LAGOS STATE GOVERNMENT
TECHNICAL COMMITTEE ON BADIA EAST

REVIEWED RESETTLEMENT ACTION PLAN (RRAP)
FOR DISPLACED PERSONS IN BADIA EAST

PRESENTED TO:

THE WORLD BANK
102, YAKUBU GOWON CRESCENT,
OPPOSITE ECOWAS SECRETARIAT,
ASOKORO DISTRICT,
ABUJA-FCT

NOVEMBER, 2013
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Executive Summary

The Badia community in the Apapa Iganmu Local Council Development Area of Lagos State is one of the nine (9) identified slum areas earmarked for regeneration/renewal under the World Bank funded Lagos Metropolitan Development and Governance Project (LMDGP).

Badia East is popularly known as Ijora Alawo. It comprises of two (2) communities namely Oke Ilu Eri community and Ajeromi community. Badia East was an unplanned settlement which lacks basic amenities such as access roads, portable water, sanitary and health facilities, drainages etc. There is however a Government school in the area.

In line with Lagos State Policy on the provision of estates with infrastructural facilities at concessionary rates for residential purposes, Lagos State Government has embarked on the development of 1,008 Housing units beginning in the recently cleared area to assist her citizenry in meeting their shelter aspirations and to replace the unstructured shelters and shanties hitherto in the area.

The Resettlement Action Plan (RAP) as developed is, as much as possible, in line with the provisions of the Bank’s Operation Policy OP 4.12 on Involuntary Resettlement. It builds on a Resettlement Policy Framework (RPF) that was developed in 2005, updating it as necessary and translating the established compensation criteria into concrete, time bound actions – based on displacement impacts, current value consultations with PAPs and Community Representative.

The project impacted on a residential area of the community and is presumed to affect 1,933 tenement households, including 319 owners of residential structures.

The land occupiers of Badia East fall amongst the poorest cadres in Lagos State. The settlement used to be a transit camp for llaje people of Ondo State and other Ijaw areas of Nigeria, while other major settlers there were Kwara State indigenes (Igbomina) people. Other tribes are the Ijora indigenes and some Hausa cattle settlers. These people migrated to Lagos in search of greener pastures. Based on the information gathered, most of the inhabitants of the area are contract labourers, hair dressers, sex workers, clerks and supervisors in companies, hotels and factories, drivers and petty traders in sachet water, ice blocks, cooked and raw food; soft drinks, beer, kerosene, scrap metal, cooking wood etc.

Although OP 4.12 provides adequate compensations and assistance to mitigate the effects of involuntary displacement on persons, irrespective of their status or whether they have formal titles, legal rights or not; or classified as squatters as is the case in Badia, based on the sheer number of persons that claimed to have been affected by the clearance of 3.22 hectares land area on the 23rd of February, 2013, it would be a huge financial burden on Government to adopt the entitlement matrix used in the 2012 December RAP. Also, the amount payable under the 2012 matrix significantly
exceeds what the State Government normally pays as compensation even for property acquired compulsorily from legitimate owners of approved properties. Government was also mindful of setting a precedent or communicating a policy whereby illegal occupiers of land without development permit have to be paid full compensation upon eviction. As a result of this, the resettlement entitlements for DPs in Badia are as follows:

- Compensation for Tenants - Valuation for Household Assets, Rent for months prior to implementation of the RAP, a Year Rent plus Agreement and Agency Fee.

As the enumeration of DPs took place after the clearance, it was not possible to ascertain the actual number of business tenants. To this end, they were categorized as tenants for the purpose of resettlement.

Taking into consideration the number of rooms in a structure, as submitted at the Verification Exercise by the affected persons, Quantity Surveyors did an estimate of the number of planks, roofing sheets, nails, etc. required to put up the structure. Valuation was based on information as regards the number and types of materials used to construct different categories of structures and current prices and rates of items and labour collected in local markets. Structures were banded into three categories, small, medium and large. Small structures (1-4 rooms) were allotted the sum of ₦171,725.00 each as resettlement assistance, while medium sized structures (5-8 rooms) were allotted ₦248,740.00 each and large structures (over 8 rooms) were apportioned ₦309,780.00 each.

This resettlement assistance covered loss of structure, loss of household assets as well as payment for rent prior to implementation.

The total budget for financial disbursements is ₦284,377,984.00 broken down into ₦83,782,240.00 for Owners of Structure (Category A) ₦174,743,200.00 for Tenants (Category B) and ₦25,852,544.00 to cover future claims of Displaced Persons, which will be substantiated after the first and major cash disbursement (Category C). This will also cater for Committee allowances, grievance redress mechanism and vulnerable groups. This sum shall be deposited in an escrow account.

Financial compensation shall be implemented immediately, to commence within two weeks of acceptance of the RAP and completed within four weeks.

Speedy, just and fair resolution of grievances shall be carried out through four mechanisms. The first forum for grievance redress is at local level, in particular the:
a. Community Grievance Redress Committee (CGC)
b. Chairman, Apapa-Iganmu LCDA
c. Citizens' Mediation Centre (CMC)
d. Technical Committee On Badia East

DISCLOSURE

In line with the Bank's policy on disclosure, this RAP shall be displayed at the following places: Apapa Iganmu Local Council Development Area, Ajeromi Ifelodun LCDA, His Royal Highnesses' Palace, the Web Site of Lagos State and that of relevant Ministries, including the Ministries of Justice, Environment, Housing, Economic Planning & Budget, Information & Strategy, Finance, and Physical Planning & Urban Development, as well as the State Urban Renewal Authority and Public Works Corporation.
DEFINITIONS

COMPENSATION: A displaced person / claimant will be entitled to the compensation / financial assistance which is determined by reference to the market value of the land and assets as on the date of preliminary notification. If there is delay in payment of compensation beyond one year from the date on which possession was taken which is attributable to Government, the displaced person/claimant shall be entitled to interest on the outstanding amount of the compensation until the date of payment.

DISPLACED PERSONS (DPs): These are persons confirmed to have been living and or been on land entered (acquired by) into either for the purposes of executing a project or for the purpose of enhancing the environmental standard of a city.

LAND ACQUISITION: Land acquisition literally means acquiring of land for some public purpose by Government/Government agency, as authorized by the law, from the individual landowners after paying Government fixed compensation in lieu of losses incurred by land owner(s) due to surrendering of his/their land to the concerned Government agency. Land acquisition includes both outright purchases of property and purchase of access rights such as right of way.

PROJECT AFFECTED AREA: The land mass entered (acquired by) into by the State Government in the Badia East Area of Lagos State for the purpose of abating nuisance on the 23rd February, 2013 which covers an area of 3.22 hectares.

PROJECT AFFECTED PERSONS (PAPs): These are persons confirmed to have been living and or been on land entered (acquired by) into either for the purposes of executing a project or for the purpose of enhancing the environmental standard of a city.
**PUBLIC PURPOSE:** The State Land Law, Laws of Lagos State 2004 Vol. 7.S.II provides that: "Public Purpose" means public purpose as hereinafter defined in so far as such purpose relates to any matter with respect to which the Government of Lagos State has power to make Laws, and includes:

(a) For exclusive Government use or for General Public use;
(b) For or in connection with sanitary improvements of any kind, including reclamation;
(c) For or in connection with the laying out any new township or Government station or the extension or Improvement of any existing township or Government station;
(d) For obtaining control over land contiguous to any port;
(e) For obtaining control over land the value of which will be enhanced by the construction of railway, road or other public work or Convenience about to be undertaken or provided by the government;
(f) For obtaining control over land required for or in connection with mining purpose; and
(g) For obtaining control over land required for or in connection with planned rural development or settlement;
(h) For or in connection with housing estates, economics industrial, or agricultural development and for obtaining control over land required for in connection with such land.

**REPLACEMENT COST:** This is usually calculated as the market value of the assets plus the transaction costs related to restoring such assets. The calculation of replacement costs is complex due to the potential variety of land, land use claimants, and the differing levels of land market development across countries.

**STATE LAND:** State Land means all public lands in the Lagos State which are for the time being vested in the Governor on behalf of or on trust for the benefit of the Government of the Lagos State, and all lands heretofore held or hereafter acquired by any authority of the Lagos State for any Public Purpose or otherwise for such benefit, as well as lands so acquired under any enactment.
**VULNERABLE GROUP:** Vulnerable or 'at-risk' groups include people who, by virtue of gender, ethnicity, age, physical or mental disability, economic disadvantage or social status may be more adversely affected by displacement than others and who may be limited in their ability to claim or take advantage of resettlement assistance and related development benefits. Vulnerable groups in the context of displacement also include people living below the poverty line, the landless, the elderly, women- and children-headed households, ethnic minorities, natural resource dependent communities or other displaced persons who may not be protected through national land compensation or land titling legislation.
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CHAPTER 1
BACKGROUND

1.1  INTRODUCTION

This document seeks to put in place a Reviewed Resettlement Action Plan (RAP), for the displaced persons affected by a 3.22 hectare land clearance that took place in Badia East area of the State on 23rd February, 2013, subsequent to two earlier ones forwarded to the World Bank – the Resettlement Action Plan (RAP) and the Revised Resettlement Action Plan (RRAP). The latest changes were necessitated by the need to obtain the sign-off (approval) of the Executive Council on the compensation matrix, review the earlier proposals in the context of state policy and further consultative dialogue with Community Representatives.

This document is also to link and ultimately update the Resettlement Action Plan (RAP) of 2012, put in place for the Badia Canal and Canal Road for the Lagos Metropolitan Development and Governance Project (LMDGP).

The Lagos State Government has developed this Reviewed Resettlement Action Plan (RAP), adopting a home grown methodology, with the primary aim of providing on compassionate grounds, reasonable financial assistance to affected persons, whilst also accommodating the terms of the World Bank Operation Policy 4.12 (OP 4.12).

1.2  LOCATION OF AREA

The cleared site of 23rd February, 2013, in Badia East is located within the Apapa-Iganmu Local Council Development Area of Lagos State. The area is within Central Lagos, measures approximately 3.22 hectares i.e. 32,200 square meters and is bordered to the North by the Elevated Light Railway, to the West by the Lagos Metropolitan Development and Governance Project (LMDGP) Canal and Canal Bank Road Projects, to the South by existing Slum and to the East by the Surface Railway. The area is swampy in nature, filled up with refuse and other waste material and acknowledged as a slum.
In continuance of the earlier upgrade development effected under the World Bank funded Lagos Metropolitan Development and Governance Project; the Lagos State Government had planned further development of this area pursuant to her vision of becoming Africa's Model Mega City and a Global Economic and Financial Hub that is safe, secure, functional and productive.

1.3 **DESCRIPTION OF THE PROJECT**

Lagos State with its mega city status is a large city state in terms of her population currently estimated at 21 million. Historically, Lagos served as a former federal capital, but despite the relocation of the capital, Lagos remains the nation’s economic and commercial hub with the largest concentration of multinationals, daily influx of persons from around the nation, and susceptibility to illegal and slum housing development. This has necessitated measures to accelerate development and enhance sanitation and security.

One of such development intervention has been that of the World Bank in the area of urban infrastructure development with the overall objective of increasing and sustaining access to basic urban services through investments in critical infrastructure.

A Canal has been constructed in the area under the World Bank Project as a drainage channel to mitigate the effect of flooding, while a Canal Bank Road was also constructed to ease access to the community.

In line with the upgrade development of this area, the Lagos State Government has also embarked on integrated metropolitan development which is essential for economic growth and sustainable service delivery for poverty alleviation.

1.4 **THE NEED FOR RESETTLEMENT ACTION PLAN (RAP)**

The clearance exercise that took place in Badia East area of Lagos State on 23rd February, 2013, had led to the displacement of persons living on this portion of land. This is despite the fact that the parcel of land in question was a swampy terrain filled up with refuse and other waste materials before being illegally occupied by the
residents. Also, the same area had earlier been cleared by the State Government in 2006 and was never approved for development. The clearance had become compelling in the face of the need to upgrade and redevelop this area. A similar exercise had taken place in another portion of Badia during construction of the Canal Bank Road in February, 2012, under the LMDGP World Bank Project, for which a Resettlement Action Plan (RAP) was put in place and subsequently implemented.

Consequently, however, the Lagos State Government, in line with the World Bank’s Operational Policy, OP 4.12 on Involuntary Resettlement and on compassionate grounds, has developed this Updated Reviewed Resettlement Action Plan (RRAP) to mitigate the adverse social, economic and/or physical effects of displacement on the displaced persons:

1.5 **THE MAIN OBJECTIVES OF THE REVIEWED RESETTLEMENT ACTION PLAN (RRAP)**

The main objectives of this RRAP are:

i. Update the 2012 RAP to include the entitlement to compensation following a socio economic baseline and recommend quantum.

ii. Evolve a Community Development Programme by consultations between the State Government and the Community.

iii. Examine the mode of compensation to be adopted, be it financial or resettlement and clearly articulate reasons for the adopted mode clearly articulated.

iv. Propose a Grievance Redress Mechanism.

1.6 **RESETTLEMENT ACTION PLAN (RAP) METHODOLOGY**

The methodology adopted in developing this Reviewed Resettlement Action Plan (RRAP) includes the following:

i. **Stakeholders’ Consultative Forum**

   (a) The Technical Committee on Badia East held one (1) Consultative Meeting with the Chairman and Officers of the Apapa-Iganmu Local Council Development Area on Wednesday, 26th June, 2013, to seek the assistance of the Local Council Development Area and get the input of the Council on matters concerning the clearance at the Oke Ilu Eri Area of
Badia. This is in recognition of the Local Council Development Area as the government closest to the affected persons and a veritable avenue to sensitize the people on the activities of the Committee.

(b) The Technical Committee on Badia East held two (2) Consultative Meetings with His Royal Majesty, Oba F.A. Aremu Aromire, the Ojora of Ijora Land and His Council on Wednesday, 26th June, 2013 and Wednesday, 3rd July, 2013, in recognition of the need to consult with the Traditional Institutions in the area.

(c) The Technical Committee on Badia East convened a Stakeholders' Meeting on Badia East on Thursday, 4th July, 2013, at the National Arts Theatre, Iganmu, Lagos. Over 1,000 displaced persons, numerous groups and parties, Traditional Institutions, Community Development Associations, Non-Governmental Organizations, World Bank Representative, Apapa-Iganmu LCDA Chairman and Council members, 8 members of the State Executive Council and other top Government functionaries attended the Stakeholders' Meeting. The Stakeholders' Meeting provided a forum for peaceful and unguarded deliberation amongst Stakeholders, particularly, on the part of people directly affected by the clearance exercise. Also SERAC, a Non-Governmental Organization (NGO) working in the area presented a database on Socio Economic Impact of the Clearance on the Community at that forum. There were assurances of a promising future to the people from the State Government.

(d) The Technical Committee held a total of five (5) Consultative Meetings with the representatives of Ajeromi and Oke ilu Eri Communities on 26th, 27th, 28th, 29th and early hours of 30th August, 2013, to validate the Census of Displaced Persons. The Consultative Meeting resolved and agreed to adopt the Database of Project Affected Persons compiled and submitted by the Community Representatives. The Technical Committee had observed that the Verification/Census Exercise was obviously infiltrated by persons who never lived in the affected area.

(e) The Technical Committee on Badia East held three (3) Consultative Meetings with representatives of Ajeromi and Oke Ilu Eri Communities with two (2) representatives of the Social and Economic Rights Action Center (SERAC) in attendance at two (2) of the Meetings. The Consultative Meetings were held on 18th, 19th and 23rd September, 2013. The Resettlement Matrix and the Grievance Redress Mechanism were disclosed and made
available to the Community Representatives and SERAC. This was to enable them consult widely with all Displaced Persons to know what has been proposed before signing off on the Resettlement Action Plan Document. A resolution was subsequently signed by Members of the Technical Committee on Badia East and Seven (7) out of the Eight (8) representatives of the Communities.

(f) The Technical Committee forwarded the Revised Resettlement Action Plan to the World Bank, to meet the pre-agreed deadline, while it reported to the EXCO Committee on outcome of Consultative meetings with community representatives and the financial matrix agreed there from.

(g) In line with standard practice, presentations were made to the Lagos State Executive Council to update information on the affected persons of 23rd February, 2013 clearance at Badia East, and to seek approval for the financial matrix proposed.

(h) In giving approval, EXCO had scaled down the financial matrix of N400, 199,587.00 proposed to N284, 377,984.00 having regard to two main factors. First is the fact that affected structure owners had no land title or building plan approval and should therefore not be entitled to any compensation for loss of rent or loss of profit. As a second factor, EXCO took into consideration the level of compensation ordinarily payable to genuine property owners in cases of land acquisition for government projects. Apart from removing the component amount earlier recommended for Owners of Structure on account of loss of rent, EXCO also adjusted downwards the allowance made for legal and agency fees for tenants to enable them take up new accommodation. From a total of 20% of rent, this was reduced to 10%, which accords more to reality.

(i) Consequently, the need to meet with community representatives became expedient, in order to inform and seek their concurrence on the revised package. The meeting with community representatives took place on Wednesday, 20th November, 2013. Although community representatives would have wanted approval of financial matrix as earlier proposed, they appreciated government gesture, while copies of the new financial matrix was made available to the community representatives for further discussion with affected persons.
ii. Verification/Census Exercise of Affected Persons

(a) Awareness

In order to ensure transparency of her process, as well as, create adequate awareness, the Technical Committee in preparation for the Verification/Census Exercise placed Advertisement in the PM News of Tuesday, 9th July, 2013, made Mobile Jingles around the Community, pasted Posters and circulated Handbills across Ijora-Badia, to sensitize the populace to the scheduled Verification/Census Exercise.

(b) Display of Lists

All the lists of displaced persons as earlier compiled and received were conspicuously displayed in three (3) different locations. These were:
(i) The Site;
(ii) The Apapa-Iganmu Local Council Development Area Secretariat; and
(iii) The Palace of Ojora of Ijora Land.

(c) Verification/Census Exercise

The Verification/Census Exercise of persons affected by the February, 23rd, 2013, clearance at Badia East took place on 15th, 16th and 17th July, 2013, in the Conference Room of the Apapa-Iganmu Local Council Development Area. Traditional Institutions, Community Development Associations, Non-Governmental Organizations, World Bank Representatives, Officers from the Lagos Metropolitan Development and Governance Project, Apapa-Iganmu Local Council Development Area Chairman and Council Members witnessed the issuance and collection of Verification/Census Checklist Forms to 2,417 claimants at the 3-Day Verification/Census Exercise.

(d) Outcome of Verification/ Census Exercise

Following from the Verification/Census Exercise, the under listed represents a summary of details:
- Total Number of Verification Checklist Form Issued - 2,417
- Total Number of Verification Checklist Form Returned - 2,330
- Total Number Voidable entries - 7
- Total Number of Respondents as Landlords - 324
- Total Number of Respondents as Tenants - 1960
- Total No. Respondents without indication of Status - 22
(e) METHODOLOGY ADOPTED

(i) A Template (Form) was developed to capture relevant information from displaced persons to ascertain status.

(ii) The Template Form was batched A – E and serially numbered 001-500 for each batch.

(iii) The Form was handled out to each person that came forward after oral interview (in language the person understands) to ascertain status. Forms were initialed by issuing Officer to authenticate. Name of each person that collected Form was also written down against the number on the form issued.

(iv) The Community Development Committee (CDC), Community Development Associations (CDAs) and Non-Governmental Organizations (NGOs) were in attendance everyday of the exercise.

(v) Respondents were requested to return duly completed Forms to the Committee within her sitting days at the Local Council Development Area office with a passport photograph attached, together with any proof of claim(s) as may be available to the respondent.

(vi) Some forms were however, returned to the Local Council Development Area after the Committee had left, while some were returned to the Ministry of Housing.

(vii) These forms were accepted since they could be easily identified whether a photocopy or otherwise.

(viii) The Technical Committee, thereafter, used a computer Software to harmonize all names in previously generated data of names forwarded and did a Run Query with names on the Forms to determine if existing and cross check in form earlier given. This was to give another level of verification and authentication.

(ix) With the conclusion of the Verification/Census Exercise, the Technical Committee submitted her Report and moved to commence the next stage of her Terms of Reference, which is the development of the Resettlement Action Plan (RAP).

iii Identification of Structures and Persons Affected by the Clearance
Identification of number of persons and structures affected by the 23rd February, 2013, clearance exercise, using database as compiled and submitted by Community Representatives.

iv Data Analysis
The data obtained through Verification/Census checklist was analysed to determine socio economic status of Affected Persons.

v Valuation of Losses
The Technical Committee relied on valuation of structures and/or materials by experts i.e. Architects, Civil Engineers and Quantity Surveyors in relevant Government agencies.

vii Settlement Option
The Technical Committee Determined the Resettlement Option through consultation with representatives of the Communities and approval by the Executive Council.

viii Budget & Funding
The Committee developed an Estimated Budget and identified source of funding by relying on data from the Badia East Community, Lagos State Government, World Bank and Lagos Metropolitan Development and Governance Project (LMDGP).

1.7 IMPACT OF DISPLACEMENT/CLEARANCE

The clearance exercise embarked upon on 23rd February, 2013, ultimately led to displacement of persons who hitherto lived on this portion of Land, although the conditions were extremely unhealthy and they had no building or development permits. The displaced persons as identified include traders, artisans, teachers, labourers etc.
CHAPTER 2
SOCIO-ECONOMIC PATTERN OF PROJECT AFFECTED COMMUNITIES

2.1 DEMOGRAPHY

Analysis from the Census/Verification exercise as administered revealed that the project affected two (2) communities, namely, Oke Ilu Eri and Ajeromi Communities. It further revealed that the Affected Communities had large concentration of their population on the small expanse of land totalling 3.22 hectares.

2.2 HOUSEHOLD SIZE

The Project Affected Area had an average household size of seven (7) persons per household, comprising Father, Mother and Five (5) Children. It also revealed that a total of 2,252 households were affected by the Clearance, although a number of fraudulent persons may have infiltrated the exercise.

2.3 HOUSEHOLD HEAD

Analysis revealed that the headship/leadership in household for the Affected Persons were predominantly male. 1,419 heads of household were male representing 63% of the Project Affected Households, while 833 females headed the remaining households.

2.4 OCCUPATION

The analysis also revealed that 968 household heads representing 43% were traders, 495 heads of household representing 22% of were Artisans, 563 household heads representing 25% of were factory workers/labourers, while the remaining 113 heads of households representing 5% of are retirees/aged who could no longer work. None of the persons affected admitted to being unemployed.

2.5 EDUCATIONAL BACKGROUND

The analysis further revealed a relatively low literacy level amongst the Displaced Persons. Only 676 Heads of Household representing 30% had formal education to the level of secondary education, 293 Heads of Household representing 13% had tertiary education, while 1,283 representing 57% had no formal education.
2.6 AGE DISTRIBUTION

The age distribution pattern amongst the Heads of household revealed that 2,139 representing 95% of the household heads were in the active/working age group, that is, 21 years - 60 years, while only 113 representing 5% of the Heads of Household are aged / non-active age group.

2.7 GENDER PATTERN

The gender distribution amongst the Heads of Household revealed that female gender had 833 number representing 37% who either are widows, divorcee, single parents or spinsters. The remaining 1,419 that is 63% were male.

2.8 STANDARD OF LIVING

The Affected Persons (APs) has a low standard of living as depicted by the household size which is the universally accepted demographic indicator for measuring standard of living. This enunciates that the larger the size of the household, the lower their living quality or standard of living.

2.9 VULNERABLE GROUP

The vulnerable group amongst the Affected Persons consist of 113, that is, 5% of the Heads of Household that fall within the aged / non active age group.
CHAPTER 3

LEGAL FRAMEWORK

3.1 OVERVIEW OF LAND LAWS

Lagos State has sufficient laws guiding land matters to ensure equitable and ordered society. The laws encompass various aspects in which land related issues might arise, ranging from acquisition, transfer, forfeiture, endorsement, ownership and situations whereby there would be a form of compensation for acquisition.

Some of these Laws include;

- Land Development (Provision for Roads) Law;
- Determination of Certain Interest in Lands Law;
- State Lands Law;
- Land Use Act;
- Central Lagos Land (Acquisition) Law.

State Land Law 1918:
This can be seen in Chapters 1 & 2 of the Lagos State of Nigeria Law 1994. It consists of 38 Sections with various sub-sections all aimed at resolving issues as regards land matters and to make further and better provision for the management and disposal of State lands.

It is important to note that this is operational only to the extent that its subject areas are not provided for in the Land Use Act 1978.

Determination of Certain Interest In Lands Law 1975:
This can be seen in Chapter 38 of the Lagos State of Nigeria Laws of 1994. It consists of 15 Sections aimed majorly at resolving issues of land and providing for the determination of certain interests in land and for matters connected therewith. It also goes on to deal with the issue of compensation as seen in Sections 4, 5 & 6.

Where in Section 4 it is stated that...

> “The Governor shall where applicable pay compensation to any person whose interest in any State land is determined by virtue of this law”

Section 5 also states that.....

> “A compensation payable for any interest determined under this law shall be assessed and computed in accordance with the provisions of this law”

Section 6 states that...

> “In computing compensation payable under this law, account shall be taken of any building on the affected State land, so however that any compensation payable shall be as respect.....

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a. Developed land: **HAG/CJ's comment** [find citations in Laws of Lagos State 2003]

(i) For an amount equal to the sum total of all deed fees and ground rents paid in respect of the lease up to the date of the determination of the lease, and
(ii) For the amount of the actual cost of construction of the building in accordance with an approved plan.

b. Undeveloped Land:

For the sum total of all deed fees and or ground rents paid in respect of the lease up to the date of the determination of the lease plus reasonable expenditure incurred in respect of Architects fees, surveyors fees and fees in respect of development approvals or permits granted by the appropriate planning authorities.

**Land Development (Provisions for Road) Law:**

This can be seen in Chapter 110 of the Lagos State of Nigeria Law 1994. It consists of 13 Sections with various sub-sections. This law is to make provision for any necessary reservation or land for roads where land is sold off in lots. It encompasses a lot of sections which is aimed at resolving basic land dispute or confusion. It also provides for situations where compensation is available which can be seen in its Section 9.

**Central Lagos Land (Acquisition) Law:**

This law can be seen in Chapters 1 & 2 of the Lagos State of Nigeria Law 1994. It consists of 7 Sections which have been set aside to acquire certain parcel of land in central Lagos for public purpose. Also it provide for compensation in situations whereby the government have taken possession of a persons’ land but this compensation is subject to an investigation and upon discovery that the claimant has any right or interest in the said land the prescribed officer shall so advice the Governor who also on being satisfied of claim direct that compensation be paid to the claimant as seen in Section 3 of this law.

**Land Use Act 1978:**

This Act is located in Chapter 15 of the Laws of the Federation of Nigeria. It consists of 52 Sections. It is "an Act to vest all land comprised in the territory of each State (except land vested in the Federal Government or its agencies). Solely in the governor of the state, who would hold such land in trust for the people and would henceforth be responsible for allocation of land in all urban areas to individuals resident in the State and to organizations for residential, agricultural, commercial and other purposes while similar power with respect to non-urban areas are conferred on local government. It also gives an insight as regards the power of a Governor to revoke rights of occupancy and clearly states situations where compensation is payable on revocation of right of occupancy by the Governor in certain cases, which can be seen in sec 29 of this Act."
In summary, the set of laws stated above have ensured that the land issues and compensation in relation to land are properly administered to ensure that all get fair and just treatment when it comes to land related issues in Lagos State.

Notably, there are four (4) types of impact a Resettlement Action Plan may focus on; namely:

i. Loss of land
ii. Loss of structure
iii. Loss of assets
iv. Loss of business.

This RRAP focuses on the loss of structure, loss of assets and loss of business, leaving out loss of land because the Displaced Persons (DPs) fall under Category C of the World Bank OP 4.12, that is, those who have no recognizable legal right or claim to the land they are occupying or squatters living on site. The other categories are:

CATEGORY A: Those who have Formal Legal Rights to land including Customary and Traditional Rights recognized under the Laws of the County;

CATEGORY B: Those who do not have Formal Legal rights to land at the time the Census began but have a claim to such land or assets – provided that such claims are recognized under the Laws of the Country or become recognized through a process identified in the Resettlement Action Plan.

In line with OP 4.12, all Project Affected Persons are eligible for some kind of assistance if they occupied the land before the entitlement cut-off date or at the time of the clearance, irrespective of their status or whether they have Formal Title, Legal Rights or not, squatters or otherwise encroaching illegally on land.

There have been two major acquisitions affecting this area, the first by the then British Colonial Government in 1929 and by the Western Nigeria Regional Government in 1958 under the 5,000 acres acquisition. However, the Ojora Family ultimately won a protracted Court case that lasted for over three decades against the Federal Government of Nigeria over the Ownership of the land, although before the
conclusion of the case, the Federal Government had utilized most of the Badia East Land for the construction of a railway line and railway staff quarters.

Squatters had moved into the un-utilized portion of the land and have occupied it for several decades. Most of the Project Affected Persons (PAPs) /Displaced Persons (DPs) under this Reviewed Resettlement Action Plan (RAP) came on the land through these processes.

In Piaro v Tenalo (1976) 12 SC. 31 at 40 -41, the court per Obaseki, Ag. JSC observed:

"It is now settled law that there are five (5) ways in which ownership of land may be proved .... ". These are as follows:

i. Proof by traditional evidence
ii. Proof of act of ownership
iii. Proof of long possession
iv. Documents of title which must be duly authenticated
v. Proof of possession of connected or adjacent land

These five (5) ways of proving ownership of land has been corroborated in plethora of cases, see Ishola Abeke (1972) 5 SC 321 at 329-330 and Abinabina v Chief Enyimadu (1953) A.C 207 at 215-216.

Considering the five (5) ways provided by Courts of Law for the proof of ownership to land, the Project Affected Persons cannot be accommodated under any of the five prescribed mode of proving ownership to land considering the fact that the Ojora Family's title to land in the area has been confirmed by the Supreme Court of Nigeria which is the Highest Court of the land and coupled with the fact that the Project Affected Persons (PAPs) came on the land while some portion of Badia East was under government acquisition including the portion occupied by the Project Affected Persons (PAPs) and the title to the land was under contest.

In spite of the above, the Resettlement Policy Framework (RPF) in line with OP 4.12 has made provisions for adequate compensations for those who have no recognizable legal right or claim to the land they are occupying such as the Project
Affected Persons (PAPs) / Displaced Persons (DPs) under the present Resettlement Action Plan (RAP)

Therefore the objective of this Reviewed Resettlement Action Plan (RAP) are to set out an action plan for prompt payment of compensation to the Project Affected Persons (PAPs) / Displaced Persons (DPs) within the framework of the Resettlement Policy Framework (RPF) and OP 4.12

References:-

CHAPTER 4
RESETTLEMENT OPTION

4.1 ELIGIBILITY CRITERIA

To qualify for compensation, the primary consideration remain that the person must have been verified to have lived in the Project Affected Area, as earlier described, by both the Community representatives and from the returns as imputed in the Verification/Census Exercise Checklist administered by the Technical Committee.

Cut off date for eligibility for compensation has been identified as last date of 1st stage of Consultation with Community Representatives, that is, Thursday, 29th August, 2013.

4.2 BASIS FOR OPTION

The Lagos State Government in the conception and implementation of its policies always has the welfare and interest of her citizens as the overriding consideration. The Government had always taken issues of compensation very seriously. However, it has a policy of discouraging illegal settlements and the construction of houses without building permits.

In this instance, various options for compensation or financial assistance were examined. The State eventually opted for monetary compensation after due consultations with representatives of the affected Communities, in view of the number of affected persons as provision of physical resettlement does not appear feasible.

Furthermore, majority of the Affected Persons in this exercise belong to category of persons whose title to the land could not be ascertained as enunciated in Chapter 3. The basis for consideration, therefore tend to be more on compassionate grounds and giving a human face to governance. Others who may have title to land and building permits were requested to submit their claims which must be considered for full compensation as required by law.

4.3 VALUATION OF LOSSES

Relevant Professionals – Architects, Quantity Surveyors, Town Planners and Engineers within the Technical Committee came up with valuation of loss.
4.4 CATEGORY OF CLEARED STRUCTURES

There was design and costing of cleared structure to get an estimate, using the land mass of the cleared area. Owners of Structure were grouped into 3 categories namely:

<table>
<thead>
<tr>
<th>S/N</th>
<th>NO. OF ROOMS</th>
<th>CATEGORY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1 – 4</td>
<td>SMALL</td>
</tr>
<tr>
<td>2</td>
<td>5 – 8</td>
<td>MEDIUM</td>
</tr>
<tr>
<td>3</td>
<td>ABOVE 8</td>
<td>LARGE</td>
</tr>
</tbody>
</table>
### CATEGORY 1 - SMALL STRUCTURE (1-4 ROOMS)

**SPECIFICATIONS**

1) Wooden structure built on wooden stilts measuring approximately 25m²
2) Floor and cladding is made of wood
3) Roof covering is corrugated zinc sheet
4) Timber battens for doors and windows

<table>
<thead>
<tr>
<th>S/N</th>
<th>DESCRIPTION</th>
<th>QTTY</th>
<th>UNIT</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Provision and erection of wooden pile buried under water, 6m deep</td>
<td>60</td>
<td>no.</td>
<td>420.00</td>
<td>25,200.00</td>
</tr>
<tr>
<td>B</td>
<td>Provide and construct wooden base consisting of 1x12' and 2x2 planks including all accessories</td>
<td>25</td>
<td>Sq.m</td>
<td>650.00</td>
<td>16,250.00</td>
</tr>
<tr>
<td>C</td>
<td>Provide and construct wooden wall consisting of 1x12' and 2x2 planks with with upright and bracing planks</td>
<td>49</td>
<td>Sq.m</td>
<td>700.00</td>
<td>34,300.00</td>
</tr>
<tr>
<td>D</td>
<td>Provide and construct wooden roof carcass consisting of 2x4' and 2x3, 2x2' planks with all accessories</td>
<td>15</td>
<td>Sq.m</td>
<td>1,200.00</td>
<td>18,000.00</td>
</tr>
<tr>
<td>E</td>
<td>Supply and fix corrugated roofing zinc sheets nailed on wooden carcass (m/s)</td>
<td>15</td>
<td>Sq.m</td>
<td>665.00</td>
<td>9,975.00</td>
</tr>
<tr>
<td>F</td>
<td>Allow a sum for electrical works</td>
<td></td>
<td>Sum</td>
<td></td>
<td>3,000.00</td>
</tr>
<tr>
<td>G</td>
<td>Supply and fix wooden doors including frames, hinges and locks</td>
<td>6</td>
<td>no.</td>
<td>1,700.00</td>
<td>10,200.00</td>
</tr>
<tr>
<td>H</td>
<td>Supply and fix wooden battens to window opening including frames, hinges and bolt size 1200 x 1200mm</td>
<td>3</td>
<td>no.</td>
<td>1,200.00</td>
<td>3,600.00</td>
</tr>
<tr>
<td>J</td>
<td>Ditto, size 600 x 600mm</td>
<td>2</td>
<td>no.</td>
<td>600.00</td>
<td>1,200.00</td>
</tr>
<tr>
<td></td>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>121,725.00</strong></td>
</tr>
</tbody>
</table>

Prepared by: Oluwatoyin Oyeyemi, MSc (Mr.)
Principal Quantity Surveyor
Ministry of Housing
**CATEGORY 2 - MEDIUM STRUCTURE (5-8 ROOMS)**

**SPECIFICATIONS**

1) Wooden structure built on wooden stilts measuring approximately 47m²
2) Floor and cladding is made of wood
3) Roof covering is corrugated zinc sheet
4) Timber battened doors and windows

<table>
<thead>
<tr>
<th>S/N</th>
<th>DESCRIPTION</th>
<th>QTY</th>
<th>UNIT</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Provision and erection of wooden pile buried under water, 6m deep</td>
<td>110</td>
<td>no.</td>
<td>420.00</td>
<td>46,200.00</td>
</tr>
<tr>
<td>B</td>
<td>Provide and construct wooden base consisting of 1x12 and 2x2 planks including all accessories</td>
<td>47</td>
<td>Sq.m</td>
<td>850.00</td>
<td>30,550.00</td>
</tr>
<tr>
<td>C</td>
<td>Provide and construct wooden wall consisting of 1x12 and 2x2 planks with upright and bracing planks</td>
<td>50</td>
<td>Sq.m</td>
<td>700.00</td>
<td>35,000.00</td>
</tr>
<tr>
<td>D</td>
<td>Provide and construct wooden roof carcass consisting of 2x4 and 2x3, 2x2 planks with all accessories</td>
<td>30</td>
<td>Sq.m</td>
<td>1,200.00</td>
<td>36,000.00</td>
</tr>
<tr>
<td>E</td>
<td>Supply and fix corrugated roofing zinc sheets nailed on wooden carcass (m/s)</td>
<td>30</td>
<td>Sq.m</td>
<td>985.00</td>
<td>19,950.00</td>
</tr>
<tr>
<td>F</td>
<td>Allow a sum for electrical works</td>
<td>Sum</td>
<td></td>
<td></td>
<td>10,240.00</td>
</tr>
<tr>
<td>G</td>
<td>Supply and fix wooden doors including frames, hinges and locks</td>
<td>8</td>
<td>no.</td>
<td>1,700.00</td>
<td>13,600.00</td>
</tr>
<tr>
<td>H</td>
<td>Supply and fix wooden battens to window opening including frames, hinges and bolt size 1200 x 1200mm</td>
<td>5</td>
<td>no.</td>
<td>1,200.00</td>
<td>6,000.00</td>
</tr>
<tr>
<td>J</td>
<td>Ditto, size 600 x 600mm</td>
<td>2</td>
<td>no.</td>
<td>600.00</td>
<td>1,200.00</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>198,740.00</td>
</tr>
</tbody>
</table>

Prepared by: [Signature]

Principal Quantity Surveyor
Ministry of Housing

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**CATEGORY 3 - LARGE STRUCTURE (ABOVE 8 ROOMS)**

**SPECIFICATIONS**
1) Wooden structure built on wooden stilts measuring approximately 63m²
2) Floor and cladding is made wood
3) Roof covering is corrugated zinc sheet
4) Timber: battens doors and windows

<table>
<thead>
<tr>
<th>S/N</th>
<th>DESCRIPTION</th>
<th>QTTY</th>
<th>UNIT</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Provision and erection of wooden pile buried under water, 6m deep</td>
<td>115</td>
<td>no.</td>
<td>420.00</td>
<td>48,300.00</td>
</tr>
<tr>
<td>B</td>
<td>Provide and construct wooden base consisting of 1x12' and 2x2 planks including all accessories</td>
<td>63</td>
<td>Sq.m</td>
<td>650.00</td>
<td>40,950.00</td>
</tr>
<tr>
<td>C</td>
<td>Provide and construct wooden wall consisting of 1x12' and 2x2 planks with with upright and bracing planks</td>
<td>60</td>
<td>Sq.m</td>
<td>700.00</td>
<td>42,000.00</td>
</tr>
<tr>
<td>D</td>
<td>Provide and construct wooden roof carcass consisting of 2x4' and 2x3, 2x2' planks with all accessories</td>
<td>42</td>
<td>Sq.m</td>
<td>1,200.00</td>
<td>50,400.00</td>
</tr>
<tr>
<td>E</td>
<td>Supply and fix corrugated roofing zinc sheets nailed on wooden carcass (m/s)</td>
<td>42</td>
<td>Sq.m</td>
<td>665.00</td>
<td>27,930.00</td>
</tr>
<tr>
<td>F</td>
<td>Allow a sum for electrical works</td>
<td></td>
<td>Sum</td>
<td></td>
<td>23,600.00</td>
</tr>
<tr>
<td>G</td>
<td>Supply and fix wooden doors including frames, hinges and locks</td>
<td>10</td>
<td>no.</td>
<td>1,700.00</td>
<td>17,000.00</td>
</tr>
<tr>
<td>H</td>
<td>Supply and fix wooden battens to window opening including frames, hinges and bolt size 1200 x 1200mm</td>
<td>7</td>
<td>no.</td>
<td>1,200.00</td>
<td>8,400.00</td>
</tr>
<tr>
<td>J</td>
<td>Ditto, size 600 x 600mm</td>
<td>2</td>
<td>no.</td>
<td>600.00</td>
<td>1,200.00</td>
</tr>
<tr>
<td></td>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>259,780.00</strong></td>
</tr>
</tbody>
</table>

Prepared by:

[Signature]

Principal Quantity Surveyor
Ministry of Housing

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4.5 REVIEWED MODALITIES FOR RESETTLEMENT TO OWNERS OF STRUCTURE

a. Valuation of structure retained as computed by State Principal Quantity Surveyor.

b. The sum of ₦50,000.00 (Fifty Thousand Naira) earlier calculated as being equitable amount for loss of household assets to both Owners of Structure and Tenants retained.

c. Breakdown of Loss of Household Assets:

<table>
<thead>
<tr>
<th>Item</th>
<th>Valuation</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Foam (4ft x 6ft)</td>
<td>8,000.00</td>
</tr>
<tr>
<td>ii. 18 inches Colour Television</td>
<td>14,000.00</td>
</tr>
<tr>
<td>iii. 2 Nos. Cushion Chairs</td>
<td>6,000.00</td>
</tr>
<tr>
<td>iv. 1 No. Center Table</td>
<td>2,500.00</td>
</tr>
<tr>
<td>v. Kitchen Utensils</td>
<td>3,300.00</td>
</tr>
<tr>
<td>vi. Plastic Buckets</td>
<td>1,400.00</td>
</tr>
<tr>
<td>vii. Personal Clothing</td>
<td>13,000.00</td>
</tr>
<tr>
<td>viii. Stove</td>
<td>1,800.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>50,000.00</strong></td>
</tr>
</tbody>
</table>

In this regard, the reviewed Resettlement Matrix is as follows:

<table>
<thead>
<tr>
<th>S/N</th>
<th>CATEGORY OF STRUCTURE</th>
<th>NO. IN CATEGORY</th>
<th>VALUATION FOR STRUCTURE</th>
<th>VALUATION FOR HOUSEHOLD ASSETS</th>
<th>TOTAL TO OWNER OF STRUCTURE</th>
<th>TOTAL COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>SMALL (1-4 Rooms)</td>
<td>24</td>
<td>121,725</td>
<td>50,000</td>
<td>171,725</td>
<td>4,121,400</td>
</tr>
<tr>
<td>2</td>
<td>MEDIUM (5-7 Rooms)</td>
<td>187</td>
<td>248,740</td>
<td>50,000</td>
<td>248,740</td>
<td>46,514,380</td>
</tr>
<tr>
<td>3</td>
<td>LARGE (Above 8 Rooms)</td>
<td>107</td>
<td>309,780</td>
<td>50,000</td>
<td>309,780</td>
<td>33,146,460</td>
</tr>
</tbody>
</table>
4.6 REVIEWED MODALITIES FOR RESETTLEMENT TO TENANTS

1. Loss of Household Assets
   - N50,000

2. Rent for Relocation (1 yr. rent (@ N2, 000/month)
   plus 5% Agreement and 5% Agency fee
   - N26,400

3. Rent for period before resettlement (@ N2, 000/
   Month (March-September, 2013)
   - N14,000

   TOTAL
   - N90,400

   N90,400 x 1,933 Tenants = N174,743,200

4.7 TOTAL PAYABLE (TO BOTH OWNERS OF STRUCTURE AND TENANTS)

   N83,782,240 + N174,743,200 = N258,525,440

Add 10% escrow provision
(Grievance Redress Mechanism, Vulnerable Persons,
Transport Allowance for Community Representatives etc.)

   N25,852,544

   GRAND TOTAL
   - N284,377,984
CHAPTER 5
COST AND FUNDING

5.1 REVIEWED FINANCIAL RESETTLEMENT TO OWNERS OF STRUCTURE

<table>
<thead>
<tr>
<th>S/N</th>
<th>CATEGORY OF STRUCTURE</th>
<th>NO. IN CATEGORY</th>
<th>VALUATION FOR STRUCTURE</th>
<th>VALUATION FOR HOUSEHOLD ASSETS</th>
<th>TOTAL TO OWNER OF STRUCTURE</th>
<th>TOTAL COST BY CATEGORY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>SMALL (1-4 Rooms)</td>
<td>24</td>
<td>121,725</td>
<td>50,000</td>
<td>171,725</td>
<td>4,121,400</td>
</tr>
<tr>
<td>2.</td>
<td>MEDIUM</td>
<td>187</td>
<td>198,740</td>
<td>50,000</td>
<td>248,740</td>
<td>46,514,380</td>
</tr>
<tr>
<td>3.</td>
<td>LARGE</td>
<td>197</td>
<td>259,780</td>
<td>50,000</td>
<td>309,780</td>
<td>33,146,460</td>
</tr>
</tbody>
</table>

5.2 REVIEWED RESETTLEMENT BUDGET FOR TENANTS

<table>
<thead>
<tr>
<th>S/N</th>
<th>A YEAR RENT AGREEMENT &amp; AGENCY FEE</th>
<th>VALUATION FOR HOUSEHOLD ASSETS</th>
<th>MONTHS PRIOR TO IMPLEMENTATION OF RAP</th>
<th>TOTAL</th>
<th>TOTAL NO. OF TENANTS</th>
<th>TOTAL COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>26,400</td>
<td>50,000</td>
<td>14,000</td>
<td>90,400</td>
<td>1,933</td>
<td>174,743,200</td>
</tr>
</tbody>
</table>

5.3 Add 10% escrow provision
(Grievance Redress Mechanism, Vulnerable Persons, Transport Allowance for Community Representatives etc.) N25,852,544

5.4 TOTAL BUDGET
Reviewed Resettlement to Owners of Structure
Reviewed Resettlement to Tenants
Add 10% Escrow Provision
GRAND TOTAL

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5.5 The source of funding for payment of compensation is identified as the LMDGP, Project Implementation Unit (PIU).
CHAPTER 6
GRIEVANCE REDRESS MECHANISM

6.1 GRIEVANCE REDRESS APPROACH

The Technical Committee had proposed a Grievance Redress Mechanism which would further look into the concerns of affected persons, who might have been omitted from the Displaced Persons List. This is to be an appeal channel. To this end, the following four-step procedure proposed and agreed with Community Representatives at the Consultative Meeting would be put in place:

(1) COMMUNITY GRIEVANCE COMMITTEE (CGC)

The Community Grievance Committee will comprise representatives of both Oke Ilu Eri and Ajeromi Communities. The Committee will entertain persons who are aggrieved or unsatisfied with the final list as agreed by both the State Government and Community Representatives. The Community Grievance Committee will then sift through the list and recommend a cleared list of persons to the Chairman, Apapa-Iganmu Local Council Development Area.

(2) CHAIRMAN, APAPA-IGANMU LCDA

Upon receipt of the cleared list from the Community Grievance Committee, the Chairman would be required to further corroborate or otherwise, whether the displaced person was indeed inhabitant in the area cleared on 23rd February, 2013.

(3) CITIZENS' MEDIATION CENTRE (CMC)

The Citizens' Mediation Centre (CMC) of the Lagos State Ministry of Justice, which provides free mediation services to citizens of Lagos State will be required to further determine, after giving adequate opportunity to the aggrieved person, whether he/she qualifies as a Project Affected Person for compensation. The CMC would then forward names of cleared persons to the Technical Committee on Badia East.

(4) TECHNICAL COMMITTEE ON BADIA EAST

The Technical Committee upon receipt of names of cleared persons would admit the person as a Project Affected Person qualified for compensation.
Figure 1: Grievance Redress Mechanism Chart

TECHNICAL COMMITTEE ON BADIA EAST

CITIZENS’ MEDIATION CENTRE

CHAIRMAN, APAPA- IGANMU LCDA

COMMUNITY GRIEVANCE COMMITTEE
CHAPTER 7
IMPLEMENTATION ARRANGEMENT

7.1 RESETTLEMENT PAYMENT

The State Government has opted for financial assistance towards resettlement as explained in earlier chapters. Mode of payment is to by crossed cheque made in the name of the identified Displaced Person in the relevant category.

The option for this mode of payment is not only in line with the Central Bank of Nigeria Cashless Policy, but also to encourage Affected Persons to become financially inclusive.

7.2 NOTICE OF PAYMENT

The State Government would make use of the CDC, CDAs, the LCDA, Community Representatives and traditional institutions in the area, as well uploading on the Lagos State website to give out notice of commencement and modalities of payment to Affected Persons.

7.3 DISBURSEMENT

Crossed cheque or bank transfers shall be employed in making payments to Displaced Persons, after ascertaining identity by the Technical Committee and the Community Representatives.

7.5 DOCUMENTATION

The Technical Committee shall prepare a Resettlement Dossier which shall include necessary personal information, cheque or transfer details, date and amount received.

7.6 IMPLEMENTATION SCHEDULE

The State Government to commence disbursement of financial resettlement, within 2weeks of the acceptance of the RRAP and release of fund from the World Bank Lagos Metropolitan Development Governance Project, Programme Implementation Unit (PIA) and completed within 4weeks.
CHAPTER 8
MONITORING AND EVALUATION

8.1 MONITORING FOR RESULT

In line with the Resettlement Action Plan (RAP) 2012, as a monitoring and evaluation mechanism, the Technical Committee recognizes the need for consultations to continue with Community representatives during implementation, to ensure the achievement of outcomes that are consistent with the objectives of this Reviewed Resettlement Action Plan.

8.2 The Lagos State Government, through her various Skill Acquisition Development Centres located in all Local Government and Local Government Development Areas in the State, will continue to encourage affected persons to take advantage of the opportunities offered at these centres.
LIST OF ATTACHMENTS

1. Payment Database for Displaced Persons at Badia East of 23rd February, 2013


3. Letter from Citizens’ Mediation Centre to Technical Committee on Badia East, dated 23rd October, 2013, detailing the essence of the Centre, with Data information of cases resolved by the Centre in the Y2013.