicts the pattern of responses.

Figure 4: Constraints to Agricultural Productivity

3.7.3 Constraints in the Technical Educational/Skill Vocation Learning

Consultations with stakeholders in the educational sector visa viz team from Ministry of Education, management and staff of technical colleges, parent-teachers association and Alumni Associations provided responses to the key constraint factors militating against Vocational Education in Ogun State. These include:

- Under staffing;
- Lack of training / exposure of vocational skill instructors;
- Poor funding;
- Poor and obsolete training facilities;
- Supply driven curriculum;
- Lack of perimeter fencing of the schools;
- Lack of incentives for students.

Figure 5: Constraints to Technical Skill Vocation Learning

3.8 Women and their right to Ownership of Farmland in the communities

The outcome of the survey carried out during this field work converged around the point that land inheritance is usually for the males in the family. It was revealed that, female household members could also inherit land from their fathers, not based on right but on the father's prerogative. However, a daughter/female member of the household seizes to have ownership of land inherited from the family once she is married.

In probing to know how the women access land for agriculture and other uses, the women interviewed on the field stated that they own farms and have access to farmland from their husbands or community people on lease. An average woman rural farmer cultivates on 1 to 2 hectares of land while a hectare of land in many rural LGAs such as Obafemi-Owede, Ewekoro and Ifo is leased annually for N10,000.

3.9 Vulnerable people and Marginalized groups

To the extent that over 70% of the people of the project area depend on agriculture and land-based resources for livelihood, activities of large scale farming and industrialization that require land acquisition might expose some social groups to economic vulnerability if not well mitigated. Example is the case of the proposed 7,800 Ha of land aggregation for development of irrigable land. If land management procedure is not properly put in place, the vulnerable persons with some small to medium landholding including widows, women household heads, elderly people and those with disabilities within the rural farming clusters may be marginalized by elites. Such group of people may either lose their land or be denied of right to land resources and benefits from the OGAPIP project. It is therefore, imperative that during project implementation phase, adequate mitigation measures to protect the right of the vulnerable group be prepared. Accordingly, a safeguarding mechanism should be factored into the project design such as possible shareholder in the mechanized scheme.

3.10 Overview of the Agriculture and Industrial Sector of the State

There are four government agencies which facilitate the extension of modern agricultural techniques and practices to all the rural areas of the state, namely: Agricultural Development Agency (ADA), Agro Services Corporation (ASC), Ogun State Agricultural Development Project (OGADEP) and Ogun State Forestry Plantation. These agencies have worked with farmers over the years and they have promoted the development of agriculture in the state.

3.10.1 Mandate of Agriculture and Industrial Sector

The Ogun State Agriculture and Industrial sector has a combined mandate to develop the agriculture-based value chain for the industries in the State, in line with national policies on economic diversification, growth and employment generation. In addition to economic growth and job creation, the State's policies on Agriculture aim to ensure food security, provision of raw materials for industrial growth in an environmentally sustainable way. In tandem, the State's policies on Commerce and Industry aim to create an investor friendly economy, to boost the processing of agricultural produce through value adding commercial activity, and to also exploit a wider range of commercial opportunities in the State (*solid minerals in particular*). The combined sector's main goals are primarily to eliminate hunger, create jobs and increase wealth by promoting agro-based and non-agro commercial activities in the state.

About 70% of citizens in the state rely on agriculture and agro-related activities for income and subsistence. Therefore, in addition to actions to encourage sustainable and environmentally

friendly large scale farming through a framework for inclusive agricultural land investment, a key plank of the State's development effort is the provision of support to subsistence, small and medium scale farm holders and agribusiness firms through the formulation of policies that will enhance extension service delivery and promote formal collaborative arrangements among the value chain actors and their commercial environment.

Development initiatives in the sector are to be implemented mainly by the Ministries of Agriculture, Commerce and Industry and Forestry, taking advantage of the synergies within their individual Medium-Term Sector Strategy (MTSS) documents.

3.10.2 The Agriculture Sub-sector

Ogun State's agricultural potential is rich. The state has 1.6 million hectares of arable land which is 74% of the State's total land area, but only 41.5% of this arable land (668,108 hectares) is under cultivation (Ogun State Ministry of Agriculture). Major crops grown or cultivated in the state include: Cassava, Rice, Maize, Oil Palm, Cashew, Citrus, Cocoa, Rubber, Kola-nut, Cotton, Soybean, Vegetables, Pine-Apple, Sugar-Cane, Cocoyam, Banana and tomato among others. Livestock and fish farming are also strong and viable.

As a result of the various agricultural production activities recorded in the State and the potential that exists, in terms of available land and resources, opportunities for developing the various value chains exists in the State.

The State's policy framework for agriculture recognises the need for consistency with the global agenda on Sustainable Agriculture and Climate Change. The objective is to integrate food security, job creation and sustainable agriculture into the state's wider economic policies.

For both food and industrial consumption, across all value chains, there is a huge gap between demand and supply, which the State is encouraging the private sector to bridge through policies to enable investment and address gaps in the value chain. These include the Productive Alliance and Performance-based Extension Services policies and a Framework for Responsible and Inclusive Land-Intensive Agricultural Investments (FRILIA). Implementation of these policies will centre on increasing the production of 4 major categories: food crop and grains – cassava, maize, rice, soybeans; horticulture – tomato, pepper and leafy vegetables etc.; tree crops – cocoa, cashew, and oil palm; and fibre crops – cotton; livestock – beef, poultry and fisheries.

The Productive Alliance Policy objectives will promote formal collaborative arrangements between small producers, organizations and agribusiness firms for the provision of certain goods in specified quantities and qualities, aimed at reducing technical, commercial financial and/or social risks or costs associated with their pursuit of potential income. The policy will also promote the strengthening of different value chains within the State and generate employment opportunities. In essence, the policy will focus on four key elements for organized producers (farmers); the buyers, investment in production and marketing as well as technical assistance in the form of capacity training and advisory services to producers for enhanced productivity. The State Government will also play a regulatory role through the Ministry of Agriculture.

Performance-based Extension Services: Public sector agricultural extension workers are currently often assessed based on the activities they undertake rather than the outcome or impact that these activities have on their clients (the farmers). Furthermore, we have identified certain factors that adversely affect the performance of Extension Agents in carrying out their duties. These include inadequate remuneration, inadequate rewards and promotion opportunities, low status and recognition, inadequate operational funds, lack of professional advancement, inadequate encouragement from supervisors or management, no activity-based performance measurement, rigid top-down structures and no provision for allowances for job hazards.

These and many other emerging issues will be addressed to make Extension Service delivery in the State responsive and performance/results based. In doing this, focus will be on the

following three main principles;

- Demand driven (follow a farmer-centred approach);
- Participatory (encourage participation of farmers and other stakeholders in the extension process) and
- Pluralistic (involve NGOs and farmer cooperatives as extension service providers).

Another critical area of focus within the sector is the management of agricultural land-based investments. In this regard, the State will adopt the World Bank Framework on Responsible and Inclusive Land Intensive Agricultural Investments to ensure that land administration, environmental management, land acquisition and resettlement (where required) and land clearing is undertaken in line with established international best practices, and that the shortcomings of the (Federal) 1978 Land Use Act are addressed. The State has already commenced a process review of agricultural land allocation with a view to attracting commercial farmers to the State, reduce the length of time between application and delivery time, ensure timely payment of compensation to members of communities displaced by land allocation, and to prevent land speculation. The process review will also address conflicts on acquired agricultural land and enable accessibility. It will address the activities of land urchins, prevent encroachment on land acquired for agricultural purposes, and ensure that investors discharge their corporate social responsibilities to their host communities. A Land Access and conflict resolution team is already in place as part of review process.

The Commerce and Industry sub-sector has key initiatives that include support for agro-based industries and the attraction of investments into other sectors (solid minerals in particular). Furthermore, opportunities for industrial estates and Special Economic Zones in Ogun State include the transformation of basic agricultural products, creating and strengthening value chains for a variety of other sectors, improving the infrastructure provided to businesses, and piloting business climate reforms.

The sub-sector's efforts are mainly 'incentive based', with a focus on improving the ease of doing business in the State. Key strategies include the creation of a one-stop investment promotion agency and to assist potential investors, programmes to enhance the 'Investor-friendly' profile of the State, initiatives to improve the supply of electricity, improvements in regulations for the establishment of industries, allocation of land to commercial initiatives in the rural and urban areas, partnership with the Bank of Industry to provide financing to small and medium scale entrepreneurs, and the provision of housing accommodation in industrial zones to improve the prospects of employers and employees. The Investment Promotion Agency will also lead regular assessments of the investment landscape throughout investor surveys, and Ogun State will use of this information to create cross-ministerial committees to address any key constraints that are identified.

The Forestry sub-sector has as its mandate, the conservation, protection and sustainable exploitation of the State's forests. As with other forest lands in Nigeria, Ogun State has suffered decades of deforestation from illegal logging activities, bush fires and from environmentally degrading land clearing practices. Nevertheless, the State has extensive forest resources yet to be exploited, and projects the extraction of 450,000m³ of timber from demarcated forest areas over a three year-period starting from 2017. Furthermore, as part of its objective of making forest exploitation sustainable, the sector also plans to afforest additional 3.40% (9,300ha) of the State's Forest Reserves by 2019.

Key entities charged with delivery and oversight

The Agriculture and Industrial sector comprises three Ministries and eight Agencies responsible for the implementation and supervision of activities across the areas of strategic focus. These responsible MDAs are set out as follow:

S/N	Agency/Sub Sector	Mandate
1	Ministry of Agriculture (Sector Lead)	The Ministry of Agriculture (OGMOA) is responsible for the stimulation of agricultural development through support to subsistence, smallholder

	(OGAD) (OGAD)	of agricultural development through support to subsistence, smallholder, medium farm holders and their commercial environment. The Ministry is also meant to directly implement programmes for the massive production of four major food crops: rice (upland and lowland), cassava, maize, and vegetables and six cash crops: cocoa, cotton, cashew, citrus, oil palm and soybeans; as well as develop the livestock and fishery sub-sectors. As the overarching strategy is to drive industrial growth through Agriculture and the Agro-allied value chain, the Ministry of Agriculture will serve to coordinate cross-sectoral activity and ensure synergy.
2	Agro Services Corporation	The Corporation was established by law in April 1980, to develop an integrated and coordinated system for agricultural inputs delivery and farm mechanization services to farmers of Ogun State. The Corporation is to coordinate efforts to institutionalize effective and efficient agro-inputs (fertilizer, agro-chemicals, seeds and seedlings, small farm tools) and farm mechanization delivery system in Ogun State.
3	Ogun State Agricultural Development Programme (OGADEP)	OGADEP was launched in February 1986 and is the only Agricultural Extension Agency of the State Government, charged with the responsibility of improving farmers' technical knowledge and skills, promoting the adoption of improved agricultural production practices along the entire value chain, provision of complementary rural infrastructure that support Agriculture, thereby facilitating increased agricultural production and industrialization in line with the agenda of the Government. The agency is expected to champion the implementation of performance-based extension service delivery system and collaborate with the private sector to develop the sub-sector.
4	Agricultural Development Corporation (ADC)	The Ogun State Agricultural Development Corporation was established by Edict No.10 of 1977 with the commencement date as 1 st July 1976. The Ogun State Agricultural Development Corporation is the successor to the Western State Agricultural Investment Corporation which in turn succeeded the Western Nigeria Development Corporation.
5	Ogun State Cassava Revolution Programme (CRP)	The Cassava Revolution Programme is an agency of Government created in the year 2005 to promote the development of the cassava sub- sector. It is also aimed at harnessing the enormous potentials in the cassava crop for youth and women empowerment, enhancing food security, promotion of industrialization and poverty alleviation, among other goals. As Cassava is one of the priority crops of the State, the agency will play a significant role in the encouragement of productive alliances.
6	Ministry of Forestry	The Ministry of Forestry has the statutory responsibility to develop and facilitate the implementation of policies and targeted programmes, to ensure management of forests, sustainable use and protection of land and water as well as managing related agricultural and forestry risks and disasters.
7	Ogun State Forestry Plantation Project, Area J4 (OGSFPP)	This Project manages Ogun State Forest Plantations through six departments - three Technical Services Departments and three Management Services Departments
8	Ministry of Commerce and Industries	The Ministry is responsible for the promotion of commerce in the State and creating a conducive and favourable environment for business. Major activities include the Registration of Business Premises, Exploration and Exploitation of minerals resources, Trade promotion and collaboration with various trade groups, Export promotion, supervising the administration of State's markets.
9	Ogun State Market Development Board	The Market Board was established in 1984. The main function of the Board is to develop and maintain the markets, other facilities and services which are necessary for effective operation of the markets.
10	Ogun State Agricultural & Multipurpose Credit Agency	The Ogun state Agricultural & Multipurpose Credit Agency (OSAMCA) was established in September 2003. The Law that established the Agency was passed by the Ogun State House of Assembly on the 30 th of December 2004. The mandate of the Agency is to alleviate poverty, promote

		employment generation and economic growth through provision of credit support to Micro, Small & Medium Enterprises (MSMEs).
11	One Stop Shop Investment Centre	The One Stop Shop Investment Centre was established in 2014. The Centre Serves as a One Stop Shop to all investors by helping to promote and fast track investment related applications received from potential or existing Local and International investors in the State. The Centre also helps to promote the ease of doing business in the State.

The activities of various agencies and parastatals of the sector are supervised by the Permanent Secretary for each MDA who reports to the Honourable Commissioner on a regular basis. The agencies within the sector are to collaborate with other MDAs to ensure timely implementation of the strategy and to promote overall synergy of process and activities. There is a need for a Sectoral oversight committee with members drawn from the leadership of the eight MDAs within the sector, to oversee progress towards joint objectives, address issues that cut across two or more of the MDAs, and ensure all expected synergies are realized.

Economics: Current State and Potential of the Sector

Ogun State is strategically located as the gateway between Lagos State and its sea ports and the trade routes into the middle belt, Kano State and the north of Nigeria. The State, in combination with Lagos state is considered the industrial hub of Nigeria. The Gross Domestic Product (GDP) of the State is dominated by the combined Agriculture, Forestry and Industrial sector, and Agriculture as well as agro-allied services has been a mainstay of the Ogun State economy ever since the state was created. Underlying the agriculture strategy is recognition of the huge demand supply gap for agricultural produce for both food and industrial consumption, and recognition of the state's inherent endowments (land, water, climate, logistics, and access to markets) and her unique comparative advantage to fill this gap.

Ogun State's priority value chains are largely influenced by the market demand for the various commodities. These commodities include: food crop and grains – cassava, maize, rice, soybeans; horticulture – tomato, pepper and leafy vegetables etc.; tree crops – cocoa, cashew, and oil palm; fiber crops – cotton; livestock – beef, poultry and fisheries. However, across the target value chains, there is a huge gap between demand and supply for both food and industrial consumption which needs to be bridged. This gap is however believed to be understated as Ogun State, being a gateway State can fill demand in Lagos, ECOWAS countries and the wider export market.

The State aims to drive private sector investment in the production of ten (10) agricultural commodities towards meeting the domestic and industrial demand-supply deficit. The commodities include four food crops: cassava, rice, vegetable (tomato), maize and 6 cash crops: cotton, soybeans, cocoa, oil palm, cashew and citrus.

Table 2.3: Ogun State demand/supply industry gap of selected agro-value chains

Value Chains	Annual Demand (MT)	Current Supply (MT)	Deficit	Hectares to cultivate deficit	Potential (Derivatives) for food and industrial use
Oil palm	206,050	94,000	112,050	24,900	Food: Palm oil; Industry: Palm kernel oil, palm kernel cake, soap etc.
Rice	257,000	60,000	197,000	130,000	Food: Rice grain; Industry: rice bran
Cassava	300,900	85,200	215,700	10,785	Food: Ga ri, fufu etc; Industry: High Quality Cassava Flour, Cassava chips, ethanol, industrial starch etc.
Soybean	60,300	31,000	29,300	14,650	Food: soy milk; Industry: Soybean, soybean meal, soybean oil etc.
Cocoa	30,000	15,000	15,000	7,500	Industry: Cocoa butter, powder, liquor, mulch, jam, potash, cocoa husk etc.
Maize	444,600	135,000	309,600	154,800	Consumed as Food; Industry: Livestock feeds others

Fish	67,200	35,486	31,714	793	Food: table size fish and processed fish; Industry: fish meal
Total	1,157,050	405,686	751,364	343,428	

Source: Ogun State Ministry of Agriculture

The sector's industrialization program focuses on the empowerment of micro, small and medium enterprises through the loans. Two Free Trade Zones (FTZs) are under construction in partnership with the Private Sector (*The Olokola FTZ – in partnership with Ondo State, Nigerian National Petroleum Company, Chevron, British Gas and Shell Corporation; and the Ogun-Guandong FTZ – in partnership with a Chinese Consortium*). Furthermore, industrial parks are being built in Abeokuta, Sagamu, Igbesa, and on the Lagos-Ibadan expressway.

The State has also created technology incubation centres in Abeokuta, Odogbolu and Owode-Yewa to support the growth of entrepreneurship and to lower the entry costs of technology start-ups.

In addition to extensive quantities of arable land, the State also has commercially viable deposits of various solid minerals (*Limestone, Feldspar, Quartz, Phosphate, Mica, Gypsum, Bitumen and Glass sand*), some of which are already being exploited on a significant scale.

There is also an extensive range of existing manufacturers operating in Ogun state across various industries including food and beverages processing, cement, chemicals and pharmaceuticals, printing, plastics, fertilizer, iron and steel, auto vehicle assembly and building construction. The larger international corporations include the following: Nestle Nigeria Plc, Unilever Nigeria Plc, GlaxoSmithKline Nigeria Plc, Evans Medical Plc, Reckitt & Benckiser Nigeria Limited, African Fertilizer Chemical, Procter & Gamble Nigeria Limited, Dangote Group Plc, Lafarge African Plc, Nigeria Breweries Plc, Coca Cola Nigeria Limited, Nigeria Distilleries Ltd, NamPak Limited, Honeywell Flour Mills Plc, Sona Breweries Plc, May & Baker Nigeria Ltd, Farmers Meyer Ltd, Nycil Limited, Shongai Packaging Ind. Ltd, Nigerian German Chemicals Plc, and OLAM Nigeria Limited.

The State intends to leverage the role of industrial estates and special economic zones in providing centers of excellence with streamlined business operations to companies in the medium term. All over the world, industrial estates and special economic zones are instrumental in providing an improved business climate and infrastructure to companies, and this will be an effective strategy for Ogun State to increase industrialization. Four institutions are currently active in developing – or plan to develop – industrial parks and special economic zones: The Bureau of Land, the Housing Corporation, OPIC, and NEPZA.

Ogun State is aware that the roles of developers/operators of industrial estates and special economic zones may appear outside the current mandates of some of these organisations. The intention however is to leverage existing capacity and expertise wherever it currently lies. For example, the Housing Corporation is primarily responsible for ensuring that the housing options of the population are expanded. However, as the Corporation has more experience than other institutions with public-private partnerships for large residential projects, and as this expertise will serve it well for managing large industrial estate and SEZ projects, the Corporation therefore has the consignment for large estates and zones such as the Sagamu SME Park.

In addition to the above, the State has over 270,000ha of forest reserves with significant yield potential for timber, especially if managed on a sustainable basis. Wood products from the State's forests are useful raw materials for the print and publishing factories already established in the State.

a. Employment Generating Capabilities

The majority of the privately employed inhabitants of the state are currently employed in the Agricultural and Industrial sector of the state, and the sector has the capacity to create sizable additional employment opportunities across its different sub sectors. The sector currently accounts for about 65% of the jobs across the State.

Efforts at the Federal level to diversify the Nigeria economy, and the shift in national focus to agricultural development as an alternative to oil has informed the state government's development strategy. As the state has extensive tracts of arable land and a sizable youth population as the

potential work force, the policy approach to job creation is to generate additional jobs through a range of private and public sector led agriculture interventions. These agriculture interventions are expected to add a further significant amount of jobs as industries take on the increase in agricultural raw materials for processing. In addition, programs are being developed to increase participation by women and civil servants.

b. Financing Sources

Agriculture and Industry are major revenue earners for the State. The key sources of revenue include internally generated revenue such as:

- Business registration fees;
- Cattle Tax;
- Earnings from Agricultural Produce;
- Rents on Government Land/Assets;
- Earnings from Agricultural Services;
- Sales of Poultry and arable animals;
- Levies, fees and royalties from timber processing;
- Agricultural/Veterinary Services fees.

CHAPTER FOUR: POLICY, LEGAL AND INSTITUTIONAL FRAMEWORK

4.1 Introduction

This section is concerned with unveiling relevant policy and institutional issues around the project. It involves the review of pertinent laws, frameworks and regulations that affect the procedures of land acquisition and compensation in Nigeria and as it affects the OGAPIP project. The consultant reviewed a collection of documents in line with the scope of work on the preparation of previous RPFs in Nigeria. The list of instruments reviewed included: 1) RPF for World Bank funded projects in Nigeria such as the Rural Access and Mobility Project (RAMP), Nigeria Erosion and Watershed Management Project (NEWMAP), FADAMA and Growth, Employment and Marketing Project (GEMS). Other documents reviewed are the Land Use Act (1978), Ogun State Urban and Regional Planning Law No 20 of 2005, 3) The World Bank OP/BP 4.12.

4.2 Land Tenure Systems in Nigeria

Experiences from World Bank funded projects in Nigeria such as the GEM, RAMP, NEWMAP and FADAMA, etc. have revealed that the land tenure system in Nigeria is complex; essentially because of an intricate mix of traditional customary land ownership and the national legislation Land Use Act (LUA) 1978.

Land holdings in Ogun state is broadly classified into public/government, private and communal. Public/government lands are lands owned by government comprising federal, state and local governments and their agencies. Private lands are defined as those whose ownership is vested in private individuals, families, and lands under customary tenancies.

Communal lands are lands which have their ownership vested in communities. These lands are usually administered by community leaders mainly chiefs (Oba and Baale) with the assistance of their councils of elders.

4.3 Nigerian Land Use Act of 1978

The Land Use Act of 1978 is the key legislation that has direct influence on land acquisition and

compensation in Nigeria. Relevant sections of these laws that may relate to this project with respect to land ownership and property rights, resettlement and compensation are summarized in this section. The Act categorized the land in a State to urban and non-urban or local areas. The administration of the urban land is vested in the Governor, while the latter is vested in the Local Government Councils. At any rate, all land irrespective of the category belongs to the State while individuals only enjoy a right of occupancy as contained in the Certificate of Occupancy, or where the grants are “deemed”.

The provision of the Act vests every parcel of Land in every State of the Federation, in the Executive Governor of the State. The Governor holds such parcels of land in trust for the people and government of the State. The law makes it lawful for the Governor to grant statutory rights of occupancy for all purposes; grant easements appurtenant to statutory rights of occupancy and to demand rent. The Statutory Rights of Occupancy are for a definite time (the limit is 99 years) and may be granted subject to the terms of any contract made between the state Governor and the Holder.

The Local Government Councils may grant customary rights of occupancy for agricultural (including grazing and ancillary activities), residential and other purposes. But the limit of such grants is 500 hectares for agricultural purposes and 5,000 for grazing except with the consent of the Governor. The local Government, under the Act can enter, use and occupy for public purposes any land within its jurisdiction that does not fall within an area compulsorily acquired by the Government of the Federation or of relevant State; or subject to any laws relating to minerals or mineral oils.

The State is required to establish an administrative system for the revocation of the rights of occupancy, and payment of compensation for the affected parties. So, the Land Use Act provides for the establishment of a Land Use and Allocation Committee in each State that determines disputes as to compensation payable for improvements on the land (**Section 2 (2) (c)**).

In addition, each Local Government is required to set up a **Land Allocation Advisory Committee**, to advise the Local Government on matters related to the management of land. The holder or occupier of such revoked land is to be entitled to the value of the unexhausted development as at the date of revocation. (**Section 6**) (5). Where land subject to customary rights of Occupancy and used for agricultural purposes is revoked under the Land Use Act, the local government can allocate alternative land for the same purposes (**section 6**) (6).

If Local Government refuses or neglects within a reasonable time to pay compensation to a holder or occupier, the Governor may proceed to effect assessment under section 29 and direct the Local Government to pay the amount of such compensation to the holder or occupier. (Section 6) (7).

Where a right of occupancy is revoked on the ground either that the land is required by the Local, State or Federal Government for public purpose or for the extraction of building materials, the holder and the occupier shall be entitled to compensation for the value at the date of revocation of their unexhausted improvements. Unexhausted improvement has been defined by the Act as:

anything of any quality permanently attached to the land directly resulting from the expenditure of capital or labour by any occupier or any person acting on his behalf, and increasing the productive capacity of the utility or the amenity thereof, and include buildings plantations of long-lived crops or trees, fencing walls, roads and irrigation or reclamation works, but does not include the result of ordinary cultivation other than growing produce.

Developed Land is also defined in the generous manner under **Section 50(1)** as follows: *land where there exists any physical improvement in the nature of road development services, water, electricity, drainage, building, structure or such improvements that may enhance the value of the land for industrial, agricultural or residential purposes.*

It follows from the foregoing that compensation is not payable on vacant land on which there exist no physical improvements resulting from the expenditure of capital or labour. The compensation payable is the estimated value of the unexhausted improvements at the date of revocation.

4.4 Land Acquisition Procedures in Nigeria

According to the LUA, the compulsory land acquisition needs to follow these steps:

- Individuals/organizations request land from the State Governor, who in turn instructs the Commissioner of Land to obtain the land through compulsory land acquisition.

- The Commissioner of Land instructs the Surveyor General to demarcate the land and conduct a land survey i.e. identifies the owner and establishes the compensation entitled under the national legislation.
- After the Commissioner of Land has reviewed and approved the survey results, the Director of Land issues a public announcement/notice to the concerned communities that invites all right holders to identify themselves to the authorities.
- After the end of the public disclosure period a final survey is conducted to confirm the findings of the land survey and/or register any changes.
- After the survey results have been either accepted by the right holders or confirmed by the Director of Lands, compensation is paid and the land becomes the possession of the State government, which then in turn can issue a certificate of occupancy to the investor.

4.5 Ogun State Urban and Regional Planning Law No 20 of 2005

The Urban and Regional Planning Law No 20 of 2005, established the Ogun State Urban and Regional Planning Board as the agency responsible for development control in the state. All land for acquisition in the state needs to be approved by the Board as part of the process for granting right of occupancy by the Governor. The State Ministry of Urban and Physical Planning also derives its statutory functions from section 3 line 246 of this law as the policy arm of the government related to physical planning in the State.

4.6 International requirements for land acquisition and resettlement: World Bank Operational Policy 4.12

Based on lessons learned from early investments that caused significant resistance, public and private actors in Nigeria gradually started to use international standards and approaches to access and value assets and land involving compulsory acquisition or displacement. The World Bank OP 4.12 has become common and popular as guideline for international requirements for addressing involuntary resettlement.

The OP 4.12 applies to all components of this Project including activities resulting in involuntary resettlement that are (a) directly and significantly related to the project, (b) necessary to achieve its objectives as set forth in the project documents and (c) carried out, or planned to be carried out, contemporaneously with the investments.

The OP 4.12 covers direct economic and social impacts caused by the involuntary taking of land resulting in (i) relocation or loss of shelter; (ii) loss of assets or access to assets; or (iii) loss of income sources or means of livelihood, if the affected persons must move to another location. Resettlement Action Plans are prepared to ensure that the displaced persons are (i) informed about their options and rights pertaining to resettlement, (ii) consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives, and (iii) provided prompt and effective compensation at full replacement cost for losses of assets attributable directly to the investment.

The implementation of the land acquisition and resettlement activities shall be linked to the implementation of the investments to ensure that displacement does not occur before necessary measures for resettlement are in place. These measures include provision of compensation and other assistances required for relocation, prior to displacement, and preparation and provision of resettlement sites with adequate facilities, (where it is required). Taking of land and related assets according to OP 4.12, shall take place only after compensation has been paid and, where applicable, resettlement sites and moving allowances have been provided to the displaced persons.

As indicated for displaced people whose livelihoods are land-based, OP 4.12 states that preference should be given to land-based resettlement strategies and resettlers provided with land for which a combination of productive potential, location advantages, and other factors is at least equivalent to the

advantages of the land taken. If land is not the preferred option of the displaced persons or sufficient land is not available at a reasonable price, non-land-based options built around opportunities for employment or self-employment should be provided in addition to cash compensation for land and other assets lost. The lack of adequate land must be demonstrated and documented to the satisfaction of the Bank.

Payment of cash compensation for lost assets may be appropriate where (a) livelihoods are land-based but the land taken for the project is a small fraction of the affected asset and the residual is economically viable; (b) active markets for land, housing, and labour exist, displaced persons use such markets, and there is sufficient supply of land and housing; or (c) livelihoods are not land-based. Cash compensation levels should be sufficient to replace the lost land and other assets at full replacement cost in local markets.

Displaced persons may be classified in one of the following three groups:

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

Persons covered under para. (a) and (b) are provided compensation for the land they lose, and other assistance. Persons covered under para. (c) are provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objectives set out in this policy, if they occupy the project area prior to a cut-off. Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance. All persons are provided compensation for loss of assets other than land.

4.7 GAP analysis between national and international standards and gap filling measures

Table 3 below provides assessment of key relevant clauses in the Nigerian extant law (LUA 1978) regarding involuntary resettlement/land acquisition and that of the principles of operational Policy 4.12 of the World Bank and provides solutions to existing gaps.

Table 3: Comparison of Nigerian Law and WB Operational Policy 4.12

Category	Nigerian Law	World Bank OP4.12	Measures to Filling the Gaps
Minimization of resettlement	No requirement to consider all options of project design to minimize the need for resettlement or displacement	Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs	Design of footprints (actual and specific designs) of project-related activities, particularly commercial farmland, will be undertaken to minimize resettlement.
Information and Consultation	It's lawful to revoke or acquire land by the governor after issuance of notice. No consultation is required.	PAPs are required to be meaningfully consulted and participate in the resettlement process	PAPs shall be meaningfully consulted and engaged in the resettlement process
Timing of	The law is silent on	Compensation	Compensation and

Compensation	timing of payment	implementation to take precedence before construction or displacement	resettlement implementation to take place before construction or displacement
Livelihood restoration	Makes no proscription on livelihood restoration measures	Requires that vulnerable PAPs be rehabilitated	Livelihood restoration measures will be put in place for vulnerable PAPs
Grievance Process	The land use and allocation committee appointed by the Governor is vested with all disputes/grievances and compensation matters	Requires that a grievance redress mechanism be set early constituting the representative of PAPs and, prefers local redress mechanism. The law court is the last resort when available mechanism or outcome is unsatisfactory to PAP	A grievance redress committee (GRC) shall be established early and existing local redress process shall be considered to address issues of project induced grievances. PAPs or their representatives shall be members of the GRC.
Owners of economic trees and crops	Compensation for an amount equal to the value as prescribed by the appropriate officer of the government	Compensation for the market value of the yield plus the cost of nursery to maturity (for economic tree) and labour	Compensation for the market value of the yield plus the cost of nursery to maturity (for economic tree) and labour
Community land with customary right	Compensation in cash to the community, chief or leader of the community for the benefit of the community	Land for land compensation or any other in-kind compensation agreed to with the community	Land for land compensation or any other in-kind compensation agreed to with the community
Agricultural land	Entitled to alternative agricultural land	Land for land compensation	Land for land compensation
Fallow land	No compensation	Land for land compensation subject to land holding right	Land for land compensation subject to land holding right
Statutory and customary right Land Owners	Cash compensation equal to the rent paid by the occupier during the year in which the right of occupancy was revoked	Recommends land-for-land compensation or other form of compensation at full replacement cost.	Recommends land-for-land compensation or other form of compensation at full replacement cost.
Land Tenants	Entitled to compensation based upon the amount of rights they hold upon land.	Are entitled to some form of compensation whatever the legal recognition of their occupancy.	Are entitled to some form of compensation whatever the legal recognition of their occupancy.
Squatters settlers and migrants	Not entitled to compensation for land, but entitled to compensation for crops.	Are to be provided resettlement assistance in addition to compensation for affected assets; but no compensation for land	Are to be provided resettlement assistance in addition to compensation for affected assets; but no compensation for land
Owners of "Non-permanent" Buildings	Cash compensation based on market value of the building (that means depreciation is allowed)	Entitled to in-kind compensation or cash compensation at full replacement cost including labour and relocation expenses prior to	Entitled to in-kind compensation or cash compensation at full replacement cost including labour and relocation expenses prior to

		EXPENSES, PRIOR TO displacement.	EXPENSES, PRIOR TO displacement.
Owners of “Permanent” buildings, installations	Resettlement in any other place by way of reasonable alternative accommodation or Cash Compensation based on market value.	Entitled to in-kind compensation or cash compensation at full replacement cost including labour and relocation expenses, prior to displacement.	Entitled to in-kind compensation or cash compensation at full replacement cost including labour and relocation expenses, prior to displacement.

CHAPTER FIVE: IDENTIFICATION OF PROJECT IMPACTS AND AFFECTED POPULATION

5.1 Introduction

The OGAPIP project activities will entail land acquisition and impacts on various categories of PAPs including land owners, tenants/users, pastoralists and other land-based livelihoods. This RPF in line with the principles of OP 4.12 provides guidance to impact avoidance and minimization. In consultation with stakeholders including host communities, the positive impacts perceived from the project are enumerated in bullet points under section 5.2, while the adverse social impacts associated with the OGAPIP involuntary resettlement and the potential affected groups are described in Table 5.1.

5.2 Positive Impacts:

OGAPIP is expected to be implemented across five sectors whose locations cut across senatorial zones and LGAs in the state. The project will have positive impacts and improve the socioeconomic conditions of the entire state through increased productivity, wider market opportunities, increased value chain and improved land resource management. In specific terms, the project will at a minimum deliver the following benefits:

- Increase in production, employment and per capita income;
- Post-harvest loss reduction,
- Foreign exchange earnings through increase in export;
- There will be more contribution to GDP and revenue to the States and communities/farmers;
- Establishment of irrigation system will enhance productivity of farmers, boost employment in agriculture and create income;
- Dry season cultivation that will be driven by irrigation facility will incentivize farmers, enhance output and income;
- Rehabilitation of feeder roads will Improve mobility, travel time from farm to market, reduce cost of transport and enhance access to market;
- Reduction in gender vulnerability: more women will participate easily in production and marketing activities.

5.3 Adverse Impacts of the Involuntary Resettlement:

Table 5.1: Types of Adverse Impacts and Affected Groups

No Type of Impact	Description of Potential Impact	Affected Group
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- 1 Loss of agricultural Land Acquisition of land for the project such as in Land owners, tenants, the case of the planned land aggregation for farmers, pastoralists irrigation may result in land competition and dispute
- 2 Economic displacement and loss of productive assets Feeder road construction may lead to Land owners, farmers, encroachment on crops and assets located on tenants, owners of ROW which may cause economic trees and street displacement or road traders
- 3 Land use alteration, depletion and high cost for land land acquisition will deplete reasonably the Farmer groups, available land for different land use and will trigger high cost of land and conflict over users
- 4 Sociocultural Displacement Possible cases of involuntary resettlement will Communities and settlers occur. This could alienate the people from their associations, cultures and kinsmen
- 5 Escalated conflicts and loss of lives Issues around land acquisition may exacerbate Herdsmen, farmers the farmer-herdsmen conflict which is a big issue in the country
- 6 Loss of common natural property Land acquisition and restriction is expected to result to loss or disturbance to common women, hunters natural resources such as water bodies, forest materials, fisheries and wildlife
- 7 Loss of Structures This impact may occur where the proponent decides to rid the industrial estate of illegal landlords, shop owners structures and settlements. It may also result where structures fall within the right of way on the planned feeder roads rehabilitation.
- 8 Loss of employment Demolition of shops/structures and encroachment on farm lands during construction stage will lead to loss and/or depletion of land for land based agricultural livelihood and loss of jobs
- 9 Loss of sensitive cultural heritage This may range from artefacts to shrines and grave yards
- 10 Local conflicts Issues of compensation benefits may result to conflicts among kinsmen and neighbours. The migrant workers, migration of strangers induced by the project investors development may also result to conflict between the host communities and migrants
- 11 Grievances, court cases and social unrest These impacts are envisaged as fallout of poor implementation of involuntary resettlement or community due to dissatisfaction by the PAPs. It may not only affect the community but may stall project implementation and sustainability
- 12 Residual loss of livelihood and assets Some groups of persons may suffer adverse impacts more than others due to their physical incapacitation, age and gender. Also, certain households, internally displaced persons because of Boko Haram incidence in the north eastern Nigeria. Some of this people may not return to participate in the RAP process until cut-off date.

5.4 Estimate of Project Affected People

Reliable estimates of the number of potential project-affected people are not possible to make at this point because of the uncertainty as to the locations and hectares of land that will be required. For each sub-project which might require physical resettlement, the number of PAPs will be established through RAPs which will be elaborated before sub-project project implementation. Similarly, gender estimates of the categories of potential PAPs, economic status, vulnerability status and extent of impacts are key findings expected to be available only during the RAP study and are by no means possible and realistic at this framework stage.

5.5 Framework to avoid or minimize impacts and risks to the success of OGAPIP

From the experience of similar projects and the concerns from stakeholder consultations conducted, this RPF in line with the principles of OP 4.12 provides guidance to impact avoidance and minimization. The principles of OP 4.12 require that as much as reasonably practicable, involuntary resettlement should be avoided or minimized. In line with this, the State PIU will control these risks by avoiding/minimizing some of the impacts through the following considerations:

- Early consultation with potential PAPs and project communities, where their suggestions could help to avoid adverse impacts;
- Design changes that avoids encumbrances or impacts;
- Use of existing right of way that minimizes encumbrances for infrastructure facility routing such as feeder road rehabilitation;
- Offering host communities, the opportunity to participate in the planning process of the sub projects including issues on land acquisition.

5.6 Mitigation Measures

Impacts that cannot be avoided will be addressed via adequate compensation and will be determined via social assessment during ARAP/RAP preparation stage within the location for land acquisition/investment. The framework for the compensation/resettlement will then be applied incorporating the following: (1) institutional arrangements, (2) resettlement/ compensation eligibility criteria, (3) valuation procedures (4) implementation procedures, (5) financial responsibilities, and (6) monitoring and evaluation plan.

Livelihood restoration measures will consider issues such as: (1) income, (2) other non-monetary sources of livelihood, (3) constraints and opportunities for income generation, (4) number of persons notable to revert to previous occupation, and (5) existing skills of affected persons.

PAPs will be meaningfully consulted and engaged to continuously participate in all involuntary resettlement planning processes. Vulnerable persons among the PAPs will be identified and special assistance offered during the compensation implementation process. Criteria include age-above 65years, physical/mental disability, women, migrant farmers and herdsman, widows, orphaned children and bedridden or seriously sick persons.

Cut-off date will be announced using existing local media to ensure that no one will enter as newly affected person into the project land after the cut-off date.

CHAPTER SIX: ENTITLEMENT AND ELIGIBILITY DESCRIPTION

6.1 Introduction

The significance of this section is to provide the guidelines and procedures for identifying eligible persons for compensation and/or assistance. It depicts the various entitlement categories applicable to the varied categories of PAPs and describes the valuation procedures for the various categories of impacts identified in this project.

6.2 Description of Eligibility Criteria

This RPF recognizes that all forms of impacts caused by permanent or temporal land acquisition under this project should be mitigated, and based on the policy guideline of the World Bank's OP4.12, the following criteria are recognized:

- Those with formal rights to land (including customary and traditional and rights recognized under the Federal Laws of Nigeria).
- Those who do not have formal legal rights to land at the time of the census but have a claim to such land or assets provided that such claims are recognized through a process identified in this resettlement plan;
- Those who have no recognizable legal right or claim to the land they are occupying, using or getting their livelihood.

6.3 Proof of Eligibility for Individual and Household Compensation

The PIU will consider various forms of evidence as proof of eligibility as stated in this framework to cover the following:

- PAPs with formal legal rights, documented in the form of land title registration certificates, leasehold indentures, rent receipts, and building and planning permits among others. Also, unprocessed/unregistered formal legal documents will be established in the RAP.
- PAPs with no formal or recognized legal rights-criteria for establishing non-formal, undocumented or unrecognized claims to eligibility shall be established paying attention to each situation and its peculiarities. Alternative means of proof of eligibility will include:
 - Affidavit signed by landlords and tenants; and
 - Witnessed or evidence by recognized traditional authority, customary heads, community elders, family heads and elders and the general community.

During the preparation/implementation of RAPs, PAPs recent passport photograph or a digital image capture will be carried out, PAPs contact address, Phone Number, and Name of Next-Of Kin will be collected and documented for use as means of eligibility for identification of PAPs during screening for compensation.

6.4 Eligibility for Community/Village/Clan Compensation

Communities (districts, villages and clans) permanently losing land and/or access to assets and or resources under customary rights will be eligible for compensation. Example of community compensation could include construction of market places, community lock up shops, community hall, and employment for locals within the projects sites as well as sinking of boreholes, rehabilitation/construction of schools and health centres. The rationale for this is to ensure that the pre-project socio-economic status of communities were restored and/or improved upon. The local community leaders will play a crucial role in identifying community needs.

Where an affected asset/land belongs to a family group or an association, it will be advised that as much as possible, the asset should be reallocated to each eligible member/owner so that each person is captured and compensated separately. Where this arrangement is not possible or desirable, the household or association may agree within themselves and present one person among them to be recognized as the PAP. In that case, compensation will be paid to the person to whom the family had agreed to represent their common interest. The PAP is the one whose identification/photograph will be captured during census and inventory.

6.5 The Cut – off Date

The cut-off date in the WB OP 4.12 refers to the date beyond which any person who occupies land or assets, or constructs assets on land, required for project use, will not be eligible for compensation. The date is often the day when the assessment of persons and their property in the project area is completed. The establishment of a cut-off date is required to prevent opportunistic population influx into the project acquired land which poses further compensation risk to the proponent. Given its importance, therefore, cut-off date must be effectively communicated to the project affected

importance therefore, cut-off date must be effectively communicated to the project affected community using effective and known medium of public communication in the community.

6.5.1 Common complications in the application of Cut-off Date

The application of cut-off date sometimes become controversial especially if there is a delay between the time the census is carried out and the start and completion of the project. However, the World Bank OP 4.12 recognizes that individuals and households who occupy project-affected areas after the cut-off date are not eligible for compensation. The WB OP 4.12 sets a caveat for nullifying new claims as follows “*provided that there has been an effective public dissemination of information on the area delineated, and systematic and continuous dissemination after the delineation to prevent further population influx*’.

There is also the complication of unfinished structures which were later finished at or after the time of census / cut-off date. Unfinished structures should be identified during mapping prior to setting of cut-off date. Thus, unfinished sites should be secured, and unused materials piled at the site should be noted and the cut -off survey can estimate investment which should be compensated for in lieu of expenses (including labour) incurred until the cut - off date. Nevertheless, if works are not initiated two years or more after declaration of a cut-off date, a new census and evaluation of properties must be carried out.

Table 6.1: Indicative Entitlement Matrix

Asset	Type of Impact	Affected Person/unit	Eligibility Criteria	Financial or In-Kind Compensation	Allowances/Assistance
Land (including fallow land used as part of agricultural cycle)	Permanent acquisition of land	Land owner (individual, clan or community)	Person with formal right to land or without formal legal right to land but have recognizable claim to land	Replacement with land of equal size and quality in locations adjudged as same in value to the acquired one. If land replacement is not possible or available, then cash compensation at full replacement value.	<u>Land Transfer allowance</u> 10 % of market value in cash covering all administrative fees related to the purchase or provision of replacement land.
		Tenant/User (will not receive compensation for land but for improvements to land they have made such as crops, houses, sheds etc. (see below for details)	recognized under the prevailing local land tenure	Community land – replacement land or if unavailable, compensation to be paid to the community with their full consultation and participation	
	Temporary			Full restoration to pre-	Moving allowance. It is

acquisition
of land

project conditions; a market rate for
Financial haulage determined
compensation for any during RAP
crops or trees acquired preparation.
or destroyed;
compensation for any
rent received from
land; replacement land
if lack of access will
last for an agricultural
cycle and prevent
farmers from either
planting or harvesting
crops.

Asset	Type of Impact	Affected Person/unit	Eligibility Criteria	Entitlement Description	Allowance/ Assistance
Crops/ Trees	Destruction/damage/loss of crops	Landowner Tenants/Users of land and cultivators/owners of crops/fruit trees, including individuals of the same household who tend their own piece of land and grow crops on it.	Landowner with formal or informal right to own land on which crops / fruit trees are grown	Cash compensation for crops at full market value of crop yield per hectare	NA
	Loss of fruit trees			Cash compensation for fruit trees at full market value of fruit yield per season plus the cost of seedling and labour for nurturing the plant/tree to maturity.	NA
	Destruction/Loss of wood trees		Recognized owner of affected fruit tree	Cash compensation for wood tree at current market value	Moving/Setup allowance
Structures	Destruction of permanent immovable	Owner	Recognized owner of	Cash compensation at	Cash or in- kind moving

	structures		affected structure irrespective of land ownership status	full replacement value, or replacement structure; Cost of moving Disturbance assistance (10%)	assistance
	Temporary displacement of moveable structures	Tenant/User Owner	Recognized tenant Recognized owner of affected structure irrespective of land ownership status	Cost of re-building and moving back to initial location; Disturbance allowance (10%)	Cash or in-kind moving assistance
	Businesses and Commercial Enterprises (formal and informal)	Tenant Business person distinct from owner of the structure	Recognized tenant/user Those operating business on the affected project land irrespective of their land ownership status		
Loss of access to rivers or lakes	Loss of access to fishing livelihood	Recognized fishermen/women who substantially rely on fishing for their livelihood	Verification that fishing is important livelihood for household or individual	Compensation and assistance to be discussed with PAP such as cash compensation, livelihood restoration including micro credit to start alternative business or to get access to alternative fishing grounds/ forming cooperatives with others.	NA
Cultural Heritage	Permanent /Temporary loss of cultural heritage including sacred sites.	Community	Community Land not under dispute	Replacement in consultation with concerned parties including ministry of environment with respect to forest/trees	NA

CHAPTER SEVEN: VALUATION PRINCIPLES AND METHODS

7.1 Methods of Valuation for Different Categories of Assets/Entitlements

The scope of valuation in this RPF covers all categories of impacts/assets identified during the social assessment and described in the entitlement matrix. The essence is to ensure appropriate procedure and fair compensation to the project affected groups that are in tandem with best practices which OP 4.12 supports. Therefore, the basis of this valuation is derived from the OP 4.12 of the World Bank and the Land Use Act 1978 of Nigeria.

7.2 Description of Key Valuation Approaches and Compensation terms

- (a) Replacement cost approach (RCA): Replacement cost is the market value of the affected asset plus transaction cost. The RCA assumes that cost and value are related. It involves finding the estimate of the gross replacement cost of an asset which is the estimated cost of constructing a substitute structure or buying an alternative land in a location and size of equal value at current market prices.
- (b) Market comparison Approach (MCA): this involves the direct comparison of the property's value determining features with those of immediate and surrounding vicinity that sold recently. This method simply arrives at the value of an asset by taking an estimate of similar asset (in size, frame and location) sold in recent time to arrive at the cost of the asset to be acquired or demolished by a project. It is most desirable when cash compensation is the choice compensation.

7.3 Valuation Methods for Categories of Impacted Assets

1. Land

Replacement cost approach (RCA) or market comparison approach (MCA) whichever is more commensurate. If it is found that replacing land for land would not be a feasible option and upon extensive consultation with community/PAPs, then the application of MCA will be suitable for land valuation.

2. Structure/Building

The replacement cost approach will be adopted for the valuation of dwellings and structures.

To use replacement cost approach relevant data to be captured during RAP preparation include:

- Location details of the affected land (boundaries of the area/section of the land);
- Affected immovable properties (detailed measurement of building/structure);
- Property details including construction information such as number of rooms, type of roof, wall, interior ancillary decoration, etc.
- Social profile/data on affected household (owner, tenants, dependents)

3. Fruit trees/Farm crops/Woodlots

Impacts associated with losses of income from any of the above items will be calculated as follows:

Compensation for fruit tree is cash compensation for average fruit production for 3 years at current market value. Although government rate prepared by NTDF exists, market research will be conducted by appropriate experts (independent quantity survey) to determine if the government rate is in tune with current market rate. Where this rate is different from current market rate, the later will be used to fulfil the condition “*current market rate*” of OP 4.12.

Compensation for farm crops is at full market value of crop yield per hectare. This entails conducting an inventory of size of hectares farmed by each PAP and the type of crop. The existing market value of crop yield per hectare will be determined and adjusted (as may be necessary for inflation) during RAP preparation so that result will be reminiscent of prevailing market price at the time of RAP compensation.

Compensation for woodlot is Cash compensation at current market value. All woodlot attracts a flat rate using market rate.

7.4 Mechanism for Voluntary Donation of Land (VLD): Procedure and Records

Experience from other projects suggest that Voluntary Land Donation (VLD) is open to abuse and coercion, as such, it would not be encouraged on this project except in instances where the donation meets the requirements set out in the VLD guidelines below.

VLD carried out by local communities do not trigger the Bank’s policy on Involuntary Resettlement, however, they may be based upon administrative or social coercion and may lead to unanticipated social impacts, particularly when they are not properly documented, or when they involve vulnerable or disadvantaged community groups.

Consequently, VLD should only be authorized on this project if it can (a) clearly document Informed Consent; (b) clearly document Power of Choice; and (c) meet the VLD principle set out below in this RPF. The principles have been put into place to ensure that donations are indeed voluntary, that the donor is the legitimate owner of such lands, and that the donor is fully informed of the purpose of the donation and of the implications of donating the property.

If the land is donated on a conditional basis, the terms and conditions for the temporary use of the property must be clearly documented. Each instance of VLD in a sub-project must be documented. This requires written notification indicating the location and amount of land that is donated and its intended use and a formal statement of donation, establishing informed consent and signed by each owner or user involved. Taxes to be paid by the land donor for registration of the land transfer, if applicable, should be covered in full by the project proponent.

The project proponent will in all instance of VLD compile a report of the of the process as well as associated records and documents and forward a copy to the World Bank prior to commencement of civil works.

Voluntary Land Donation principles

1. The infrastructure must not be site specific;
2. The impacts must be minor, that is, involve no more than 10 percent of the area of any holding and require no physical relocation;
3. The land required to meet technical project criteria must be identified by the affected community, not by line agencies or project authorities (nonetheless, technical authorities can help ensure that the land is appropriate for project purposes and that the project will produce no health or environmental safety hazards);
4. Verification (for example, notarized or witnessed statements) of the voluntary nature of land donations must be obtained from each person donating land;

- donations must be obtained from *each* person donating land,
5. If any loss of income or physical displacement is envisaged, verification of voluntary acceptance of community-devised mitigatory measures must be obtained from those expected to be adversely affected;
 6. Any portion of donated land that is not used for its agreed purpose is returned to the donor;
 7. Impacts of proposed activities on donated land must be fully explained to the donor;
 8. The potential donor is aware that refusal is an option, and that right of refusal is specified in the donation document the donor will sign;
 9. The act of donation is undertaken without coercion, manipulation, or any form of pressure on the part of the developer, the public or traditional authorities;
 10. The land in question must be free of squatters, encroachers, or other claims or encumbrances;
 11. Land to be donated is free from any dispute on ownership, squatters, encroachers; and
 12. Grievance redress mechanisms must be available.

7.5 Linking Resettlement Implementation activities to Commencement of Civil Works

The World Bank OP 4.12 stipulates that resettlement activities including compensation of project affected persons should take precedence before the commencement of civil works. This RPF therefore builds upon that principle that all activities of land take, demolition, construction and displacement of PAPs will only take place after satisfactory implementation of RAP.

CHAPTER EIGHT: GRIEVANCE REDRESS MECHANISM

8.1 Introduction

There are two broad areas that grievances may arise from during project implementation:

1. dispute as fallout of the involuntary resettlement implementation (compensation) and
2. industrial disputes between: MDAs and industrialists; Industrialists and host communities; Inter-Industrialists; Employees of industries and the management.

This RPF considers only the involuntary resettlement implementation related grievances while other areas of project related complaints and grievances are addressed in the ESMF report which is a stand-alone framework. Furthermore, the RAPs will establish detailed mechanisms for the grievance and complaint process, describing format, language, time for reply, and alternative resources, including access to courts of law as a last resort after exhausting all the viable peaceful local alternatives/options.

Involuntary resettlement induced grievances may result from one or more of the following sources:

- Failure to identify all affected land owners and categories of PAPs during preparation of RAP;
- Non-payment of compensation before displacement;
- Inadequate compensation or valuation of assets;
- Delay in disbursement of entitlement;
- Dispute about ownership of land or asset;
- Non-participation or engagement of PAP in compensation negotiation and,
- Implementation of project before or without resolving resettlement matters

8.2 Existing Grievance Redress Mechanism at the Locality/Community Level

Survey from this study identified that the project area (Ogun state) have common cultural procedures that govern the way civil cases and grievances including land disputes are resolved within the rural communities. Village heads adjudicate on cultural and civil matters that are within their village purviews under the anchor of the Baale. This includes hearing and settling of disputes and non-criminal cases. Issues that are not satisfactorily resolved at the village level is taken to the Oba (paramount ruler). However, criminal cases are resolved by the police and other security agencies.

8.3. Grievance Redress Mechanism at the Industry/Government Level

At the industry/government level the Investment Department within the Ministry of Commerce and Industry is saddled with the mandate to receive and resolve disputes. While the function of this

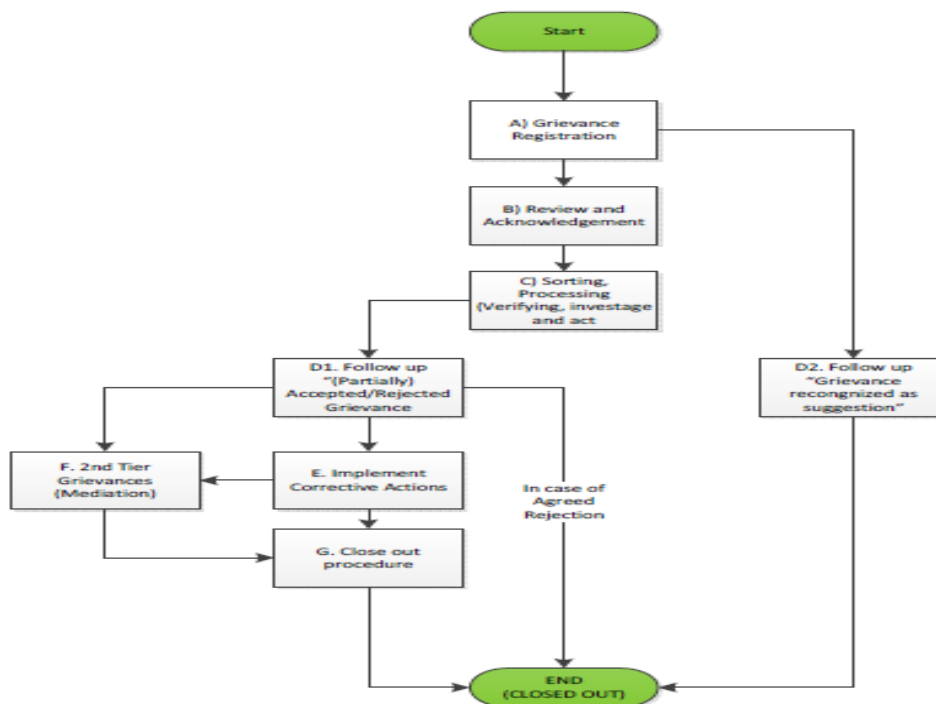
department with respect to dispute resolution is known, there appears not to be in place a defined structure for grievance resolution from point of complaints login to settlement.

8.4 Future Grievance Redress Mechanism

In view of the different players that are expected to be on board across sectors and business environments under the OGAPIP, this RPF envisages the need to design robust structures for grievance and dispute resolutions, such that will give confidence to investors and project affected persons.

8.5 Grievance Management Process

There is no ideal model or one-size-fits-all approach to grievance resolution. Workable GRM is one that is designed based on consultation and stakeholder inclusion. *It must consider the specific issues, cultural context, local customs, industry standards and project conditions. Nevertheless, an outline of the Grievance Redress Flow Path/process that could be followed is given below:*



- Receive, register and acknowledge complaint
- Screen and establish the foundation of the grievance
- Implement and Monitor a redress action
- Advise for a judicial proceedings as last resort if necessary
- Document the experience for future reference essentially; registration of complaints, acknowledgement, follow-ups, mediation and corrective actions is presented.

This is further amplified in Table 8.1 which describes the steps in the grievance management process irrespective of the size and nature of the grievance.

Table 8.1: Steps in the Grievance Redress Management

Step	Description	Timeline
1	Receipt of the grievance	1day
2	Completion of the grievance form	1/2day/s
3	Entry of the complaint into the grievance database	1/2day/s
4	Preliminary assessment of grievance: internal evaluation of the severity of the complaint	2 days

5	Written acknowledgement of the receipt of the grievance. If key information is missing from the grievance, request for further information	5 days
6	Investigation and resolution of grievance	2-4weeks
7	Response letter and registration in database. If the solution is accepted, resolution (including any payments) and closure of the case	Within 5weeks
8	If the proposal is not accepted by the complainant, referral to the Higher-Level Mediation Committee	5-6weeks after registration of grievance
9	Resort to judicial processes	At any stage in the process though complainant would be persuaded to exercise patience until thorough utilization of this mediation path is concluded
* If this time limit cannot be met, the PIU through the GRM advises the complainant in writing that they require additional time		

8.6 Composition of Grievance Redress Committee

The specific composition of GRC will vary depending upon location, sector and context. GRC may be designed at four levels before which aggrieved persons should resort to the judicial court for redress.

First Level GRM: The structure of representation of the GRC may entail co-opting the traditional council, local leaders and headed by an NGO with local and/or industry experience. This shall serve for the first level grievance redress system at the site or community level.

Second Level GRM: The second level grievance redress system (for those that felt unsatisfied with resolutions at first level) shall be headed by the sector lead. The composition of membership shall be determined the sector lead because of consultations from stakeholders. However, membership may constitute of sector legal adviser, a member from Ministry of Justice, member from any other affected MDA, 2 members from the group/zone/sector where the complainant comes from.

Third Level GRM:

The Independent Mediation Committee (IMC) is a structure that is to be established by the PIU to independently and impartially resolve grievances through mediation and dispute resolution. Mediation by the IMC is only to take place in case the complainant is not satisfied with the initial resolutions at the first and second levels. The composition of the IMC shall be established based on the specific area (site) of investment within the OGAPIP and shall include people of high reputation as impartial mediators drawn from the concerned sector, community and group.

The Mediation Committee shall operate independently from the PIU but has access to any information that the PIU and or its implementation partners have regarding the complaint. The determinations of the GRC are non-binding on either party. The IMC meets as needed, depending on registered complaints and disputes, and its members receive a stipend from the PIU to cover costs of attending meetings. If a solution that is acceptable to all parties emerges out of the meeting with the IMC, the grievance may be considered resolved and closed out if not the aggrieved person is persuaded to approach the Highest-Level setup- Citizen Mediation Centre.

Fourth Level GRM:

The Citizen Mediation Centre (CMC) is a structure in place at the state level to resolve disputes out of court. It is recommended that this Centre, given its capacity and experience in dispute resolution be made the last place of grievance uptake for the OGAPIP project. Membership shall constitute of the head at CMC, a representative of the public Ombudsman, the Project Coordinator of OGAPIP (as the secretary) and 1 member each from the sectors receiving funding intervention in this project. ; If a solution that is acceptable to all parties emerges out of the meeting with the CMC, the grievance may be considered resolved and closed out and all parties are then notified. If no acceptable solution is

agreed upon, either party has the option of taking legal action.

8.7 Functions of the Grievance Redress Committee

The functions of the GRC shall include:

- Receive complaints/grievances;
- Verify grievances and their merits;
- Recommend to the sector lead or PIU solutions to such grievances;
- Communicate the decisions to the Claimants;
- Ensure that all notices, forms, and other documentation required by Claimants are made available to him/her;
- Ensure documentation of all received complaints and the progress of remediation;
- Ensure that complaints are heard and resolved on timely manner.

8.8 Financing of the Grievance Redress Mechanism and Cost of Remediation

The proponent shall be responsible for the funding of logistics/operationalization of the GRM as well as the eventual compensation or resettlement remediation that aggrieved party may be entitled to. The proponent will also be responsible for the cost of the judicial process for cases that result to court for adjudication. It is recommended that 5% of the cost of mitigation/compensation be earmarked for funding of GRM.voluntary

Table 8.1: Implementation Plan for Grievance Mechanism

Steps	Process	Description	Completion Time frame	Responsible Agency/Person
1	Receipt of complaint	Document date of receipt, name of complainant, village, nature of complaint, inform the PIU	1 day	Secretary to GRC at project level
2	Acknowledgement of grievance	By letter, email, phone	1-5 days	Social safeguard officer at PIU
3	Investigation and resolution of Grievance	Visit the site; listen to the complainant/community; and assess the merit	2-4 weeks from date of receiving complaint	GRC including the social safeguard officer & the aggrieved PAP or his/her representative
4	Implement, monitor and document a redress action	Where complaint is justified, carry out resettlement redress in line with the entitlement matrix/OP 4.12	Within 3 weeks from date of resolution communicated in writing to the PAP	PC-PIU and Social Safeguard Officer, GRC
5	Extra intervention for a dissatisfied scenario	Review the redress steps and conclusions, provide intervention solution	2-3 weeks of receiving dissatisfaction complaint	PC-PIU, GRC
6	Judicial adjudication	Take complaint to court of law	No fixed time	Complainant
7	Funding of grievance process	GRC logistics and training, redress compensation, court process	No fixed time	The proponent (government or investor)

CHAPTER NINE: CONSULTATIONS AND STAKEHOLDER PARTICIPATION

9.1 Introduction

Stakeholder and Community consultations were deliberately planned and carried out during preparation of this RPF in accordance with the requirements of OP 4.12 that the borrower consults project affected groups for all category A and B projects for IBRD or IDA financing. Those consulted included relevant government agencies, project affected areas and social groups within the clusters and sites that will potentially be receiving project financing support. The consultation process which is a continuous activity began on 6th August 2018.

The first set of consultations targeted MDAs that have a stake in the project implementation as well as those providing some form of supports. The second category of consultations was held with stakeholders at sites and clusters where project implementations will take place. These included consultations with the Technical colleges, Agbara industrial estate, Farmers and community members in Obafemi-Owode LGA including women farmer groups and the vulnerable.

The third phase of the consultation was with an enlarged stakeholder which involved a forum in which the findings of the unit consultations was aggregated and discussed with the enlarged stakeholders for review and update.

The summary of consultations of this project is presented in the matrixes below:

9.2 How Project Stakeholders were identified

The consultant worked in conjunction with the sector leads and project managers PIU in identifying the stakeholders. Stakeholders include groups, institutions and MDAs who will be affected by the project and/or those that have responsibilities for project implementation. The list of stakeholders identified and consulted are as elaborated in section 4.2 of this RPF.

9.3 Summary of the Consultations

Below, sections 9.3.1 to 9.3.3 give a summarized account of the public consultations held across sectors and actors. Discussions focused on the purpose of involuntary resettlement, the rights of PAPs to involuntary resettlement, and the provisions in the OP 4.12 that protects the right and livelihood restoration of the PAPs. It also discussed the grievance redress channels provided by the project and how PAPs can leverage on it to obtain redress. Stakeholders were also informed that in the event of dissatisfaction with the channels of grievance redress, PAPs have the right to go to court as final arbiter.

Stakeholders were informed about the cut-off date during RAP preparation, which is the date beyond which no opportunistic person will be allowed as a PAP after the RAP census would have been completed.

9.3.1 Consultation for Technical Vocational Education held at Idiagba Technical College

The matrix below gives an account of the outcome of the consultation held with the abovenamed stakeholder group.

Classification	Summary of Discussions
Date	06/08/2018
Location	Idiagba Technical College
Participants	Attendees included members of the teaching staff including 2 TC Principals, PTA, Old Students Association, OGAPIP and Safeguards Consultants
Introduction	Overview of the OGAPIP programme for the education sector was stated by the sector PM which include: 1) institutional development plan to strengthen the Technical Colleges

	<p>to become Model Technical Colleges 2) Needs Assessment of the existing 8 technical colleges to strengthen demand driven community based skills training 3) Driving the reform of the technical vocational educational training for improved output delivery including capacity development of the instructors/teachers in the technical colleges; 4) Developing apprenticeship training and 5) rehabilitation and upgrading of facilities in the technical colleges to serve the project development objective of OGAPIP.</p>
Purpose of the Meeting	<p>Participants were informed that Ogun State Government is requesting assistance from the World Bank to fund the Ogun State Agricultural Production and Industrialization Program (OGAPIP). The funding amount is \$350M under an Investment Project Financing (IPF) arrangement, which will incorporate the use of Disbursement-Linked Indicators (DLIs).</p> <p>Part of the fund will be spent on education under skills development. As part of the process of project preparation and appraisal, the Ogun state government has agreed to the guideline of the funding partners, the World Bank to prepare 3 Safeguard documents (ESMF, RPF and PMP) which are to identify and mitigate the environmental, human and social risks of the project. The stakeholders in Ministry of education and college management are being consulted as required to inform them about the project and listen to their suggestions which form part of the project decision. The 3 safeguard reports be prepared, disclosed and presented to the Bank Board before end of 2018 for final decision to grant/approve the loan. As a function of this, maximum participation, inputs and support of the stakeholders were sought to ensure that the consultants received robust information to do their job.</p>
Overview of the assignment	<p>Full understanding of the purpose and scope of the consultants' assignment was shared with the stakeholders. RPF is a framework that is prepared prior to project implementation stage, when site specific locations and designs of sub-projects are not sufficiently determined. It provides the guidelines and procedures to be followed when preparing RAP for specific project sites that trigger involuntary resettlement. Involuntary resettlement is triggered when project activities entails land acquisition, displacement (physically or economically) of persons and/or affecting their assets or access to source of livelihood.</p> <p>The meeting discussed the desirability of the proposed project, positive and negative impacts of the development and concerns that need to be addressed. Also, existing mandates and capacities of the stakeholders were explored including grievance redress system, areas of synergies and knowledge sharing from previous experiences. Stakeholders were informed that the WB project will encourage the establishment of GRM to resolve issues that may emanate from involuntary resettlement while it plans to ensure that involuntary resettlement is avoided, minimized or at least mitigated reasonably.</p>
Perceptions and thematic discussions	<p>The stakeholders were unanimous on the need to support the project. They lamented the decline in the quality of technical education and the fall in interest for technical education due to low standard. They enumerated dearth of qualified instructors; lack of training and poor state of facilities as some of the factors that have militated against the development of Technical and Vocational Education in the state.</p>
Requests	<p>Laboratories, employment and retraining of instructors, construction of workshop blocks and hostels</p>
09/08/2018	Follow up meeting with stakeholders from Ministry of Education
Key Discussion areas	<p>The meeting was attended by the Commissioner for education, Principals of Technical Schools and Officials</p> <p>Concerns around the social implications/impacts that will result from facility rehabilitations, restructuring of the training focus of the Technical Colleges amongst others were discussed</p>
Findings and Conclusions	<p>It was noted that all lands for the schools belong to the government. However, there exist issues of encroachments occasioned by lack of perimeter fencing and sometimes due to absence of land survey and delineation.</p>

The matrix below presents an account of the public consultation held at the Ogbe-Eruku agric-cluster village in Obafemi Owode LGA of Ogun State.

Items	Summary of Discussions
Date	06/08/2018
Location	Compound of the Baale of Ogbe-Eruku
Language of communication	English and Yoruba
Participants	Baale, Community members, farmers including women group
Introduction	To set up the discussion, the introduction of the project development objective was performed. In the agricultural sector, the target is to scale up value chain through incentive support to farmers and firms. The project will support infrastructure by constructing 250km length access road across agro value chain clusters and develop 7,800 Ha of irrigation land. The overall effect is to boost productivity, employment and income and reduce post-harvest losses
Purpose of the Meeting	The purpose of the meeting with the consultant was made known to the stakeholders as presented in the first section.
Perceptions and thematic discussions	<p>The village is made up of both small holding and commercial farmers. List of commercial farmers in the area include Alao Farm (Livestock production and feed mill), Profundis Farm (Poultry Production), Funes Farm (Poultry production), Moat Farm (Cassava, Maize, Oya beans), Mwalimu-Madiba Farm (Maize farming).</p> <p>They expressed gratitude to the state government for the project stating that they (farmers are faced with bad road and lack of water for domestic use and for irrigation. The women shared that the project will them in agricultural processing and marketing, lower cost of transport and enhance savings</p> <p>Average cost of transportation to the nearest market of about 11km is between N500 and N800.</p> <p>Grievance Redress System:</p> <p>For the women group, the tradition for conflict resolution involves an aggrieved person to channel a complaint to the women leader, who invites members of her executives and parties in conflict to resolve the matter. When issues are not settled at the level of the women leadership, it is referred to the Baale. Generally, matters of conflict in the community are resolved by the Baale. Only in rare cases do people go to the police for redress.</p>
Requests	Road rehabilitation, borehole/irrigation and healthcare facility
Conclusion	The meeting ended with the community and OGAPIP agreeing to work closely to ensure the success of the project. The community was assured that their requests will be directed to the appropriate government authority. OGAPIP will also consult them at various stages of the project for their participation and support.

9.3.3 *Other consultations held and key outcomes*

Below is a matrix that captures the highlights of consultations held with MDAs including OPIC, Bureau of Lands and Survey and Ministry of Commerce and Industry.

Date	Stakeholder Consulted	Major outcomes
9/8/2018	OPIC	<ul style="list-style-type: none"> • The internal roads are not motor-able • No adequate drainage (conflict arise most times between the residents and industries • Grievance Redress Mechanism through resident association, then OPIC and finally the Police

- association, men OPIC and many the police
- OPIC and Housing Corporation regulate housing development within their own statutory rights
- No regulatory body in the context of ensuring world best practice to encourage private sector participation in housing and industrial development.
- The residents lack some social amenities (fire service, no healthcare facility)
- OPIC has an excellent layout in terms of the internal road network but the physical roads are not there.

REQUEST MADE

7/8/2018 Bureau of Lands and Survey

- Provision of drainage, Rehabilitation of internal roads and possible the external road from Agbara to Igbesa, Fire service and Healthcare facility
- The Bureau allocates land to investors or for agriculture purpose when application is made and due diligence procedures in line with the land Use Act has been followed;
- The Bureau pays compensation to land owners who have statutory evidence of land holding;
- The Land use allocation committee needs to be strengthened and meet more frequently in order for it to be effective;
- Automation time at the Bureau of Lands and Survey creates delays and leads to unnecessary interactions with agencies. Transaction costs are expected to be reduced with improved automation;
- The Land Administration Management System (LAMS) and Ogun State Geographical Information System (GIS) project is ambitious, but the completed components are not fully inter-operable or integrated. The system needs significant modifications to attain its mandate of automation and streamlining of the land administration process;
- The survey controls need to be updated to provide accurate surveys.

9/8/2018 Ministry of Commerce and Industry

- They get lot of complaints about Industries and businesses being closed due to one regulatory issues or not;
- The ease of doing business is quiet poor;
- There is need to have a structure in place for resolving conflicts between industries and public-sector agencies

9.4 Plan for Future Consultations and Communication

This RPF recommends that consultation will continue before, during and after project implementation. Therefore, the proponent is required to provide relevant consultation materials (flyers, communication book, banner, T-shirt as may be needed) in a timely manner prior to consultation and in a form and language that are understandable and accessible to the groups being consulted.

This requirements and phasing of consultations are as follows:

- Consultation on the finalization of RPF – to include:

CONSULTATION ON THE IMPLEMENTATION OF RAP TO INCLUDE:

- Circulation of the draft RPF for comments by public disclosure of the document at various designated MDA locations such as Ministry of Budget and Planning, Ministry of Education, Ministry of Agriculture, Ministry of Commerce and Industry, OPIC, etc.
- Organization of public stakeholder workshops and comments incorporated in the final RPF document
- Public disclosure of Final RPF (cleared by WB) in-country in 2 national newspapers and at designated centres accessible to stakeholders and at the WB info shop prior to appraisal
- During the preparation of individual A/RAP
 - PAPs, groups and communities will be consulted and informed about their rights and entitlements with respect to their range of impacts
 - Consultation will include census of PAPs
 - Cut-off date will be announced to the community at the end of the census exercise to avoid opportunistic entrants into the land.
 - Consultation of the proponent and implementing government agencies on relevant policy terms such as replacement value, livelihood restoration measures, vulnerable group, etc.
- During the Implementation of the RAP
 - PAPs will be informed about the date/schedule of resettlement/compensation
 - They will be involved in site selection, screening and planning for land and housing compensation
 - PAPs will be notified on the start off time of project implementation to enable them to relocate their assets early and without losses
- During audit/monitoring and evaluation of the A/RAP to determine the livelihood restoration performance of the PAPs
 - PAPs will be consulted to assess the condition of their livelihood prior and after the implementation of RAP. This will take place 6months after A/RAP and 2 years after RAP implementation.

9.5 Mechanism for Engagement/Consultation of PAPs

Mechanism for engagement of PAPs will vary and depends on categories and location of PAPs. Those in the rural areas may require a different engagement means from those in the urban areas. For PAPs in the rural areas, it is suggested to use the existing recognized traditional structure in which consultation is conducted through the traditional governance structure/community leadership. This means of engagement is widely acceptable and an easy way to reach to all the groups in the community. The use of social gatherings such as churches and mosques will also be important for dissemination of information to PAPs, and finally, there is the need to segment consultations into smaller targeted groups. This is premised on giving a voice to less advantage groups, minority settlers and groups in the resettlement planning. To do this effectively, the attendance records of the various groups having phone numbers and contacts will be used to call or reach out to PAPs, including coordinating them for group meetings as and when necessary. On the other hand, the use of association platforms and leadership to consult with PAPs and stakeholders can be very effective. This approach will effectively

apply to consultation with resident associations in the Agbara Estate, industrial associations, farmers associations, etc

9.6 Tools for Consultation of Stakeholders

Depending on the target stakeholder and objective of consultation at any point, one or a combination of the following tools should be used:

Stakeholder	Consultation Tools
Project affected persons and groups <ul style="list-style-type: none">• Farmers groups• Land owners, tenants, squatters• Herdsmen• Vulnerable group/women	Focus group discussions, questionnaire, worship centres, Fadama group/desk officers, community town hall meetings, Print materials, texting by phone
Project partners <ul style="list-style-type: none">• Industries• Schools• Investors• Contractors	Phone calls, e-mails, visit, facilitation meetings, electronic media
Government Agencies/Ministries	Phone calls, e-mails, visit, meetings, electronic media

9.7 Disclosure Requirements

The RPF and RAP will be disclosed in compliance with relevant Nigerian regulations and the World Bank operational policy. Beside newspaper publication (in 2 national dailies for 21 days), the RPF will be disclosed at designated sites at Ministry of Budget and Planning, Ministry of Land and Survey, State Ministry of Environment, Ministry of commerce and industry, Ministry of education, Ministry of Agriculture and at OPIC Office. The report will also be disclosed at the World Bank external website

CHAPTER TEN: LIVELIHOOD ENHANCEMENT AND RESTORATION

10.1 Introduction

The proponent is prepared to implement livelihood enhancement and restoration as necessary in line with applicable international best practices. The goal of the Livelihood Restoration Program is the sustainable livelihood of vulnerable PAPs and households. This livelihood restoration package is not an alternative to compensation entitlement to PAPs but seeks to ensure that vulnerable PAPs are provided with sustainable livelihood measures/alternative. The definition of vulnerable PAPs in this RPF include the elderly (aged PAPs of 65 years and above), female headed households affected by the project, orphans, persons with disabilities and the poorest among PAPs defined as those to whom the affected asset represent their only or major source of livelihood. Similarly, small household farmers may lose their livelihood as a result of land acquisition or donation to the project.

The Objectives of the Program are:

- Provision of a menu of livelihood restoration activities for land-, wage- and enterprise-based activities to vulnerable PAPs;
- Ensure that small household farmers losing lands are integrated into the OGAPIP agro-program as shared mechanized farmers or beneficiaries of mechanized agro-produce profit;
- Provide financial literacy and business plan training to the vulnerable PAPs regardless of livelihoods training;
- Ensure technical skills training for identified needs within long-term operations work;
- Ensure access to inputs and market to the vulnerable PAPs

10.2 Approach

The basic approach to be used includes:

- Establishing local skills and identify gaps in community skill base;
- Establishing pre-project livelihood activities;
- Establishing potential livelihood activities associated with the Project;
- Providing choice to impacted households on livelihoods training ensuring local capacity for food security;
- Providing training and sensitization for local households;
- Providing management and oversight for local economic development activities; and

- Ensuring implementation of monitoring and evaluation program.

10.3 Vulnerability Categories

Vulnerability may be viewed in two stages: pre-existing vulnerability and transitional hardship vulnerability. Pre-existing vulnerability includes that stage which would be present with or without Project development. Transitional hardship vulnerability occurs when those directly affected by the Project, whether predisposed or not, are unable to adjust to new conditions due to shock or stress related to Project activities.

The Vulnerability Program would be designed to address both, pre-existing vulnerability and transitional hardship vulnerability, and not only households in the pre-existing stage.

10.3.1 Criteria

Criteria used to assess vulnerability include pre-Project poverty, household composition, income, food supply, housing; social support, health, disability and level of food insecurity Table 10.1 can be used as a basis for identification and assessment of vulnerable households and individuals.

Table 10.1: Vulnerability Assessment Tool

Household Vulnerability			
Category	Indicators	True	False
1. Pre-Project Extreme Poverty- the Pre-Disposed	No Farm No Land No Job No Business		
2. Household Composition	Elders and/or Children only or Women and Children only or Disabled or Diseased only ^{3 4}		
3. Income	None from Farm None from Job None from Business None from Rental		
4. Food	Have <u>no</u> Stored Food Claim to be eating one meal or less/day		
5. Housing	Homeless or Living in Charitable Housing		
6. Social Support	No Extended Family Support No Community/Neighbourhood support		
7. Health	HH has ->1 Disabled, diseased, drug addict or prostitute.		

10.4 Vulnerability Assessment

The primary objective of the vulnerable persons assessment and assistance measures is to avoid the occurrence of project-induced vulnerability, and if it occurs, to mitigate this through preventive and follow-up measures.

Criteria used to assess Project-induced vulnerability include pre-Project poverty, household composition, income, food supply, housing, social support, and health. The criteria are used to establish household vulnerability relative to local conditions. Vulnerability thus becomes locally defined as those households that are recognized to be in a difficult situation against the background of general poverty in the area.

10.5 Monitoring

Vulnerable household monitoring is integral to the general resettlement monitoring framework. All vulnerable households should be tracked from registration to self-sufficiency in the Project database. Assistance measures will also be tracked from recommendation to completion in the Project database. A watch-list of households should be tracked in the database and visited on the ground at least once a quarter. Each follow up visit will be recorded in the database flagging changes to indicators that are problematic.

CHAPTER ELEVEN: RPF/RAP IMPLEMENTATION PROCESS/ ARRANGEMENT, BUDGET AND SOURCE OF FUNDING

11.1 Implementation Process and Arrangement

World Bank OP 4.12 requires the Resettlement Action Plan implementation to meet certain minimal standards and process that will be acceptable to stakeholders and the Bank. The key processes and responsibilities in the implementation of RAPs are as depicted in Table 11.1

Table 11.1: RAP implementation process/ arrangement

SPIUs RESPONSIBILITIES

World Bank Responsibilities

Preliminary RAP Preparation

- Prepare and Circulate Terms of Reference for RAP Specialists
- Select and justify land acquisition and economic displacement alternatives that minimize or avoid adverse impacts
- Identify other social impacts (non-resettlement related) and identify mitigation measures
- Identify potential partners such as NGOs, community groups who can assist with public consultation, implementation and social impact mitigation measures

Review TOR and make comments and/or give clearance

Technical Design – RAP Preparation

- Engage services of resettlement experts
- Submit outlines and draft of RAP for OGAPIP to review
- Carry out initial public consultation for both ESMP and RAP purposes)
- Map affected area
- Identify, organize and coordinate local support for RAP implementation
- Carry out census and registration of affected people
- Review and consult PAPs on the project alternatives

Review RAP report

review and consult PAPs on the project alternatives

Prepare Resettlement Action Plan

- Select alternative replacement land/resettlement sites
- Establish legal framework and gaps between WBG Policy and Nigerian Federal and State law.
- Establish grievance mechanisms
- Complete arrangements for
- the participation of affected people and communities in RAP implementation and monitoring
- Ensures that RAP Report is publicize in line with the Nigerian extant law

Disclosure of RAP Report in WB external website

Clears RAP Report for implementation

Implementation of RAP

- Funding of RAP implementation
- Carry out the actual RAP implementation/payment of compensation
- Ensure redress for the aggrieved PAPs

11.2 Institutions, Stakeholders and Roles in the Social Safeguards Implementation

Specific roles of the various institutions and stakeholders in the implementation of the RPF and the subsequent RAPs are as specified in the table below:

Category	Roles & Responsibilities
Ministry of Budget and Planning	<ul style="list-style-type: none"> • Ensures that the budget for the implementation of the RPF and other safeguards instruments (ESMP, RAP) is approved timely and implemented; • Preparation of an RPF that meets the requirement of the World Bank • Responsible for setting up a Social Safeguard Unit with well trained personnel in resettlement, who shall ensure and supervise the implementation of this RPF Recruiting and training a Social Safeguard Specialist who will have the overall responsibility providing technical assistance to the PIU such as review of TOR and RAP reports • Ensuring that State agencies adhere to the OP4.12 guideline of the Bank; • Setting up of the PIU and ensuring that relevant staffs are engaged;
PIU	<ul style="list-style-type: none"> • Coordinate daily project activities; • Ensuring that GRM are established for each sub-project, and ensuring that it is funded; • Prep • Ensure that the disclosure policy of the government of Nigeria is adhered to by the project; • Ensures that the World Bank OP 4.12 policy is complied with
Bureau of Land & Survey	<ul style="list-style-type: none"> • Provide project related policy decisions and guidance regarding land acquisition and compensation • Ensuring compliance at State Level, on matters of Land Acquisition and compensation and other resettlement issues
PIU Safeguards Unit	<ul style="list-style-type: none"> • Responsible for preparation of TOR for ARAP/RAP

	<ul style="list-style-type: none"> • Review all ARAPs/RAPs documents prepared by consultants and ensure adequacy under the World Bank Safeguard policies. • Ensures that the beneficiaries and investors comply with social safeguard guidelines given in this RPF • Prepare compliance reports with statutory requirements; • Ensure that PAPs are compensated and carried along in line with this RPF
World Bank	<ul style="list-style-type: none"> • Assess and monitor implementation process of the RPF/ARAP • Responsible for final review and clearance of TOR and RPF/RAP reports • Responsible for disclosure of RPF/RAP on the Bank's external website
NGO/CSO	<ul style="list-style-type: none"> • May be engaged to participate or carry out compensation to PAPs; • May be engaged to witness or coordinate GRM at the local/community level
Grievance Redress Committee	Responsible for receiving, registration, verification and processing of grievances and complaints related to the project, including giving feedback to aggrieved persons and the project management.

11.3 Budget and Source of Funding of RAP

RAP budget shall be prepared by an independent consultant to be engaged by the PIU. The budget shall be determined through a process of consultation with PAPs, inventory of affected items and market survey of the prevailing rates of the assets. In addition, the budget shall make provisions for funding of GRM, livelihood income restoration, monitoring and training/capacity building, etc. Funding of the RAP shall be from the state counterpart fund.

11.4 Capacity Need and Training

The capacity screening exercise carried out for this RPF shows that the OGAPIP PIU is yet to be fully constituted. When fully established the social safeguards, officer will be trained on the demand of the task of social safeguards for effective implementation and monitoring of adherence to the stipulations of this RPF and the RAPs.

The training should focus on the following, *inter alia*:

- World Bank Safeguard Policy (O.P 4.12) on resettlement and other World Bank operational policies;
- Preparation of Terms of Reference for RAP;
- Land acquisition and resettlement and Compensation Laws and procedures in Nigeria
- Compensation and supplementary assistance;
- RAP Implementation process.
- Grievance Redress Procedures

Indicative cost of training of one staff for one week is estimated at N2,000,000 (for international training) or N650,000 if trained locally.

CHAPTER TWELVE: MONITORING AND EVALUATION

12.1 Introduction

Monitoring and evaluation will be a continuous process in the implementation of this RPF and the subsequent ARAPs/RAPs and will include internal and external monitoring. External monitoring will entail the engagement of an independent firm/consultant in the audit of the adherence and effectiveness of safeguards implementation by the PIU. The objective of M&E is to assess the

performance of the RAP and to identify early gaps and issues that the mitigation measures described in the plan may not have been effectively addressed with a view to providing remedial measures in order to forestall a setback to project success.

The safeguards officer in the PIU shall play a key role in reporting compliance and the progress of implementation to the PIU and the World Bank.

The RPF underscores the importance of monitoring and evaluation of the sub projects under the Project. It also highlights mechanisms for internal and external monitoring which are described below.

12.2 Internal Monitoring

Internal monitoring of RAP/ARAP activities under this project involves the periodic monitoring of the progress of the plan during and after implementation of ARAP/RAP. The social safeguard unit of the various PIUs will perform this function and report to the PC and World Bank.

For those areas with minor resettlement, the PIU Safeguard section will report at least quarterly on the implementation schedule, delivery and usage of any resettlement compensation, relocation of marketers and transporters, and their pre- and post-move sales, extent of community involvement and efficiency of resettlement agencies in fulfilling their obligations.

In the areas where a RAP or ARAP is required because of land acquisition or significant numbers of displaced persons, the Social Safeguards Officer will provide a quarterly progress report on the various resettlement activities. The report will provide detailed explanation of resettlement progress, fund allocation, and issues and problems arising, as well as solutions devised, during implementation. In addition, the report which shall be in a tabular format will have comparisons on the following:

- Estimated and actual extent of compensation delivered
- The number of structures demolished
- The number of new homes, shops, market stalls and other required structures built
- And all other matters deemed pertinent for facilitating resettlement and project progress.
- No. of sub-projects requiring preparation of a RAP;
- No. of households, and number of individuals (women, men and children) and number of identified vulnerable PAPs, physically or economically displaced by each sub-project;
- Length of time from sub-project identification to payment of compensation to PAPs;
- Timing of compensation in relation to commencement of physical works;
- Amounts of compensation paid to each PAP household (if in cash), or the nature of compensation (if in kind);
- Number of people raising grievances in relation to each sub-project;
- Number of unresolved grievances.

12.3 External/Independent Monitoring

The purpose of independent monitoring of RAP/ARAP is to provide verification of key concerns in resettlement, such as compliance with resettlement policies, implementation progress, the extent of effective consultation and participation of local populations, and the direction and extent of changes of income and livelihood among displaced persons.

The PIU will engage an independent firm or consultant to conduct this periodic external assessment of resettlement progress. The PIU will develop a detailed monitoring work plan for the terms of reference, based on the resettlement plan submitted to and approved by the World Bank. The PIU will review and approve the questionnaires and inventory forms developed by the consultant, as well as the research methods, analytic techniques, and reporting formats proposed by the consultant or firm.

12.4 Monitoring and Evaluation Indicators

A few objectively verifiable indicators shall be used to monitor the impacts of the compensation and resettlement activities. These indicators will be targeted at quantitatively measuring the physical and socio-economic status of the PAPs, to determine and guide improvement in their social well-being. The establishment of appropriate indicators in the RAPs/ARAPs is essential since what is measured is what will be considered important. Indicators will be created for affected people, for key stakeholder

what will be considered important. Indicators will be created for affected people, for key stakeholder groups, and for special categories of affected groups such as women headed households, disable persons, marginalized persons etc.

A number of objectively verifiable indicators shall be used to monitor the impacts of the compensation and resettlement activities. These indicators will be targeted at quantitatively measuring the physical and socio-economic status of the PAPs, to determine and guide improvement in their social well-being.

The monitoring indicators to be used for different RAPs are developed to respond to specific site conditions.

1. **Input** indicators include the resources in terms of people, equipment and materials that go into the RP. Examples of input indicators in the RAP include: the sources and amounts of funding for various RP activities; and the establishment of the Land Acquisition Team.
2. **Output** indicators concern the activities and services, which are produced with the inputs. Examples of output indicators in the RP include a database for tracking individual plot compensation; and the payment of compensation for loss of land or assets.
2. **Process** indicators represent the change in the quality and quantity of access and coverage of the activities and services. Examples of process indicators in the Resettlement Plan include: the creation of grievance mechanisms; the establishment of stakeholder channels so that they can participate in RAP implementation; and, information dissemination activities.

Table 12.1 outlines indicators to monitor and evaluate the implementation of resettlement and compensation plans.

Table 12.1: Resettlement and Compensation Performance Measurements Indicators	
Monitoring Indicators	Evaluation Indicators
1. Outstanding Compensation or Resettlement Contracts not completed before next agricultural season	1. Outstanding individual compensation or resettlement contracts
2. Communities unable to set village-level compensation after two years	2. Outstanding village compensation contracts
3. Grievances recognized as legitimate out of all complaints lodged.	3. All legitimate grievances rectified
4. Pre- project production and income (year before land used) versus present production and income of resettlers, off- farm-income trainees, and users of improved mining or agricultural techniques.	4. Affected individuals and/or households compensated or resettled in first year who have maintained their previous standard of living at final evaluation.
5. Pre-project production versus present production (crop for crop, land for land)	5. Equal or improved production household
6. Pre-project income of vulnerable individuals identified versus present income of vulnerable groups.	6. Higher income of vulnerable individuals indicates efficient project performance.

ANNEXES

Annex 1: Checklist for Resettlement Screening

Affected Plot Sheet

Reference:

Reference:

Location: - County:District:Town:

GPS Coordinates:Surface: m²
Description of soil:
.....
.....

Perennial Crops: 1 Owner:
 2 Owner:
Annual Crops: 1 Owner:
 2 Owner:
Trees: 1 Owner:
 2 Owner:

Structures: Movable structures: Owner:
 Immovable structures: Owner:
 Buildings: Owner:

Users: User 1: Surface used: Regime of tenure:
 User 2: Surface used: Regime of tenure:
 User 3: Surface used: Regime of tenure:
 User 4:Surface used: Regime of tenure:

Valuation proposal (details of calculation on attached sheet):

Crops:
.....
.....
Structures:
.....
.....

Proposed distribution of compensation:

User 1:
User 2:
User 3:
User 4:

Prepared By: **Date:**

Affected Building Sheet

Reference:
Location: - County:District:Town:
GPS Coordinates: Photograph number:
Owner:-
Full Name:
Address :
.....

Description:-

Permanent:.....Non permanent:
Surface: m² Number of rooms:
Walls: Material: Condition:
Roof: Material: Condition:
Floor: Material: Condition:
Annexes outside:
Latrine: Material: Condition:
Bathroom: Material: Condition: Kitchen: Material:
..... Condition: Others:Material:

.....Condition:
 Additional features:

Permanently Inhabited:By:Regime of occupation:
 Periodically Inhabited: By: Regime of occupation:

Vulnerable group:

- a) Women-headed Household.....
- b) Family with physically and mentally.....
- c) Family with aged members.....
- d) Family with income below poverty line.....
- e) Family losing more than the economic threshold of their land through acquisition/negotiation.....

Valuation proposal (details of calculation on attached sheet):

Proposed distribution of compensation:

User 1:
 User 2:
 User 3:
 User 4:

Prepared By:Date:

Affected Household Sheet

Household Reference:
 Location: - County:District:Town:

Reference of Affected Asset:-

Type: - Structure: Plot:Crop: (*Tick one*)
 Reference of Affected Asset Sheet:

Household Information:-

Head of Household: - Name:Age:Sex
 Identity Document: - Type:Number:

Composition of Household:-

Number	Name	Relationship with Household Head	Sex	Age
1				
2				
3				
4				
5				
6				
7				

Socio-Economic Information:-

Head of Household:
 Occupations: - Primary: Secondary:

Other members of Household:

CHIEF MEMBERS OF HOUSEHOLD:-

Number: Occupation: Highest education level attained:
Number: Occupation: Highest education level attained:
Number: Occupation: Highest education level attained:
Number: Occupation: Highest education level attained:
Total Estimated Household Cash Income:

Education level of Household Members:-

Number: Level:
Number: Level:
Number: Level:
Number: Level:

Project Impact:-

Assessment of the Impact of the Loss of the Affected Asset on Household’s Livelihood:
.....
Amount of land owned;
Details of income loss due to loss of land;

Proposed Compensation or Resettlement Package:-

Household’s Wishes:
.....
Proposed Package:

Proposed Livelihood Restoration Package:-

Household’s Wishes:
.....
Proposed Package:

.....
Annex 2: Outline of a Resettlement Action Plan

Reference: OP 4.12, Annex A

1. Description of the sub-project and of its potential land impacts
 - 1.1 General Description of the project and identification of the project area
 - 1.2 Potential impacts. Identification of:
 - 1.2.1 The project component or activities that give rise to resettlement;
 - 1.2.2 The zone of impact of such component or activities;
 - 1.2.3 The alternatives consider avoiding or minimise resettlement; and
 - 1.2.4 The mechanisms established to minimize resettlement, to the extender possible, during project implementation
- 2 Objectives. The main objectives of the resettlement program
- 3 Socio economic studies and census of affected assets and affected livelihoods. The findings of socioeconomics studies and census to be conducted with the involvement of potential affected people include:
 - 3.1 The results of a census survey covering
 - 3.1.1 current occupants of the affected area to establish a basis for the design of the resettlement program and to exclude subsequent inflows of people from eligibility for compensation and resettlement assistance;
 - 3.1.2 Standard characteristics of impact households, including a description of production systems, labour, and household organization; and baseline information on livelihoods (including, as relevant, production levels and income derived from both formal and informal economic activities) and standards of living (including health status) of the affected population;
 - 3.1.3 The magnitude of the expected loss – total or partial – of assets, and the extent of physical or economic displacement;
 - 3.1.4 Information on vulnerable groups or persons as provided for in OP 4.12, paragraph 8, for

whom special provisions may have to be made;

3.1.5 Provisions to update information on the affected people's livelihoods and standards of living at regular intervals so that the latest information is available at the time of their displacement.

3.2 Other studies describing the following:

3.2.1 Land tenure and transfer systems, including an inventory of common property natural resources from which people derive their livelihoods and sustenance, any issue raised by different tenures systems in the project area;

3.2.2 The patterns of social interaction in the affected communities, including social networks and asocial support systems, and how they will be affected by the project;

3.2.3 Public infrastructure and social services that will be affected, and

3.2.4 Social and cultural characteristics of affected communities, including a description of formal and informal institutions (e.g., community organisations, ritual groups, nongovernmental organisations (NGOs) that may be relevant to the consultation strategy and to designing and implementing the resettlement activities.

4 Legal framework

4.1 The scope of the power of eminent domain and nature of compensation

4.1.1 Valuation methodology

4.1.2 Timing of Payment

4.2 Applicable legal and administrative procedures

4.2.1 Description of the remedies available to affected persons in the judicial process and the normal time frame for such procedures

4.2.2 Available alternative dispute resolution mechanisms that maybe relevant to resettlement under the project.

4.2.3 Relevant laws (including customary and statutory laws) governing land tenure, valuation of assets and losses, compensation, natural resource usage rights; customary personal; environmental laws and social welfare legislature

4.2.4 Laws and regulations relating to agencies responsible for implementing resettlement activities;

4.2.5 Gaps, if any between local laws covering eminent domain and resettlement and the bank's resettlement policy

4.2.6 Mechanisms to bridge such gaps

4.2.7 Any legal step necessary to ensure the effective implementation of resettlement activities under the project.

5 Institutional framework: This should provide the details of findings of an analysis of the institutional framework covering:

5.1 The identification of agencies responsible for resettlement activities and NGOs that may have a role in the project implementation;

5.2 An assessment of the institutional capacity of such agencies and NGOs; and

5.3 Any steps that are proposed to enhance the institutional capacity of agencies and NGOs responsible for resettlement implementation;

6 Eligibility: This part of the RAP provides a definition of affected persons and criteria for determining their eligibility for compensation and other resettlement assistance, including relevant cut-off dates.

7 Valuation of and compensation for losses. The methodology to be used in valuing losses to determine their replacement cost; and a description of the proposed types and levels of compensation under local law and such supplementary measures as are necessary to achieve replacement cost for lost assets.

8 Resettlement measures:

8.1 Description of the packages of compensation and other resettlement measures that will assist each category of eligible d persons to achieve the objectives of the policy (see OP 4.12 paragraph 6).

9 Site selection, site preparation and relocation, this provides details on alternative relocation sites considered and explanation of those selected sites, covering:

9.1 Institutional and technical arrangements for identifying and preparing relocation sites, whether

rural or urban, for which a combination of productive potential, locational advantage and other factors is at least comparable to the advantages of the old sites with estimate of the time needed to acquire and transfer land and ancillary resources.

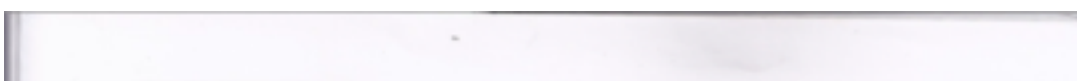
- 9.2 Any measures necessary to prevent land speculation or influx of eligible persons at the selected sites;
 - 9.3 Procedure for physical relocation under the project, including timetables for sites preparation and transfer and
 - 9.4 Legal arrangements for regulating tenure and transferring titles to resettlers.
- 10 Housing, infrastructure and social services.
 - 11 Environmental protection and management.
 - 12 Community participation. This should describe the involvement of resettlers and host communities.
 - 13 Integration with host populations. This should describe measures to mitigate the impact of resettlement on any host communities.
 - 13.1 Specific assistance measures intended for vulnerable people to be identified.
 - 14 Grievance procedures: Affordable and accessible procedures for third-party settlement of disputes arising from resettlement; such grievance mechanisms should consider the availability of judicial recourse and community and traditional dispute settlement mechanisms.
 - 15 Organizational responsibilities: This part of the RAP should describe:
 - 15.1 The organizational framework for implementing resettlement, including identification of agencies responsible for delivery of resettlement measures, and provision of services;
 - 15.2 Arrangement to ensure appropriate coordination between agencies and jurisdictions involved in implementation;
 - 15.3 Any measures (including technical assistance) needed to strengthen the implementing agencies' capacity to design and carry out resettlement activities; provisions for the transfer to local authorities or resettlers themselves of responsibility for managing facilities and services provided under the project and for transferring other such responsibilities from the resettlement implementing agencies, when appropriate.
 - 16 Implementation schedule: An implementation schedule covering all resettlement activities from preparation through implementation, including target dates for the achievement of expected benefits to resettlers and host and terminating the various forms of assistance. The schedule should indicate how the resettlement activities are linked to the implementation of the overall project.
 - 17 Cost and budget: Tables showing itemized cost estimates for all resettlement activities (see annex 8 of this RPF), including allowances for inflation, population growth and other contingencies; time tables for expenditures; sources of funds, and arrangement for timely flows of funds and funding for the resettlement, if any, in areas outside the jurisdiction of the implementing agencies.
 - 18 Monitoring and evaluation: Arrangements for monitoring of resettlement activities by the implementing agency, supplemented by independent monitors as considered appropriate by the World Bank, to ensure complete and objective information; performance monitoring indicators to measures inputs, outputs and outcomes for resettlement activities; involvement of the d persons in the monitoring process; evaluation of the impact of resettlement for a reasonable period after all resettlement and related development activities have been completed; using the resettlement monitoring to guide subsequent implementation.

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Final Report

Resettlement Policy Framework (RPF) for the Ogun State Agricultural Production and Industrialization Project (OGAPIP)

Annex 3: Harmonized Compensation Rate for South-West Zone



SOUTH-WEST GEO-POLITICAL ZONE

HARMONISED COMPENSATION RATES FOR ECONOMIC TREES AND CROPS IN SOUTH-WEST GEO-POLITICAL ZONE

S/NO	ECONOMIC TREES	A 100%	B 70%	C 30%
1.	Cocoa	1,200.00	840	360
2.	Oil Palm	2,200.00	1,540	660
3.	Kola nut Tree	2,000.00	1,400	600
4.	Rubber	500.00	350	150
5.	Avocado Pear	900.00	630	270
6.	Local Pear	900.00	630	270
7.	Guava	500.00	350	150
8.	Cashew	700.00	490	210
9.	Bread fruit	300.00	210	90
10.	Mango	800.00	560	240
11.	Citrus Orange	1,000.00	700	300
12.	Coconut	1,000.00	700	300
13.	Pawpaw	200.00	140	60
14.	Grape Fruit	500.00	350	150
15.	Coffee	500.00	350	150
16.	Banana	250.00	175	75
17.	Plantain	500.00	350	150
18.	Maize	20,000/ha	1,400/ha	6000/ha
19.	Cassava	50.00	35	15
20.	Guinea Corn	10.00	7	3
21.	Tobacco	15,000/ha	10,500/ha	4,500/ha
22.	Yam	100/stand	70/stand	30/stand
23.	Cocoyam	30.00	21	9
24.	Tomatoes	50.00	35	15
25.	Walnut	500.00	350	150
26.	Pineapple	100.00	70	30
27.	Soft wood	1,500.00	1,050	450
28.	Hard wood	3,500.00	2,450	1,050
29.	Alligator Paper	2,500/ha	1,750/ha	750/ha
30.	Pepper	75.00	52.5	22.5
31.	Mellon	50.00	35	15
32.	Garden Egg	75.00	52.5	22.5
33.	Vegetable, Onion and Cabbage	50.00	35	15
34.	Cotton	50.00	35	15
35.	Groundnut	50.00	35	15
36.	Beans	75.00	52.5	22.5
37.	Beniseed	100.00	70	30
38.	Potatoes	50.00	35	15
39.	Rice	50,000/ha	35,000/ha	15,000/ha
40.	Raffia Palm	1,000.00	700	300
41.	Iyere	100.00	70	30
42.	Okro	20.00	14	6
43.	Bamboo	100.00	70	30

**Annex 4:
Grievance
Redress**

registration form


GRIEVANCE REDRESS FORM

COMPLAINANT DETAILS	
Complainant's name (Or name of a representative for complainant/s)	
Land parcel number (if applicable)	
Complainant's postal address	
Complainant's telephone number and e-mail address (if available)	
Preferred language of communication	
Complainant confidentiality	<input type="checkbox"/> I wish to raise my grievance anonymously <input type="checkbox"/> I request that my identity is not disclosed to anyone internally except the grievance coordinator handling my case
I would prefer if the personnel contacting me is: <input type="checkbox"/> male, <input type="checkbox"/> female, <input type="checkbox"/> gender does not matter	

GRIEVANCE DETAILS

Date of incident:			
Description of incident details (what happened? when? how? where? quantities?)			
Severity	<input type="checkbox"/> One time incident/grievance (date _____) <input type="checkbox"/> Recurring (how many times? ____) <input type="checkbox"/> Ongoing (currently experiencing problem)		
Complainant's request/proposal to resolve grievance (Please explain what should be done to solve this problem?)			
Grievance type (environment, human rights, livelihood, health, legal, property, corruption)			
Level of damage:	<input type="checkbox"/> low	<input type="checkbox"/> medium	<input type="checkbox"/> high
Additional documentation related to grievance			

Annex 5: Stakeholders Consultation List:




PREPARATION OF SAFEGUARD REPORTS FOR THE OGUN STATE AGRICULTURAL PRODUCTION
AND INDUSTRIALISATION PROJECT

STAKEHOLDERS CONSULTATION MEETING

ATTENDANCE SHEET

DATE: 06/08/2018 VENUE: Cont. Science and Technical College, Idi Abo, Abeokuta

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PREPARATION OF SAFEGUARD REPORTS FOR THE OGUN STATE AGRICULTURAL PRODUCTION
AND INDUSTRIALISATION PROJECT

STAKEHOLDERS CONSULTATION MEETING

ATTENDANCE SHEET

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PREPARATION OF SAFEGUARD REPORTS FOR THE OGUN STATE AGRICULTURAL PRODUCTION AND INDUSTRIALISATION PROJECT

STAKEHOLDERS CONSULTATION MEETING

ATTENDANCE SHEET

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PREPARATION OF SAFEGUARD REPORTS FOR THE OGUN STATE AGRICULTURAL PRODUCTION AND INDUSTRIALISATION PROJECT

STAKEHOLDERS CONSULTATION MEETING

ATTENDANCE SHEET

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PREPARATION OF SAFEGUARD REPORTS FOR THE OGUN STATE AGRICULTURAL PRODUCTION AND INDUSTRIALISATION PROJECT

STAKEHOLDERS CONSULTATION MEETING

ATTENDANCE SHEET

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12	Abiodunso Olayinka	Farmer	Cassava production			
13	Fabolade Isata	LSURER	Maglio Itags		08097443	
14	Taino Faleji	Cassava and vegetable productivity	S.C.O		0701752211	
15	Taino Sunday	Farmer	Cassava production			
16	Olabinpe Atanbi	Farmer	Inter-crop vegetable crop			
17	Tulaja Ademuga	Farmer	Cassava Rice production			
18	Osunkoya E. Apite	Farmer	Rice product			



PREPARATION OF SAFEGUARD REPORTS FOR THE OGUN STATE AGRICULTURAL PRODUCTION AND INDUSTRIALISATION PROJECT

STAKEHOLDERS CONSULTATION MEETING

ATTENDANCE SHEET

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PREPARATION OF SAFEGUARD REPORTS FOR THE OGUN STATE AGRICULTURAL PRODUCTION AND INDUSTRIALISATION PROJECT

STAKEHOLDERS CONSULTATION MEETING

ATTENDANCE SHEET

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