



DRAFT REPORT

RESETTLEMENT ACTION PLAN/LIVELIHOOD RESTORATION PLAN FOR THE PROPOSED



AGRICULTURAL TRANSFORMATION CENTER

AT

IJEBU-ITELE, IJEBU EAST LOCAL GOVERNMENT AREA, OGUN STATE

BY

OGUN STATE SPECIAL AGRO-INDUSTRIAL PROCESSING ZONES (SAPZ)

OGUN STATE, NIGERIA

OGUN STATE AGRICULTURAL DEVELOPMENT PROGRAMME (OGADEP), OLABISI ONABANJO WAY,
IDI-ABA, ABEOKUTA, OGUN STATE, NIGERIA.

DEVELOPED BY CREDO CONSULT LIMITED

APRIL, 2026

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RESETTLEMENT ACTION PLAN

OF THE PROPOSED

SPECIAL AGRO-INDUSTRIAL PROCESSING ZONES (AGRICULTURAL TRANSFORMATION CENTER) IJEBU-ITELE, IJEBU EAST LGA, OGUN STATE

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DEFINITION OF TERMS

Asset Inventory	A complete count and description of all properties that will be acquired.
Bank	African Development Bank
Census	Official enumeration and collection of demographic information of people and individuals in the project location.
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	The date of announcement of inventory of project-affected items, upon which no new entrant or claimant, or development is allowed or will be entertained as affected assets within the project area of influence.
Displacement	Removal of people from their land, homes, farms, etc. as a result 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.
Economic Displacement:	a loss of productive assets, usage rights, or livelihood capacities because such assets/rights/capacities are located in the project area.
Entitlements	The compensation offered by RAP, including financial compensation; the right to participate in livelihood enhancement programs; housing sites and infrastructure; transport and temporary housing allowance; and, other short-term provisions required to move from one site to another.

Grievance Redress Mechanism	Grievance Redress Mechanism are essential tools for allowing affected persons to express their disputes and grievances about the resettlement and compensation process as they may arise and, if necessary, for corrective action to be taken expeditiously.
Head of the Household	The eldest member of the core family in the household, for the project.
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.
Involuntary Resettlement	resettlement without the informed consent of the displaced persons or if they give their consent, it is without having the power to refuse resettlement.
Land Acquisition	The process whereby a person is compelled by a public agency to alienate all or part of the land he/she owns or possesses, to the ownership and possession of that agency, for public purpose in return for a consideration.
Lost Income Opportunities	Lost income opportunities refer to compensation to project affected persons for loss of business income, business hours/time due to project.
Operational Safeguard	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 are not feasible
Physical Displacement	Loss of residential structures and related non-residential structures and physical assets because such structures / assets are located in the project area.
Project Affected Person(s)	any person who, as a result of the project, loses the right to own, use or otherwise benefit from a built structure, land (commercial, 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.
Project-Affected Community	A community that is adversely affected by the project.

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.	
Relocation	a compensation process through which physically displaced households are provided with a one-time lump-sum compensation payment for their existing residential structures and move from the area.	
Replacement Cost	The amount of compensation that would have to be paid to replace an asset including all cost associated with replacement of asset displaced by the project at the present time, according to its current worth.	
Resettlement (RAP)	Action	Plan
	A 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.	
Stakeholder	A stakeholder is a person or group with a vested interest, or stake, in the decision-making of a community or an organization.	
Squatters	Squatters are landless households squatting within the public / private land for residential and business purposes.	
Vulnerable Groups	People who by their disadvantage conditions will be economically worse impacted by project activities than others such as female-headed households, persons with disability, at-risk children, persons with HIV-AIDS, and elderly household heads of 70 years and above.	

EXECUTIVE SUMMARY

ES 1 Project Background

The Federal Government of Nigeria (FGN) requested for the support of the African Development Bank, Islamic Development Bank, and International Fund for Agricultural Development to finance the Special Agricultural Processing Zones (SAPZs) in Nigeria. The Special Agro-industrial Processing Zones (SAPZ) is a major investment program of the Federal Government of Nigeria (FGN), driven by the Federal Ministry of Agriculture and Food Security (FMAFS) in collaboration with state governments, Development Partners, relevant Federal Ministries, Departments and Agencies (MDAs) and private investors to develop Agro-processing clusters in areas of high agricultural production across the country.

Key Federal MDAs involved in the implementation and oversight of the SAPZ Programme include, but are not limited to:

- Federal Ministry of Agriculture and Food Security (FMAFS) – Lead coordinating ministry;
- Federal Ministry of Industry, Trade and Investment (FMITI) – Supporting agro-industrial development and investment promotion;
- Federal Ministry of Finance and the Budget Office of the Federation – Financial coordination and budgetary oversight;
- Federal Ministry of Environment – Environmental compliance and safeguards;
- Federal Ministry of Water Resources and Sanitation – Water resource management, particularly for irrigation-related components;
- Nigeria Export Processing Zones Authority (NEPZA) – Facilitation of agro-industrial zones and incentives;
- Standards Organisation of Nigeria (SON) – Quality assurance and standards for agro-products;
- National Agency for Food and Drug Administration and Control (NAFDAC) – Regulation of food safety and agro-processing outputs.

The Ogun State Government has expressed its interest in participating in the AfDB-funded Special Agro-industrial Processing Zones (SAPZ) Project, the Agricultural Transformation Center (ATC) in Ijebu Itеле Community of Ijebu East LGA, Ogun state.

Need for Resettlement Action Plan

Ogun State Government is utilizing a land area of about 20 hectares in Iwaya Community at Ijebu East Local Government Area (LGA) for the purpose of the establishment of Agricultural Transformation Centre (ATC) under SAPZ program.

The proposed project will mainly impact the ‘land users’ within the project areas. This could result in the displacement of families, businesses, or land utilization and loss of access and property. Hence, there is a need to develop RAP. As the main funding agency, the African Development

Bank Integrated Safeguard System (AfDB ISS) 2023 and other relevant national and international frameworks has been adopted for the RAP preparation.

Objectives of the Resettlement Action Plan

The objective of the RAP is to design methods and schemes to avoid or minimise involuntary resettlement due to the implementation of the project. Where the involuntary resettlement cannot be avoided, necessary mitigation measures will be provided through meaningful consultation with the identified Project Affected Persons (PAPs) and stakeholders by providing them with opportunities to participate in planning and implementing resettlement programs to restore the affected person's livelihood and standard of living before the project.

ES 2 Project Description

The Agricultural Transformation Center (ATC) Project has been proposed to be sited on a land area of about 20 hectares. Geographical coordinate of latitudes 6.762159 and Longitude 4.044221. The proposed site is in Ijebu Itеле, Ijebu Imusin, Ijebu East LGA of Ogun State. Landmarks in the area include; Ijebu-ife and Ijebu Ode. The Ijebu-Itеле, Ijebu East LGA Community Land covers over Two thousand Hectares (2,000). A land area of twenty (20) hectares will be used for the construction of the ATC. Two connecting asphalt roads (dual lane) linking the ATC to the main Iwaya Community, Ijebu Itеле community will also be constructed. The proposed ATC is intended to promote large scale production and primary processing of Cassava, Rice and Oil palm value chains. These commodities would be transported from the ATC to the Main Agricultural Industrial Hub (AIH) Iperu, Remo North for final processing and value addition.

ES 3 Policy, Legal and Institutional Framework

Essentially, here, consideration is given to the Nigeria's Land Use Act (LUA) of 1978 and the AfDB ISS 2023. The SAPZ II has triggered the following AfDB operational safeguards policies:

-  E&S OS 1: Assessment and Management of Environmental and Social Risks and Impacts
-  E&S OS 2: Labor and Working Conditions
-  E&S OS 4: Community Health, Safety and Security
-  E&S OS 5: Land Acquisition, Restrictions on Access to Land and Land Use, and Involuntary Resettlement
-  E&S OS 6: Biodiversity and Natural Resources Management
-  E&S OS 7: Vulnerable Groups
-  E&S OS 8: Cultural Heritage
-  E&S OS 10: Stakeholder Engagement and Information Disclosure.

Comparing Nigeria's Land Use Act and AfDB ISS 2023 highlights the gap between the two entities which must be addressed to take care of the PAPs. Thus, if conflicts exist between Bank resettlement standards and Nigerian law/practice, the more stringent standard on resettlement will take precedence.

ES 4 Census and Socioeconomic of the Project Affected Area

The socio-economic survey was carried out on PAPs, to determine their existing socio-economic conditions, and how the project impact may affect them. The socio-economic indicators used in the survey include gender, age distribution; marital status; nature of trade/occupation of vendor/PAPS; income category, etc. The data analysis and interpretation focused on the socio-demographic background information of respondents, identified Project Affected Persons (PAPs) and/or vendors in the project sites. The result from the analysis shows

- ✚ That 100% of the PAPs are the male headed households
- ✚ Larger percent of the PAPs are between the ages of 60 – 80 which indicates a decline amongst youth interested in farming.
- ✚ That 100% of the PAPs are married with responsibility of taking care of the various families.
- ✚ That the highest number of persons per household are within the range of 6 – 10.
- ✚ The result shows a different educational attainment in the communities. There were PAPs who said they had secondary education (25%), 15% had NCE/ND, 4% had HND/Degree, with highest proportion among those who had primary (46%) and informal (10%) education.
- ✚ That 100% of the identified PAPs are farmers. This shows that the identified PAPs are farmers which indicates that their lands are majorly used for farming in each community.
- ✚ That 50% earned between N1,000 – N70,000, with another 50% who had an income above 70,000 Naira. This suggests that some group of PAPs in the community earned below the National minimum wage of N70,000 monthly.
- ✚ That there is an existence of health facilities in the communities, the children have access to schools, and they also have access to Potable water through Boreholes in the community while some fetch from the river. The low existence of health Centre means scarce healthcare facilities and relatively limited access to healthcare services, highlighting need for investment and improvement in healthcare infrastructure Electricity infrastructure exists though epileptic hindering economic development, limiting access to modern technology, and consequently impact the overall quality of life in the community. The common illness by the identified PAPs. 95.1% have been infected by malaria, 4.8% have been affected with malaria and fever while 0.03% have been affected with dysentery & Diarrhea. It also revealed that those affected with yellow fever, dysentery and Diarrhea, have also been affected with malaria.
- ✚ That 100% of the land usage of the identified PAPs are being used for agricultural purposes. This analysis has shown that the identified PAPs use the land for agricultural purposes.

ES 5 Impacts of the ATC Ijebu Itele Project

The land within the project area is owned by individuals and families in the host community. These landowners have expressed their support for the project, as documented during stakeholder consultations.

The Project Affected Persons (PAPs) for the Ijebu Itele RAP are categorized under two distinct impact locations:

1. The underlisted Six (6) PAPs are affected by land take and associated losses within the proposed 20-hectare site for the Agricultural Transformation Centre (ATC);

S/N	NAME	GENDER (M/F) AND AGE	PROFESSION OR PRINCIPAL ACTIVITY OF PAP	CONTACT OF THE PAP/OR REPRESENTATION	AFFECTED ASSET & SIZE (ACRE)
1	Bamidele Odunsi	M/61	Farmer	08055301267	1.52
2	Taiwo Ojosipe	M/80	Farmer		2.88
3	Adejuwo Mafe	M/80	Farmer	08066481125	17.51
4	Sunday Ogunojuwo	M/72	Farmer	07040449324	13.33
5.	Sule Banjoko	M/57	Farmer	08030773141	8.39
6	Ogunnubi Obalabi	M/57	King	08033006047	10.09

2. One (1) PAP (Ogunnubi Obalabi) who owns economic trees will be impacted along the proposed 4 km dual carriage access road.

The identified impacts are economic in nature and relate to loss of land use and access, crops, and economic trees. No residential structures will be affected, and no physical relocation is required.

A sacred Islamic burial ground was identified, of about 5m proximity to the proposed road Right-of-Way (Latitude 6.767646, Longitude 4.036478).

It is strongly advised that this burial ground be avoided during project implementation. Where avoidance is not feasible and the burial ground is affected by the 4 km dual road rehabilitation, the community and traditional/religious leaders have been consulted, and the following measures shall apply: prior community consent, adherence to culturally and religiously acceptable procedures, implementation of agreed mitigation measures at project cost, and continuous monitoring to ensure compliance.

Based on the above, displacement under the Ijebu Itele RAP is classified as economic displacement, and compensation shall be paid at replacement cost for affected land use, crops, and economic trees, together with appropriate livelihood restoration measures.

ES 6 Stakeholders Consultation

Prior to the conduct of surveys and administration of study questionnaires, consultation with stakeholders and community leaders was held with Project Affected Persons and other groups at the community level, local Government and state levels. These public consultations which was held between 15th November – 25th November, 2025 at the palace of Ogbadagbada of Iwaya community, Ijebu, served as avenue to educate them on the purpose of the project and the possible associated impacts and their respective rights. The consultation process is free, open, fair, accessible, and the stakeholders were adequately informed about it. The traditional rulers, youths, and other stakeholders within the project areas have been identified as veritable partners in this project and adequate consultation has been carried out prior to the implementation of the RAP.

Concerns, Expectations and recommendations expressed by stakeholders

The main concerns, expectations and recommendations made by stakeholders that are related to the population resettlement and compensation process, are summarized below;

 **Community awareness and expectations:** The members of the community fully welcome

the project and they are happy as the host community. Though majority of the stakeholders are not fully aware of the proposed project, nevertheless they showed high level of enthusiasm and support for the project.

In conclusion, the farmers in Ijebu Itele, Ijebu Imusin Community Land are in full support for the development of the Agricultural Transformation Centre. This highlights the importance of addressing community concerns through sustained dialogue, continuous engagement and deliberation between the community level stakeholder's and the Ogun State Government. This remains crucial to enable build trust, and ensuring the project's eventual success for the benefit of all stakeholders involved.

Stakeholder Group	Key Concerns / Expectations Raised	Project Response / Commitment
Project Affected Farmers (Iwaya Land)	Awareness of the project and clarity on its purpose and scope	Prior to surveys and census activities, consultations were held between 15 th November – 25 th November, 2025 to explain the project objectives, components, and implementation schedule.
Project Affected Persons (PAPs)	Concerns about potential loss of Land, crops and economic trees due to project activities	PAPs were informed that all affected Lands, crops and economic trees would be compensated at replacement cost in line with the approved Ogun State SAPZ compensation rates.
Traditional Rulers and Community Leaders	Desire for early engagement and continuous information flow	Traditional rulers and community leaders were consulted at the planning stage and recognized as key partners. Continuous engagement will be maintained throughout RAP implementation.
Youth Groups	Employment and participation opportunities during project implementation	Youths were informed of potential employment and engagement opportunities during construction and operation phases, subject to contractor requirements and skills availability.
General Community Members	Overall expectation that the project will improve livelihoods and local development	The community expressed strong support for the ATC development. The project commits to sustained dialogue, livelihood restoration measures, and transparent RAP implementation to ensure shared benefits.

ES 7 Valuation and Compensation

Given that the land designated for the proposed ATC in Ijebu Itele (Iwaya) community is owned by the people and not the Ogun State Government, compensation will be provided for land under this RAP. Consequently, other valuation and compensation processes will also focus on crops, farm produce, and economic trees located within the project's right-of-way and areas directly impacted by construction activities. Valuation of crops and economic trees was conducted using

the SAPZ Ogun State approved compensation rates, complemented by prevailing market values to ensure fair and adequate compensation to affected persons.

Basis for Valuation of Losses and Budgeting

The valuation of assets affected by the project follows the African Development Bank (AfDB) principle of full replacement cost, ensuring that Project-Affected Persons (PAPs) experience no net loss in livelihood. The assessment confirms that Land and other productive assets (crops and economic trees) qualify for compensation, as the underlying land belongs to the people and not the Ogun State Government and is therefore scheduled for compensation claims. Extensive consultations with the project communities and findings from the socioeconomic survey indicate broad support for the project as a development initiative.

Cut-Off Date

A cut-off date of 7th December, 2025 was established for the project. Project information, including the cut-off date and eligibility parameters, was communicated to all communities and PAPs through meetings facilitated by community leaders and the public consultation gathering that was held at the palace of the Ogbadagbada of Iwaya (Traditional head of Iwaya Community). This process ensured clarity on the eligibility requirements and prevented opportunistic encroachment.

Eligibility Criteria

Eligibility for compensation and assistance under the RAP falls into three categories:

1. Persons with legal title or customary ownership of land they occupy or use—*land compensation does not apply at Iwaya Farm Estate due to prior government acquisition; however, such persons remain eligible for compensation for income loss, crops and economic trees.*
2. Persons without title but with recognizable legal rights, including heirs—eligible for compensation for affected productive assets.
3. Persons with no legal or recognizable claim to the land they occupy—not eligible for land compensation but entitled to compensation for crops, structures (if any), and economic trees, as well as livelihood restoration assistance where applicable.

In practice, all PAPs, regardless of tenure status, will receive compensation only for crops, farm produce, and economic trees, aligned with the project's scope and the government's prior land acquisition status.

ES 9 Income and Livelihood Restoration Plan

The Income and Livelihood Restoration Plan (LRP) for the Ijebu Itale Agricultural Transformation Centre (ATC) Project is designed to ensure that all Project-Affected Persons (PAPs), who are exclusively farmers, are assisted to restore and where possible improve their livelihoods following project implementation. As impacts under this RAP are entirely economic in nature, the LRP focuses on agricultural productivity enhancement, capacity building, and market-oriented interventions aimed at sustaining long-term income security.

The Plan seeks to restore or improve livelihoods affected by the proposed 20-hectare ATC site and the 8-km access road corridor through targeted agricultural support, income stabilization measures, and resilience-building interventions. Special attention is given to vulnerable PAPs to ensure that no affected household experiences a net loss of livelihood as a result of the project.

Key livelihood restoration measures include the provision of improved agricultural inputs, farm tools, and small irrigation support to ensure year-round farming; delivery of climate-smart agriculture training through extension services; and strengthening of cooperative structures to enhance access to markets, value chains, and financial services. Transitional income support will be provided to 4 vulnerable PAPs, including elderly farmers.

All livelihood interventions will be implemented within 3–6 months following compensation to minimize income disruption and ensure continuity of farming activities. The total estimated budget for livelihood restoration is ₦3,750,000.00 (\$2,587), covering agricultural inputs, training and capacity building, irrigation support, cooperative development, and targeted assistance to vulnerable PAPs. Also, a 4% of the RAP budget, referred to as Community development funds, has also being estimated for the community development and infrastructure.

The successful implementation of the LRP is expected to enable PAPs to restore or exceed pre-project income levels, improve farm productivity, stabilize household earnings, strengthen market participation, and enhance long-term economic resilience.

ES 10 Institutional Arrangements for RAP Implementation

This section highlights relevant institutions through which the planning and implementation of the RAP for the project will be conducted. A number of institutions were identified and consulted and will be involved in the overall implementation of this RAP. These includes;

-  The Federal Government of Nigeria (FGN);
-  Federal Ministry of Agriculture and Food Security
-  Ogun State Government responsible for;
 - Lands administration;
 - Physical Planning,
 - Agriculture
 - Women and Social Services
-  Ijebu East Local Government Authority
-  Ijebu East District head and Village Chiefs.

RAP Implementation Procedures.

RAP implementation involves preparing verified compensation lists, securing funds, and communicating clear payment arrangements to affected persons. It ensures identity checks, safe and transparent payment methods, proper documentation, and immediate grievance handling during disbursement. Post-payment processes include reconciliation, recordkeeping, audits, monitoring, and livelihood support while enforcing strong anti-fraud and data protection controls.

Witness NGO: To enhance transparency and trust from PAPs, it is suggested that a witness NGO, recognized and credible in the project area, be hired, through a public proposal and selection process, by the SPIU funded by the African Development Bank to provide independent advice and

report on RAP implementation and management focusing on consultation activities, compensation and resettlement related activities and grievances management. This NGO could be a recognized and credible Human Right advocacy group or an NGO active in rural development. This ‘outside’ look will ensure that proper procedures and stated compensation processes are followed, that PAP grievances are well taken care of, and that PAPs are treated with fairness. The PIU and the implementing entity are advised to identify a credible NGO in the neighborhood of the project area.

ES 11 Monitoring, Review and Evaluation

RAP monitoring reports will be prepared for the following tasks: monitoring, Completion audit, and compensation. SPIU will use a device such as a bar chart, Gantt chart, or MS Project table to assess and present information on the progress of time-bound actions.

Performance monitoring reports for the SPIU RAP management team will be prepared at regular intervals (monthly), beginning with the commencement of compensation payment. These reports will summarize information collected and compiled in the quarterly narrative status and highlight key issues that have arisen. As a result of monitoring RAP activities, project management will be advised of necessary improvements in the implementation of the RAP. SPIU monitoring and evaluation activities will be supplemented and verified by the monitoring efforts of the witness NGO.

ES 12 Grievance Redress Mechanism

During the implementation of the project activities, it is possible that disputes/disagreements will occur between the project developer and the PAPs, therefore a Grievance Redress Committee will be set up, headed by the Oluto oversee all activities especially in terms of compensation, boundaries, ownership of crops or land, etc. The practice of grievance arbitration over resettlement issues in Nigeria is conducted within the framework of the Land Use Act (LUA) of 1978, reviewed under Cap 202, 1990. Two stages have been identified in the grievance procedure: customary mediation and judiciary hearings.

Customary Mediation: Procedures for grievances will be clearly explained during community meetings. A series of customary avenues exist at the village level to deal with dispute resolutions. Those avenues should be employed when and where it is relevant as a “court of first appeal”. Such customary avenues should provide a first culturally and amicable grievance procedure that will facilitate formal and/or informal grievance resolution for grievances such as:

-  Wrongly recorded personal or community details;
-  Wrongly recorded assets, including land details and/or affected acreage;
-  Change of recipient due to recent death or disability;
-  Recent change of asset ownership;
-  Wrong computation of compensation;
-  Name missed out of register, etc.

Courts of Law: The judicial process will be followed in accordance with applicable laws, and the law courts will pass binding judgment on the matter including Grievance Management Implementation

ES 13 RAP Implementation Budget and Schedule

The RAP implementation budget is in the sum of and Sixty Three Thousand, One Hundred and Eighty United State Dollar (**USD \$63,180**) only, equivalent to the sum of Ninety-One Million, Six Hundred and Five Thousand, Five Hundred and Five Naira (**NGN 91,605,505.00**) only, covering payment of compensation claims, allowance for demolition and salvage of structures. Allowances must be made for crops and structures, security, bank charges, stamp duty and other logistics, Community development, compensation payment, assistance for vulnerable groups & the Livelihood Restoration Program for the proposed ATC Ijebu Itele project.

Total Number of claimants	7	
Number of PAPs for Land and Access	6	
Number of PAPs for crops/Tree	7	
Males	7	
Females	NA	
Cost Elements	Amount (NGN)	Amount (USD)
Budget for Land Access	63,972,000.00	44,122
Budget for crops/economic trees	2,269,200.00	1,565
Total for Land & Tree/crops	66,241,200.00	45,687
Allowance for contingency for crops, economic tress (5% compensation sum)	3,312,060.00	2,284
Allowance for bank charges, stamp duty and other logistics, for compensation payment, (1% of compensation sum)	662,412.00	457
Livelihood restoration plan	3,750,000.00	2,586
Allowance for monitoring and evaluation (1% of compensation sum)	662,412.00	457
Allowance for NGO participation	3,000,000.00	2,069
Allowance for GRM management	3,000,000.00	2,069
Allowance for Community Development Fund (CDF 4% of compensation sum)	2,649,648.00	1,828
Total for Land + crops + Livelihood + allowances	83,277,732.00	57,437
Resettlement Implementation Consultant (RIC 10% of Compensation sum)	8,327,773.00	5,744
Grand total	91,605,505.00	63,180

CBN Rate December 2025: 1USDollar = 1450 Naira.

ES 14 Disclosure Process

The RAP disclosure process ensures transparency and stakeholder engagement by making project information publicly accessible in line with national and donor safeguard standards. Documents are shared through state, local, community, federal government, and donor platforms to reach all

affected groups in accessible formats. Ogun State agencies and the Project Implementation Unit coordinate and supervise the process, with donor oversight where applicable. A formal disclosure report is prepared to document participation, evidence of disclosure, and feedback integration. Compensation must be completed before land takeover, with monitoring starting six months after payments and before construction begins.

CHAPTER ONE

INTRODUCTION

1.1 Project Background

The Government of the Federal Republic of Nigeria through the Federal Ministry of Agriculture and Food Security with assistance from the African Development Bank (AfDB), Islamic Development Bank (IsDB) as well as International Funds for Agricultural Development (IFAD) seeks to increase value addition to some staple agricultural products in Nigeria through the introduction of Special Agro- Industrial Processing Zones (SAPZ) Program.

The Special Agro-industrial Processing Zones (SAPZ) is a major investment program of the Federal Government of Nigeria (FGN), driven by the Federal Ministry of Agriculture and Food Security (FMAFS) in collaboration with the State Governments, Development partners, relevant Federal Ministries, Departments and Agencies (MDAs) and private investors to develop agro-processing clusters in areas of high agricultural production across the country. It is a strategic move to rapidly develop modern agro-processing capacity to serve the vast and growing local market, create sustainable market for farmers and reduce postharvest losses of local agricultural produce and thereby create wealth for farmers, promote import substitution and create sustainable agriculture related jobs for women and youth.

This approach is to help address investment challenges in the development of agro-processing enclaves across Nigeria, including poor access to quality infrastructure, inadequate feedstock supplies and other challenges confronting agro-processing environment. SAPZs, therefore, will be developed with requisite infrastructure like road, power, water for agro-processing environment which will help reduce cost absorptions and engender competitiveness in agro-industrial production that is critical to further unlocking the potentials of Nigeria's Agriculture to create ready markets and wealth for farming communities and reduce rural poverty.

The SAPZ Program is aligned with the national policies and priorities. It seeks to sustainably contribute to poverty alleviation, zero hunger and inequality while providing opportunities for economic diversification, job creation, building climate resilience and improved livelihoods in Nigeria. It will also contribute to rural infrastructure development, improved access to agricultural markets, increased farm productivity, the adoption of agricultural technology, climate smart agricultural production and processing practices, increased value addition and agro-processing, increased skills acquisition, and job creation, for all actors along the value chain, including the small holder farmers, women and youth, people with special needs and vulnerable groups.

1.2 Need for Resettlement Action Plan

Ogun State Government is utilizing a land area of about 20hectares in Iwaya Farm estate Community at Ijebu East Local Government Area (LGA) for the purpose of the establishment of Agricultural Transformation Centre (ATC) under SAPZ program.

The proposed project will mainly impact the 'land users' within the project areas. This could result in the displacement of families, businesses, or land utilization and loss of access and property.

Hence, there is a need to develop RAP. As the main funding agency, the African Development Bank Integrated Safeguard System (AfDB ISS) 2023 and other relevant national and international frameworks has been adopted for the RAP preparation.

As the main funding agency, the updated AfDB ISS 2023 has been adopted for the RAP. The AfDB ISS 2023 outlines the ten E&S Operational Safeguards that borrowers shall meet for any AfDB-supported projects that cause involuntary displacement. It is in pursuant to this that this RAP was prepared in line with the triggered operational safeguard policies of AfDB as outlined below:

- ✚ E&S OS 1: Assessment and Management of Environmental and Social Risks and Impacts
- ✚ E&S OS 2: Labour and Working Conditions
- ✚ E&S OS 4: Community Health, Safety and Security
- ✚ E&S OS 5: Land Acquisition, Restrictions on Access to Land and Land Use, and Involuntary Resettlement
- ✚ E&S OS 6: Habitat and Biodiversity Conservation and Sustainable Management of Living Natural Resources
- ✚ E&S OS 7: Vulnerable Groups
- ✚ E&S OS 8: Cultural Heritage
- ✚ E&S OS 10: Stakeholder Engagement and Information Disclosure.

1.3 Aims and Objectives of the RAP Studies

The RAP prepared for this project is consistent with the policies of the Government of Nigeria and that of the AfDB Operational Safeguard Policies. These policies cover both physical displacement and economic dislocation (loss of assets or access to assets that leads to loss of livelihood) because of land acquisition or restrictions on land use. Resettlement is involuntary when those affected cannot refuse, because expropriation could occur, even if those displaced willingly agree to compensation.

The main objective of this RAP is to provide an agreed plan for the resettlement and compensation of Project Affected Persons (PAPs) affected by the proposed project, and this report presents the process for resettlement planning, elements of the compensation and eligibility program associated with the resettlement program as applied on people affected by the project. The information gathered will reduce concerns that may be raised by the PAPs, favoring their approval and their collaboration in project execution.

The specific objectives of RAP are to:

- ✚ To identify project affected persons and present a detailed description of livelihood activities displaced, in the context of the project environment
- ✚ To avoid involuntary resettlement or when avoidable minimize involuntary resettlement, including by
 - Avoiding forced eviction
 - Project design to avoid physical displacement through the location of the project site on uninhabited land.
- ✚ To mitigate unavoidable adverse social and economic impacts from land acquisition or restrictions on land use. Including by:

- Providing timely compensation for loss of assets at replacement value (with no deduction for depreciation)
- Assisting displaced persons in their efforts to improve, or at least restore, their livelihoods and living standards, in real terms, to pre- displacement levels or to levels prevailing prior to the beginning of project implementation,
- Executing livelihood restoration activities as sustainable development programs and providing sufficient investment resources to enable displaced persons to benefit directly from the project, as the nature of the project may warrant;
- ✚ To quantify impacts on those displaced and establish appropriate mitigation in alignment with international best practice
- ✚ To compensate economically displaced persons and communities equitably and transparently
- ✚ To offer transitional support to affected persons in the estimated time required for them to recover from their losses and restore their livelihoods
- ✚ To provide special assistance to the vulnerable and poor who are affected by the project
- ✚ To ensure that LRP activities are planned and implemented with appropriate disclosure of information, meaningful consultation, and informed participation of those affected.
- ✚ Conduct needs assessments for the PAPs
- ✚ Conduct socio- economic baseline survey
- ✚ Conduct stakeholders' engagement across project sites
- ✚ Develop comprehensive and cost-effective livelihood restoration plans for proposed project activities
- ✚ Identify and cost capacity building needs at individual, organization and institutional levels
- ✚ Conduct livelihood restoration programmes (transitional support to beneficiaries of the proposed project, financial management, land-based livelihood support, non –land-based livelihood support)
- ✚ Monitoring and evaluation (performance and impact monitoring)
- ✚ Develop a disclosure plan for the project

1.4 Methodology

The preparation of the RAP commenced with review of the Terms of Reference for the SAPZ RAP, and other relevant legal documents (such as the Feasibility studies, Project Implementation Manual, Designs, Land use act, laws of Ogun state and Federal Republic of Nigeria, previous RAPs) and AfDB policies, etc. Subsequently, the RAP study was conducted through;

- ✚ Consultations with a number of key stakeholders at the national, state and local levels (see Chapter 7).
- ✚ The development of a multi-criteria environmental study conducted to reduce the potential impacts of the project including resettlement upfront (see the ESIA report);
- ✚ The completion of a census of households, private and community assets and properties affected by the project (see Chapter 5);
- ✚ The completion of socioeconomic surveys of communities and households within the project site (see Chapter 5).

- ✚ Detailed enumeration of affected assets and valuation of same to establish comprehensive budget for effective RAP implementation (See Chapter 8).
- ✚ Presentation of preliminary RAP report to Ogun State Government for comments.

The census and socioeconomic studies were conducted based on two (2) separate surveys. The first survey was meant to assess the affected households' assets and socioeconomic circumstances, and the second survey assessed the community's characteristics and assets that would be affected by the project implementation. The information gathering was undertaken using Snap Survey Software on Android Tablets as well as Avenza Maps to aid navigation and identification of the Right of Way (RoW). The Snap Survey output was subsequently exported to Microsoft excel worksheets and analyzed.

CHAPTER TWO

PROJECT DESCRIPTION

2.1 Project Location

The Agricultural Transformation Center (ATC) Project has been proposed to be sited on a land area of about 20 hectares. Geographical coordinate of latitudes 6.762159 and Longitude 4.044221. The proposed site is in Iwaya community, Ijebu Itele, Ijebu East LGA of Ogun State (Figure 2.1). Landmarks in the area include; Ijebu Mushin, Ijebu-ife and Ijebu Ode.

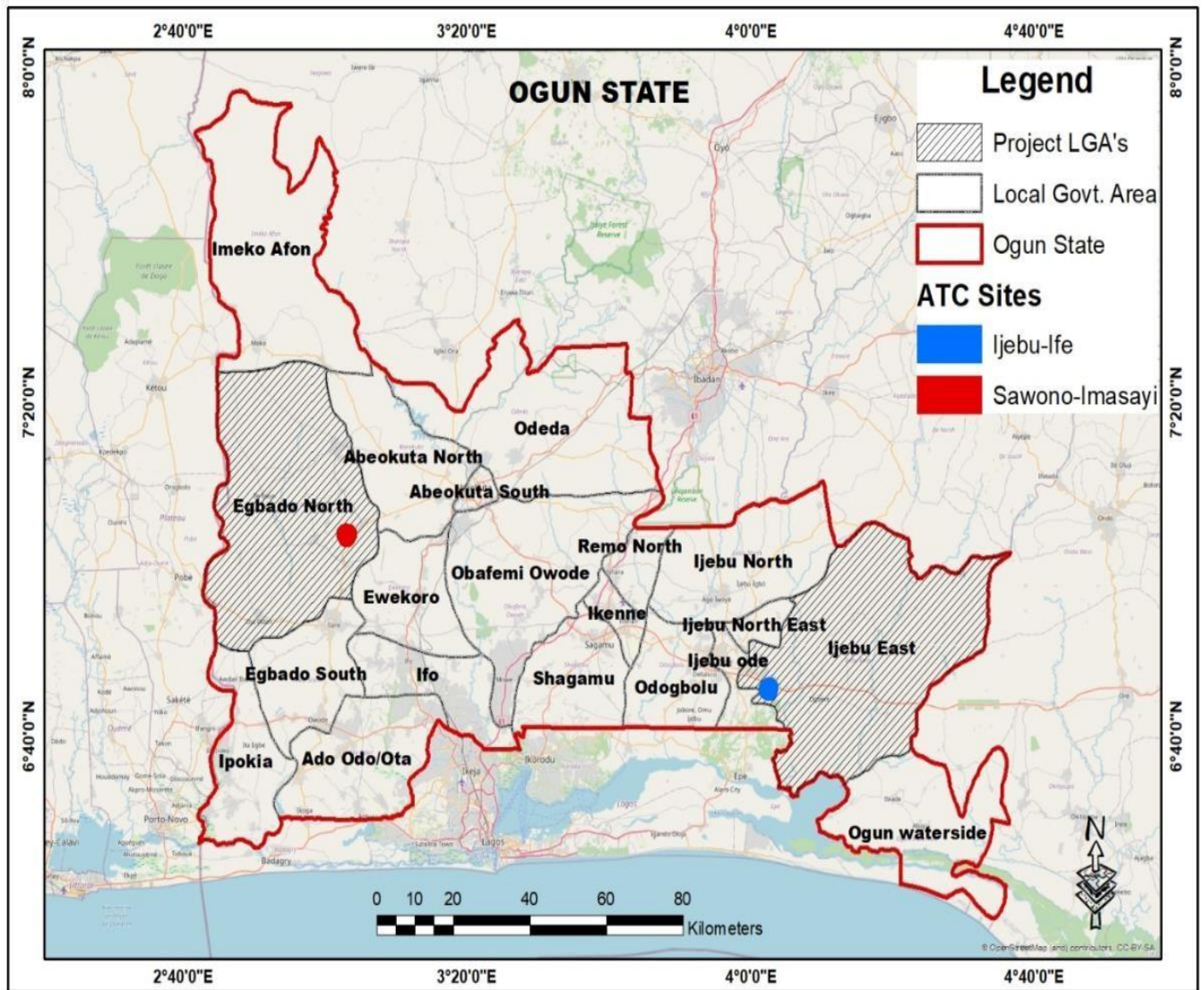


Fig 2.1: Project Location Map, showing LGA

2.2 Project Description

The project aims to promote government enabled private sector engagement for transforming the agriculture sector in the State. A value chain approach for project design and identification of key areas of interventions has been adopted most especially in Cassava, Maize, Oil Palm, Cashew and Banana Value chain. The focus is on improved competitiveness through innovation in product,

process and business models. Robust governance systems are the backbone of the program for ensuring long-term success.

The masterplan for the ATC Ijebu Itеле (Fig 2.3) has been designed to accommodate the several facilities for drying, processing and storage of farm produce.

2.2.1 Description of the Proposed 20 Hectares ATC Site at Ijebu Itеле

The proposed 20-hectare site for the construction of the Agro-Transformation Centre (ATC) is located within the Iwaya area and is owned under customary tenure by individuals, families, and the host community. The land has not been previously acquired by the Ogun State Government, although it has been earmarked for agricultural use.

The site is largely fallow and uncultivated, with only limited portions currently under active cultivation. Field assessments identified six (6) Project-Affected Persons (PAPs) who utilize sections of the proposed ATC site (fig 2.2) for subsistence and small-scale farming. The cultivated areas consist mainly of food crops and economic trees, while the remaining portions are open or sparsely vegetated.

Implementation of the proposed ATC will require acquisition of the full 20-hectare footprint and will result exclusively in economic displacement, arising from the loss of crops and economic trees belonging to the affected farmers. No residential structures, community facilities, or cultural heritage resources were identified within the project area. The nature and extent of these impacts, as well as the corresponding entitlement measures, are assessed and presented in Chapter Five of this RAP.



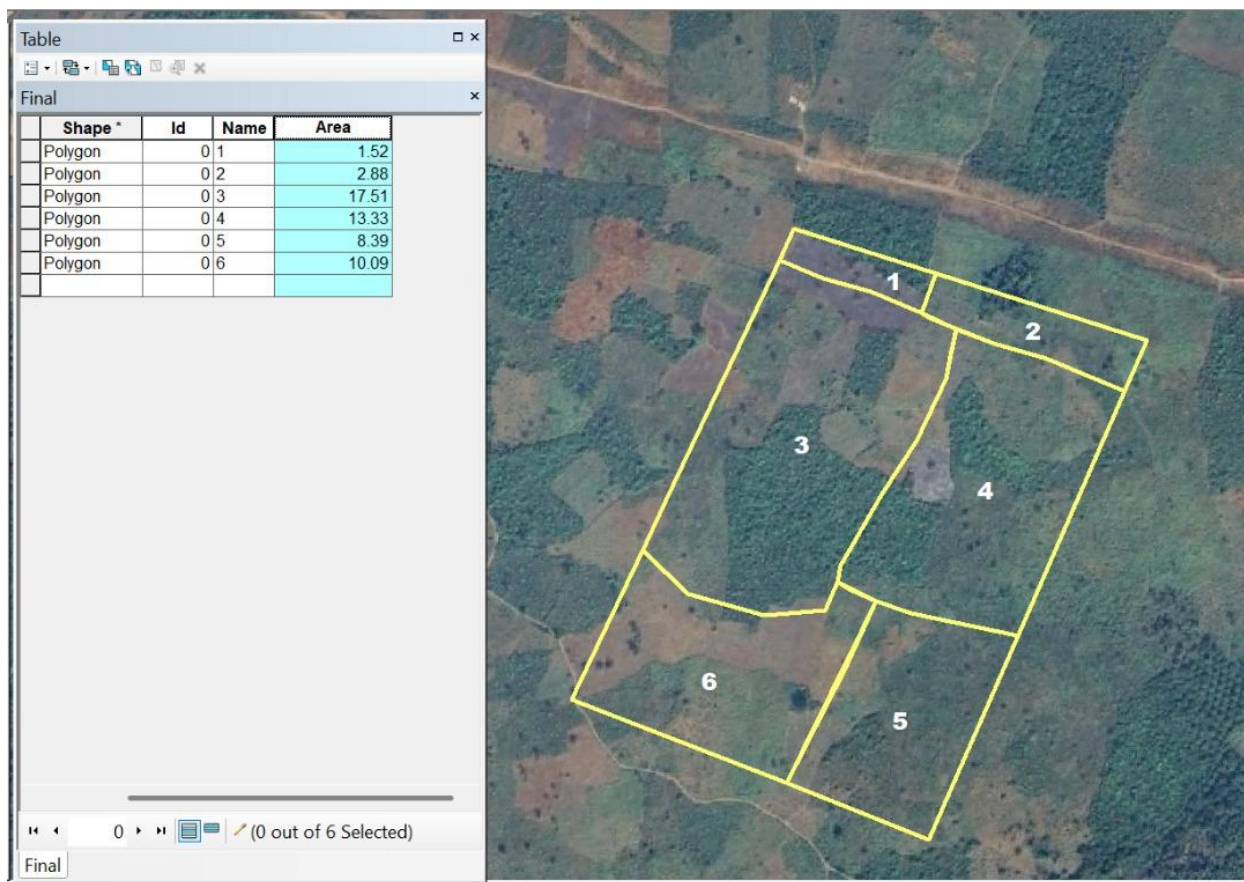


Fig 2.2 Map showing the location of the proposed ATC

2.2.2 Description of the Proposed 8km Dual Road Corridor

The project also includes the construction of an 8 km dual-lane access road (4 km per carriageway) linking the proposed ATC to the main access route. A 15-metre right-of-way (RoW) has been adopted for the road corridor. The alignment traverses predominantly agricultural land and areas with scattered economic trees only, with no businesses, residential structures, or commercial activities affected within the RoW.

Field assessments confirmed that the impacts along the road corridor are limited solely to economic trees, all of which are owned by the traditional ruler of Iwaya Community. No physical displacement, business disruption, or loss of residential assets will occur as a result of the road development.

Accordingly, the impacts associated with the road component constitute economic displacement only, arising from the loss of economic trees within the RoW. The nature, scale, valuation, and entitlement measures for these impacts are presented in Chapter Five of this RAP.

2.2.3 Common Infrastructures

a. **Site Development:**

Site grading will include cutting, filling, and compacting the filled-up earth to integrate the micro drainage pattern of the site to the proposed storm water drainage system. The Site will be protected by boundary fencing and an aesthetically designed entrance plaza is proposed

b. **Road Network:**

The proposed road network is Bituminous Road in the Agricultural Transformation Centers and would comprise 8km dual carriage road, 4km on both sides for better circulation of large trucks and will be pedestrian friendly.

c. **Storm Water Drainage:**

The entire storm water drainage system for the Agricultural centers has been planned to utilize the natural slopes wherever possible and an economically graded slope in other locations, to design an economical and sustainable surface drainage system with integration of rainwater harvesting.

d. **Water Supply Network:**

This comprises of agro-processing factories apart from common facilities. The water requirement is calculated based on the requirement for the processing and domestic usage. The total water demand is estimated at 0.5 million litres per day. The source of water will be ground water through a set of industrial borewells.

2.2.4 Associated Facilities

a) **Cold Storage Facility:**

A cold storage warehouse is a specialized storage facility equipped with temperature-controlled environments. Its primary function is to store temperature-sensitive products, often perishable goods like fresh produce, frozen foods, and more, ensuring their quality and extending their shelf life.

b) **Common Warehouse:**

A common warehouse with a capacity of 20000 MT is proposed with support facilities such as a weigh bridge, truck parking and driver amenities.

c) **Custom Hiring Center and Workshop:**

This center will provide farm machinery for hire for the farmers and will also house a full-fledged workshop for general maintenance of farm equipment. The center will also involve training for the maintenance and operations of farm machinery and equipment.

2.3 Project Activities

The project activities will broadly cover the following areas:

Pre-construction activities: This includes

- Site Preparation,

- Engineering Design,
- Materials Delivery, etc.

 Construction activities: This includes

- Construction of Office Complex, Restaurant, Business Complex Car Park etc
- Installation of Various Equipment, Treatment Plant, Power Generation Equipment, Etc.
- Civil Works.
- Electrical Works
- Plumbing Works

 Operational activities: This includes

- Operation of the Agro-Processing facilities,
- Packaging and Supply of Same to Customer Locations Etc.
- Movement of raw materials in and finished products out of the Centre.
- Maintenance of the Agro-Processing facilities and

2.3.1 Preconstruction Phase

The pre-construction phase defines the set of activities that precedes full construction works. It also involves meetings, consultations, publications, and public information bureau management that must be put in place before the civil work. The start-up activities in this phase are essentially desktop, involving feasibility studies with environmental, technical, and financial considerations. These investigations are aimed at ensuring the viability and sustainability of the project, while having minimal negative impacts on the environment. Another aspect of the pre-construction activities shall be site preparation activities consisting of minimal site clearance and earthworks (topsoil removal and site grading). In addition, this phase involves movement and transport of equipment and materials.

2.3.2 Construction Activities

 Pre-construction Investigations:

The implementation of the project's design and construction phase will start with a thorough investigation of the site's biological and physical resources to minimize any unforeseen adverse impacts during the project cycle.

 Sourcing and Transportation of Building Materials:

Building materials will be transported to the project site from their extraction, manufacture, or storage sites using transport trucks. The building materials to be used in the construction of the project will be sourced from local suppliers within the Iwaya, the project site. Greater emphasis will be laid on the procurement of building materials from within the local area, which will make both economic and environmental sense as it will reduce the negative impacts of transportation of the materials to the project site through the reduced distance of travel by the materials transport vehicles.

 Vegetation Clearing:

The site has some vegetation covers including grass growing in it. All cleared vegetation will be replaced through landscaping.

Storage of Materials:

Building materials will be stored on site. Bulky materials such as rough stones, ballast, sand, and steel will be carefully piled on site. To avoid piling large quantities of materials on-site, Ogun State Government shall order bulky materials such as sand, gravel, and stones in bits. Materials such as cement, paints, and glasses among others shall be stored in temporary storage structures, which will be constructed within the project site for this purpose.

Excavation and Foundation Works:

The soil cover in the proposed area is thin and the subsoils are exposed to the surface in some areas, however, this shall be excavated and disposed of in approved sites (preferably exhausted quarries).

Masonry, Concrete Work, and Related Activities:

The construction of the agro-industrial center walls, foundations, floors, pavements, drainage systems, perimeter fence, and parking area among other components of the project shall involve a lot of masonry work and related activities. General masonry and related activities will include stone shaping, concrete mixing, plastering, slab construction, construction of foundations, and erection of building walls and curing of fresh concrete surfaces. These activities are known to be labor intensive and will be supplemented by machinery.

Structural Steel Works:

The agro-industrial centre and associated facilities will be reinforced with structural steel for stability. Structural steelworks will involve steel cutting, welding, and erection.

Roofing and Sheet Metal Works:

Roofing activities will include sheet metal cutting, raising the roofing materials such as iron sheets and structural steel to the roof, and fastening the roofing materials to the roof. The constructed roof shall be insulated for noise just enough to maintain the good acoustic sensation for the spectators; but at the same time be adapted for climate.

Electrical Works:

Electrical work during construction of the premises shall include installation of electrical gadgets and appliances including electrical cables, lighting apparatus, sockets, etc. Besides, there should be other activities involving the use of electricity such as welding and metal cutting.

Plumbing:

Installation of pipework for water supply and distribution shall be carried out within the entire agro-industrial Centre.

Landscaping:

To improve the aesthetic value or visual quality of the site once construction ceases, the proponent shall carry out landscaping. This shall include the establishment of a theme garden and lush grass lawns where applicable and shall involve replenishment of the topsoil. It is noteworthy that Ogun

State Government shall use plant species that are available locally preferably indigenous ones for landscaping.

Buildings Construction:

The proposed Agro centers is anticipated to be a steel- structured agro-industrial centre that would meet all state and local seismic standards. The overall design would meet national and international Standards and meet current state and local seismic standards. Additionally, the design would consider building user safety, security, and functionality. The technology used in the design and construction of the hub will be based on international standards, which have been customized by various agro-processing in Africa. The project will consist of a agricultural hub with associated facilities, parking lots, and infrastructure as presented in the project description. The hub will be constructed as per the respective structural engineer 's detail. The structures will consist of concrete, appropriately reinforced with metal (steel and iron). The roof will consist of structural steel and roofing sheets.

Parking Lot:

The parking lot shall be designed to improve access in and out of the proposed project area. The on-site collector roads shall be connected to preferred and general parking zones and to create safe passageways to the hub for the users to avoid interacting with inbound or outbound traffic flow.

Sustainable Design:

The proposed center would include energy efficiency, water conservation, low-impact development, and other green building practices, which shall be incorporated into the final design to meet national and international standards. Energy conservation measures would also include the use of solar photovoltaic energy. When coupled with a parking shade canopy, the photovoltaic system provides shade while generating electricity. Other energy-saving measures include the use of LED lighting inside and outside the hub. A comprehensive energy control system shall be included utilizing motion sensors and photocells to avoid over lighting. Other anticipated energy-saving features would likely include the building orientation, use of low-flow plumbing fixtures, use of high-efficiency electrical fixtures, and an integrated recycling program.

Fire and Gas System:

The Fire and Gas Detection System is designed and installed to provide detection of fire or leak of flammable gas, rapidly and reliably. It continuously monitors all areas where a fire or accumulation of a flammable/explosive gas mixture may occur. The Fire and Gas system is not generally related to any process but instead is divided into fire areas by location. Each fire area is designed to be self-contained, in that it should detect fire and gas by several types of sensors, and control fire protection and firefighting devices to contain and fight the fire within the fire area. A fire area protection datasheet shows what detection exists for each fire area, and which fire protection action should be taken in case of an incident. The type and number of the detection, protection, and fighting devices depends on the type of equipment and size of the fire area and they vary for different process areas. The key features of the F&G detection system are highlighted below.

Fire detection:

- Gas detection: Combustible and toxic gas, electro-catalytic or optical (IR) detector.
- Flame detection: Ultraviolet (UV) or infra-red (IR) optical detectors.
- Fire detection: Heat and ionic smoke detectors.
- Manual pushbuttons.

Firefighting, protection:

- Gas-based firefighting, such as CO₂.
- Foam-based firefighting.
- Water-based firefighting: sprinklers, mist (water spray), and deluge.
- Protection: Interface to emergency shutdown and HVAC fire dampers.
- Warning and escape: PA systems, beacons/lights, fire door, and damper release.

For fire detection, coincidence and logic are often used to identify false alarms. In such schemes, several detectors in the same area are required to detect fire or gas leakage for an automatic reaction. This will include different detection principles, e.g., a fire, but not welding or lightning strike. Firewater trucks shall also be included in the ATC.

2.3.3 Operational Activities

Once the project is completed and fully operational, it is expected that it will have a life span of 50 years. Operation and maintenance activities will include the following:

Maintenance of Ancillary Facilities

The infrastructure and other ancillary facilities when completed will require routine and periodic preventative maintenance to keep them from undue deterioration and wear and to ensure safe, smooth, and uninterrupted operations. An optimal Maintenance Program will be developed to achieve this.

Civil Maintenance

This will include undertaking routine maintenance including prompt repairs of potholes, cracks, joints, drains, embankments, structures, pavement markings, lighting, road signs and other traffic control devices; and major maintenance such as resurfacing of pavements, repairs to structures and other equipment.

Electrical Maintenance

This will involve prompt repair & maintenance of dysfunctional high mast lights, streetlights, traffic signals, traffic signal controllers and flashing beacons.

Waste Generation

The proponent will provide facilities for handling solid waste generated within the facility. These will include dustbins/skips for temporarily holding waste within the premises before final disposal at the designated dumping site. The solid waste from each block will be assembled in the garbage collection point ready for disposal at official designated locations.

Waste Water and Storm water Management

Sewage generated from the hub will be discharged through Ogun State waste management authority (OGWAMA) with cradle to grave management of these wastes. The Ogun State Government shall be responsible for regular washing and cleaning of the entire center. Cleaning operations shall involve the use of substantial amounts of water, disinfectants, and detergents.

General Repairs and Maintenance

The hub and its associated facilities shall be repaired and maintained regularly during the operational phase of the project. Such activities shall include repair of agro-industrial machines, repairs and maintenance of electrical gadgets and equipment, repairs of leaking water pipes, painting, maintenance of flower gardens and grass lawns, and replacement of worn-out materials among others.

2.3.4 Decommissioning Activities

Decommissioning is an important phase in the project cycle and comes last to wind up the operational activities of a particular project. It refers to the final disposal of the project and associated materials at the expiry of the project lifespan (50 years). If such a stage is reached, the proponent needs to remove all materials resulting from the demolition/ decommissioning of the site. The following should be undertaken to restore the environment;

- Remove all the underground facilities from the site.
- The site should be well landscaped by flattening the mounds of soil and Planting of indigenous trees and flowers.
- All the equipment should be removed from the site.
- Fence and signpost unsafe areas until natural stabilization occurs.
- Backfill surface openings if practical.

Dismantling of Equipment:

All processing machines and equipment including electrical installations, furniture partitions, pipework, and sinks among others will be dismantled and removed from the site on decommissioning of the project. Priority will be given to the reuse of this equipment in other projects. This will be achieved through the resale of the equipment.

Site Restoration:

Once all the wastes resulting from demolition and dismantling works is removed from the site, the site will be restored through the replenishment of the topsoil and re-vegetation using indigenous plant species.

CHAPTER THREE

POLICY, LEGAL AND INSTITUTIONAL FRAMEWORK GOVERNING RESETTLEMENT

3.1 Introduction

It is imperative to analyze the Acts and Bye-laws relevant to this project. This will help in understanding the legalities and procedures in implementing the project and identifying gaps that need to be strengthened to ensure compliance with the AfDB's Policy on resettlement and rehabilitation of project affected persons.

The following subsections summarize policy, legislative and institutional framework in which the projects shall be implemented with respect to social issues as well as the updated 2023 AfDB's policy.

3.1.1 Policy Framework

Land Acquisition and Compensation Policies

Land required for the construction of the proposed Agricultural transformation Centre (ATC) has been allocated to the project by the Government. The legal framework provides the basis for three key elements of the Resettlement Action Plan (RAP). They include:

- Establishing rates for compensation;
- Determining eligibility for compensation and resettlement assistance, including development initiatives aimed at improving the social and economic well-being of affected populations;
- Establishing mechanisms to resolve grievances among affected populations related to compensation and eligibility.

Land ownership in Nigeria is subject to a range of diverse cultural and traditional practices and customs. Land can be classified according to the following broad categories:

Community land: or land commonly referred to as ancestral land, is owned by all the people.

Communal land: consists mostly of under-developed forests and is owned by the community collectively and not a particular individual. Those individuals who clear it first claim ownership.

Clan or family land: is owned by clans and families, as the name suggests.

Institutional land: land allocated to traditional institutions such as traditional authorities and chiefs.

Individual land: land acquired by an individual, which may be inherited by the immediate family, depending on customary practices

The land within the project area is owned by individuals and families in the host community. These landowners have expressed their support for the project, as documented during stakeholder consultations.

The legal framework for land acquisition and resettlement in Nigeria is the Land Use Act (LUA) of 1978, reviewed under Cap 202, 1990, and now Cap L5, Laws of the Federal Republic of Nigeria (LFN), 2004.

The relevant Bank policy is the African Development Bank Group's Integrated Safeguards System (ISS), approved by the Board in April 2023. The ISS includes *Operational Safeguards* (OS), notably OS5 on land acquisition and involuntary resettlement, which supersedes the earlier AfDB Involuntary Resettlement Policy under the older 2013 system

In addition to the Land Use Act (LUA) of 1978 (CAP L5 LFN 2004), this RAP adopts a broader set of national policies and regulatory instruments relevant to land acquisition, resettlement, environmental management, and social safeguards. These policies collectively ensure that the resettlement process adheres not only to statutory land administration procedures but also to national objectives for sustainable development, environmental protection, urban governance, and social equity. While the Land Use Act remains, the principal legislation governing land ownership, acquisition, and administration in Nigeria, the RAP also draws on the following complementary national frameworks to strengthen compliance and alignment with international safeguards:

3.1.2 National Urban Development Policy (Revised Edition)

The National Urban Development Policy provides guidance on orderly land use planning, urban governance, sustainable settlement development, and protection of community rights during land-based projects.

Relevance to RAP:

- Promotes equitable access to land and services.
- Emphasizes community participation and gender inclusion in land-related decision-making.
- Supports mitigation of socioeconomic disruptions in urban and peri-urban development areas.

This RAP aligns with the policy's objectives by ensuring participatory processes, transparent disclosure, and mitigation of adverse impacts on livelihoods within the project area.

3.1.3 National Environmental Policy (NEP)

The National Environmental Policy sets the overarching framework for environmental protection, sustainable resource management, and environmental justice in Nigeria.

Relevance to RAP:

- Requires socially and environmentally responsible land use.
 - Mandates prevention and mitigation of adverse impacts on local communities.
 - Recognizes the right of affected persons to a healthy, safe, and sustainable environment.
- This RAP integrates NEP principles through impact mitigation, livelihood restoration, environmental safeguards, and alignment with FMEnv guidelines.

3.1.4 National Policy on Resettlement and Rehabilitation (NPRR)

Though not as widely applied as the LUA, this national policy provides guidance for the resettlement and rehabilitation of persons displaced by government projects.

Relevance to RAP:

- Encourages assessment of social impacts and livelihood losses.
 - Supports restoration of living standards to pre-project levels or better.
 - Guides compensation for economic and social displacement.
- The RAP draws on NPRR principles to justify livelihood restoration, support to vulnerable groups, and long-term monitoring of PAP welfare.

3.1.5 National Environmental Impact Assessment (EIA) Act Cap E12 LFN 2004

The EIA Act establishes the legal basis for assessing and mitigating environmental and social impacts of development projects.

Relevance to RAP:

- Requires stakeholder consultation prior to land acquisition or project commencement.
 - Mandates social impact assessment, which is foundational to RAP preparation.
 - Provides for grievance redress, impact mitigation, and project monitoring.
- The RAP is therefore developed in line with the social impact requirements of the EIA Act.

3.1.6 State-Level Policies and Guidelines (Ogun State Government)

Where applicable, the RAP also aligns with relevant Ogun State policies, including:

- Ogun State Urban and Regional Planning Regulations
- Ogun State Ministry of Agriculture/SAPZ guidelines for land allocation and agribusiness development
- State-level compensation rates for crops and economic trees

Relevance to RAP:

- Anchors compensation valuation within state-recognized standards.
- Ensures compliance with local governance systems and customary tenure where relevant.

3.1.7 Alignment with International Safeguards (AfDB ISS 2023)

The RAP also aligns with the African Development Bank Group's Integrated Safeguards System (ISS), updated and approved April 12, 2023, especially:

- **Operational Safeguard 5 (OS5): Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement**

The ISS introduces requirements for livelihood restoration, transitional support, and

vulnerability support that go beyond the LUA.

This RAP therefore harmonizes Nigerian legal frameworks with AfDB standards by adopting the higher standard where discrepancies exist.

3.1.8 National Land Policy

The legal basis for land acquisition and resettlement in Nigeria is the Land Use Act Cap L5, LFN 2004, According to the Act, all lands in Nigeria are vested in the Governor of each State, to be held in trust for the use and common benefit of all people. Lands are further classified into urban and rural (non-urban) for administrative purposes. The administration of urban land is directly under the control and management of the Governor; whereas non – urban land is under the control and management of the Local Government Area. The Governor had the right to grant Statutory Rights of Occupancy to all lands. Local Government has the right to grant Customary Rights of Occupancy over non-urban lands.

The Land Use Act gives Governor the power to revoke both Statutory and Customary rights to land for the overriding public interest.

In doing so, the Act requires that the State or Local Government should pay compensation to the current holder or occupier with equal value. The Act also requires the State or Local Government to provide alternative land for affected people who will lose farmlands and alternative residential plots for people who will lose their houses instead of monetary compensation.

There is a need for an integrated approach towards land use planning and coordination of activities of all stakeholders in land use in the context of this project. Specifically, the involvement of land owners, community groups, women, youth, and the less privileged in making land use-related decisions that affect them is considered critical to the successful implementation of the proposed use policy.

The imperative for the proposed project to have land adequate for the planned purpose predisposes the adoption of this policy in this project.

3.1.9 National Gender Policy

The policy seeks to promote gender equality and eliminate discrimination based on gender, ethnicity, religious beliefs, etc. The key policy areas are focused around 5 critical areas:

- Culture re-orientation and sensitization to change gender perceptions and stereotypes;
- Promotion of women's human rights and in particular focusing on sexual and gender-based violence (SGBV) and in supporting new legislations and legal rights of women;
- Promoting the empowerment of women and integrating gender within key sectors as highlighted within the NGP – (Agriculture/Rural Development; Environment/Natural Resource: Gender and HIV/AIDS; Health and Reproductive Health/Rights; Education/Training; Labour/Employment);
- Women's political participation and engendered governance including gender and conflict management and

- Supporting institutional development including the use of ICT and building strategic partnerships, including identifying new partnerships with men's organizations, faith-based organizations and traditional institutions.

3.2 Land Framework

Compensation and resettlement issues fall under the jurisdiction of various levels of government in Nigeria. They are also governed by a range of legislation. Some of the principal government institutions and laws and their impacts are described below.

3.2.1 The 1999 Constitution of the Federal Republic of Nigeria

Property ownership is guaranteed alongside other fundamental human rights like freedom of speech, association, and movement. Specifically, Section 43 confers the right to acquire immovable property by citizens, and Section 44 reserves the government's power of eminent domain and prescribes how this power is to be exercised by the government.

Section 44 (1) provides that *"no moveable property or any interest in an immovable property shall be taken possession of compulsorily and no right over or interest in any such property shall be acquired compulsorily in any part of Nigeria except in the manner and for the purposes prescribed by a law that, among other things:*

(a) requires the prompt payment of compensation therefore and

(b) gives to any person claiming such compensation a right of access for the determination of his interest in the property and the amount of compensation to a court of law or tribunal or body having jurisdiction in that part of Nigeria.

This implies that non-compliance concerning the manner (process), purposes recognized by law, and is met with promptitude in the payment of compensation and allowing claimant unfettered access to the property being taken to ascertain claims and /or reserves affected persons to adjudicate on the quantum of the compensation would void an otherwise valid acquisition or resettlement. The basic land tenure law which is the Land Use Act Cap L5, LFN 2004 operationalizes the provisions of Section 44 of the Constitution.

3.2.2 Land Use of 1978

The Land Use Act of 1978 is the applicable law regarding ownership, transfer, acquisition, expropriation, and all such dealings on Land in Nigeria. The administration of the urban land is vested in the Governor, while land in rural areas 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".

Thus, the Land Use Act is the key legislation that has direct relevance to resettlement and compensation in Nigeria. Relevant Sections of these laws concerning land ownership and property rights, resettlement, and compensation are summarized in this section.

The Governor administers the land for the common good and benefits of all Nigerians. 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 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.

Local governments may grant customary rights of occupancy to land in any non-urban area to any person or organization for agricultural, residential, and other purposes, including grazing and other customary purposes ancillary to agricultural use. But the limit of such a grant is 500 hectares for agricultural purposes and 5,000 for grazing except with the consent of the Governor. The local Government, under the Act, is allowed to 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.

Where a Right of occupancy is revoked on the grounds either that the land is required by the Local, State, or Federal Government for the public good, the holder shall be entitled to compensation as follows:

- Land: an amount equal to the ground rent, if any, paid by the occupier to the government during the year in which the right of occupancy was revoked.
- Structure: An amount equivalent to the value of the structure less any depreciation.
- Crops: An amount equal to the value as prescribed and determined by the appropriate officer, which may not be the market value.

The Act also provided that where the occupier of the land is doing so illegally (e.g., occupying land belonging to someone else), he/she is not entitled to compensation.

3.2.2.1 *Requirement of the Land Use Act*

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 State 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 of the date of revocation. (Section 6) (5). Where land subject to the customary right of Occupancy and used for agricultural purposes is revoked under the Land Use Act, the local government can allocate alternative land for the same purpose (section 6) (6).

If the 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 a public purpose or 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 labor by any occupier or any person acting on his behalf, and increasing the productive capacity the utility or the amenity thereof and includes 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 under **Section 50 (1)** as follows: *Land where there exists any physical improvement like 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.

Payment of such compensation to the holder and the occupier as suggested by the Act is confusing. Does it refer to the holder in physical occupation of the land or two different persons entitled to compensation perhaps in equal shares? The correct view appears to follow from the general tenor of the Act. First, the presumption is more likely to be the owner of such unexhausted improvements. Secondly, the provision of **section 6 (5)** of the Act, which makes compensation payable to the holder and the occupier according to their respective interests, gives a pre-emptory directive as to who shall be entitled to what.

The Act provides in **section 30** that where there arises any dispute as to the amount of compensation calculated following the provisions of **section 29**, such dispute shall be referred to the appropriate Land Use and Allocation Committee. It is clear from **section 47 (2)** of the Act that no further appeal will lie from the decision of such a committee. If this is so, then the provision is not only retrospective but also conflicts with the fundamental principle of natural justice, which requires that a person shall not be a judge in his cause. The Act must, in making this provision, have proceeded on the basis that the committee is a distinct body quite different from the Governor or the Local Government. It is submitted, however, that it will be difficult to persuade the public that this is so since the members of the committee are all appointees of the Governor.

Where a right of occupancy is revoked for public purposes within the state of the Federation; or on the ground of the requirement of the land for the extraction of building materials, the quantum of compensation shall be as follows:

- *In respect of the land, an amount equal to the rent, if any, paid by the occupier during the year in which the right of occupancy was revoked.*

- *in respect of the building, installation, or improvements therein, for the amount of the replacement cost of the building, installation, or improvements to be assessed based on the prescribed method of assessment as determined by the appropriate officer less any depreciation, together with interest at the bank rate for delayed payment of compensation. With regards to reclamation works, the quantum of compensation is such cost as may be substantiated by documentary evidence and proof to the satisfaction of the appropriate officer.*
- *in respect of crops on the land, the quantum of compensation is an amount equal to the value as prescribed and determined by the appropriate officer.*

Where the right of occupancy revoked is in respect of a part of a larger portion of land, compensation shall be computed in respect of the whole land for an amount equal in rent, if any, paid by the occupier during the year in which the right of occupancy was revoked less a proportionate amount calculated concerning the area not affected by the revocation; and any interest payable shall be assessed and computed in the like manner. Where there is any building installation or improvement or crops on the portion revoked, the quantum of compensation shall follow as outlined above and any interest payable shall be computed in like manner.

3.2.3 Forestry Act

This Act of 1958 provides for the preservation of forests and the setting up of forest reserves. It is an offense, punishable with up to 6 months imprisonment, to cut down trees over 2ft in girth or to set fire to the forest except under special circumstances. Nigeria is at present a wood deficit nation. To ameliorate the situation, the policy on forest resources management and sustainable use is aimed at achieving self-sufficiency in all aspects of forest production through the use of sound forest management techniques as well as the mobilization of human and material resources. The overall objectives of forest policy are to prevent further deforestation and to recreate forest cover, either for productive or protective purposes, on already deforested fragile land.

Specifically, the National Agricultural Policy of 1988 in which the Forestry Policy is subsumed, provides for:

- ✚ Consolidation and expansion of the forest estate in Nigeria and its management for sustained yield.
- ✚ Regeneration of the forests at rates higher than exploitation.
- ✚ Conservation and protection of the environment viz: forest, soil, water, flora, fauna, and the protection of the forest resources from fires, cattle grazers, and illegal encroachment.
- ✚ Development of the Forestry industry through the harvesting and utilization of timber, its derivatives, and the reduction of wastes.
- ✚ Wildlife conservation, management, and development through the creation and effective management of national parks, game reserves, tourist and recreational facilities, etc.

3.3 Institutional Framework

This section gives highlights on relevant institutions through which planning, and implementation of the project will be affected. Several institutions have been identified and will be involved in the overall implementation of this project. These include:

- 4 The Federal Government of Nigeria (FGN);
- 5 Federal Ministry of Agriculture and Food Security
-  Federal Ministry of Environment
-  National Environmental Standards and Regulatory Enforcement Agency

3.3.1 State Legislations

In addition to national legislation, the implementation of this RAP is guided by relevant Ogun State laws, regulations, and institutional mandates governing land administration, physical planning, environmental protection, and social development. This section clarifies the applicable state-level legal instruments and the roles of the relevant ministries/agencies in the RAP process.

a. Ogun State Urban and Regional Planning Law (2018)

This is the principal state legislation regulating land use planning, development control, and spatial management in Ogun State.

Relevance to the RAP:

- Provides the legal basis for development permits, layout approvals, and compliance with designated land uses.
- Ensures that land earmarked for public projects (e.g., agricultural estates, roads, utilities) is developed in accordance with approved physical plans.
- Guides the Project Implementation Unit (PIU) in ensuring that the project footprint follows appropriate zoning and avoids unauthorized development areas.
- Supports orderly land acquisition and minimizes conflict within host communities.

b. Ogun State Environmental Protection Law (2004, as amended)

This law establishes environmental management standards and mandates environmental safeguards for development activities in Ogun State.

Relevance to the RAP:

- Requires environmental and social due diligence before development, complementing the Federal EIA Act.
- Mandates mitigation of environmental and socioeconomic impacts during land acquisition and project construction.
- Supports grievance management regarding environmental or livelihood impacts.
- Informs the RAP's provisions on community health, environmental nuisance minimization, and protection of natural assets.

c. Ogun State Land Acquisition and Compensation Guidelines (Administrative Instruments)

Although the Land Use Act is the federal legislation that ultimately governs land rights, Ogun State has administrative guidelines for compensation, especially for crops, economic trees, and farm assets.

Relevance to the RAP:

- Provides state-recognized compensation rates for economic trees, perennial crops, and farm yields.
- Guides valuation standards used by the Ministry of Agriculture and Ministry of Lands during inventory and enumeration.
- Supports the RAP's compensation methodology and ensures alignment with local precedents for valuation.

(Note: These are administrative instruments rather than formal laws, but they are widely applied to state-led projects.)

d. Ogun State Ministry of Lands Administration

Mandate:

- Administration of land allocation, land records, issuance of Certificates of Occupancy, and verification of government-acquired lands.
Relevance to RAP:
- Confirms that the project area (e.g., *Iwaya Farm Estate*) is already acquired by the State Government, eliminating the need for land compensation.
- Provides land records, boundary maps, and acquisition gazettes.
- Ensures compliance with land administration procedures under the Land Use Act at state level.

e. Ogun State Ministry of Lands, Survey, and Town Planning

Mandate:

- Physical planning, cadastral mapping, surveying, and development control.
Relevance to RAP:
- Implements the Ogun State Urban and Regional Planning Law.
- Provides base maps, coordinates, and land parcel information for the RAP.
- Ensures that project development follows approved land use plans and complies with state planning permits.
- Helps prevent encroachment and unauthorized land development in project areas.

f. Ogun State Ministry of Environment

Mandate:

- Environmental management, pollution control, and enforcement of the Ogun State Environmental Protection Law.
Relevance to RAP:
- Ensures environmental and social safeguards are integrated into the project.
- Provides guidelines for waste management, environmental nuisance control, and site restoration.
- Supports dissemination of environmental information and public consultations.
- Plays a role in monitoring environmental compliance during RAP implementation.

g. Ogun State Ministry of Agriculture and Rural Development

Mandate:

- Agricultural development, farm estate management, and compensation valuation for farm assets.
Relevance to RAP:
- Provides the official state compensation rates for crops, economic trees, and farm produce (e.g., SAPZ compensation schedule).
- Participates in asset enumeration and valuation of PAPs affected within agricultural project zones.
- Ensures that livelihood restoration measures consider agricultural realities and market conditions in Ogun State.

h. Ogun State Ministry of Women Affairs and Social Development

Mandate:

- Social protection, vulnerable group welfare, gender mainstreaming, and community-level social services.
Relevance to RAP:
- Guides the RAP's vulnerability assessment, gender inclusion strategy, and support to vulnerable PAPs (elderly, widows, women-headed households, persons with disabilities).
- Assists with community liaison, social mobilization, and sensitization on social safeguards.
- Supports monitoring of gender-responsive livelihood restoration interventions.

3.3.2 Local Government Authorities

Ijebu East LGA is the only affected LGA in this project. The roles and responsibilities of the local authority (physical planning or works department) are in the administration of lands in rural areas and hence, will be involved in the resettlement process.

3.3.3 The Customary District Councils

The Olu of Iwaya and village chief of Iwaya and Itele communities have important roles to play in the project concerning mobilization of the community members to support the project, grievance redress, peace and security of personnel, equipment, and facilities to be installed. Close contact and regular consultation shall be maintained with customary chiefs throughout the life of the project.

3.4 Witness NGO

To enhance transparency and trust from PAPs it is suggested that a witness NGO, recognized and credible in the project area, be retained, through a public proposal and selection process, by the SPIU to provide independent advice and report on RAP implementation and management focusing on consultation activities, compensation and resettlement related activities and grievances management. This NGO could be a recognized and credible Human Rights advocacy group or an NGO active in environmental management or rural development. The PIU and the implementing entity are advised to identify a credible NGO in the neighborhood of the project area.

This outside look will ensure that proper procedures and stated compensation processes are followed, that PAP grievances are well taken care of, and that PAPs are treated with fairness.

This NGO will revise reports of the compensation payment process, meet with PAPs, check the implementation of the measures, reconstruction, etc. in the field, and provide comments and recommendations. All PAPs will be informed of the NGO's role and function and need to have access to its representatives, confidentially, if necessary, to explain and discuss their difficulties or grievances.

3.5 International Standards and Guidelines Related to Involuntary Displacement

In addition to the need to adhere to Nigerian legislative requirements, the RAP of the proposed project will also need to be aligned to international best practice standards in involuntary land acquisition and compensation. As the main funding agency, the RAP will need to be aligned with the requirements of the AfDB's Integrated Safeguards Standards (ISS) 2023. The policy was developed to cover involuntary displacement and resettlement of people caused by a Bank-financed project and it applies when the project results in relocation or loss of shelter by the persons residing in the project area, assets are lost or livelihoods are affected.

3.5.1 The African Development Bank Group's (AfDB) Integrated Safeguard System (ISS)

In 2023, the African Development Bank Group updated their policy to improve clarity, coherence and consistency as well as overall operational effectiveness regarding E&S sustainability by adopting 10 OSs. The ten E&S OSs establish the standards that Borrowers shall meet, as appropriate, in projects, activities, and initiatives supported through Bank financing throughout the life cycle of operations. **Table 3.1** outlines the ten (10) OS and those triggered by this project are highlighted in green.

-  It furthermore stresses the importance of improving living conditions for PAPs through a Livelihood Restoration program and have the following specific objectives:
-  avoid involuntary resettlement where feasible, or minimize resettlement impacts where involuntary resettlement is deemed unavoidable after having explored all other alternative project designs.
-  ensure that displaced people are meaningfully consulted and given opportunities to participate in the planning and implementation of resettlement programs.

- ✚ ensure that displaced people receive significant resettlement assistance under the project, so that their standards of living, income-earning capacity, production levels, and overall means of livelihood are improved beyond pre-project levels.
- ✚ mitigate the negative impacts of displacement and resettlement, actively facilitate social development and establish a sustainable economy and society; and
- ✚ set up a mechanism for monitoring the performance of involuntary resettlement programs and remedying problems as they arise to safeguard against ill-prepared and poorly implemented resettlement plans.

Table 3.1: Status of the Project with respect to AfDB ISS 2023

Operational Safeguards	Description	Status
OS1 - Assessment and Management of Environmental and Social Risks and Impacts	OS 1 emphasises the importance of managing environmental and social performance throughout the project life cycle by addressing the project's risks and impacts.	Triggered
OS2 - Labour and Working Conditions	OS 2 establishes that the workforce is a valuable asset in any project and that a sound worker-management relationship is key to a company's sustainability. Hence, the provision of a suitable work environment and protection of workers' fundamental rights must not be overlooked.	Triggered
E&S OS 3 (OS3): Resource Efficiency and Pollution Prevention and Management	OS 3 recognises that pollution of air, water, and land is often a threat to people, society, and the environment. This pollution is directly linked to urbanisation and increased economic activities. Therefore, OS 3 advises that resource efficiency and pollution prevention and control measures and technologies should be considered and adopted in development projects.	Triggered
E&S OS 4 (OS4): Community Health, Safety and Security	OS 4 states the importance of safeguarding the health and safety of project-affected communities and their assets, as project activities, equipment, and infrastructure can increase community exposure to risks and impacts.	Triggered
E&S OS 5 (OS5): Land Acquisition, Restrictions on Access to Land and Land Use, and Involuntary Resettlement	OS 5 recognizes that project-related land acquisition, land access or land use restrictions, and loss of property/assets can adversely impact communities and persons. Project-related land acquisition and restrictions on land use may cause physical displacement (relocation, loss of residential land or shelter), economic displacement (loss of land, assets or access to assets, leading to loss of income sources or other means of livelihood), or both.	Triggered
E&S OS 6 (OS6): Habitat and Biodiversity Conservation and Sustainable Management of Living Natural Resources	OS 6 highlights the importance of maintaining ecosystem services and protecting and conserving biodiversity.	Triggered

Operational Safeguards	Description	Status
E&S Operational Safeguard 7 (OS7): Vulnerable Groups	OS 7 recognises that some individuals and/or groups may be less resilient to risks and adverse impacts than others. Such individuals and/or groups at a higher risk of being unable to anticipate, cope with, resist, and recover from project-related risks and/or adverse impacts are considered vulnerable.	Triggered
E&S Operational Safeguard 8 (OS8): Cultural Heritage	OS 8 emphasises the need to protect and preserve cultural heritage from the adverse impacts of project activities for current and future generations.	Triggered
E&S Operational Safeguard 9 (OS9): Financial Intermediaries.	OS 9 recognizes that strong domestic capital, financial markets, and access to finance are important for economic development, growth, and poverty reduction. This OS addresses the environmental and social (E&S) requirements associated with intermediated financing through financial and non-financial institutions	Not Triggered
E&S Operational Safeguard 10 (OS10): Stakeholder Engagement and Information Disclosure.	OS 10 recognizes open and transparent engagement between the Borrower and project stakeholders as an essential element of good international practice. Stakeholder engagement is an inclusive process conducted throughout the project life cycle. When properly designed and implemented, it supports developing strong, constructive, and responsive relationships that are important for successfully managing a project's E&S risks.	Triggered

3.5.2 Benchmarking of Relevant Nigerian Legislation and the AfDB's ISS 2023

The primary difference between national legislation and AfDB's resettlement standards is that Nigerian law concentrates on compensation for lost assets, whereas the AfDB Safeguards have an additional focus on livelihood enhancement (or, as a minimum, restoration). Emphasis is not only on compensation for lost assets but also on assisting people to improve (or at least restore) standards of living, incomes, and livelihoods. This includes providing access to income-earning opportunities such as agricultural production or to natural resources deemed critical for subsistence.

Nigerian legislation does not provide any compensation for the value of lost land (except for reimbursement of any rent paid by the occupier during the year in which the right of occupancy was revoked). AfDB policy stipulates that affected people are compensated for all their losses at full replacement costs before their actual move; before land and related assets are taken; and, if the project is implemented in phases before project activities begin for each phase. The borrower or client gives preference to land-based resettlement strategies and as a matter of priority offers land-to-land compensation and/ or compensation-in-kind instead of cash compensation where feasible; further, the borrower or client clearly explains to affected people that cash compensation very often leads to rapid impoverishment.

Concerning the loss of access to commonly held resources, Nigerian legislation provides that, where a right of occupancy of land owned by the community is revoked for public purposes, compensation for unexhausted improvements on the land, taking account of depreciation, may be paid to the community at the relevant governor's discretion and such payment may be to the relevant chief on behalf of the community or into a specially designated fund for the benefit of the community. AfDB on the other hand provides compensation to offset restrictions on access to communal resources. Assistance measures may include initiatives to enhance the productivity of the remaining resources, to which the community will continue to have access, in-kind or cash compensation for the loss of access or access to alternative sources of the lost resource.

The proposed project will follow Nigerian legislation and will also implement such additional measures as necessary to achieve outcomes that are consistent with AfDB requirements, in consonance with the applicable laws of Nigeria.

Table 3.2 below compares the AfDB ISS 2023 and Nigerian legislation for those categories of displacement impacts that Project activities are expected to incur. The table also prescribed what will be adopted for the proposed Project.

Table 3.2: Benchmarking of Nigerian Law and Principles of the AfDB ISS 2023

Category	Nigerian Legislation (Land Use Act)	AfDB ISS 2023	Adopted for the Proposed ATC Ijebu Itele
Minimize Land Take and Involuntary Displacement	Explore all viable alternative project design options to ensure minimization of impacts (Land Use Act of 1978)	Project proponent to consider feasible alternative project designs to avoid or minimize physical or economic displacement.	AfDB ISS 2023
Consultation and Disclosure	A notice of acquisition is usually prepared by the Ministry of Lands, in conjunction with the survey description. This notice is then published in two newspapers (one national and one local and the government gazette	Open, inclusive, and effective consultation with local communities is required	AfDB ISS 2023 and Land use Act
Eligibility	Under Nigerian legislation, all land rights constitute occupancy rights rather than ownership rights, and accordingly, eligibility for compensation for loss of land is not provided for. Anyone possessing a statutory or customary right of occupancy to affected land is entitled to compensation for unexhausted improvements made to that land. Encroachers are not recognized as an eligible group and are thus not entitled to any compensation provisions.	AfDB identifies three groups of displaced people that shall be entitled to compensation or resettlement assistance for the loss of land or other assets taken for project purposes: ● Those who have formal legal rights to land or other assets recognized under the laws of the country concerned. ● Those who may not have formal legal rights to land or other assets at the time of the census/asset survey can prove that they have a claim that would be recognized under the customary laws of the country. ● Those who have no recognizable legal right or claim to the land they are occupying in the project area of influence, and who do not fall into either of the two categories described above, but are entitled to	AfDB ISS 2023

Category	Nigerian Legislation (Land Use Act)	AfDB ISS 2023	Adopted for the Proposed ATC Ijebu Itеле
		resettlement assistance instead of compensation for land to improve their former living standards (compensation for loss of livelihood activities, common property resources, improvements (structures and crops), etc.), provided that they or witnesses can demonstrate that they occupied the project area of influence for a reasonable time (at least six months) before a cut-off date established by the borrower or client and acceptable to the Bank.	
Census and Asset Inventory	A survey to record the dimensions of the affected land parcels needs to be carried out. The enumeration process is asset-driven and not household driven. There is no particular format that is currently used by the Land Department	A census, asset inventory, and comprehensive socioeconomic survey are required with gender disaggregated information.	AfDB ISS 2023
Livelihood	No provisions	Strategies to improve the livelihoods of PAPs are required.	AfDB ISS 2023
Gender	No provisions	Special consideration has to be paid to the needs and rights of women. In the context of gender vulnerability, the client must consider actively facilitating consultation with both women and men in ways that are sensitive to the social and political constraints and barriers that women and men may face. The land-taking report (RAP) must include a specific protocol specifying safeguards for the quality and quantity of land to be allocated to women, especially	AfDB ISS 2023

Category	Nigerian Legislation (Land Use Act)	AfDB ISS 2023	Adopted for the Proposed ATC Ijebu Itale
		widows, and divorcees, to ensure their means to generate income and achieve food security. Compensation payments to families are made to both husbands and wives when this is technically feasible and socially acceptable.	
Timing of Compensation	Once the compensation amounts have been discussed with the affected people.	Compensation is to be made before land and related assets are taken; and, if the project is implemented in phases before project activities begin for each particular phase.	AfDB ISS 2023
Compensation	Cash compensation is generally made based on government rate as well as depreciation value. Whilst in principle there is an allowance for in-kind compensation or replacement of assets, cash compensation is common practice	PAPs are compensated for all their losses at full replacement cost. PAPs can be offered a range of different compensation packages, resettlement assistance, and livelihood improvement options. Engagement is key to determining the appropriate compensation packages.	AfDB ISS 2023
Communal resources	Section 29 subsection 3 only provides for compensation where the holder or the occupier of land entitled to compensation is a community	OS 8 of the ISS mentions compensation for the loss of communal resources.	AfDB ISS 2023
Livelihood Assistance	No provisions	Displaced people are provided with targeted assistance to ensure that their standards of living, income-earning capacity, production levels, and overall means of livelihood are improved beyond pre-project levels.	AfDB ISS 2023

Category	Nigerian Legislation (Land Use Act)	AfDB ISS 2023	Adopted for the Proposed ATC Ijebu Itale
Vulnerable People	Many Nigerian policies address the needs of vulnerable people, such as the Gender Policy, Child Act, or NEEDS framework. However, there are no specific provisions related to physical or economic displacement.	Special attention needs to be paid to vulnerable groups and special provisions are required in the livelihood restoration process.	AfDB ISS 2023
Grievances	Section 30 of the Land Use Act 1990 6 v: “Where there arises any dispute as to the amount of compensation calculated following the provisions of section 29, such dispute shall be referred to the appropriate Land Use and Allocation Committee.”	There is a requirement to establish a culturally appropriate and accessible grievance and redress mechanism to resolve, in an impartial and timely manner, any disputes arising from the land-taking process and compensation procedures. PAPs must be informed about the mechanism.	AfDB ISS 2023
Monitoring	No provisions	An independent third party is required to monitor the implementation of large-scale or complicated resettlement or livelihood restoration plans, with regular feedback from PAPs. For large-scale displacement operations quarterly reviews are recommended, and in-depth reviews of 6 months' progress, consistent with the overall project scheduling, are critical.	AfDB ISS 2023

CHAPTER FOUR

CENSUS AND SOCIO-ECONOMIC SURVEYS

4.1 Introduction

This aspect of the RAP of the proposed ATC project presents the findings of the socio-economic assessments as well as the concerns and expectations of the people of the area. Specifically, the study focused on determining the impacts of the project on settlements, population, social and physical infrastructures, predominant economic structures, and the baseline health status of the people. It also aimed at documenting the views of the affected population, and perceived community problems, and needs.

This socio-economic survey commenced from 17th November, 2025 sought to determine the socio-cultural, demographic, and quality of life of the population around the project site. Structured questionnaire interviews and group discussions were used primarily to obtain necessary information from households and other target groups. Other sources of information included similar studies and existing records in the local government and other public institutions.

4.1.1 Traditional Governance Structure

Yoruba communities operate a well-defined hierarchical traditional governance system that preserves cultural identity, maintains social order, and facilitates decision-making at the community level. The system is led by the **Oba**, who serves as both the political and spiritual custodian of the community and its ancestral heritage.

1. Oba (King)

The Oba is the supreme traditional authority and the symbol of unity in the community. He is regarded as the custodian of customs, norms, and traditional rites, including land matters, conflict resolution, and cultural ceremonies. The Oba presides over the council of chiefs and ensures peace, harmony, and equitable resource distribution within the community.

2. High Chiefs (Ijoye / Oloye)

Supporting the Oba is a structured hierarchy of high chiefs, who form the King's Council (Igbimo Oba). Each high chief oversees a sector of community governance, including administration, security, commerce, religion, and diplomacy. The high chiefs advise the Oba and execute directives within their respective domains. Their titles vary by kingdom, with common examples including:

- Balogun (War Chief / Head of Community Security)
- Otun and Osi (Right- and Left-Hand Chiefs, Senior Administrative Chiefs)
- Saba / Eesa (Administration and Palace Affairs)
- Olori-Ebi (Head of Lineages)

These positions are often hereditary within certain ruling families.

3. Baale (Village Head / Quarter Leader)

Communities are subdivided into quarters or villages, each led by a Baale, who administers local affairs on behalf of the Oba. The Baale ensures grassroots governance, handles land allocation at

the local level, mediates minor disputes, and mobilizes community support for development initiatives.

4. *Oloris (Queens) and Royal Court Officials*

The Olori (queen) and palace officials support royal administration. Palace staff may include:

- Are-Onakakanfo (historical war general; in modern times a cultural role)
- Oluwo (Chief Priest/Spiritual Adviser)
- Asoju Oba / Aare (Community Representatives)

These actors ensure coordination of palace functions, cultural festivals, and communication between the Oba and the people.

5. *Traditional Council of Elders*

The Council of Elders (Igbimo Agba) consists of respected senior citizens who serve as custodians of tradition and oral history. They play a crucial advisory role, especially in:

- Conflict mediation
- Succession matters
- Community discipline and ethics

Their guidance reinforces legitimacy and stability within the governance structure.

6. *Lineage Heads and Family Compounds*

Social organization in Yoruba communities is family-based. Each extended family (Idile) has a Lineage Head (Olori-Ebi) responsible for:

- Managing family land and assets
- Preserving ancestral heritage
- Representing the family in community decision-making

7. *Youth and Women Associations*

Although not part of the hereditary power structure, youth groups, women associations (e.g., Iyaloja, Iyalode), and trade guilds play major roles in:

- Economic development (market coordination)
- Cultural events
- Community mobilization and welfare supports

The Iyalode (Women Leader) specifically advocates for women's rights and influences socio-economic policy within the traditional council.

4.1.2. Administrative structure

System of Government Nigeria operates a Three-tier arm of Government. Federal, State, and Local Government Areas. She operates a Presidential System of Government		
Federal Arm	Executive - Implementation of laws, maintenance of law and order, initiates bill into parliament. It is headed by a President	
	Legislature - Nigeria operates a bicameral (Senate and House of Representatives) legislature. They make laws, approve the annual budget, ratification of the treaty negotiated by the executive and conduct oversight functions on government activities. The Senate is headed by the President of the Senate and the House of Representatives is headed by a speaker.	
	Senatorial District	House of Representative
	There are 109 senatorial districts in Nigeria. Ogun has 3 senatorial districts; the project is located in Iwaya, Ijebu Imusin, Ijebu East LGA which falls in Ogun East senatorial zone.	There are 360 House members in Nigeria. Ogun has 8 federal constituencies. The project area falls within the Ijebu North/Ijebu East/Ogun waterside Federal Constituency.
	Judiciary - There is the Supreme Court, Appeal Court, Federal Court, Industrial Court, Customary Courts of Appeal, and Magistrate Court. They Interpret laws and protects the right of individuals. It is headed by a Chief Justice.	
State Arm of Government	Executive - There are 36 states in Nigeria and the Federal Capital Territory. The Executive arm of the state government is headed by an elected Governor. The proposed project is in Ogun state.	
	Legislature - Ogun state operates a unicameral system headed by a Speaker of the State House of Assembly.	
	Judiciary -There is the State High Court, customary courts, and Magistrate courts. The head of the state judiciary arm is the Chief Judge.	
Local Government Arm of Government	Executive -The executive arm is headed by a chairman. This arm performs similar functions to that of the President and Governor at federal and State levels respectively. The proposed project falls within Ijebu Imusin Local Government Area.	

System of Government Nigeria operates a Three-tier arm of Government. Federal, State, and Local Government Areas. She operates a Presidential System of Government	
The Project Implementation Unit (PIU)	All members of the PIU works to ensure the successful implementation of the ATC project.

Institutional Coordination for RAP Implementation

Effective RAP implementation is achieved through collaborative roles across government tiers:

Governance Level	Key Contributions to RAP
Federal Government	Policy standards, environmental safeguards, external monitoring, and ensuring compliance with national/international frameworks
State Government	Land acquisition approvals, legal authority for compensation, RAP budget support, and grievance adjudication
Local Government	PAP identification, community engagement, monitoring livelihood restoration, conflict resolution, and supporting site access
The Project Implementation Unit (PIU)	Planning, data management, asset inventory, entitlement delivery, continuous dialogue, NGO collaboration, and Monitoring

This coordination ensures transparency, legal compliance, and equitable treatment of affected persons throughout the land acquisition and resettlement process.

4.1.3 Conflict Resolution in the Community

Civil cases in the communities are arbitrated by the Chiefs-in-Council, Elders-in-Council, religious leaders, traditional priests, age grade, women groups, or family heads. On the other hand, inter-communal conflicts are resolved by the representatives (Chiefs) of the communities involved. If it cannot be resolved at that level, the case is taken to the Paramount ruler for adjudication. Criminal cases are referred to government law enforcement agents. Nevertheless, the communities have organized themselves into vigilante groups to complement the security architecture provided by the State. Concerning the project, predicted sources of conflicts include:

-  non-recognition of communities as critical stakeholders;
-  borderland disputes;

- ✚ agitation for employment/contracts;
- ✚ issue of non-payment of compensation before construction
- ✚ perceived intimidation of the communities;
- ✚ perceived "divide and rule tactics"; and
- ✚ ineffective communication channels.

4.1.4 Gender Dynamics and Social Structure

The project communities consist of four major social groups: male elders, youths, women, and children. Male elders traditionally occupy leadership positions and maintain control over land ownership, political participation, and household decision-making. Youths—particularly males—are actively represented in community governance through structured social groups and serve as the primary labor force for economic activities.

Access to Land and Productive Resources (Sex-Disaggregated Context)

Land is predominantly controlled by male household heads, in line with customary tenure practices. Preliminary consultations indicate that:

- Approximately 85–90% of land titles and agricultural plots are controlled by men.
- Women primarily access land through male relatives—husbands, fathers, or sons—and generally lack independent land tenure rights.
- Women's access to productive inputs (e.g., irrigation, agro-inputs, machinery) is limited, putting them at higher risk of economic displacement where land acquisition occurs.

Women's Participation in Consultations

Although women represent an estimated 50–55% of the population, their participation in decision-making forums is not proportionate. During preliminary stakeholder engagements:

- Women constituted roughly 20–25% of attendees in community consultations.
- Cultural norms require indirect consultation through male representatives in some cases, limiting their direct voice on resettlement concerns.
- Female-headed households (about 6–10% estimated from socio-economic baseline) are more socially isolated and may not receive adequate representation without targeted outreach.

Vulnerabilities and Differential Impacts

Women PAPs face greater risks linked to:

- Loss of access to farmland and income-generating activities (e.g., small livestock production, petty trading, food processing)
- Potential increase in domestic burdens, especially where relocation or livelihood disruptions occur
- Reduced access to compensation benefits, due to limited decision-making authority in households
- Gender-based violence (GBV) risks if household tensions rise following economic stress from resettlement

Widows, women with disabilities, low-income women, and female-headed households constitute high-risk groups requiring special consideration in livelihood restoration.

Affirmative Measures and Gender Safeguards

To ensure equitable outcomes, the RAP proposes gender-responsive mitigation strategies:

Safeguard Measure	Objective	Target Group
Mandatory sex-disaggregated PAP registration	Guarantee compensation eligibility and targeted support	All women PAPs
Minimum 40% women participation in consultations and GRM committees	Enhance representation and project accountability	Women groups
Direct compensation payments into women-controlled accounts, where applicable	Prevent exclusion from benefits	Female PAPs
Tailored livelihood restoration programmes (e.g., agribusiness support, micro-finance access, vocational training)	Protect women's income sources	Women engaged in informal economy
Dedicated GBV reporting pathways within the GRM	Ensure protection and confidential grievance handling	At-risk women and girls

4.1.5 Agriculture and Livelihood Activities

Farming is the most prevalent reported occupation in the communities, their production of varieties of cash crops throughout the year such as Cashew nuts, sweet potatoes, Yam, Cassava, Banana, groundnut, ginger, Rice, and Maize are the predominant cultivated crops in the localities. Beans, Guinea corn, sugar cane, perishables, etc are also crops substantially cultivated. The crops grown in the communities are important staple crops produced and in high demand for food and raw materials for feeds industries within and outside the local population to ensure food security and livelihoods opportunities.

4.2 Social Environment

4.2.1 Socio economic baseline conditions of PAPs

The following Sections show how the residents of the ATC project area responded to the socioeconomic survey administered to them by holding consultations, focus group discussions (FGDs), and in administering the household questionnaire during census. These interactions

provided opportunities to intimate the groups about the proposed project activities and potential impact. Summary of the people affected by the project are outlined in Table 4.1.

Table 4.1: Summary of PAPs

Project	LGA	Project Affected Community	Affected Location	No of PAPs
Agricultural Transformation Center (ATC) Iwaya, Ijebu Imusin	Ijebu East	Iwaya, Ijebu Imusin	Proposed 20Ha	6
			Road Rehab.	1

Source: Credo Fieldwork, 2025

4.2.2 Gender, Age and Household Size Distribution

The survey data indicated male/female distribution of 55%/45% for households in the project area. The household data is reflected in Figure 4.1. Men in the project area are mainly involved in farming, carpentry and blacksmith. Farming is the mainstay of the people with their production of varieties of cash crops throughout the year. Both men and women are significantly involved in the general pursuits of livelihoods.

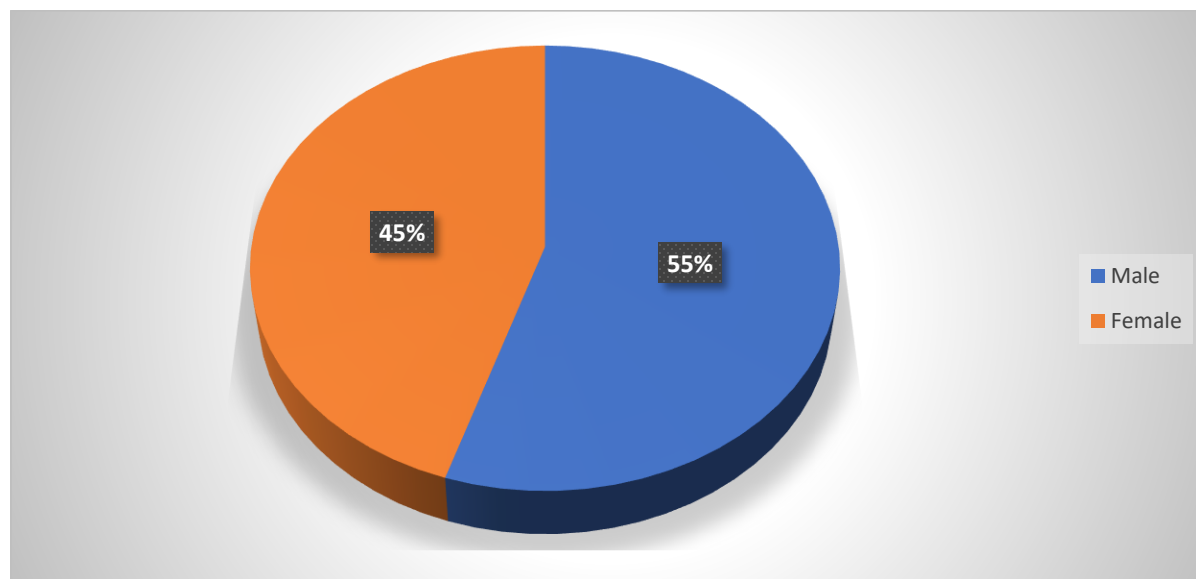


Fig 4.1: Gender Distribution of the Study Area

The age distribution data (Figure 4.2) indicated that 18-30 years age group 55%, followed by 35% between their age group 31-50 years. Those between ages 51 years or more 10% were the least represented. The economically active youths, particularly study participants between 18-50 years, who could make formidable labor force for the proposed project constituted about 95.8% of the project affected communities.

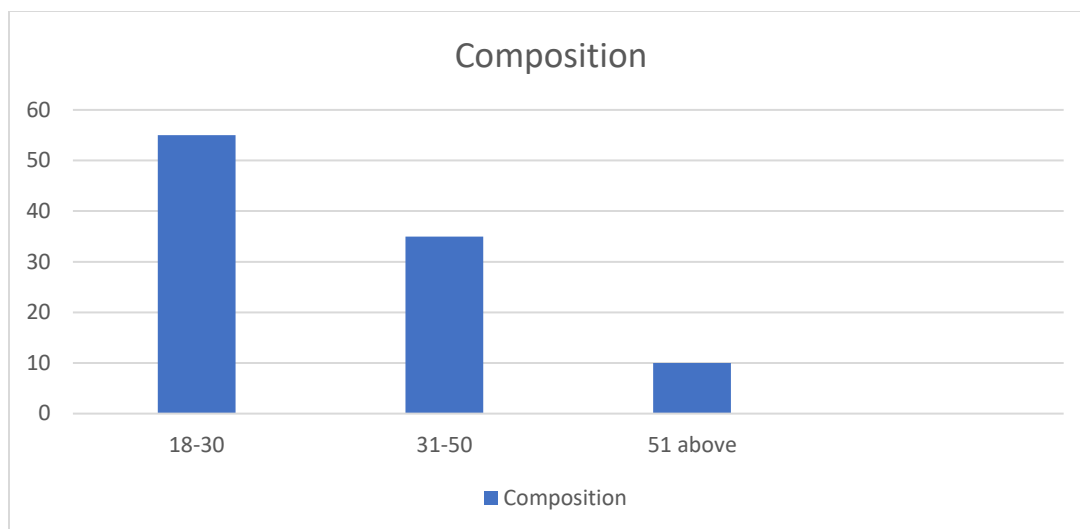


Fig 4.2: Distribution of PAPs Age Group

The household size distribution from the survey ranged from a minimum of one person to a maximum of 10 persons. The average size of households is 5 persons for the project area community. That 45% of the PAPs have more than one wife, a polygamous home, 55% have one wife in a nuclear family setting.

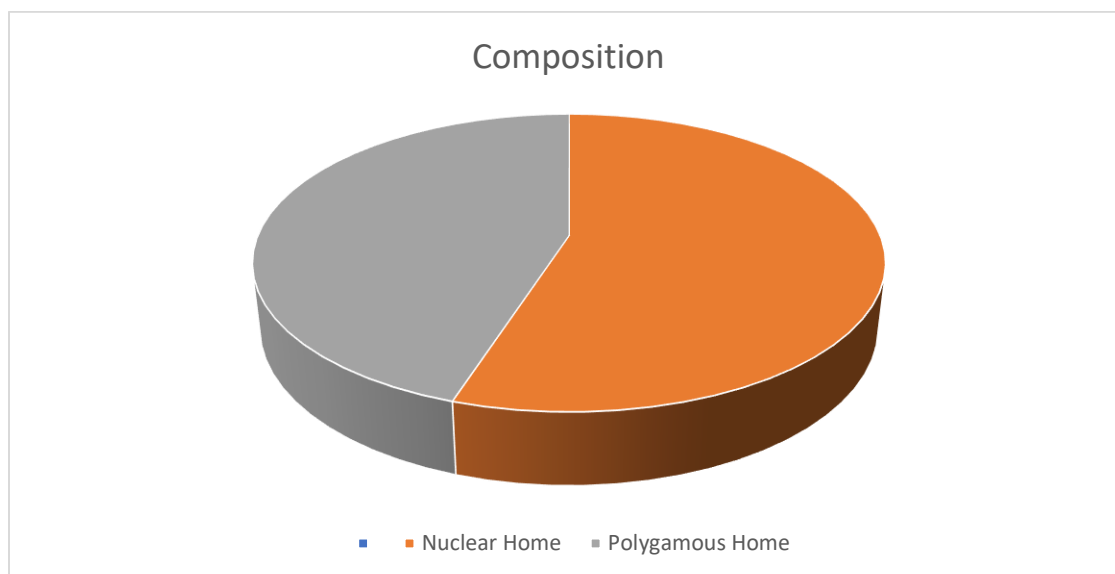


Fig 4.3: Household size of the Study Area

4.2.3 Marital Status of Respondents

The survey data showed that 95% of respondents in the project area are married, 4% are single, 1% are widowed or separated. The dominant form of traditional marriage in the project area is influenced by Islamic customs.

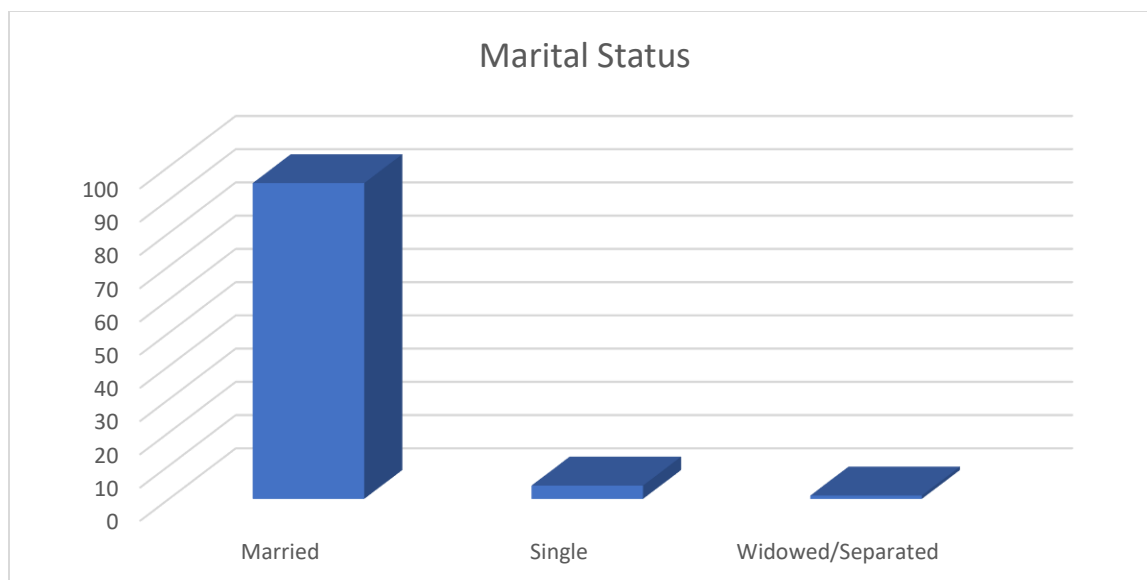


Fig 4.4: Marital Status

4.2.4 Access to Education

Education is a social vaccine against poverty and a tool for technological development. Hence the need to understand that nexus between socio-economic background of the PAPs for the proposed project with educational status a key variable. The result shows a different educational attainment in the communities. There were PAPs who said they had secondary education (25%), 15% had NCE/ND, 4% had HND/Degree, with highest proportion among those who had primary (46%) and informal (10%) education. The status suggests an existing potential active manpower the project communities have that need to be enhanced, engaged, and utilized their skill and contribute to the success and development of the proposed project.

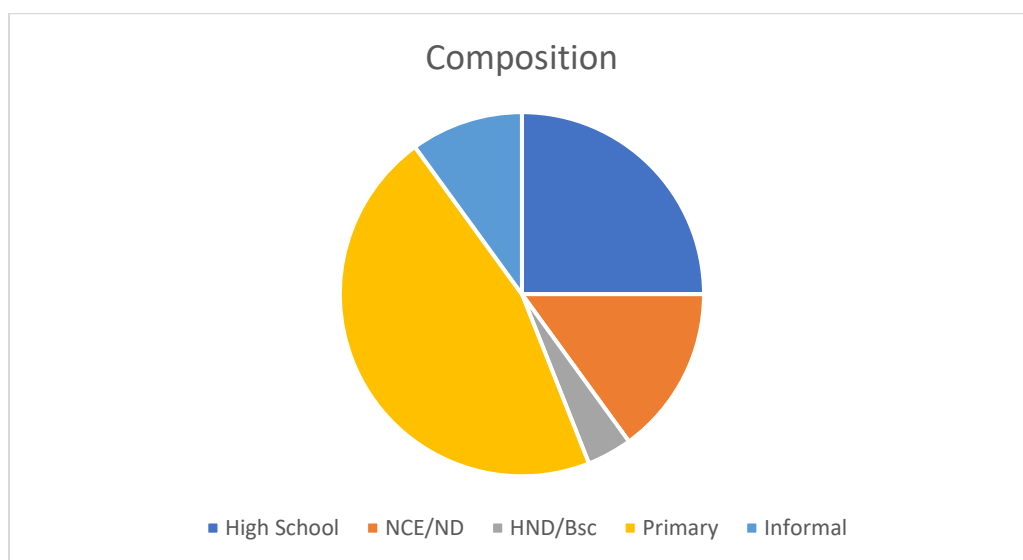


Fig 4.5 Public School in the study area

4.2.5 Access to Health Infrastructure

There is only one Primary healthcare Centres (PHC) within the study area and it is in a dilapidated state, most residents seek medical attention in Ijebu Ife, which is a neighbouring community to the host community. The PHCs is headed by Community Health Officer (In-Charge) with 3-5 staff each comprising of Community Health Assistants, Laboratory Assistants, one or two cleaners, and security men working on shifts. The survey responses shows that a large proportion of the community does not have access to PHC, they mostly Traditional Healing centres and also private clinics in Ijebu Ife which is outside the project community. It should be anticipated that there will be increased pressure in the demand for health facilities in the communities resulting from the influx of persons during the implementation of this project. Apart from injuries from the use of farms and other associated tools, all other illnesses such as malaria and typhoid are caused by environmental factors. Since access to clean portable water is a challenge in many communities, the occurrence of environment-related diseases becomes obvious. However, the studies also reveal that traditional herbs are also used for the treatment of simple diseases such as malaria, typhoid fever, cholera, high blood pressure, and hyperglycemia (diabetes). Herbs used for such treatments include Neem Leaves; Pawpaw leaves and seeds; Moringa leaves seeds; the leaves and bark of guava leaves; as well as hibiscus flour etc. It is therefore advised if the existing Primary Health centre is renovated as a form of Cooperate social responsibility to the host community.

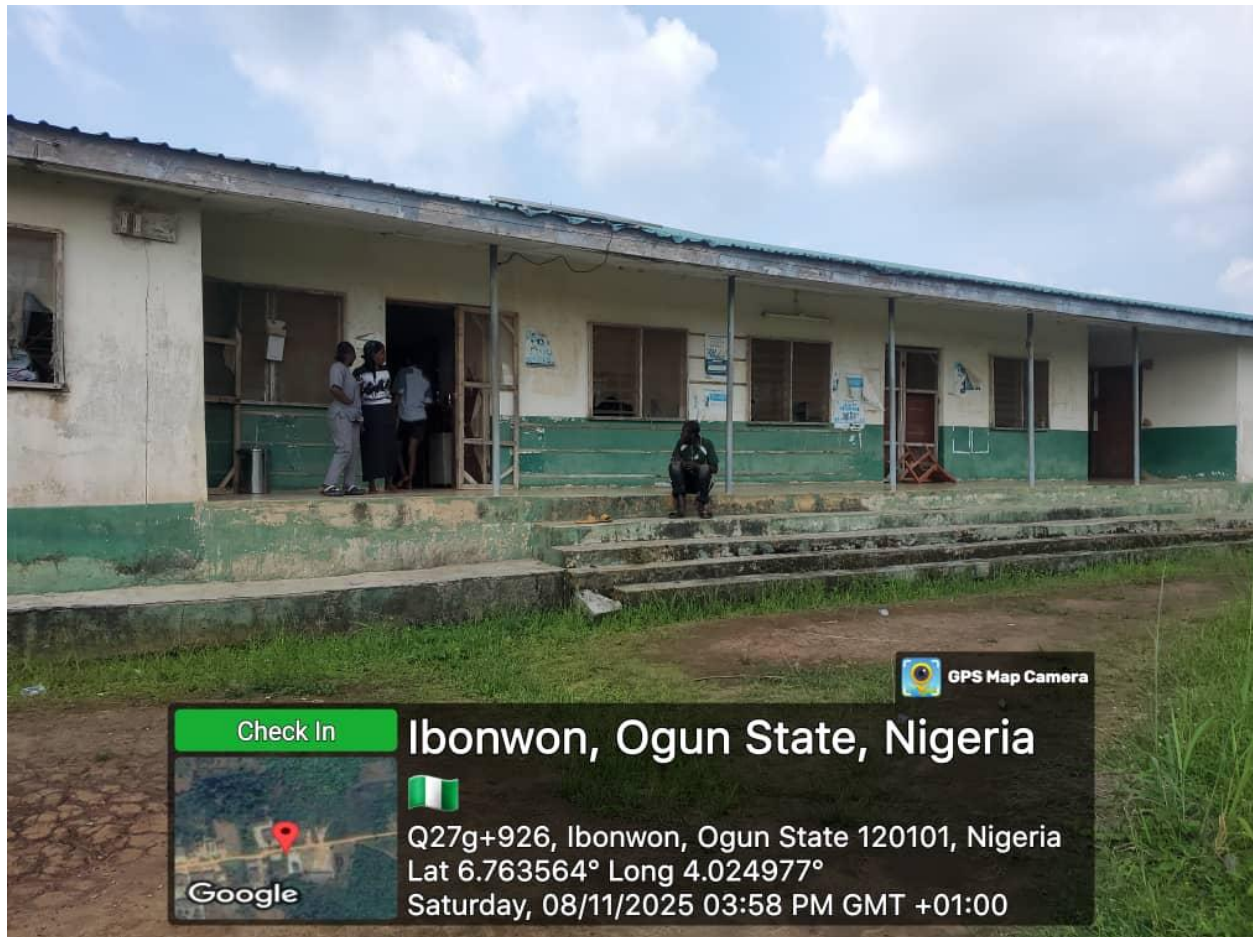


Plate 4.1: Primary Health care centre in Iwaya, Ijebu Imusin, Ijebu East LGA

4.2.6 Access to Social Infrastructure

The survey results show that different social amenities were reported in the communities. 53.6% have access to Boreholes and 62.1% have access to schools. Boreholes provide a source of clean water, with the considerable indication of access to clean water, implies reduced cholera and diarrhea often contracted from unsafe sources. Electricity infrastructure exists though epileptic hindering economic development, limiting access to modern technology, and consequently impact the overall quality of life in the community.

A modern central motor park was observed, which people in Ijebu Imusin town and passengers travelling on commercial cars used for intra-and-inter Local Government travels though it is located outside Iwaya but within Ijebu Imusin community. A functioning secondary school called iwaya High school is located just in front of Primary Healthcare centre. Based on the existing social amenities reported in the communities, there is room for improvement in healthcare infrastructure and access to electricity. These findings highlight social amenities and local industries that need further investment and development to enhance the overall well-being and quality of life the study communities and entire State. The influx of persons during project

implementation will inevitably put pressure on existing social service resources like water, transportation, etc. in the communities. The use of existing facilities will be on the rise.

4.2.7 Occupational and Income Distribution of PAPs

A total of 7 Project Affected Persons (PAPs) were identified within the project area. The occupational profile revealed that the majority of the PAPs depend primarily on agriculture for their livelihoods. All the PAPs (100%) are predominantly farmers, engaged in subsistence and small-scale commercial farming activities.

This occupational pattern demonstrates that the livelihoods of PAPs are highly tied to land resources and seasonal agricultural activities. As a result, disruptions caused by the project could significantly affect income stability and food security if not adequately mitigated.

With respect to income level, the assessment indicates that most PAPs earn between ₦10,000 - ₦70,000 per month, reflecting a low-income socio-economic status. Their earnings are often dependent on farm yield variability, market access, and climatic factors. The PAPs operating small businesses and skilled work similarly fall within the lower-income bracket, with income fluctuations influenced by market demand.

Overall, the findings underscore the need for livelihood restoration measures tailored to agricultural support and income diversification, particularly for vulnerable households. Strengthening resilience and ensuring minimal livelihood disruption will be critical for achieving a socially inclusive project implementation process.

4.3 Perceived challenge with the proposed ATC Ijebu Itele project

To ensure a smooth and sustainable implementation of the proposed project, the study explored potential risks that may threaten the overall project success. A significant proportion of respondents — approximately 75% — expressed concerns that the project may introduce changes in existing cultural and social lifestyles. Another 25% of the PAPs indicated that the project could trigger increased in- and out-migration, potentially leading to displacement pressures within the host community.

Additionally, respondents highlighted concerns such as a rise in cost of living, increased housing demand, and the risk of land grabbing due to the project's development-induced growth. While less frequently mentioned, some PAPs also noted that the project might alter the aesthetics and physical outlook of the community and potentially weaken established social cohesion and interpersonal relationships.

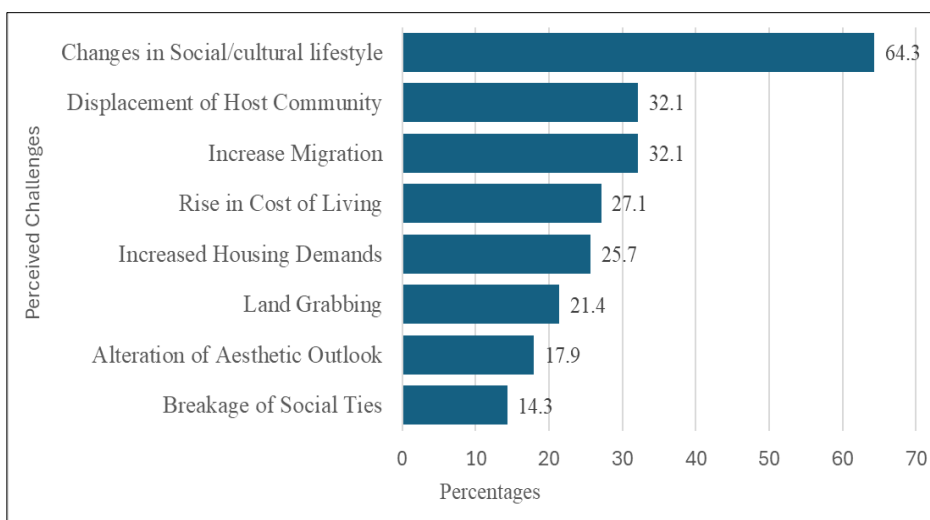


Fig 4.6: Perceived challenges in the study area

4.3.1 Measure to curb potential challenges with the proposed ATC Ijebu Imusin project

During the stakeholder consultation, the PAPs acknowledged potential financial-related risks that could emerge from project-induced population influx—such as increased cost of living, pressure on land/housing, and potential land speculation. In line with the requirement for feedback integration, PAPs also proposed measures to mitigate these challenges.

While some of the suggestions—such as employment generation and housing estate development—fall outside the direct scope of the RAP, they remain relevant for the broader social investment strategy of the proponent. Therefore, the community recommendations have been carefully reviewed and categorized based on feasibility and alignment with the RAP budget, as summarized below:

S/N	Community-Proposed Measures	Feasibility & Linkage	Alignment with RAP
1.	Provision of employment opportunities for PAPs	Feasible through livelihood restoration initiatives and preferential hiring for eligible PAPs	Included under Livelihood Restoration Measures
2.	Development of new housing estates	Long-term infrastructure improvement outside RAP mandate	To be transferred to Government/PPP development programs; not included in RAP budget
3.	Improved security and surveillance	Partially feasible through construction-phase HSE/traffic management protocols	Addressed under Community Health & Safety Measures

4.	Compensation and equity measures	Fully RAP-compliant	Incorporated into Compensation Framework and Entitlement Matrix
5.	Provision of social amenities / community development	Beyond RAP but may form part of ESMP or CSR programs	Referred to ESMP/CSR Implementation Strategy
6.	Pollution control measures	Directly project-linked	Mitigation under ESMP Implementation

This approach ensures that only measures related to displacement, livelihood restoration, and vulnerability support are costed within the RAP financial plan, while broader community development requests are captured as recommendations for future project phases or government planning.

Final Integrative Narrative

In summary, the PAP-driven suggestions are recognized as key indicators of community priorities. The RAP has integrated the feasible and relevant items — including livelihood support, compensation equity, and health/safety measures — into the implementation plan and cost estimates. Recommendations that fall outside the RAP scope have been documented for engagement through the ESMP, CSR initiatives, and Local Government Development Plans to ensure long-term socio-economic stability within the project area.

CHAPTER FIVE

IDENTIFICATION OF PROJECT IMPACTS AND PROJECT AFFECTED PERSONS

5.1 Potential Impacts

This section presents a summary description of the project's impacts on the human population. Potential environmental impacts are described in the ESIA report of the project. The social and economic impacts of resettlement will be detailed in the present chapter. These impacts were assessed using data collected from field surveys, relevant documents (such as the feasibility report, designs, Project Implementation Manual, AfDB ISS, Policy and laws of Nigeria and Ogun State) and consultations with various stakeholders and PAPs.

5.1.1 Positive Impact

The proposed ATC Ijebu Itete is aimed at;

- ✚ Supporting economic and social development of the State and the Country at large;
 - ✚ Contribute to rural infrastructure development;
 - ✚ Improve access to agricultural markets;
 - ✚ Increase agricultural production and productivity;
 - ✚ Stimulate the adoption of agricultural technology;
 - ✚ Facilitate climate-smart agricultural production and processing practices;
 - ✚ Increase value addition and Agro-processing; and
 - ✚ Increase skills acquisition and job creation for all actors along the value chain, including the smallholder farmers, women, and youths.
- ✚ Employment opportunities created by the project. Both skilled and unskilled labourers will benefit from job opportunities during the construction and operational phase.

5.1.2 Negative Impact

Apart from the envisaged benefits, the following negative impacts identified for the project-affected persons and communities during the construction phase include;

- ✚ Dust, noise, and exhaust gas emissions;
- ✚ Soil erosion and degradation of affected land;
- ✚ Loss of arable land and crop damage as a result of the clearing of trees for temporary access, work areas, and work camps;
- ✚ Degradation of water and soil quality resulting from an accidental spill of hydrocarbons and other material, which poor waste management practices could accentuate. The spill could occur from machinery and vehicles, in workplaces and work camps;
- ✚ Disturbance and displacement of fauna due to noise-generated vehicular movement or from construction and maintenance activities;
- ✚ Increased ambient noise is also a source of nuisance and discomfort to humans.
- ✚ Conflicts or grievances related to the resettlement of affected households;
- ✚ Potential perturbation of communities or households associated with the arrival of workers and conflict over the distribution of jobs and other economic activities related to line construction.

The main long-term impacts are:

- ✚ Permanent loss of crop areas and tree plantation in the project-affected areas;
- ✚ Prohibition of constructing any structure (houses, shed, etc.) in the project-affected areas;
- ✚ The influx of project workers into the area may disrupt the daily life of affected communities and households, potentially leading to social tensions arising from increased population pressure, competition over limited local resources, and perceived inequalities in access to employment and other project-related economic opportunities. These factors may result in conflicts within the community if not properly managed and mitigated.

5.2 Summary of Displacement Impacts

The displacement impacts associated with the Ijebu Itеле ATC Project are entirely economic in nature and arise from the loss of land use and access, as well as the destruction of crops and economic trees within the footprints of the proposed 20-hectare ATC site and the 8 km access road corridor. While the affected land is held under customary ownership by individuals, families, and the community, the project will restrict continued agricultural use of the affected portions, resulting in temporary and permanent loss of productive assets.

Although some plant affected species may be classified as seasonal or cash crops, this RAP designates cocoa, cashew, palm tree, melina, kolanut, and mango as economic trees due to their long gestation period, extended productivity, and long-term livelihood value. The key affected assets include mango, cashew, melina, banana, palm tree, coconut, pineapple, as well as seasonal crops such as maize and cassava.

All affected crops and economic trees are located strictly within the project footprints and the defined Right-of-Way (RoW) and do not encroach upon other farmlands retained by the Project-Affected Persons (PAPs), which are situated outside the project corridors. Appropriate mitigation and compensation measures—covering loss of land use, crops, and economic trees—have been defined in this RAP. A summary of impacts is provided in Table 5.1. A total of 7PAPs shall be impacted as a result of proposed ATC site.

5.2.1 Impact Summary at the Proposed 20 Hectares ATC Site at Ijebu Itеле

The proposed 20-hectare site for the construction of the Agro-Transformation Centre (ATC) is located within the Iwaya Farm area and is owned under customary tenure by individuals, families, and the host community. The land has not been previously acquired by the Ogun State Government, although it has been earmarked for agricultural use.

The site is largely fallow and uncultivated, with only limited portions currently under active cultivation. Field assessments identified six (6) Project-Affected Persons (PAPs) who utilize sections of the proposed ATC site for subsistence and small-scale farming. The cultivated areas consist mainly of food crops and economic trees, while the remaining portions are open or sparsely vegetated.

Implementation of the proposed ATC will require acquisition of the full 20-hectare footprint and will result exclusively in economic displacement, arising from the loss of land and its access and loss of crops and economic trees belonging to the affected farmers. No residential structures, community facilities, or cultural heritage resources were identified within the project area.

Table 5.1: Summary of Displacement Impacts

Impact Level	Displacement Type				
	Physical Displacement			Economic Displacement	
Permanent Impacts	Impact type	PAPs at Proposed ATC 20Ha	PAPs at Proposed Road rehab.	PAPs at Proposed ATC 20Ha	PAPs at Proposed Road rehab.
	Land /Access to Land Use	0	0	6	0
	Economic Trees/Crops	0	0	6	1

5.2.2 Impact Summary for the Proposed 8 km Dual Road Corridor

The project also includes the rehabilitation of an 8 km dual-lane access road (4 km per carriageway) intended to improve connectivity between the proposed ATC and adjoining road networks. A defined Right of Way (RoW) has been adopted for the road corridor. The alignment traverses predominantly agricultural land and areas containing scattered economic trees only, with no business kiosks, commercial structures, or residential buildings affected within the RoW.

All economic trees identified along the proposed road corridor are owned by the traditional ruler of Iwaya Community, and no other individual or household assets will be impacted by the road works. While the number of affected economic trees is substantial, the impact is limited to a single PAP (No 7 on the entitlement list), reflecting multiple tree assets owned by one entity within the RoW.

Accordingly, the impacts associated with the road rehabilitation component constitute economic displacement only, arising from the loss of economic trees.

5.3 Impacts on Loss of Economic Trees/Crops

During the construction phase, economic trees/farm crops within the Project affected areas and any land required as a setback for construction may be destroyed. Owners of damaged economic trees/farm crops shall be compensated based on fair market values plus the cost of regrowth of those economic trees (replacement cost). All 7PAPs shall have variations in loss of economic trees/crops. Figure 5.2 below show the type of economic tree/crops that are impacted



Plate 5.2: Type of impacted Economic Trees/Crops at the proposed project location

5.4 Loss of Land and Access

During the construction phase of the proposed Agro-Transformation Centre (ATC) at Iwaya, land within the designated 20-hectare project footprint, including areas required for construction setbacks and associated infrastructure, will be taken over for permanent project use. This land take will result in the loss of use and access to agricultural land currently utilized by affected farmers.

A total of six (6) Project-Affected Persons (PAPs) will be impacted by the permanent loss of land access within the proposed ATC site. Although the land is held under customary ownership by individuals, families, and the community, the affected PAPs derive their livelihoods from farming activities conducted on the land and will therefore experience economic displacement only, with no physical displacement of residential structures.

All affected PAPs shall be compensated for loss of land use and access in accordance with applicable resettlement principles, based on replacement cost, and consistent with approved Ogun State SAPZ valuation rates. In addition to land-related compensation, PAPs shall receive compensation for associated losses, including crops and economic trees, as well as livelihood restoration assistance as outlined in this RAP. The six (6) PAPs will experience varying degrees of land and asset loss depending on the extent of their cultivated portions within the project footprint (see Annex A). It is noteworthy to mention that there after due consultation, land for land was not feasible due to vacant replacement lands also, the PAPs prefers cash for land and its access loss.

5.5 Impact on Sacred/Cultural Site

During the RAP field assessment for the Ijebu Itele intervention, one sacred Islamic burial ground was identified within close proximity to the proposed 4 km dual carriage access road Right-of-Way (RoW), located at Latitude 6.767646 and Longitude 4.036478. The site is of high cultural and religious significance to the Iwaya community and is actively recognized and protected by community members and religious leaders.

Based on consultations with the community, it is strongly advised that the burial ground be completely avoided during project implementation through appropriate realignment or adjustment of construction activities. In the event that avoidance is not feasible and the burial ground is unavoidably affected, prior consultations have confirmed that no works shall commence without the informed consent of the community and religious authorities. Any required intervention will follow religiously acceptable procedures, include agreed mitigation and restorative measures implemented at project cost, and be subject to close supervision to ensure respect for cultural norms and safeguard compliance.



Plate 5.3: Islamic Burial Ground on the RoW of the proposed 4km road rehabilitation.

5.6 Cumulative Impacts

Traffic

The construction phase will require a substantial volume of construction materials, heavy-duty equipment, and personnel to be transported to the Project site. This influx of construction-related traffic is likely to coincide with other ongoing projects or existing road activities within the area. Consequently, there is an elevated risk of congestion, accidents, and disruption to the road network used daily by local commuters. It is anticipated that the Project's Traffic Management Plan (TMP) will take into account the interaction with existing road traffic patterns and other development-induced movements to ensure coordinated mitigation. Nevertheless, due to the high likelihood of vehicular conflicts and potential accidents, the overall cumulative impact on traffic remains moderate.

Economy, Employment and Skills

Stakeholders in the host communities (Iwaya) have strong expectations of economic benefits resulting from the project, particularly in terms of job creation, livelihood enhancement, and local skills development. The cumulative influence of the project—with other planned and ongoing developments—on the local economy is expected to be positive, through improved employment prospects, increased household income, and potential business growth for local suppliers and service providers.

Housing and Cost of Living

As the project progresses, there is potential for in-migration of job seekers, contractors, and ancillary service providers from outside the host communities. This may trigger increased demand for housing, rentals, and accommodation facilities near the construction zone. Limited housing supply could lead to rising rental costs and inflationary pressures, creating affordability challenges for vulnerable households already residing in the area. Informal or temporary settlements may also emerge if housing expansion does not match population influx, resulting in land use conflicts and environmental degradation.

Social Services and Public Utilities

In-migration and population growth may place additional strain on existing community services such as water supply, sanitation, waste management, and electricity. The current capacity of these utilities—often limited in semi-urban and rural locations—may not be sufficient to accommodate increased demand. If unaddressed, these pressures could lead to service disruptions and deteriorating living standards for local residents. Along the proposed Ijebu Itele Road corridor, an overhead electric line was observed running at a low height, which may obstruct vehicular passage, particularly for heavy-duty trucks. It is recommended that the affected electric poles and wires be elevated to provide adequate clearance and ensure uninterrupted movement during project construction and operation.

5.7 Impacts on Gender

Project-related impacts on women are expected to be more significant during the construction phase due to existing gender norms governing access to and control over land and related assets. Although land is generally owned at the family level, men predominantly exercise decision-making authority over land use and compensation entitlements. Consequently, the affected women identified among the PAPs are at heightened risk of limited participation in decisions regarding compensation utilization and livelihood restoration.

These intra-household dynamics may result in women not fully benefiting from compensation intended to restore household living standards. To promote equitable outcomes, it is recommended that compensation processes incorporate gender-responsive safeguards such as: joint spousal payments, conditional or in-kind compensation (e.g., land-for-land, housing-for-housing), transparent disclosure of compensation entitlements, and targeted livelihood and financial literacy support for women to enhance their agency in resettlement and restoration processes.

5.8 Impacts on Vulnerable Groups

The vulnerable group refers to individuals who, due to gender, age, disability (physical or mental), economic disadvantage, or social status, may face disproportionate impacts from resettlement and have limited ability to access or benefit from compensation and livelihood restoration measures. A total of four (4) Project Affected Persons (PAPs) have been identified as vulnerable based on the following criteria:

1. Female-headed households = 0
2. Individuals with physical disabilities = 0
3. Elderly persons (aged 60 years and above) = 4
4. Persons with chronic illness = 0

In addition to the general compensation and resettlement assistance applicable to all PAPs, support will be provided to these vulnerable individuals to ensure their livelihoods and welfare are adequately restored.

One hundred thousand each to the four vulnerable PAPs, summing up to Four Hundred Thousand Naira Only, has been allocated specifically for vulnerability support measures.

The assistance package may include, but is not limited to, the following interventions based on individual household needs:

- Subsistence support in the form of food stipends or cash allowances during the transitional period
- Livelihood support and skills development, including tailored vocational training, entrepreneurship programs, and access to start-up inputs
- Priority access to employment opportunities during project implementation for eligible vulnerable household members

These measures will be implemented in consultation with each vulnerable PAP to ensure the support is needs-based, gender-responsive, and culturally appropriate, in alignment with AfDB ISS 5 and 8, FMEnv Resettlement Guidelines, and international good practice for inclusive resettlement.

5.9 Impacts on Minority Groups

No minority groups were identified in the area. There were no specific marginalized or stigmatized minority or Indigenous people in the area that need special attention because of their status.

CHAPTER SIX

PUBLIC CONSULTATION AND PARTICIPATION

Stakeholder engagement for the RAP was designed and implemented as a continuous, participatory process throughout the lifecycle of the assignment—from initial scoping and socio-economic surveys through to the development of mitigation and livelihood restoration measures. This approach ensured that Project Affected Persons (PAPs) and the other interested stakeholders such as the traditional leaders, the LGA, women and youths had multiple opportunities to actively contribute to decision-making and to express their priorities, concerns, and expectations regarding the project.

A mix of participatory tools and consultation methods were adopted to ensure inclusiveness and meaningful engagement. These included:

- Community meetings and town hall sessions
- Focus Group Discussions (FGDs) targeting women, youth, traders, and vulnerable groups
- Key Informant Interviews (KIIs) with traditional leaders and local authorities
- One-on-one consultations with directly affected households and business operators
- Informal stakeholder interactions during field visits

Through these engagements, stakeholders provided valuable insights into existing environmental and social sensitivities, land use patterns, and resettlement concerns. All issues raised were systematically documented, analyzed, and integrated into the RAP—particularly within the mitigation measures and the design of the Grievance Redress Mechanism (GRM). It is important to emphasize that stakeholders engagement shall be sustained throughout the life cycle of this project.

Key considerations guiding the process included:

1. Recognition that the project may result in both temporary and permanent socio-economic impacts on persons and assets within the project footprint.
2. Commitment to ensuring that priority concerns of PAPs and other relevant stakeholders are reflected in project planning and implementation to minimize risks and maximize benefits.

Stakeholders were notified of planned engagement activities in advance through formal letters and phone calls issued via the Ogun State Government to community leadership (see Appendix 1—Notice of Entry). The community leaders then disseminated this information widely to ensure broad participation of affected and interested parties.

6.1 Identification of Stakeholders

Stakeholder Identification and Categorization

Stakeholders within the Project-Affected Area (PAA) have been grouped into five (5) broad categories to reflect their respective influence, interests, and potential impacts in relation to the project. Each category also identifies relevant sub-groups and representative institutions to enhance transparency in engagement and support inclusive decision-making.

Table 6.1 Stakeholder Identifier Chart

Group	Description	Examples Identified Stakeholders of	Role(s) in the Community Process
Group 1: Project-Affected Persons (PAPs) / Project-Affected Households (PAHs)	Individuals or groups whose day-to-day livelihoods, assets, or residence are directly affected by project activities.	Residents and business operators in affected areas (e.g., Iwaya and its environs), petty traders, farmers, artisans, tenants, and workers along the Right-of-Way (RoW).	Represent persons eligible for compensation, livelihood restoration, resettlement assistance, continuous consultations, and grievance management.
Group 2: Traditional and Community Governance Structures	Persons or authorities with traditional leadership and community administrative mandates within the project area.	Village Heads, Community Chiefs, Religious Leaders (e.g., Ward Development Committees, Youth Leaders, Women Leaders).	Serve as mobilization points for community engagement; support information dissemination, conflict prevention, and social accountability.
Group 3: Vulnerable Groups	Individuals or groups with socio-economic disadvantages that may limit their ability to cope with project impacts.	Female-headed households, widows, elderly (60+), persons living with disabilities, low-income households, socially marginalized groups.	Require targeted safeguards and preferential support to ensure equitable access to project benefits and compensation.
Group 4: Political and Administrative Stakeholders	Office holders responsible for public service delivery, socio-economic development, and resource allocation within the locality.	Local Government Chairpersons, Ward Councillors, Community Development Committee Representatives, Line Ministry/Agency representatives.	Facilitate regulatory oversight, inter-agency coordination, grievance redress, and institutional support for project execution.
Group 5: Civil Society, NGOs and	Organizations involved in advocacy,	Local NGOs, CBOs, Faith-Based	Provide third-party validation, grievance

Independent Oversight Groups	community support, social development, or monitoring of project activities.	Organizations (FBOs), Independent Monitors, Advocacy Groups (e.g., environmental rights groups, women's cooperatives).	mediation, capacity building, monitoring of RAP implementation, and ensuring inclusion of vulnerable groups.
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6.2 Stakeholders/Community Engagement Activities

The consultation with stakeholders and community leaders was held from the 17th November to 7th December, 2025 with Project Affected Persons and other groups at the community level, local Government and state levels. The consultations provided an opportunity to interact with the opinion leaders, and other members of the project communities and inform them about the proposed project (Consultation attendance in Annex 4. Consultations with identified vulnerable persons were approached on an individual basis. Identified vulnerable PAPs were interviewed during census and inventory and their peculiar requests and concerns were taken.

Vulnerable PAPs, including elderly persons, widows, female-headed households, and persons with disabilities, were consulted through individual interviews to ensure their perspectives were adequately captured. Their primary concerns centered on the risk of project abandonment after asset disruption, potential delays in compensation payments, and the need for additional support mechanisms to avoid loss of livelihood during the transition period. These concerns informed the RAP design by reinforcing the inclusion of clear compensation timelines, monitoring measures to ensure project continuity, and tailored livelihood restoration assistance for vulnerable categories to safeguard their socio-economic well-being throughout the resettlement process. These were later analyzed and formed the basis for their recommendation for inclusion in the Livelihood Enhancement program. Table 7.2 outlines the different consultations carried out and their dates.

The meetings with the Baale and Adele (Regent) and the community heads were held at the conveyance of the Oba of Ijebu Mushin Palace (paramount ruler of communities within the project site), Ijebu Mushin, Ijebu East LGA. At each of the community meetings, the RAP team explained the purpose of the meeting and formally introduced members of the team to the communities and provided an overview of the RAP as related to the proposed ATC Ijebu Itele and also highlighted the objectives, activities, outputs, and work schedule of the assignment.



General consultation with PAPs and members of the community



Consultation with leaders of the community

Fig 6.1a: Stakeholder Consultation with Men, Women and Youth representatives of Iwaya, Ijebu Mushin, Itele and other surrounding communities



Group Photograph with the paramount ruler of Ijebu Mushin



Preliminary engagement with the community youths

Fig 6.1b: Consultation with Paramount ruler, Traditional heads, youths of Ijebu Mushin, Itele and Iwaya prior the commencement of RAP field Exercise.



Plate 6.1c Stakeholders Engagement with Ogun State Ministry of Environment and Ministry of Agric.



Plate 6.1d Initial Consultation Meeting with the State PIU, Ogun-SAPZ

Table 6.2: Consultation carried out and their dates

SN	Consultations	Venue	Participant(s)	Number of Participants	Gender
1.	Engagement with Ogun State Ministry of Agriculture and Rural Development	Conference room, Ogun state ministry of agriculture and rural development	- Commissioner of Agriculture and Rural Development, Ogun State - Assistant Director, Agric Service - Stakeholders from Ministry of Land and Survey - Credo Consults	8	Male 5
					Female 3
2	Engagement with Ogun state Ministry of Environment	State Secretariat office, Block B	- Director, Planning, Research and Statistics - Credo Consults	7	Male 4
					Female 3
3	Engagement with Iwaya, Ijebu Imusin stakeholders	Oloko Palace, Ijebu Imusin	- PAPs - King of Oloko - Ogbadagbada of Iwaya - Youth Leader - Women Leader - SPIU - Credo Consults	7	Male 6
					Female 1
4	Follow-Up in Iwaya, Ijebu Imusin	Ogbadagbada Palace	- PAPs - Credo Consults	17	Male 15
					Female 2
5	Vulnerable PAPs	ATC allocated land	- Vulnerable PAPs - Credo RAP team	4	Male 10
					Female 2

Source: Fieldwork 2025

6.3 Outcomes and Results Obtained during the meeting

6.3.1 Engagement with the Ogun State Ministries

The MDA's stakeholders were in attendance, including the Ogun State Ministry of Environment, Ogun State Ministry of Agriculture and Food security and the RAP team. The meeting was chaired by the Ogun State Commissioner of Agriculture and Food Security, ably represented by the Assistant Director, department of Agric Services, Mr. Adio Folarin. The aim and objectives of the meeting were discussed and plans for hitch-free exercise were highlighted and outlined accordingly. During the meeting.

- i. The objectives and importance of the RAP/LRP exercise were discussed, focusing on fair compensation for Project-Affected Persons (PAPs) and ensuring a hitch-free implementation.
- ii. Stakeholders expressed their commitment to supporting the exercise and pledged collaboration for the smooth execution of the proposed project.

The Ministry of Agriculture acknowledged the ongoing awareness activities surrounding the Project and expressed full institutional support for the establishment of the ATCs. The Ministry further committed to providing all necessary assistance to ensure the successful implementation and sustainability of the Project.

6.3.2 Engagement with the Affected Communities

The Oloko of Ijebu musin and the Ogbadagbada of Iwaya formally welcomed the project team and expressed appreciation for the engagement. The RAP team leader outlined the objectives of the meeting, which included increasing awareness about the proposed Agricultural Transformation Centre (ATC), explaining the Resettlement Action Plan (RAP) process, identifying and documenting Project Affected Persons (PAPs), and clarifying issues relating to land acquisition in line with national requirements and African Development Bank (AfDB) Social Standards.

During the engagement, it was observed that initial awareness of the Project within the communities was limited. However, traditional leaders and community members expressed strong willingness to collaborate with the RAP team and other stakeholders to ensure the successful implementation of the Project, noting that the ATC would attract development, improve local livelihoods, and enhance economic opportunities within the area.

The traditional authorities acknowledged that portions of land proposed for the Project fall within areas historically used by the communities and emphasized the need for transparency and clarity in the land acquisition process. They pledged their cooperation in facilitating community participation, verification of affected persons, and peaceful implementation of project activities.

Key Concerns Raised by the Iwaya Community

- i. Concern that the project should not become an abandoned government initiative after community land has been taken.
- ii. Request for clear assurances on timely and adequate compensation for loss of land access, crops,

and economic trees, particularly given past experiences where land was utilized without formal compensation.

iii. Desire for continuous engagement and transparent communication throughout project preparation and implementation to foster trust and community ownership.

The consultations concluded with a shared understanding between the traditional leadership of Iwaya, community representatives, and the RAP team on the need for sustained dialogue, adherence to agreed compensation principles, and collaborative monitoring of project implementation to ensure social responsibility and sustainability.

Actions and Commitments Arising from Consultations

Table 6.3 presents a summary of key concerns raised during consultations in Iwaya and the corresponding project responses.

Table 6.3: Summary of Stakeholder Concerns and Project Responses – Iwaya RAP

Stakeholder Group	Key Concerns / Expectations Raised	Project Response / Commitment
Project-Affected Farmers (Iwaya)	Need for clarity on project scope, land requirements, and duration	Consultations were held between 15 November and 7 December 2025 to explain project components, land requirements, implementation phases, and timelines prior to census and valuation activities.
Project-Affected Persons (PAPs)	Concerns about loss of land access, crops, and economic trees	PAPs were informed that all affected land use, crops, and economic trees will be compensated at replacement cost, in accordance with approved Ogun State SAPZ compensation rates and RAP entitlements.
Traditional Ruler and Community Leaders	Expectation of early involvement and continuous information flow	The traditional ruler and community leaders were consulted at the planning stage and recognized as custodians of community land and assets. Ongoing engagement will be maintained throughout RAP implementation and project implementation.
Youth Groups	Interest in employment and participation opportunities	Youths were informed of potential opportunities for engagement during construction and operation phases, subject to contractor needs and skill requirements.
General Community Members	Expectation that the project will deliver tangible livelihood and development benefits	The community expressed strong support for the ATC project, conditional on fair compensation, livelihood restoration, and transparent implementation of RAP commitments.

Overall, stakeholders in Iwaya Community expressed strong support for the proposed Agricultural Transformation Centre and associated infrastructure. The consultations confirmed community awareness and conditional acceptance of the project, emphasizing the importance of fair compensation, livelihood restoration, and continuous engagement. Maintaining transparent communication and honoring RAP commitments are considered essential for sustaining community trust and ensuring successful project delivery.

CHAPTER SEVEN

VALUATION AND COMPENSATION

7.1 Introduction

Valuation of affected assets and livelihood losses was undertaken by a certified Estate Surveyor and Valuer to identify and quantify all properties and sources of income that may be directly or indirectly impacted by the project. The valuation approach was guided by the principle of full replacement cost, ensuring that Project Affected Persons (PAPs) do not suffer any net economic loss as a result of the project. This approach aligns with the provisions of the updated African Development Bank Integrated Safeguards System (AfDB ISS, 2023) and the relevant requirements of the Nigerian Land Use Act, as outlined in Chapter 3 of this Report. In accordance with these standards, a comprehensive asset inventory and income loss assessment exercise was carried out across the project communities.

7.2 Eligibility Criteria

The AfDB ISS 2023 requires compensation for the lost assets and replacement costs to both titled and non-titled landholders and resettlement assistance for lost income and livelihoods. Furthermore, the principles adopted herein contain special measures and assistance for vulnerable affected persons, such as female-headed households, physically challenged persons, and the poor. The social impact of the ATC Iwaya project on the affected persons shall be minimized by using all the following measures;

-  Economic Rehabilitation
-  Cash Compensation
-  Mitigating Risks of Impoverishment
-  Consultation with Affected Populations and
-  Grievance Redress Mechanisms

7.2.1 Notification

Before conducting surveys and administering study questionnaires, the PAPs were officially notified of the enumeration exercise through a letter addressed to the various project-affected LGA chairmen and district/village heads. Furthermore, the RAP team engaged all village chiefs in several consultation meetings in each affected community. These public consultations served as an avenue to inform them of the purpose of the ATC project and the possible associated impacts and their respective rights before the implementation of the RAP Study.

During administering the questionnaires and census, useful interactions between the field staff and the PAPs revealed their disposition toward the project and their willingness to support the Ogun State Government in achieving the Agricultural project. All parties mentioned in this RAP report were adequately notified before the commencement of surveys and will be engaged for the

payment of compensation, resettlement activities, and disbursement of project assistance planned by the Ogun state government and as agreed by stakeholders.

7.2.2 Value of Land Description

The land affected by the Agro-Transformation Centre (ATC) at Iwaya is not land previously acquired by the Ogun State Government, but is held under customary ownership by individuals, families, and the host community. As such, the provisions of the Nigerian Land Use Act relating to government-acquired land do not apply in this case.

In line with national legislation and the AfDB Integrated Safeguards System (ISS, 2023), Project-Affected Persons (PAPs) who will lose use of and access to land as a result of the project, are entitled to compensation at replacement cost. Accordingly, affected PAPs shall be compensated for loss of land use and access, in addition to compensation for economic trees, food crops, and other productive assets located within the project footprint and designated Right-of-Way (RoW).

Where permanent land take results in economic displacement, compensation for land shall reflect the full replacement value of equivalent land, without depreciation, and shall be sufficient to enable PAPs to restore their livelihoods to pre-project levels or better. In addition, livelihood restoration assistance will be provided to ensure continuity of agricultural activities, including support for access to alternative farmland and agricultural inputs, as outlined in this RAP.

7.3 Entitlement Matrix for Resettlement Activities

This provides a framework for entitlement for each category of impacts of the project. To determine the eligible person for compensation, the Land Use Act and the Criteria set by the AfDB ISS were both considered, and the more stringent applied (See **Table 7.1 and 7.2**). The RAP for the ATC Ijebu-Itele project is aligned with the AfDB ISS which indicates best practices for the restoration of the livelihoods of people affected by the implementation of the project. Hence, where there are gaps between the Land Use Act (1978) and the AfDB ISS 2023, concerning compensation of PAPs, the more stringent requirement will apply.

This ensures compliance with AfDB ISS without going against the Land Use Act. The principles adopted thus form the basis for establishing eligibility and make the provision for all types of losses (land, structures and business/employment). All affected persons shall be compensated at full replacement costs.

Table 7.1: Nigerian Land Use Act Vs AfDB ISS 2023

S/N	Category of PAPs	Nigeria Law (Land Use Act)	AfDB ISS 2023	What shall be applied for the ATC Ijebu-Itele Project
1	Landowners	Cash compensation is based on market value.	Entitled to compensation for land, priority is given to land-to-land compensation and/or compensation-in-kind instead of cash compensation. When cash payments are made, the affected people should be provided with counselling to ensure that they have the knowledge to use the compensation wisely. Compensation for other assets at full replacement costs.	Adapt the provisions of Nigeria Law
2	Land Tenants	Entitled to compensation based on the number of rights they hold upon the land	Entitled to resettlement assistance and compensation for all their assets such as crops, structures, and other livelihood activities at full replacement cost.	Adapt the provisions of AfDB ISS
3	Land users/Squatters	Not entitled to compensation for land, entitled to compensation for crops	Not entitled to compensation for land but are entitled to resettlement assistance including compensation for loss of livelihood activities, structures, crops, etc to improve their former living Standards.	Adapt the provisions of AfDB ISS
4	Owners of “Non-permanent” Buildings	Cash compensation is based on market value.	These groups are entitled to resettlement assistance to improve their former living standards (compensation for loss of livelihood activities, structures, crops, etc.).	Adapt the provisions of AfDB ISS
5	Owners of “Permanent” buildings	Cash Compensation is based on market	Entitled to resettlement assistance and compensation for all their losses at full replacement costs before their actual move.	Adapt the provisions of AfDB ISS

S/N	Category of PAPs	Nigeria Law (Land Use Act)	AfDB ISS 2023	What shall be applied for the ATC Ijebu-Itele Project
		value. (that means the depreciation is allowed)		
6	Losers of livelihoods (farmers, business people, employees)	No consideration other than cash values for assets as described above by asset category	Compensation factors in the “total economic cost” include the social, health, environmental, and psychological impacts of the project and the displacement, which may disrupt productivity and social cohesion. Considerations are given to the loss of livelihood and earning potential of the affected people. Affected people are provided with targeted resettlement assistance to ensure that their standards of living, income-earning capacity, production levels, and overall means of livelihood are improved beyond pre-project levels.	Adapt the provisions of Nigeria Law
7	Grievance Procedure	No specific requirement for establishing an independent grievance mechanism	Requires the establishment of a culturally appropriate and accessible grievance redress mechanism to resolve, in an impartial and timely manner, any disputes arising from the resettlement process and compensation procedure as early as possible in the resettlement process. The borrower or client is required to work with informally constituted local committees made up of representatives from key stakeholder groups and, in particular, vulnerable communities to establish the grievance and redress mechanism. The grievance redress mechanism, which should be monitored by an independent third party should not impede access to judicial or administrative	Adopt the provisions of AfDB ISS

S/N	Category of PAPs	Nigeria Law (Land Use Act)	AfDB ISS 2023	What shall be applied for the ATC Ijebu-Itele Project
			remedies but must inform affected people about the Bank's Independent Review Mechanism (IRM).	
8	Rejection of Compensation	No categorical statement	No categorical statement	Put the compensation value in an escrow account and continue to negotiate using the GRM to resolve issues before proceeding with take over

Table 7.2: Entitlement Matrix

Asset	Impact	PAPs	Nigeria Requirement	Additional compensation or measures in line with AfDB ISS 2023	Livelihoods Support
Land	Permanent/ Temporary land take	Registered owners with title deed for land	Compensation at state rates or support to find replacement land of similar size and quality.	PAPs are consulted to confirm their compensation preferences (land-for-land or cash).	Livelihood restoration options for affected farmers: continuous crop cultivation, agricultural skills improvement training, or small livestock package
		Non-registered occupants of land who either cultivate such land based on customary	Compensated for lost assets other than land (such as crops and structures) at replacement cost.	Compensation at replacement cost (in cash) or where possible, replacement land of the same quality and close to the location of the original land plot.	

Asset	Impact	PAPs	Nigeria Requirement	Additional compensation or measures in line with AfDB ISS 2023	Livelihoods Support
Crops and Economic Trees		ownership rights		Livelihood restoration and alternative income earning opportunities e.g. skills training offered. Support before, during, and after taking cultivated land plots to cover a reasonable period necessary for PAPs to re-establish their new land plots (which they either were allocated or bought with the received cash compensation).	
	Loss of crops and productive trees (fruit/nut)	All PAPs regardless of legal status	None (crops are typically harvested before displacement) Compensation for perennial crops at existing compensation rates. Trees are categorized as saplings, productive, or old.	Cash compensation at replacement cost based on type, age, and the market price of tree and crops (the compensation amounts to be determined by a certified evaluator during the LRP stage)	Crops-Training in improved agriculture methods and seeds provided for two seasons (12 months) Trees-Training in improved agriculture methods and saplings provided for fruit trees and perennial crops

Asset	Impact	PAPs	Nigeria Requirement	Additional compensation or measures in line with AfDB ISS 2023	Livelihoods Support
Permanent loss of Structure	Loss of homes/dwellings Tenants	Tenants and original owners of the house and land Physically displaced Economically displaced	Cash compensation for loss of built-up structures at full replacement costs. Owners of affected structures will be allowed to take and reuse their salvageable materials for rebuilding and rehabilitation of the structure.	Housing unit at chosen relocation site; or Cash compensation at replacement cost value; Relocation assistance such as transport of belongings within a 25 km radius, etc.	Compensation for loss of livelihood or livelihood development support for economically displaced. Transfer allowance to cover cost of shifting (transport plus loading/unloading) personal effects paid on an actual cost basis or current market rates
	Owners of the structure other than the house, whether or not the land on which the structure stands are legally occupied.	Tenants and original owners of the structure and land	In case of relocation, transfer allowance to cover the cost of shift (transport plus loading/unloading) the effect and material will be paid on an actual cost basis or current market rates	One-time cash assistance is equivalent to 4-month rent moving to an alternate premise.	
Special provision for vulnerable PAPs	Women-headed households, disabled or	Women-headed households, disabled or	Needs-based special assistance is to be provided either in cash or in kind.	Empowerment training to be carried out alongside cash support.	Support before, during, and after training.

Asset	Impact	PAPs	Nigeria Requirement	Additional compensation or measures in line with AfDB ISS 2023	Livelihoods Support
Re-establishing and/ or enhancing livelihood	elderly persons, and the landless	elderly persons			
Change in livelihood for women and other vulnerable PAPs that need to substitute their income because of adverse impact Loss of grazing area	Vulnerable PAPs, particularly women. Owners whose landholding has been reduced to less than 5 acres Cattle rearers	Vulnerable PAPs particularly women Cattle rearers	Restoration of livelihood (Vocational training) and subsistence allowance at an agreed rate per day for a total of 6 months while enrolled in a vocational training facility Relocation to new grazing areas where possible assists the cattle herdsman to locate new grazing fields.	Needs-based special assistance is to be provided as incentives. Consider possible compensation for loss of income for the period of locating a new grazing area	Support before, during, and after training. Same as additional compensation or measures.

7.4 Cut-off Date

A rigorous census and inventory of affected assets and property were conducted. Notice of entry was served on the communities as mentioned in Section 7.2.1. This was to notify them about the crops/property enumeration and valuation of assets within the proposed project's sites for compensation. The notification also included the dates for the census of PAPs and property enumeration in the communities.

The cut-off dates for the Ijebu-Itele Field activity was 7th December 2025. This date also marked the completion of the surveys that were carried out in the location, the community leaders were tasked with the responsibility of further communicating to community members not to carry out construction work, or use of the RoW for any purpose after this date, other than continuous farming. The cut-off dates were communicated to the affected persons and stakeholders during the public consultations that were held at each intervention area. The purpose of the cut-off date is to prevent opportunistic influx of people who may claim compensation or assistance without being genuine PAPs in the project area.

7.5 Proof of Eligibility

Various forms of evidence as proof of eligibility were considered and they cover the following:

- ✚ PAP with formal legal rights, documented in the form of land title registration certificates (certificate of occupancy or right of occupancy), leasehold indentures, tenancy agreements, rent receipts, building and planning permits, business operating licenses, and utility bills among others: unprocessed/unregistered formal legal documents will be established.
- ✚ PAP 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;
 - Witnessing or evidence by recognized traditional authority, customary heads, community elders, family heads and elders, and the general community.

However, only PAPs enumerated during the baseline survey shall be eligible for either compensation or resettlement. Any new structures or additions to existing structures carried out after the cut-off date and their occupants will not be eligible for compensation or resettlement.

7.5.1 Method of Compensation

Compensation to individuals and households will be provided in cash, in kind, and/or through assisted relocation, with the process conducted in the presence of spouses, adult children, or other relevant stakeholders, as applicable. While the preferred mode of compensation has been cash payments (via bank cheque), PAPs were also informed of the benefits of in-kind compensation, particularly in situations where losses exceed 20% of total productive assets—a scenario that rarely applies to crops and economic trees in this project.

Based on consultations conducted during the socio-economic survey, 100% of PAPs expressed a preference for cash compensation, demonstrating the overall trend in compensation preference within the project area. These findings guided the approach to ensure that compensation aligns with PAPs' preferences while promoting sustainable restoration of livelihoods.

7.5.2 Entitlement for Compensation

Compensation entitlements are based on the eligibility criteria, the various categories of losses identified earlier, and the actual census conducted during the preparation of the RAP.

Categories of Loss include;

- Loss of Crop (Productive Assets)
- Loss of Land
- Loss of Business income and Livelihood

7.5.3 Method of Valuation

The valuation method used considered the Land Use Act, the African Development Bank, and, most importantly, the statutory replacement cost method, which is according to the dictates of the Nigerian Institute of Estate Surveyors and Valuers, whose body is empowered by law to carry out valuation.

The cost of replacing a building is the cost of creating a building or improvement having the same or equivalent utility based on current prices and using current standards of materials and design. This method is also used where the law provides that it shall be used whether or not there is a better alternative. For example, section 29, subsection 4, paragraph B, of the Land Use Act of 1978 recommended the cost approach in calculating compensation in Nigeria.

7.6 Basis for Valuation of Losses and Budgets

Valuation of assets to be affected by the implementation of the project was conducted using a general principle adopted in the formulation of the compensation valuation which follows the AfDB policy that lost income and assets will be valued at their full replacement cost such that the PAPs should experience no net loss.

The land to be used for the construction of the project is owned by the individuals and communities located in the project area. It is noteworthy that both public consultation with the stakeholders, project communities, and the census showed that the affected communities accept the project as a means for development. Therefore, project-affected persons (PAPs) are mainly those whose structures (residential houses), economic trees, and farms/crops will be displaced. As a result of the predominantly rural nature of the project area, the project's development has a serious impact on businesses, houses, or means of livelihood of the people. For crops and economic trees, the SAPZ Ogun State compensation rate approved by the SPIU was used as a basis for the computations. As a result, Project Affected Persons (PAPs) would be entitled to the following types of compensation and rehabilitation measures.

7.6.2 The Valuation Methodology – Replacement Cost Valuation

The Resettlement Action Plan (RAP) adopts the Replacement Cost Valuation method for assessing compensation for affected assets. This approach considers the current market rates to determine the cost required for replacing affected assets or properties. By reflecting the actual costs needed to replace similar assets in the local market, this methodology ensures a fair and equitable compensation mechanism for Project Affected Persons. The choice of this method aligns with international best practices and aims to provide just and adequate compensation to affected individuals in accordance with the SAPZ ESMS.

7.6.3 Valuation Method for Land, Crops and Economic Trees

The current market value of economic crops and trees within the project area was used to determine the compensation rate for crops and economic/fruit trees as presented in Table 7.3 and 7.4. The Replacement Cost Method (RCM) was used in estimating the value of the economic trees and crops based on market survey conducted within the project communities and the resultant figure became the compensation value Formula for arriving at the extended cost for each crop and economic trees is equal to market rate x years of growth + seedling + labour cost for replanting a seedling. The survey conducted at Ijebu Mushin/Iwaya market on 28th November 2025 emerged as the most pivotal, aiming to ascertain the present market value of crops, fruit bearing economic trees and non-fruit bearing economic trees (melina). Given the prevalent challenges of inflation and volatility in the cost of agricultural produce, the highest valuation was deemed appropriate. This methodology not only reflects the current economic conditions but also serves to mitigate potential grievances stemming from disparate asset valuations across locations.

Table 7.3 Market Value for Land in Iwaya, Ijebu Imusin, Nov/December, 2025

S/N	Land	Unit of Measurement	Unit Price NGN Naira
1	Land Parcel	Plot	300,000
		Acre	1,200,000

Table 7.4: Market Survey for Crops/Economic Tress in Ogun State, November/December 2025

S/N	Tree/Crop	Unit of Measurement	Years of Growth	Unit Cost of Seedling (₦)	Labour Cost per Unit (₦)	Total Replacement Cost (₦)	Total Replacement Cost (\$)	Remarks
1	Banana	1 Stand	2	1,000.00	500.00	1,500.00	1.034483	-
2	Plantain	1 Stand	2	1,000.00	500.00	1,500.00	1.034483	-
3	Cashew	1 Tree	5	1,500.00	500.00	2,000.00	1.37931	-
4	Cassava	1 Stand	1	150.00	50.00	200.00	0.137931	-

5	Cocoa	1 Tree	5	500.00	200.00	700.00	0.482759	-
6	Kolanut	1 Tree	7	800.00	200.00	1,000.00	0.689655	-
7	Mango	1 Tree	6	750.00	250.00	1,000.00	0.689655	-
8	Orange	1 Tree	6	800.00	200.00	1,000.00	0.689655	-
9	Palm Tree	1 Tree	5	800.00	200.00	1,000.00	0.689655	-
10	Pawpaw	1 Tree	2	250.00	50.00	300.00	0.206897	-
11	Melon (Egusi)	1 Plot	1	300.00	100.00	400.00	0.275862	Seasonal Crop
12	Tomatoes	1 Bed	1	400.00	150.00	550.00	0.37931	Seasonal Crop
13	Maize	1 Stand	1	100.00	50.00	150.00	0.103448	Seasonal Crop
14	Castor	1 Stand	1	500.00	200.00	700.00	0.482759	Industrial Crop
15	Bamboo	1 Stand	3	1,000.00	400.00	1,400.00	0.965517	Construction/Utility Value
16	Mahogany	1 Mature Tree	-	Replanting	Lump Sum	45,500.00	31.37931	Market Value
17	Gmelina	1 Mature Tree	-	Replanting	Lump Sum	45,500.00	31.37931	Market Value
18	Teak	1 Mature Tree	-	Replanting	Lump Sum	45,500.00	31.37931	Market Value

Source: Credo Fieldwork 2025

7.7 Methodology for Estimating Loss of Income (Trees and Crops)

The RAP, in addition to compensating affected farmers for the loss of crops also provided compensation for associated income derivable from these crops and economic trees. Loss of income was estimated based on field enumeration of affected crops and trees, followed by yield

assessment using local agricultural data and consultations with farmers. Market prices were determined through local surveys. Estimates were validated through focus group discussions, key informant interviews, and comparison with similar past assessments.

Table 7.5 Estimating Loss of Income (Trees and Crops)

S/N	Crop/Tree	Total Yield Over Cycle	Price per Unit (₦)	Gross Income (₦)	Net Income Loss (₦)
1	Banana	3	2,000.00	6,000.00	5,000.00
2	Plantain	2.25	3,000.00	6,750.00	5,750.00
3	Mango	1.5	1,500.00	2,250.00	1,750.00
4	Cocoa	3	2,500.00	7,500.00	6,000.00
5	Orange	3	1,200.00	3,600.00	2,800.00
6	Yam	1.5	1,000.00	1,500.00	1,200.00
7	Cashew	1.5	1,800.00	2,700.00	2,100.00
8	Kolanut	1.5	2,000.00	3,000.00	2,300.00
9	Palm Tree	3	2,500.00	7,500.00	6,500.00
10	Melon (Egusi)	1	800.00	800.00	650.00
11	Tomatoes	1	1,200.00	1,200.00	900.00
12	Maize	1	500.00	500.00	350.00
13	Castor	1	1,500.00	1,500.00	1,000.00
14	Bamboo (Stand)	1	2,000.00	2,000.00	1,600.00
15	Cassava	1	500.00	500.00	350.00

7.8 Access Roads and Workers Camps

The allowance required for workers to access roads to account for the damages or temporary impacts on land for which the owners must be compensated shall be included in the EPC contract.

7.9 Implementation Schedule

The chronological schedule in implementation of the RAP is presented in *Table 7.6*.

To complete the acquisition process, Ogun state government through the Lands Ministry and surveys shall issues notice for acquisition and revocation of all statutory grants falling within the right of way.

Notice shall show exact extent of land required and published appropriately

Notice shall give a minimum of 6 weeks prior to yielding of possession

Notice shall give or reserve rights of affected persons to enter (and their agents) for purposes of inspection/determination of their acquired interests.

-  Notice must state an effective date for the acquisition.
-  Ogun State Government shall publish list of claims/undertake verification /resolve objections
-  Ogun State Government shall proceed to resettlement / payment of compensation /receive /compile indemnity data
-  Ogun State Government shall take over the acquired site.

Table 7.6: Tentative RAP Implementation Schedule subject to approval

SN	Activities	2025				2026									
		Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov		
1	Submission of Final RAP Report	■													
2	RAP Review and Approval		■												
3	Procurement of RAP Implementation Consultant		■	■											
4	RAP Implementation Kickoff			■	■										
5	Accreditation of Witness NGO				■	■									
6	RAP Implementation workshop for LRC/GRC/NGO					■	■								
7	Engagement with PAPs					■	■	■							
8	Disclosure/Negotiation of Resettlement Package						■	■							
9	Grievance Management						■	■	■	■	■	■	■	■	■
10	Compensation Payment to PAPs							■	■	■					
11	Implement Livelihood Improvement							■	■	■	■				
12	RAP Implementation Monitoring & Evaluation							■	■	■	■	■			
13	RAP Implementation Completion Reporting									■	■				
14	RAP Implementation Completion Audit & Closure										■	■			

CHAPTER EIGHT

LIVELIHOOD RESTORATION AND INCOME PLAN

The livelihood restoration plan for the Ijebu-Itele ATC Project is designed to ensure that all Project-Affected Persons (PAPs)—particularly farmers whose crops and economic trees are impacted—are supported to restore or improve their income levels following displacement. Because impacts under this RAP are entirely economic, the livelihood restoration strategy focuses on agricultural assistance, capacity building, and market-oriented interventions that directly enhance farm productivity and long-term livelihood security.

8.1 Objectives of the Livelihood Restoration Plan

The livelihood restoration program has been developed to achieve the following objectives:

1. Restore or improve the livelihoods of PAPs whose farmlands, crops, and economic trees are affected by the ATC development and the 8 km road corridor.
2. Provide targeted agricultural support, including inputs, tools, training, and extension services, to enhance productive capacity.
3. Offer income stabilization measures to address short-term livelihood disruption.
4. Strengthen PAPs' resilience through climate-smart agriculture, value-chain participation, and market linkage support.
5. Ensure that PAPs—especially vulnerable households—experience no net loss of livelihood as a result of the project.

8.2 Livelihood Restoration Measures for PAPs

Given that 100% of the PAPs affected at the 20 Ha ATC site and the 8 km road corridor are farmers, the livelihood restoration plan is centered on a structured agricultural improvement program. Interventions will be delivered within 3–6 months after compensation to ensure continuity of income.

8.2.1 Agricultural Input Support Package

Each farmer-PAP will receive a standardized input support kit, which includes:

- Improved and high-yield seedlings (cassava, maize, vegetables, yam minisets, plantain suckers).
- Organic and inorganic fertilizers (NPK, Urea, compost mix).
- Pesticides and herbicides.
- Farm tools: hoes, cutlasses, knapsack sprayers, and small irrigation cans.

Proposed Budget:

- ₦120,000 per PAP × 7 PAPs = ₦840,000/USD579.31

8.2.2 Training & Capacity Building (Climate-Smart Agriculture)

A structured training program will be delivered to the PAPs in order to improve farm productivity and enhance long-term income.

Training Modules:

- Climate-smart agriculture techniques
- Improved crop spacing, soil fertility, and pest management
- Post-harvest handling & value addition
- Cooperative formation and financial literacy
- Access to microcredit and government agricultural schemes

Training will be conducted through the Ogun State Ministry of Agriculture and Extension Officers, with sessions held within Iwaya.

Proposed Budget:

- Trainer fees, logistics & materials: ₦1,500,000/USD1,034.48

8.2.3 Provision of Small Irrigation Kits

To support dry-season farming and ensure year-round productivity, each farmer will receive:

- One small portable drip irrigation kit OR
- A manual irrigation water pump (group-shared: 2 for the 7 PAPs)

Proposed Budget:

- Unit cost of the irrigation kit: ₦80,000/USD55.17
- Total: ₦160,000/USD110.34

8.2.4 Cooperative Strengthening and Market Linkage Support

To improve access to markets and collective bargaining power:

- Support PAPs to form or strengthen Iwaya Agricultural Cooperative Group
- Facilitate bulk sales agreements with aggregators and ATC off-takers
- Provide training on group savings and financial planning

Proposed Budget:

- Cooperative registration, training & logistics: ₦850,000/USD586.20

8.2.5 Transitional Income Support for the Most Vulnerable

Vulnerable PAPs—including elderly farmers, female-headed households, and persons with disabilities—will receive direct livelihood support.

Proposed Budget:

- Transitional cash support: ₦100,000 per vulnerable PAP
- Estimated 4 vulnerable PAPs: ₦400,000

Total Vulnerable PAP Support: ₦400,000/USD275.86

8.3 Total Budget Estimate for Livelihood Restoration

Livelihood Intervention	Budget (₦)
Agricultural Input Support	840,000
Training & Capacity Building	1,500,000
Irrigation Kits	160,000
Cooperative/Market Linkage Support	850,000
Support to Vulnerable PAPs	400,000
Total Estimated LRP Budget	₦3,750,000 (\$2,587)

This budget covers all costs required to fully implement the livelihood restoration program for all 7 PAPs.

8.4 Implementation Timeline

- Months 0–3: Compensation payment, formation of cooperative groups
- Months 3–6: Distribution of agricultural inputs and irrigation kits, commencement of training
- Months 6–12: Ongoing monitoring, extension services, and market linkage activities

8.5 Expected Outcomes

Upon completion of the livelihood restoration plan, PAPs are expected to:

- Restore or surpass pre-project farm productivity
- Increase crop yields through improved inputs and training
- Achieve more stable income via dry-season farming
- Strengthen market access and reduce post-harvest losses
- Build long-term resilience and improved economic security

CHAPTER NINE

INSTITUTIONAL ARRANGEMENT FOR RAP IMPLEMENTATION

This section highlights relevant institutions through which the RAP for the ATC Ijebu Itale will be planned and implemented. Several institutions were identified and will be involved in the overall implementation of this RAP.

These include:

-  The Federal Government of Nigeria (FGN);
-  Federal Ministry of Agriculture and Food Security
-  Ogun State Government responsible for;
 - Lands administration;
 - Physical Planning,
 - Agriculture
 - Women and Social Services
-  Ijebu East Local Government Authority
-  District head and Village Chiefs.
-  NGO
-  Resettlement Implementation Consultant (RIC)

9.2 Institutional Arrangement

Multiple stakeholders, including the funding agencies, competent ministries, departmental authorities, and the Ogun State Government, share responsibilities in implementing and monitoring the RAP. To encourage the coordination of decisions and the appropriate application of the various measures, the Ogun State Government should consider hiring a Compensation and Resettlement Manager (CRM). Furthermore, a Local Resettlement Committee (LRC) should be put in place, and an NGO witness should be invited to participate in the process.

9.2.1 State Project Implementation Unit (SPIU)

Ogun State Government, through the State Project Implementation Unit (SPIU), is responsible for the effective and timely implementation of the RAP. Accordingly, the SPIU will ensure the recruitment of a Compensation and Resettlement Manager (CRM), engagement of an independent witness NGO, and constitution of the Local Resettlement Committee (LRC). These entities will jointly support and supervise all resettlement-related tasks, including compensation delivery, livelihood restoration, grievance resolution, and internal monitoring activities

The RAP has designed strategies that can assist with the implementation. However, there are several interests ranging from the community head to members who have expressed interest to form part of the implementation team from the impacted communities. Figure/Table 9.1 is the proposed framework for the implementation team.

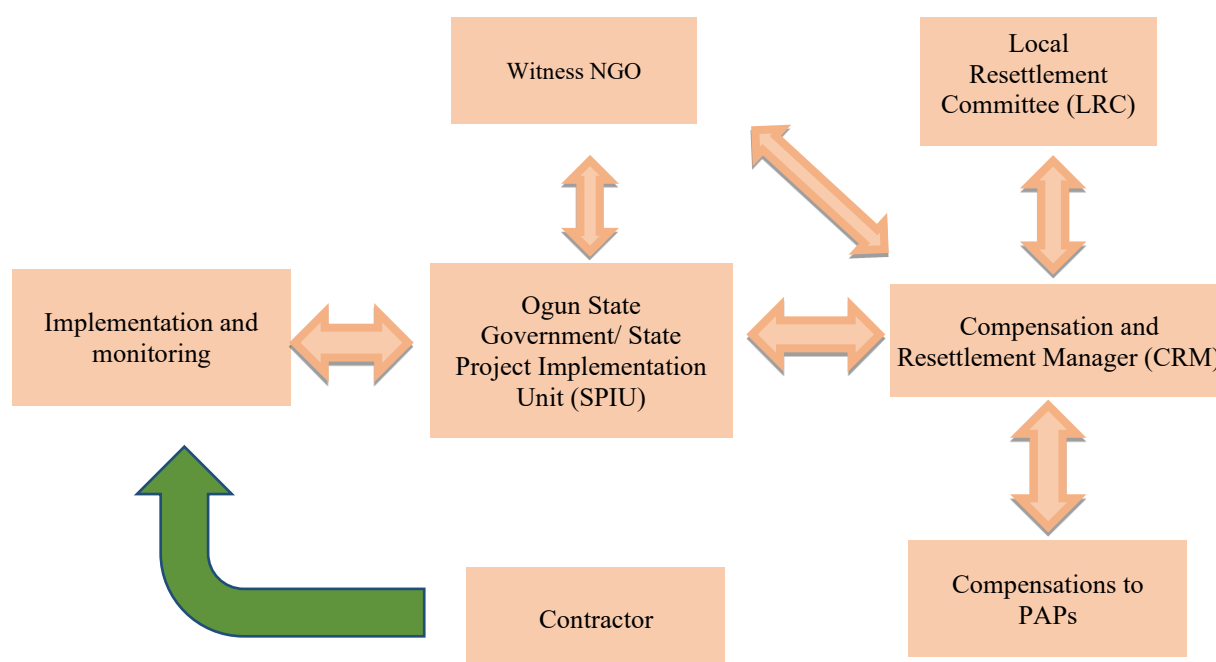


Figure 9.1: Institutional Arrangements for RAP Implementation

Coordination, Reporting, and External Oversight

The SPIU will maintain regular communication and compliance reporting with the African Development Bank (AfDB), serving as the central focal point for all safeguards-related submissions. Periodic progress reports—covering compensation status, livelihood restoration, stakeholder engagement, and grievance redress—will be periodically submitted to AfDB in line with the project monitoring framework. In addition to internal monitoring performed by the CRM and SPIU safeguards team, AfDB will conduct external oversight through support missions, spot-checks, and compliance audits to ensure alignment with AfDB’s Environmental and Social Safeguards (ESS) requirements. An independent external monitor may also be engaged to evaluate RAP outcomes and verify that PAPs’ livelihoods have been restored or improved, ensuring transparency, accountability, and corrective action where needed.

9.2.2 Compensation and Resettlement Manager (CRM)

The CRM should be a consultant or NGO with good credentials and knowledge about the project area, with the following responsibilities;

- ✚ Prepare compensation and resettlement plan
- ✚ Provision of information on compensation and resettlement activities and consultation with the PAPs;
- ✚ Ensure proper information and participation of PAPs and affected communities;
- ✚ Management of compensation payments;
- ✚ Monitoring the resettlement work, including the implementation of community-approved projects financed through the CDF;
- ✚ Production of reports for the RAP implementation to appropriate government authorities, Ogun State Government, and the contractor in charge of the construction.

The CRM must rely on a team of professionals and support staff able to conduct all the tasks described, including;

- ✚ Support staff: secretarial services, drivers, security and legal personnel, general accountants;
- ✚ Survey, Identification & Appraisal Team: surveyors, appraisers, “option disclosure and agreement” officers in charge of relations with each PAP household (negotiation, compensation payment, PAP feedback, etc.);
- ✚ Compensation: compensation officers, accountants, security officers;
- ✚ Database management: database officers/documentation officers;
- ✚ Livelihood restoration and community forest: agronomist / agro-foresters;
- ✚ Consultation specialist: Community engagement specialist in charge of the information and participation program;
- ✚ CDF community project: technicians or engineers on an ad-hoc basis providing technical advice for community projects and supervising the contractors.

In addition to the key safeguards and resettlement personnel, support staff including secretarial services, drivers, security personnel, legal officers, and general accountants will be engaged to facilitate smooth RAP implementation. These supporting roles may be appointed on a full-time basis during the peak periods of compensation and livelihood restoration and later engaged on an ad-hoc/as-needed basis during monitoring stages.

Table 9.1 RAP Implementation Organizational Structure and Staffing Plan

Position / Role	Reporting Line	Status (Full-time / Ad-hoc)	Key Responsibilities
Project Coordinator (SPIU Lead)	Ogun State Government / AfDB	Full-time	Overall RAP oversight, compliance reporting
Compensation & Resettlement Manager (CRM)	Project Coordinator	Full-time	Day-to-day RAP implementation and internal monitoring
Environmental & Social Safeguards Specialists	CRM	Full-time	Monitoring of safeguards compliance, PAP engagement
Witness NGO	Independent / SPIU oversight	Ad-hoc	Verification of compensation and livelihood support delivery
Local Resettlement Committee (LRC)	CRM	Ad-hoc	Community-level guidance and grievance support
Grievance Redress Committee (GRC)	CRM	Ad-hoc	Handling and resolution of PAP grievances
Accountant / Finance Unit	SPIU	Full-time	Financial management and disbursement controls

Legal Personnel	SPIU	Ad-hoc	Legal compliance, land acquisition documentation
Administrative & Secretariat Support	SPIU	Full-time	Documentation, scheduling, reporting support
Drivers & Security Personnel	Admin Unit	Full-time / Ad-hoc depending on activity	Logistics and safety support

The envisaged compensation amounts and resettlement modalities for each PAP will have to be approved and endorsed by the PAPs, the relevant governmental authorities (Ministry of Lands), and the Ogun State Government.

Communities' and households' fears regarding the non-payment of claims are important and widespread. To reduce these fears, it is strongly recommended that the approval to commence construction be conditional on the submission of a satisfactory progress report from the Compensation and Resettlement Manager (CRM). This report must demonstrate, with supporting evidence, that all compensation payments have been made and that resettlement activities have been successfully implemented before the initiation of construction. Confirmation of this report by the witness NGO is essential to ensure transparency and build community confidence.

Coordination and Reporting Frequency

To ensure effective oversight and continuous communication among institutional actors, the SPIU will organize monthly coordination meetings involving the CRM, witness NGO, Local Resettlement Committee (LRC), relevant SPIU staff, and representatives from the implementing partners. These meetings will review the status of compensation payments, livelihood restoration, grievance redress, and other resettlement activities. Additionally, joint quarterly progress reviews will be conducted with AfDB safeguards officers to evaluate compliance with Environmental and Social Safeguard standards and confirm that resettlement obligations are being met. The outcomes of these meetings and reviews will be documented and shared with all stakeholders, providing a clear record of decisions, corrective actions, and next steps, thereby reinforcing transparency, accountability, and confidence among affected communities.

9.2.3 Local Resettlement Committee (LRC)

This committee shall be established, including Village Chiefs, elected representatives of affected PAPs, and LGA authorities, to ensure proper management of compensation processes, reconstruction, and CDF project management. As mentioned, it is proposed that LRC be created in Ijebu East LGA.

The composition of these LRC would be:

-  LGA Lands or works department representative;
-  Affected village chiefs;

- ✚ 3 representatives of affected PAP with at least one woman;
- ✚ 1 representative, a neutral, respected person, like a respected Iman or church priest, to be nominated by Customary Chieftdom (District heads), that can act as chairman so meeting procedures are followed.

LRC are considered local partners in implementing the RAP and work with the SPIU and the CRM to ensure the proper and equitable treatment of all PAPs and communities and are selected through community appointment by the Olu of Iwaya.

They will:

- ✚ Offer assistance to identify and select the resettlement sites (if any)
- ✚ Will be witnesses of the final agreement with the PAP concerning compensation valuation, signing of agreements with households, and selection of resettlement sites;
- ✚ Involve in monitoring procedures;
- ✚ Identification of vulnerable people and households and work with SPIU to address specific concerns of these people.

9.2.4 Witness - Non-Governmental Organization (NGO)

To enhance transparency and trust from PAPs it is suggested that a witness NGO, recognized and credible in the project area, be hired, through a public proposal and selection process, by the SPIU to provide independent advice and report on RAP implementation and management focusing on consultation activities, compensation and resettlement related activities and grievances management. This NGO could be a recognized and credible Human Rights advocacy group or an NGO active in rural development. The implementing entities are advised to identify an NGO within the neighborhood.

This ‘outside’ look will ensure that proper procedures and stated compensation processes are followed, that PAP grievances are well taken care of, and that PAP is treated with fairness. This mode of supervision was experienced in other projects and gave good results in terms of the reduction of grievances in particular¹.

This NGO will review and validate CRM reports, meet with PAPs, check the implementation of the measures, reconstruction, etc. in the field, and provide comments and recommendations. All PAPs will be informed of the NGO's role and function and need to have access to its representatives, confidentially, if need be, to explain and discuss their difficulties or grievances.

9.2.5 Stakeholder Engagement Program

To ensure the interests of the affected persons are fully entrenched in the RAP process and income restoration, a standalone Stakeholders Engagement Plan shall be developed at the onset of the RAP process. These program goals are transparent information and meaningful participation of PAPs, representatives of affected and interested groups, and the various administrative and government departments through the project.

This participation will be done through the SPIU, the LRC, and a vigorous program of information and consultation of affected communities and PAPs. This information and

consultation will concern compensation rules and procedures, livelihoods programs, PAPs rights, grievances mechanisms, etc. Many means should be used leaflets, community meetings with graphical displays to help illiterate people, radio messages in local languages, recorded approval of the project by local authorities, etc.

9.3 Institutional Capacity Reinforcement

Concerning institutional capacity reinforcement, training and information transmission are important issues to raise awareness of current environmental and compensation legislations and regulations governing the project. A training program must be implemented as part of the LRC and witness the NGO set-up process to properly train key personnel involved with the supervision of compensation evaluation, procedures, and implementation of other mitigation and compensation measures. Training on grievance procedures and negotiations should also be provided to the personnel in charge of supervising compensation and resettlement issues shall be provided by the CRM to the SPIU, LRC, and NGO. The CRM shall be responsible to ensure its staff has the requisite expertise and experience to handle the assignment.

Table 9.1 outlines the training proposed for the SPIU, LRC, and witness NGO. The training is focused on the practical aspects of compensation and resettlement, the compensation process, monitoring, and management. The proposed content is a minimum that can be expanded depending on the competency of the trainees and their experience. The costs associated with this training program shall be included in the CRM overall budget.

Table 9.1: Training Program

Training Récipients	Type Training	of Minimum Issues to be Covered	Facilitation/Trainer
SPIU team of compensation supervisors and witness NGO	• Workshops • Lectures • Case studies	• Compensation resettlement process • Grievances management, negotiation and mediation techniques	Resettlement Expert Legal and/or negotiation experts
LRC and other stakeholders	• Workshops • Lectures • Case studies	• Compensation resettlement process • Grievances management, negotiation and mediation techniques	Resettlement Expert Legal and/or negotiation experts

CHAPTER TEN

GRIEVANCE REDRESS MECHANISM (GRM)

A robust Grievance Redress Mechanism (GRM) ensures transparency, accountability, and trust in the ATC Ijebu Itеле project. The GRM provides stakeholders, especially project-affected persons (PAPs), with a structured platform to raise concerns, seek clarification, and resolve grievances fairly, timely, and culturally appropriate. By addressing grievances proactively, the GRM minimizes potential conflicts, ensures stakeholder satisfaction, and contributes to the project's overall success.

10.1 Objectives of the GRM

- i. **Ensure Accessibility:** Provide an accessible platform for all stakeholders, including marginalized groups, to voice their concerns.
- ii. **Promote Transparency:** Maintain open and transparent communication regarding how grievances are handled and resolved.
- iii. **Encourage Responsiveness:** Address grievances promptly and effectively to prevent escalation and build trust.
- iv. **Foster Participation:** Ensure all stakeholders are actively involved in resolving grievances, including affected communities and project management.
- v. **Support Accountability:** Establish transparent processes for monitoring, documenting, and reporting grievances to ensure accountability.
- vi. **Enhance Stakeholder Trust:** Reinforce confidence in the project by demonstrating a commitment to addressing stakeholder concerns.
- vii. **Garner trust on the project among stakeholders**

10.2 Structure of the GRM

The GRM is a multi-tiered system that handles grievances at various levels, from local communities to federal oversight bodies. The tiers ensure that grievances are resolved at the most appropriate and accessible level.

A. Local Community Level

- i. **Community Liaison Officers (CLOs)** are the first point of contact for grievances. Engage directly with complainants to gather details and seek immediate resolutions.
- ii. **Local Grievance Redress Committees:** These committees consist of representatives from community leadership (e.g., traditional leaders, CDAs), women's groups, youth groups, and project representatives. They handle grievances that CLOs cannot resolve.

B. Local Government Level

- i. **LGA Grievance Redress Committees** address grievances escalated from the community level. They comprise representatives from the LGAs, host communities, and project management.

C. State and Federal Levels

- i. **State-Level Grievance Redress Committee:** This committee includes representatives from Ogun State Ministries, regulatory agencies, and project management. Handles grievances that require higher-level intervention.
- ii. **Federal Grievance Redress Committee:** This committee includes representatives from FMAFS, FMEnv, and development partners (AfDB, IFAD, and IsDB). It resolves grievances involving policy, regulations, or significant project impacts.

Table 10.1 Structure and Roles of the Grievance Redress Mechanism (GRM)

Tier / Level	Composition	Decision-Making Authority	Timeline for Intervention	Follow-up Responsibilities
Local Community Level	- Community Liaison Officers (CLOs) - Local Grievance Redress Committee (Community leaders, CDAs, women/youth reps, project staff)	- Resolve minor grievances directly at community level - Recommend cases to LGA if unresolved	CLO: within 7 days Local GRM: within 15 days	- Record grievances, track resolution - Escalate unresolved cases to LGA GRM - Maintain feedback to complainants
Local Government Level (LGA GRM)	Representatives from LGA authorities, host communities, project management	- Make binding decisions on grievances escalated from community level - Approve compensation adjustments or corrective measures within LGA jurisdiction	Within 21 days of escalation	- Document resolution outcomes - Monitor implementation of decisions - Escalate complex or unresolved cases to State GRM
State-Level GRM	Ogun State Ministries, regulatory agencies, project management	- Resolve grievances requiring state-level authority or technical intervention - Authorize remedial actions or policy-based decisions	Within 30 days of escalation	- Oversee compliance with GRM decisions at LGA and community levels - Ensure corrective measures are implemented - Report outcomes to SPIU and

				development partners
Federal-Level GRM	FMAFS, FMEnv, AfDB, IFAD, IsDB representatives	- Resolve grievances involving federal policies, regulatory issues, or significant project impacts - Provide final decision on escalated matters	Within 45 days of escalation	- Monitor implementation of decisions at all lower tiers - Provide guidance on policy alignment - Submit reports to AfDB and other development partners as required

10.3 GRM Process

The GRM process is designed to ensure that grievances are addressed promptly and effectively. It involves the following steps:

Step 1: Grievance Submission

- i. Stakeholders can submit grievances through various channels:
 - ✚ Verbal or written submissions to CLOs or local leaders.
 - ✚ Drop boxes placed at community centers and project sites.
 - ✚ Digital platforms such as email or dedicated project hotlines.
- ii. Acknowledgement of receipt will be provided within 5 working days.

Step 2: Initial Assessment

- i. CLOs or Grievance Redress Committees assess the grievance to:
 - ✚ Determine its validity.
 - ✚ Classify it based on the nature and urgency (e.g., land disputes, environmental concerns, employment issues).
 - ✚ Decide whether it can be resolved locally or requires escalation.

Step 3: Resolution at Local Level

- ✚ CLOs or Local Committees attempt to resolve grievances within 15 working days.
- ✚ Resolutions may involve compensation, adjustments to project activities, or other remedial actions.
- ✚ If unresolved, the grievance is escalated to the LGA level.

Step 4: Escalation and Higher-Level Resolution

- ✚ Grievances unresolved at the local level are reviewed by LGA or State Committees within 30 working days.
- ✚ Complex grievances requiring federal or international input are referred to the Federal Grievance Redress Committee.

Step 5: Closure and Feedback

- ✚ Once a grievance is resolved, the complainant is informed of the outcome.
- ✚ A grievance is considered closed when: The complainant is satisfied with the resolution. All reasonable efforts have been made to address the grievance.

Step 6: Documentation and Reporting

- ✚ All grievances are documented, including details of the issue, resolution process, and outcome.
- ✚ Regular reports are shared with project management, regulatory bodies, and development partners.

10.4 Grievance Categories

Grievances will be categorized to ensure appropriate resolution. Common categories include:

- i. Land and Property Issues: Land acquisition, displacement, or compensation concerns.
- ii. Employment and Local Content: Disputes over job opportunities, recruitment processes, or working conditions.
- iii. Environmental Concerns: Complaints about pollution, noise, or other environmental impacts.
- iv. Community Welfare: Issues related to community health, safety, or access to project benefits.
- v. Cultural Sensitivity: Concerns about the impact on cultural heritage or community traditions.

10.5 GRM Accessibility Measures

The GRM is designed to be inclusive and accessible, particularly for vulnerable groups. Measures include:

- i. Language Support: For grievance submission and resolution, use local languages
- ii. Multiple Channels: Providing formal (written) and informal (verbal) channels for submitting grievances.
- iii. Support Services: Offering assistance to illiterate complainants in completing submissions.
- iv. Outreach and Awareness: Conduct campaigns to inform stakeholders about the GRM process and channels.

10.6 Monitoring and Evaluation of the GRM

The effectiveness of the GRM will be monitored regularly to ensure continuous improvement. Key activities include:

- i. Regular Audits: Review grievance logs to identify trends and recurring issues. Assess resolution timelines and stakeholder satisfaction.
- ii. Stakeholder Feedback: Gather feedback from complainants and community representatives on the GRM process.
- iii. Performance Indicators: Number of grievances submitted, resolved, and escalated. Average resolution time. Stakeholder satisfaction rates.
- iv. Annual Reviews: Evaluate GRM performance and make recommendations for improvements.

10.7 Reporting and Documentation

10.7.1 Data Privacy and Confidentiality in the GRM

Maintaining the privacy and confidentiality of complainants is a critical component of an effective and trusted Grievance Redress Mechanism (GRM). All information collected through grievance reporting, including personal identifiers, household details, and sensitive complaint content, will be treated with strict confidentiality. Key measures include:

Restricted Access and Role-Based Permissions

- Only authorized GRM staff, including Community Liaison Officers (CLOs), the CRM, and designated administrative personnel, will have access to complainant data.
- Access levels will be role-based, ensuring that sensitive information is only available to personnel directly responsible for grievance assessment, follow-up, or reporting.
- External parties (e.g., auditors, NGOs) will only access anonymized or aggregated data unless explicit consent is obtained.

Secure Documentation and Storage

- Physical records (forms, signed agreements, and evidence) will be stored in locked cabinets within secure GRM offices.
- Digital records will be maintained in password-protected systems with encryption where feasible. Regular backups will be stored securely to prevent data loss.

Confidentiality During Reporting and Meetings

- Meetings and grievance hearings will be conducted in settings that protect the complainant's identity when required, particularly for sensitive issues involving women, vulnerable persons, or disputes with powerful stakeholders.
- Progress reports to higher-level GRM tiers, SPIU, or AfDB will present grievances in aggregated or anonymized form to protect personal details, except where disclosure is legally required or consented to by the complainant.

Data Retention and Disposal

- Complainant data will be retained only for as long as necessary for grievance resolution, reporting, and monitoring.
- Once retention is no longer required, physical documents will be securely shredded and digital records permanently deleted in line with best practices for data protection.

Training and Awareness

- All GRM staff will receive training on data privacy, confidentiality protocols, and ethical handling of sensitive information.
- Complainants will be informed of how their data will be handled, their rights to confidentiality, and the limits of disclosure during the grievance process.

These measures ensure that complainants can raise grievances without fear of retaliation or exposure, enhancing trust in the GRM while aligning with international best practices for safeguards and data protection.

10.7.2 Reporting and Documentation

All grievances and resolutions will be documented in a central database, including:

-  Nature of the grievance.
-  Details of the complainant (confidential if requested).
-  Actions taken and resolution status.

- ✚ Feedback from the complainant on the resolution.

Regular grievance reports will be shared with:

- ✚ Project Management Unit (PMU)
- ✚ Regulatory agencies (FMEnv, Ogun State Ministries)
- ✚ Development partners (AfDB, IFAD, IsDB)

10.8 Benefits of the GRM

- Enhanced Transparency:** Demonstrates the project's commitment to addressing stakeholder concerns.
- Conflict Prevention:** Resolves issues before they escalate into major conflicts.
- Community Trust:** Builds trust and support among stakeholders by showing responsiveness to their needs.
- Improved Project Outcomes:** Incorporates stakeholder input into project planning and implementation, enhancing overall success.

The GRM ensures that the ATC Ijebu Itele Project maintains strong relationships with stakeholders while addressing concerns efficiently, transparently, and equitably.

10.8.1 Appeal Mechanism

While the GRM is structured to resolve grievances efficiently at multiple levels, there may be instances where a complainant remains unsatisfied even after the Federal-Level GRM review. In such cases, complainants retain the right to pursue formal legal remedies through the appropriate judicial channels in line with Nigerian law. The RAP encourages mediation and dialogue throughout this process to ensure grievances are resolved amicably wherever possible. Records of all grievances and resolutions at all tiers will be maintained to support any appeal proceedings.

10.8.2 Budgeting and Resources

The effective operation of the GRM requires adequate resourcing. The RAP recommends that a dedicated budget be allocated to cover:

- **Staffing costs:** Community Liaison Officers, GRM secretariat, administrative support, and monitoring personnel.
- **Capacity building and training:** Regular training for GRM members on grievance management, communication, and safeguards compliance.
- **Infrastructure and logistics:** Office space, communication facilities, transport, and meeting venues.
- **ICT tools and documentation:** Database management systems for logging grievances, tracking progress, generating reports, and ensuring transparency.

Proper budgeting and resource allocation are critical to ensure the GRM operates efficiently, maintains community trust, and meets timelines for grievance resolution. A budget of 5 million Naira has been costed for setting up and GRM implementation for the RAP.

10.8.3 Gender-Sensitive Grievance Handling

The GRM will adopt **gender-sensitive protocols** to ensure that women, female-headed households, and other vulnerable groups can access grievance mechanisms safely and effectively. Key measures include:

- Designating female grievance focal points at the community and LGA levels.
- Ensuring separate consultation spaces and culturally appropriate channels for women to voice concerns.
- Tracking and reporting grievances disaggregated by gender to identify specific challenges faced by women.
- Providing targeted support to ensure women's grievances receive timely attention and appropriate remedies, especially in cases related to compensation, livelihood restoration, or social impacts.

These measures are aimed at promoting inclusive participation, equity, and responsiveness within the GRM, ensuring that all project-affected persons can exercise their right to raise grievances without fear or discrimination.

CHAPTER ELEVEN

RAP IMPLEMENTATION BUDGET AND SCHEDULE

11.1 RAP Implementation Budget

The RAP implementation budget is in the sum of and Sixty Three Thousand, One Hundred and Eighty United State Dollar (**USD \$63,180**) only, equivalent to the sum of Ninety-One Million, Six Hundred and Five Thousand, Five Hundred and Five Naira (**NGN 91,605,505.00**) only, covering payment of compensation claims, allowance for demolition and salvage of structures. Allowances must be made for crops and structures, security, bank charges, stamp duty and other logistics, Community development, compensation payment, assistance for vulnerable groups & the Livelihood Restoration Program for the proposed ATC Ijebu-Itele project.

Table 11.1: RAP Implementation and Compensation Budget for Proposed SAPZ - ATC Ijebu-Itele, Ijebu East LGA, Ogun State.

Total Number of claimants	7	
Number of PAPs for Land and Access	6	
Number of PAPs for crops/Tree	7	
Males	7	
Females	NA	
Cost Elements	Amount (NGN)	Amount (USD)
Budget for Land Access	63,972,000.00	44,122
Budget for crops/economic trees	2,269,200.00	1,565
Total for Land & Tree/crops	66,241,200.00	45,687
Allowance for contingency for crops, economic tress (5% compensation sum)	3,312,060.00	2,284
Allowance for bank charges, stamp duty and other logistics, for compensation payment, (1% of compensation sum)	662,412.00	457
Livelihood restoration plan	3,750,000.00	2,586
Allowance for monitoring and evaluation (1% of compensation sum)	662,412.00	457
Allowance for NGO participation	3,000,000.00	2,069
Allowance for GRM management	3,000,000.00	2,069
Allowance for Community Development Fund (CDF 4% of compensation sum)	2,649,648.00	1,828
Total for Land + crops + Livelihood + allowances	83,277,732.00	57,437
Resettlement Implementation Consultant (RIC 10% of Compensation sum)	8,327,773.00	5,744
Grand total	91,605,505.00	63,180

CBN Rate December 2025: 1USDollar = 1450 Naira.

11.1 RAP Implementation Schedule

Activity / Milestone	Responsible Party	Start Date	End Date	Duration	Notes / Comments
RAP Mobilization & Staffing	SPIU	Dec 15, 2025	Dec 31, 2025	2 weeks	Recruitment of CRM, CLOs, witness NGO, LRC members, support staff
Community Sensitization & Consultation	CRM, CLOs, LRC	Jan 2, 2026	Jan 15, 2026	2 weeks	Conduct meetings with PAPs to explain compensation and LRP processes
Compensation Verification & Disbursement	CRM, Witness NGO, SPIU Finance	Jan 16, 2026	Mar 15, 2026	2 months	Payment of entitlements; witness NGO verifies and reports completion
Livelihood Restoration Program (LRP) Implementation	CRM, SPIU, Implementing Partners	Jan 20, 2026	Jun 30, 2026	5 months	Training, input support, business grants, tools, and equipment provision
Monitoring & Evaluation (M&E)	CRM, SPIU Safeguards Team, External Monitor	Jan 20, 2026	Dec 31, 2026	12 months	Continuous M&E of compensation effectiveness, LRP uptake, and grievance resolution
Monthly Coordination Meetings	SPIU, CRM, Witness NGO, LRC	Jan 2026	Dec 2026	Recurring	Review progress, identify issues, ensure timelines met
Quarterly Progress Reviews with AfDB	SPIU, CRM, AfDB Safeguards Officers	Mar 31, 2026	Dec 31, 2026	Quarterly	Consolidated reporting on compensation, LRP, GRM, and M&E results
Final RAP Completion Report	CRM, SPIU	Dec 1, 2026	Dec 31, 2026	1 month	Comprehensive report covering compensation, LRP outcomes, M&E, lessons learned

CHAPTER TWELVE

MONITORING, REVIEW AND EVALUATION FRAMEWORK

The purpose of resettlement monitoring is to ensure that measures developed for compensating the losses were effective in restoring PAPs' living standards and income levels. Monitoring will be implemented by the State Project Implementing Unit (SPIU).

During the monitoring phase, the existing grievance mechanism will be regularly reviewed for improvement and correspondingly, additional and more user-friendly forms, which enable the field staff to forward complaints and demands of local people to the SPIU.

Throughout the Project lifecycle, monitoring and evaluation activities will be reviewed; restructured, or removed in case the previously produced tools and forms are inefficient.

Monitoring and Evaluation (M&E) procedures establish the effectiveness of all land and asset acquisition and resettlement activities, in addition to the measures designed to mitigate adverse social impacts. The procedures include internal track-keeping efforts as well as independent external monitoring.

The purpose of resettlement monitoring for the proposed ATC Ijebu-Itele Project will be to verify that:

-  Actions and commitments described in the RAP are implemented;
-  Eligible project-affected people receive their full compensation before the start of the rehabilitation activities on the corridor;
-  RAP actions and compensation measures have helped the people who sought cash compensation in restoring their lost incomes and in sustaining/improve pre-project living standards;
-  Complaints and grievances lodged by project-affected people are followed up and, where necessary, appropriate corrective actions are taken;
-  If necessary, changes in the RAP procedure are made to improve the delivery of entitlements to project-affected people.

Monitoring will provide both a warning system for the SPIU and the project sponsor (Ogun State Government) and a channel for the affected persons to make known their needs and their reactions to resettlement execution. SPIU monitoring and evaluation activities and programs shall be adequately funded and staffed. SPIU monitoring will be verified by the witness NGO to ensure complete and objective information.

12.1 Monitoring Framework

The purpose of resettlement monitoring will be to ensure that compensation measures were effective in restoring PAPs' living standards and income levels. Also, the effectiveness of the grievance mechanism provided will be followed up. As part of the monitoring and evaluation process, changes in RAP procedures will be put into effect if necessary.

The monitoring and evaluation framework consists of three elements:

- ✚ SPIU monitoring
- ✚ External monitoring is undertaken by the Witness NGO; and
- ✚ Independent RAP Completion Audit.

Indicators have been established to measure RAP activities, results, objectives, and goals. There are five categories of indicators for performance monitoring.

The first three (3) Internal Performance Monitoring are *input, output, and process indicators*.

They are mostly used for medium-term measures to ensure that the RAP is relevant, effective, and efficient. The last two Impact monitoring are *outcome and impact indicators*. They are mostly used for long-term measures for assessing the results.

Table 12.1: RAP Monitoring Framework

Component Activity	Type of Information/ Data Collected	Source of Information/ Data Collections Methods	Responsibility for Data Collection, Analyses, and Reporting	Frequency/ Audience of Reporting
Internal Performance Monitoring	Measurement of input, process, output, and outcome indicators against the proposed timeline and budget, including compensation disbursement	Quarterly narrative status and compensation disbursement reports	SPIU team, including public relations representatives	Semi-annual or as required by the Ogun State Government and AfDB
Impact Monitoring	Tracking the effectiveness of inputs against baseline indicators Assessment of affected people's satisfaction with inputs, processes, and outputs.	Annual quantitative and qualitative surveys. Regular public meetings and other consultations with project-affected people; review of grievance mechanism outputs.	SPIU team, including the public affairs representative Witness NGO	Annual

To effectively report on the effectiveness of RAP implementation, SPIU will monitor the following key indicators, in keeping with AfDB requirements:

- ✚ The timely disbursement of compensation;
- ✚ Compensation disbursement to the correct parties;
- ✚ Public consultation and grievance procedures in place and functioning;
- ✚ The physical progress of resettlement and rehabilitation, where applicable.

SSPIU monitoring will provide the RAP management team with feedback on RAP implementation and help ensure that adverse impacts on affected people are mitigated promptly. M&E will be the main mechanism to alert management of any delays and problems and will help Ogun State Government measure the extent to which the main objectives of the resettlement plan have been achieved.

RAP monitoring and evaluation activities will be adequately funded, implemented by qualified specialists, and integrated into the overall SPIU budget and activities.

SPIU monitoring and evaluation activities will be supplemented and verified by monitoring efforts of the witness NGO.

The establishment of appropriate indicators in the RAP is essential since what is measured is what will be considered important. Indicators will be created for affected people as a whole, for key stakeholder groups, and special categories of affected groups such as women.

The most important indicators for the RAP in the near-term concern outputs, processes, and outcomes since they define whether the planned level of effort is being made and whether early implementation experience is being used to modify/redesign RAP features. Over the medium to long term, outcome and impact indicators are critical since they are the ultimate measure of the RAP's effectiveness in restoring people's livelihoods.

Monitoring indicators may have to be defined or re-defined during project in response to changes to project-related conditions. Consequently, implementation and mitigation measures may have to be adopted to incorporate these changes into the M&E plan.

12.1.1 Indicators

✚ Input indicators

These cover the human and financial resources that are utilized in the RAP activities.

✚ Output indicators

Include activities and services produced with the inputs, which can be a database of land acquisition, compensation payments made for the loss of assets, etc.

✚ Process indicators

Process indicators represent the change in the quality and quantity of access and coverage of the activities and services. Examples of process indicators in the RAP include:

1. The creation of grievance mechanisms;
2. The establishment of stakeholder channels so that they can participate in RAP implementation;

3. Information and dissemination activities.

Outcome indicators

The delivery of mitigation activities and measures to compensate physical and economic losses created by the project such as restoration and compensation of agricultural production and overall income levels, changes in PAPs and community attitudes towards the project, and use of compensation payments for income-generating activities.

Impact indicators

Impact indicators define the change in medium and long-term measurable results in behavior and attitudes, living standards, and conditions. Impact indicators aim to assess whether restoration activities of the RAP are effective in maintaining and even improving the social and economic conditions of PAPs. In addition to quantitative indicators, impact monitoring will be supplemented by the use of qualitative indicators to assess client satisfaction and the satisfaction of the affected people with the choices that they have made in re-establishing themselves.

Tracking this data will allow SPIU to determine the following types of information:

-  The extent to which quality of life and livelihood has been restored;
-  The success of the resettlement;
-  Whether Project Affected Persons have experienced any hardship as a result of the project.

12.2 Internal Monitoring

Internal monitoring measures the progress of activities defined in the RAP. The SPIU Monitoring and Evaluation officer will lead the internal monitoring activities in coordination with the Compensation and Resettlement Manager. It is the responsibility of the SPIU to conduct regular internal monitoring of the resettlement efforts and performance of the operation through LRC and grievances committee which will be responsible for implementing resettlement activities and managing grievances. The monitoring shall be a systematic evaluation of the activities of the operation about the specified criteria of the condition of approval.

12.2.1 Objectives of Internal M&E

The objective of internal monitoring and evaluation shall be:

-  To verify that the valuation of assets lost or damaged, and the provision of relocation, resettlement, and other rehabilitation entitlements, has been carried out following the resettlement policies.
-  To oversee that the RAP is implemented as designed and approved
-  To verify that funds for implementation of the RAP are provided by the Ogun State Government promptly and amounts sufficient for their purposes and that such funds are used by the provisions of the RAP.
-  Ensure the identification and signature/thumbprint of PAPs before and during receipt of compensation entitlements.

- ✦ Record all grievances and their resolution and ensure that complaints are dealt with promptly.

12.3 External Monitoring and Evaluation

External monitoring activities will verify the process defined in the RAP which is realized by SPIU. The witness NGO shall be established to periodically carry out external monitoring and evaluation of the implementation of the RAP. The general objectives for external monitoring are:

- ✦ To provide an independent source of evaluation during the implementation process of resettlement and compensation. The external monitor will offer if needed, external support and technical expertise to RAP compensation committees and implementing agencies;
- ✦ To contribute advice to solve both anticipated and unanticipated problems that may arise as the programs defined in this RAP are carried out;
- ✦ To provide an overall assessment of RAP programs from a broader, long-term socio-economic perspective.

The following parameters will be monitored and evaluated through SPIU reports and sites visits:

- ✦ Public Consultation and Awareness efforts of Compensation distribution.
- ✦ PAPs should be fully informed and consulted about all resettlement activities, including land acquisition, leasing land, and relocation activities;
- ✦ The witness NGO representative should attend some public meetings to monitor consultation procedures, problems, and issues that arise during the meetings and solutions proposed;
- ✦ Levels of PAPs' satisfaction with various aspects of resettlement and compensation will be monitored and recorded; and (b) operation of the grievance redress mechanism, redress results, and effectiveness of grievance resolution will be monitored.
- ✦ Standards of Living - throughout the resettlement implementation process, the trends of living standards of PAPs will be observed and surveyed, and any potential problems in the restoration of living standards will be recorded and reported.

The witness NGO should have qualified and experienced staff and their terms of reference acceptable to the financing AfDB. In addition to verifying the information furnished in the internal supervision and monitoring reports, the independent monitoring unit shall visit a sample of 10% of PAP in each relevant project site, six (6) months after the RAP has been implemented to:

- ✦ Determine whether the procedures for PAPs participation and delivery of compensation and other rehabilitation entitlements have been done following the Policy Framework and the respective RAP.

- ✚ Assess if the RAP objective or enhancement or at least restoration of living standards and income levels of PAPs have been met.
- ✚ Gather qualitative indications of the social and economic impact of project implementation on the PAPs.
- ✚ Suggest modification in the implementation procedures of the RAP, as the case may be, to achieve the principles and objectives of this policy framework.

The terms of reference for this task and selection of qualified NGO and Consultant will be prepared by the SPIU in collaboration with AfDB at the beginning of the project implementation stage. Both internal and external monitoring will be ended with RAP Completion Audit.

12.4 RAP Completion Audit

A RAP completion audit will be undertaken when previous monitoring has indicated that there are no significant outstanding issues regarding livelihood restoration and resettlement. It is expected that this final audit will be performed 3 years after the resettlement. The RAP completion audit will be undertaken by an Accredited Agent with support from SPIU as required. The RAP completion audit will provide a final indication that the livelihood restoration is sustainable and no further interventions are required.

Therefore, the independent audit assessing compliance programs resettlement/compensation with the provisions described in the RAP, the Nigerian legal framework applicable, and the requirements of AfDB as required. The evaluation report will be made public through the SPIU, LRC meeting, and public announcement through appropriate media.

12.5 Reporting

RAP monitoring reports will be prepared following AfDB guidelines. Progress will be reported for the following tasks:

- ✚ Internal monitoring;
- ✚ External monitoring;
- ✚ Compensation;
- ✚ Completion audit.

The SPIU will have primary responsibility for the implementation of all internal monitoring activities. Designated staff will collect relevant data in a standardized format. SPIU will use a device such as a bar chart/Gantt chart or MS Project table to assess and present information on the progress of time-bound actions.

12.5.1 Frequency/Audience of Reporting

Monthly performance monitoring reports will be prepared by the CRM and witness NGO for the SPIU, beginning with the commencement of any activities related to resettlement, including income restoration. These reports will summarize information that is collected and compiled in the quarterly narrative status and compensation disbursement reports and highlight key

issues that have arisen. As a result of the monitoring of inputs, processes, outputs, and outcomes of RAP activities, project management will be advised of necessary improvements in the implementation of the RAP.

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ANNEX 1: Individual Negotiation/Consent form between PAPs in ATC Iwaya, Ijebu-East LGAs and Ogun State SAPZ <forms withheld for privacy>

ANNEX 2: Compensation Summary Sheet

S/N	Variables	Data
A. General		
1.	Region/Province/Department	Ogun State
2.	Municipality/District	Ijebu East LGA
3.	Village/Suburb	Ijebu Itele
		Itele
4.	Activity(ies) that trigger resettlement	Land take
5.	Project overall cost	NA
6.	Overall resettlement cost	₦ 91,605,505.00 63,189USD
7.	Applied cut-off date (S)	7 th December, 2025
8.	Dates of consultation with the people affected by the project (PAP)	17 th November – 7 th December, 2025
9.	Dates of negotiation of the compensation rates / prices	
B. Specific Information		
10.	Number of people affected by the project (PAP)	6
11.	Number of physically displaced	N/A
12.	Number of economically displaced	7
13.	Number of affected households	7
14.	Number of females affected	NA
15.	Number of vulnerable affected	4
16.	Number of major PAP	-
17.	Number of minor PAP	-
18.	Number of total right-owners and beneficiaries	-
19.	Number of households losing their shelters	-
20.	Total areas of lost arable/productive lands (ha)	-
21.	Number of households losing their crops and/or revenues	-
22.	Total areas of farmlands lost (ha)	20 Hectares
23.	Estimation of agricultural revenue lost (USD)	-

24.	Number of buildings to demolish totally	0
25.	Number of buildings to demolish totally at 50%	-
26.	Number of buildings to demolish totally at 25%	-
27.	Number of tree-crops lost	-
28.	Number of commercial kiosks to demolish	0
29.	Number of ambulant/street tailors affected	-
30.	Number of community-level service infrastructures disrupted or dismantled	-
31.	Number of households whose livelihood restoration is at risk	-

Source: Credo Fieldwork 2025.

ANNEX 3

ENTITLEMENT FOR ALL PAPS <withheld for privacy of individuals>

ANNEX 4

ATTENDANCE



OGUN SAPZ PROJECT - PREPARATION OF ESIA, LRP, SEP & PMP

ATTENDANCES

LOCATION: Ministry of Agriculture DATE: 04/11/25

S/N	Name	Phone No/Email	Address	Organization/Community	Position	Signature
1.	ADJO FOLARIN	08027295200	Dept of Agric services & food sec	Ministry of Agriculture	Asst. Director	[Signature]
2.	OGUNDIMU A. A (MRS)	08033655086	Dept of Agric services & food sec	✓	Asst. Director	[Signature]
3.	BAKARE O. O (MRS)	08033699336	Dept. of Agric services & food sec	✓	Asst. Director	[Signature]
4.	ILEYANMI OLASELE	08035231888	r	✓	Senior Agric officer	[Signature]
5.	DR. A. A. JULIUS	07062295571	FCT Abuja	CREDO	ESIA Expert	[Signature]
6.	NKEM edemanya	07081714640	FCT Abuja	CREDO	LAP	[Signature]
7.	Oladeinde Babatunde	08154116404	FCT Abuja	CREDO	LAP	[Signature]
8.	Desmond Opara	08138551890	FCT Abuja	CREDO Calabar	ESIA & LAP	[Signature]
9.						
10.						
11.						
12.						
13.						
14.						

8/11/2025
Ogbadagbada palace.



SPECIAL AGRICULTURAL
PROCESSING ZONES

OGUN SAPZ PROJECT - PREPARATION OF ESIA, LRP, SEP & PMP

LOCATION: IWAYA, IJEBU NORTH

ATTENDANCES

DATE:

S/N	Name	Phone No/Email	Address	Organization/Community	Position	Signature
1.	Oladinkle Babalinde	08154116404	ABUSA	CLERK/AFDB	RAP	
2.	Gbenga- Kemnde	08135726076	Iwaya	I.TES		
3.	Aderake Alaba	08156941641	Iwaya	Sec		
4.	Idowu.A. Ogunjumo	09030033773	Iwaya	member	elder	
5.	TITIHOPE popoola	08137805546	Iwaya	- ✓		
6.	Abiodun Eruli	0902081019	Iwaya	- -	✓ ✓	
7.	Okeowo Samu	08074151478	Iwaya	- -	-	
8.	Ibunlun Oguntimhin	08057435908	Iwaya	- -	-	
9.	Rasheed Oguntadewo	08038411612	Iwaya	- /	✓	
10.						
11.						
12.						
13.						
14.						

ESTATE SURVEYORS AND VALUERS REGISTRATION BOARD OF NIGERIA

Established under Estate Surveyors & Valuers (Registration, etc.) Act, 1975



This is to certify that

Olarijon, Alesira Oluvaseun

*having been found to possess the necessary knowledge qualification capacity
experience and good character was conferred with the rights and privileges under
Section 8 of the Act to practise as an Estate Surveyor and Valuer throughout the
Federation of Nigeria.*

Given under the Common Seal of the Board

this 26th day of Nov., 2014



[Signature]

Chairman

[Signature]

Registrar

Registration No. A 3521

*This Certificate is the Property of
the Estate Surveyors and Valuers Registration Board of Nigeria.*

Established by Decree Na 24 of 1975
now Cap E13 LFH 2007



**ESTATE SURVEYORS AND VALUERS
REGISTRATION BOARD OF NIGERIA**

Certificate of Compliance

This is to certify that

ESV. OLANIPON, ADESINA OLUWASEUN

A03521

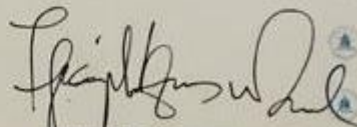
having satisfied the following conditions -

- (a) he is not an alien;
- (b) he has been registered to practise in Nigeria as an Estate Surveyor and Valuer.
- (c) since he was registered he has not, to the knowledge of the Board, done anything that would smear the image of this profession.
- (d) he has fully complied with the provisions of the Regulated and Other Provisions (Miscellaneous Provisions) Act 1978.

is hereby granted this Certificate of Compliance to enable him establish his private firm in accordance with Regulation 21 of The Estate Surveying and Valuation Regulations, 2014 by the Practice of Estate Surveying and Valuation under the Estate Surveyors and Valuers Registration. Etc. (Cap E13 LFN 2007)

Dated 6Th day of APRIL, 2017




REGISTRAR

ANNEX 6

INVITATION LETTER

November 26, 2025

TO THE LOCAL GOVERNMENT CHAIRMAN

Ijebu East Local Government

Subject: Invitation to Stakeholder Engagement Meeting for Resettlement Action Plan (RAP) Preparation

Sequel to our earlier consultation, this is to respectfully invite the Chairman of Ijebu East Local Government, and by extension relevant community stakeholders, to a stakeholder engagement meeting as part of the preparation of the Resettlement Action Plan (RAP) for the proposed Agricultural Transformation Center (ATC) at Ijebu ~~Itele~~.

The objective of the meeting is to:

- Formally introduce the RAP process to key stakeholders
- Engage with community representatives and affected persons
- Discuss the planned census and inventory of affected assets and properties
- Obtain relevant inputs to ensure an inclusive and transparent resettlement planning process

Details of the Meeting are as follows:

- Date: November 30, 2025
- Time: 10:00 AM
- Venue: Palace of ~~Ogbadagbada~~, Iwaya Community

The Local Government Chairman is kindly requested to use this medium to inform and mobilize affected communities within the Ijebu ~~Itele~~ corridor to ensure adequate participation in the meeting.

Your cooperation and support in facilitating stakeholder engagement and community participation are highly appreciated.

Please accept the assurances of our highest regards.

Signed



RAP/ESIA Consultant

Annex 7

RAP/LRP QUESTIONNAIRE GUIDE

LGA: _____

Name of Community: _____

Road Name: _____

Name of PAP _____

Sex: Male () Female ()

Age: _____ years

Phone Number: _____

Marital Status: Single () Married () Divorced () Widowed () **Religion:** Christianity

() Islam () Traditional () **Education:** ()

Primary () Secondary () Tertiary () No Formal Education () **Household**

Size: _____ Persons

Primary Occupation: _____

Secondary Occupation: _____

Monthly Income _____ Naira

Monthly Expenditure: _____ Naira

Do you have any disability? Yes () No ()

If yes, mention them _____

Vulnerability Status

- a) Project-affected person with debt obligation
- b) Aged household head with dependents
- c) Female-headed household
- d) Household living below poverty level

Asset (s) with number in bracket _____

Coordinate _____

Dimension of asset _____

Asset (s) with number in bracket _____

Coordinate _____

Dimension of asset _____

Asset (s) with number in bracket _____

Coordinate _____

Dimension of asset _____

Asset (s) with number in bracket _____

Coordinate _____

Dimension of asset _____

Describe water source (s) to the community

What toilet facility is in use?

List education facilities within project area and their proximity to households

Describe the health facility within the project area and their proximity to households

Describe the waste disposal methods used in your household

What is your most preferred compensation option?

- a) Cash compensation
- b) In-kind compensation

Template: Compensation Summary Sheet

#	Variable	Data
A. General		
1	Region/Province/Department ...	
2	Municipality/District...	
3	Village/Suburb ...	
4	Activity(ies) that trigger resettlement	
5	Project overall cost	
6	Overall resettlement cost	
7	Applied cut-off date (s)	
8	Dates of consultation with the people affected by the project (PAP)	
9	Dates of the negotiations of the compensation rates / prices	
B. Specific information		
10	Number of people affected by the project (PAP)	
11	Number of Physically displaced	
12	Number of economically displaced	
13	Number of affected households	
14	Number of females affected	
15	Number of vulnerable affected	
16	Number of major PAP	
17	Number of minor PAP	
18	Number of total right-owners and beneficiaries	
19	Number of households losing their shelters	
20	Total area of lost arable/productive lands (ha)	
21	Number of households losing their crops and/or revenues	

22	Total areas of farmlands lost (ha)	
23	Estimation of agricultural revenue lost (USD)	
24	Number of buildings to demolish totally	
25	Number of buildings to demolish totally at 50%	
26	Number of buildings to demolish totally at 25%	
27	Number of tree-crops lost	
28	Number of commercial kiosks to demolish	
29	Number of ambulant/street sailors affected	
30	Number of community-level service infrastructures disrupted or dismantled	
31	Number of households whose livelihood restoration is at risk	
...		

RAP Mandatory Annex – Recap of PAPs Summary Matrix of PAP

PAP Co de	Na mes of PAP s	Se x (M, F) an d Age	ID Num ber	Profes sion and Princi pal Activit y of PAP	Phone Number of the PAP and or Represen tative	PAP s Pict ure	Image of the Affected Property /Sites	GPS Coordi nates of the Affecte d Propert ies	Real Compen sation Cost in Local Currency and Dollars	Witness/Ne ighbor of the PAP(Name s and Phone Number

Individual negotiation/consent form, between the Project Affected People (PAP) and the Borrower/Developer

Nigeria

A. Basic data

- **Project name:**
- **Sub-project/activity that triggers the resettlement:**
- **Location of the affected asset (village, municipality, district, region):**
- **Site or Corridor where the affected asset is/are installed:**

B. Identity of the Project Affected Person (PAP)

- **PAP's code:**
- **Name & Surnames:**
- **Age:**
- **Sex:**
- **Representative of Household or minor?** ☐ if ticked, provide signed /authorization to represent.
- **Physical address:**
- **Tel.**
- **Nature & ID no.:**

C. Nature/type and replacement cost of the affected asset

Nature of affected asset	Characteristics/Quantity/Size of the affected	Tick	Nominal value	Agreed compensation.	Nature of affected asset
Land					
Built land					
FishPonds					

Total real amount due to the PAP (including in-kind compensation)

Project Affected Person (PAP) Signature & date Name & Surname	Developer (Expropriating authority) Signature & date Name & Surname, Function
PAP's Witness # 1 Signature & date Name & Surname, Tel., ID no.	Signature/Seal of a Notary or Judicial Officer (if possible)
PAP's Witness # 2 Signature & date Name & Surname, Tel., ID no.	