



LAGOS METROPOLITAN AREA TRANSPORT AUTHORITY (LAMATA)

**Resettlement Action Plan Report
(RAP)
On the proposed
QUALITY BUS CORRIDOR
PACKAGE 1
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LIST OF ACRONYMS AND ABBREVIATIONS

BRN	Bus Route Network
ESS	Environmental and Social Standards
GRC	Grievance Redress Committee
GRM	Grievance Redress Mechanism
FME _{env}	Federal Ministry of Environment
IFC	International Finance Corporation
LAMATA	Lagos Metropolitan Area Transport Authority
LASG	Lagos State Government
LASTMA	Lagos State Traffic Management Agency
LCDA _s	Local Council Development Area
LGA	Local Government Area
LSTMPP	Lagos Strategic Transport Master Plan Project
LUA	Land Use Act
LUAC	Land Use Allocation Committee
LUTP	Lagos Urban Transport Project
MDA _s	Ministries, Departments and Agencies
MPP&UD	Ministry of Physical Planning and Urban Development
NURTW	National Union of Road Transport Workers
PMU	Project Management Unit
PAP	Project Affected Persons
QBC	Quality Bus Corridors
RAP	Resettlement Action Plan
RPF	Resettlement Policy Framework
WB	World Bank





DEFINITION OF TERMS

Affected People or Project Affected People	Any household who, as a result of the implementation of the Project, loses the right to own, use or otherwise benefit from an asset or a resource, either in full or in part and either permanently or temporarily.
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 a resource that is acquired or affected by the Project at the time the asset needs to be replaced.
Cut-off date	The date of completion of the census and asset inventory survey among people affected by the project. People occupying the project area after the cut-off date are not eligible for compensation and/or resettlement assistance. Similarly, fixed assets (such as built structures, crops, fruit trees, and wood-lots) established after the date of completion of the assets inventory, or an alternative mutually agreed on date, will not be compensated.
Displaced Persons	All the people affected by a project through land acquisition, relocation, or loss of incomes and includes any person, household, firms, or public or private institutions who as a result of a project would have their: <ul style="list-style-type: none"> • Standard of living adversely affected; • Right, title or interest in all or any part of a house, land (including residential, commercial, agricultural, plantations, forest and grazing land) or any other moveable or fixed assets acquired or possessed, in full or in part, permanently or temporarily adversely affected; or • Business, occupation, place of work, residence, habitat or access to forest or community resources adversely affected, with or without displacement.
Economic displacement	Loss of income sources or means of livelihood resulting from Project induced land acquisition or obstructed access to natural resources (land, water or forest).
Eligibility	Entitlement to compensation due to subjection to economic
Household	A household as a unit is defined as a traditional "husband and wife" married couple and the extended members of their family living with them permanently under the same roof. Where affected households are polygamous families (for example, one man and a number of wives plus the extended family), only those wives that live permanently in the affected house will be entitled to relevant compensation, and the wives living elsewhere (and thus in the properties not affected by the project) will not be entitled to compensation.
Full Replacement Cost	Full replacement cost is the market value of the land / assets plus transaction costs. Affected assets must be compensated using this
Involuntary resettlement	The occurrence of resettlement in instances where affected people do not have the right to refuse land acquisition. This occurs in cases of: (i) lawful expropriation or restrictions on land use based on state needs; and (ii) negotiated settlements in which the buyer can resort to expropriation or impose legal restrictions on land use if negotiations with affected





Livelihood Restoration or Income Restoration	Measures required ensuring that Project Affected People (PAPs) have their income (at least) restored to the pre-project level or improved.
Physical displacement	Loss of shelter and associated assets resulting from Project-induced land acquisition, which necessitates affected people to move to another location.
Resettlement	The overarching process that describes physical displacement where affected individuals move to another area as a result of the project. This process includes the subsequent rehabilitation activity, through which the welfare of affected people is improved, or at least restored, to pre-Project levels.
Resettlement Assistance	Support provided to people who are physically displaced by a Project. Assistance may include transportation, food, shelter, and social services that are provided to affected people during their relocation. Assistance may also include cash allowances that compensate affected people for the inconvenience associated with resettlement and defray the expense of transition to a new locale, such as moving expenses and lost workdays.
Resettlement Action Plan	A document specifying the procedures that a resettlement should follow and the actions that will be taken to compensate affected people and communities.
Resettlement Framework	If due to the stage of project development, the exact nature or magnitude of the physical and/or economic impacts is not fully known, a Resettlement Framework (RF) is usually prepared outlining general principles compliant with the ESS5/ IFC PS5 requirements. Once the necessary information becomes available, an RF is expanded into a specific Resettlement Action Plan to minimise and mitigate defined physical and/or economic displacement impacts likely to be caused by the
Stakeholders	Any individuals, groups, organisations, and institutions interested in and potentially affected by a project or having the ability to influence a project
Vulnerable groups	People who by virtue of sex, political or other option, social origin, property, birth, or other status may be more adversely affected by resettlement than others and who may be limited in their ability to claim or take advantage of resettlement assistance and related development





EXECUTIVE SUMMARY

ES1 Background to the Project

The International Finance Corporation (IFC) approved US\$50M development credit funding for the Lagos State Government (LASG) to implement Phase 1 of the Lagos Strategic Transport Master Plan Project (LSTMPP). Lagos Metropolitan Area Transport Authority (LAMATA) is the executing institution for LSTMPP. LSTMPP is designed to support the continuous implementation of the LASG transport sector policy and strategy, whose overall objective is to establish a sustainable integrated multimodal public transport system befitting the megacity status of Lagos.

The LSTMPP 1 includes the development of Quality Bus Corridors (QBCs) and Multimodal Interchanges, which will require the construction of transport infrastructure such as bus terminals, bus depots, bus shelters, lay bys, rehabilitation maintenance of strategic roads and drainages, etc. LSTMPP 1 includes the following work packages.

Table ES1: LSTMPP 1 IFC Financed Work packages

Package #	Infrastructure Type	Approved IFC Corridors for construction
1 and 2	Quality Bus Corridor	Anthony-Oshodi Onipanu-Oshodi Ojuelegba – Idi Araba-Ilasamaja Iyana Ipaja-Ayobo

As expected with land acquisition, including the probable Right-of-Way (ROW) required for developing the QBCs and Multimodal Interchanges, involuntary resettlement will naturally arise because the land area and surrounding environment are most likely occupied by temporary or light structures, vehicle parking areas, taxis, artisans, vendors and other encumbrances. Because of this anticipated resettlement, LAMATA must prepare a Resettlement Action Plan (RAP) that accords fully with the IFC PS5. As part of its guidelines, minimization of resettlement, participation of affected parties in the definition and implementation of the operation, fair and timely compensation for lost assets, and, to the extent livelihoods are affected, technical and economic assistance to help ensure that parties affected by project activities can re-establish their situation before they move.

LSTMPP Phase One comprises the following project components:

Component 1 - Urban Infrastructures: Quality Bus Corridors. This component comprises 8 QBCs (categorized into 3 Work Packages) with a total length of 46 km, covering the road infrastructure necessary for high-performance bus services on priority corridors connected to the mass transit network (Light Rail Transit and Bus Rapid Transit).

Component 2 - Urban Infrastructures : Multimodal Interchanges. This component involves the construction of two multimodal interchanges at Marina and Mile 2, including the functional integration of four (4) public transport modes: (i) LRT line; (ii) BRT line, (iii) ferry transit routes, and (iv) Bus/Interstate Bus routes (in the case of Mile 2 only).





Component 3 - Support for project implementation and management, thematic studies, improved planning and management capacity of the transport system. This component will finance project management and monitoring activities, as well as institutional development and capacity-building activities for the regulation of the Lagos State transport sector. LAMATA has already drafted the terms of reference for most of the related subcomponents and studies. This component includes:

- ❖ Support for project management and implementation, including a specific component to support the transition of the transport sector.
- ❖ Thematic studies;
- ❖ Contribution to LAMATA's operating expenses for project management and capacity building.

Component 4 - Acquisition of the bus fleet and granting of operating licenses.

Project Areas

The proposed project site is in Lagos State. Lagos is in South-west Nigeria and is bounded to the West by Benin Republic, to the north and east by Ogun State and the south by the Atlantic Ocean.

This RAP covers the involuntary resettlement impacts of QBC Package 1, which includes three corridors as follows:

- i. **Ojuelegba-Idi araba-Ilasamaja**
- ii. **Anthony-Oshodi**
- iii. **Onipanu-Oshodi**

Ojuelegba-Idi Araba-Ilasamaja: (3.5Km) The corridor starts from a point 110m east of the Ojuelegba Road/Olajuwon Street junction under the Surulere Local Government Area terminates at the Okota Road/Apapa Oworoshoki Expressway junction under the Mushin Local Government Area. The corridor falls unde From Ojuelegba 'under the bridge' it traverses through Lawanson Street to Ishaga Road to LUTH Idi Araba and goes on to stop at Ilasamaja. The route connects passengers from Ilasamaja to Idi Araba through Ishaga Road to Ojuelegba. It brings passengers from inner Surulere to the BRT corridor at Barracks Bus Stop. Major destinations along the corridor is the Lagos University Teaching Hospital (LUTH), School of Nursing and Midwifery within LUTH Complex, and the National Sickle Cell Hospital Complex.

Anthony-Oshodi BRT Route Extension (2Km): The corridor starts from the existing Anthony taxi park along the Ikorodu Road and terminates at the existing Oshodi Bus Terminal. It is between the existing BRT lines TBS-Ikorodu and the Abule Egba- Oshodi BRT. Most of the corridor is on the side lane of the Apapa-Oworoshoki Expressway, a three-lane carriageway whose condition is fair. This corridor falls under the Kosofe and Isolo Local Government Areas. Major destinations along the corridor is the Lagos Bus Service Limited (LBSL) and Lagos Traffic Management Agency (LASTMA).





Oshodi- Onipanu (4.1Km): The corridor starts from the Oshodi Bus Terminal 3 under the Oshodi Isolo Local Government and terminates at the Kayode Street/Ikorodu Road Junction under the Shomolu Local Government. It links the terminal at Oshodi (end of the recently constructed BRT from Abule Egba to Oshodi) to the existing BRT line TBS-Ikorodu. Major destinations along this corridor is the Mushin Red line station and the Ilupeju Industrial area.

Scope of Work on Proposed Quality Bus Corridors

Based on the project concept options discussed in the pre-feasibility reports, the scope of works on the QBC corridor can be summarized as shown in the table below;

Table ES2: Summary of Key Design Features for QBC 1 corridor

QBC Corridor	Overview of Works	No of Bus Terminals/Depots	Number of Proposed Bus Shelters	Length of Corridor
Ojuelegba-Idi-Araba-Illasamaja	<ul style="list-style-type: none"> Construction of Bus Terminal Improvement of Bus Shelters in selected locations 	1	16	3.5Km
Onipanu-Oshodi	<ul style="list-style-type: none"> Improvement of road pavement (as necessary) 	1	14	4.1Km
Anthony - Oshodi	<ul style="list-style-type: none"> Construction of Laybys Rehabilitation and maintenance of strategic roads and drainages 	1	6 (including 3 existing)	2Km

Table ES3: Status of Infrastructure Development and Acquisition of Land for QBC 1 Route

Route	Proposed Infrastructure	Location Description	GPS Coordinates		Facility Development Status	Acquisition Status ¹
			Lat (N)	Long (E)		
Ojuelegba-Idi-Araba-Illasamaja	Terminal	Acquisition of Sherfex Petrol Station	6.5213246,	3.3354701	New	Not yet acquired
Onipanu-Oshodi	Terminal	Acquisition of Mobil Petrol Station	6.532811,	3.3670224	New	Not yet acquired
Anthony-Oshodi	Terminal	Taxi park station	6.559061,	3.366208	New	Not yet acquired
	Depot	Oshodi Depot	6.555758,	3.351221	Existing	Finalized

Statement on the Scope of Displacement

The proposed infrastructure development for the QBC 1 corridors includes the construction of a total of 33 laybys (3 along Anthony-Oshodi, 14 along Oshodi-Onipanu and 16 along Ojuelegba-Idi-araba-Illasamaja corridors), refurbishment and upgrade of 3 existing laybys along Anthony-Oshodi corridor and build Bus terminals at

¹ Status of Acquisition was provided by LAMATA based on available records





Anthony, Onipanu, and Ilasamaja. The proposed works will result in physical displacement of 17 residential tenants and economic displacement of 622 persons.

Objectives of the Resettlement Action Plan

The specific objectives of the RAP are to:

- ❖ Ensure that RAP preparation is consistent in policy and context to the laws, regulations, and procedures adopted by the Nigeria Federal and State Governments; and compliant with the World Bank Environmental and Social Standards (ESS 5) and International Finance Corporation (IFC) Performance Standards 5 (PS 5) Land Acquisition, Restrictions on Land Use and Involuntary Resettlement.
- ❖ To avoid, and when avoidance is not possible, minimize displacement by exploring alternative project designs
- ❖ To avoid forced eviction.
- ❖ To anticipate and avoid, or where avoidance is not possible, minimize adverse social and economic impacts from land acquisition or restrictions on land use by
 - (i) providing compensation for loss of assets at replacement cost and
 - (ii) ensuring that resettlement activities are implemented with appropriate disclosure of information, consultation, and the informed participation of those affected.
- ❖ To improve, or restore, the livelihoods and standards of living of displaced persons.

Approach and Methodology of RAP Preparation

To appropriately compensate and provide other resettlement assistance to people affected by the civil works, the study will employ a variety of qualitative and quantitative data collection methods. The overall technical approach involves three phases shown below;

- Preliminary/Pre-field Preparation Stage
- Field Data Collection Stage, and
- Data Processing and Report Preparation Stage

ES2 Legal Framework

Legal Framework for Involuntary Land Acquisition in Nigeria

- Constitution of the Federal Republic of Nigeria, 1999 (as amended)
- Nigerian Land Use Act of 1978
- Land Registration / Land Ownership Law and Property Rights
- Land Acquisition, Demolition, Resettlement, Re-location Procedures of Lagos State





Application of International Best Practices

The International Finance Corporation (IFC) Performance Standards (PS 5) is the major international standard which applies to this project. This project will ensure the conflict/gaps between the Land Use Act and IFC's Performance Standards are attended to.

ES3 Mitigation Measures for Resettlement

The Resettlement Action Plan (RAP) is to assess the potential impacts and identify appropriate measures to minimize them.

- This plan should involve thorough consultations with affected communities, local authorities, and relevant stakeholders.
- Recommend adequate compensation and benefits to affected individuals for their properties, lands, and other assets that may be lost due to the resettlement. Additionally, they should receive compensation for any loss of income or livelihood resulting from the move.
- Efforts should be made to restore or improve the livelihoods of resettled communities. This could include vocational training, employment opportunities, and support for income-generating activities.
- The project may provide communal spaces, religious sites, for community gatherings to encourage social and cultural support.
- The project must ensure continuous participation and consultation of the affected communities, as they should be actively involved in the decision-making processes related to resettlement. Their input, concerns, and preferences should be considered and respected.
- Establish effective grievance redress mechanisms which will enable the affected individuals, raise concerns, provide feedback, and seek resolution for any issues they may face during the resettlement process.
- Regular monitoring and evaluation of the resettlement process is essential to ensure that the mitigation measures are being implemented effectively and that any shortcomings or negative impacts are identified and addressed promptly.

ES4 Compensation and Valuation Methodology

Valuation methods for affected land and assets would depend on the type of asset. The three land asset types identified under Nigeria law in this RAP are:

- State (urban and non-urban) owned Land
- Privately owned Land
- Assets held under Customary Law

Land required for LSTMPP QBC1 Project may fall under the above categories. Additional Land will be required for the terminal area (Anthony taxi park, Onipanu Bus stop, and Ilasamaja) and in a few laybys along the corridor.





NOTE: on this project, all land temporarily required for construction will be located within the area of land permanently required for the project.

Compensation will be paid for loss of business or employment to ensure that livelihoods of smallholder business owners such as roadside food vendors, recharge card vendors etc. are not negatively impacted. As a result of concerns with the responses in the surveys to questions on income, the types of financial losses and associated compensation has been based on the average income level obtainable in the project area due to the unreliability of the reported income data, income losses was calculated to cover a defined number of days (90 days) which represents the transitional period required for a relocating business to stabilize after displacement occurs.

Cash-based assistance is the preferred option for this RAP; this is mainly because cash compensation was the most preferred option by the PAPs themselves. The Lagos State Government through LAMATA will pay compensation to entitled project affected persons as stated in this report using cash compensation.

ES5 Public Participation and Consultations

Stakeholder engagements were conducted in a manner that was proportionate to the nature, scale, risks and impacts of the project, and appropriate to stakeholders' interests. Steps were taken to ensure that the engagements were culturally appropriate, accessible, and understandable to stakeholders.

An enlarged scoping workshop on Environmental and Social issues to be studied as part of the preparation of the ESIA and RAP was held on 28th January, 2022. The workshop had Government Agencies, representatives of Community Development Associations, community members and security agencies attended.

A community level discussion was held afterwards with the consultants and community development officials of the project corridors. The project was well welcomed, they expressed positive reactions, which indicated a willingness to cooperate, collaborate, and actively participate in the development of the project. They acknowledged the potential benefits of the project, which include economic growth, better transportation and enhanced services along the corridor and increased opportunities. They requested that LAMATA continue to engage the community and project affected persons on the progress of their works. One-on-one engagements were also held with PAPs if requested during the identification, enumeration of affected assets and disclosure of the entitlement matrix meetings.





ES6 RAP Implementation Arrangements

The Lagos State Metropolitan Area Transport Authority (LAMATA) will involve Federal and State Ministries, Department and Agencies (MDAs) as well as Local Government Authorities (LGA) and Local Council Development Areas (LCDAs) in which the project site is located.

Implementation of the RAP requires inter-ministerial and multi-layer coordination, collaboration, learning and teamwork in a highly systematic manner, with clearly defined roles and responsibilities. There are good institutional arrangements to ensure implementation of this RAP and its management. The roles and responsibilities of the participating parties in collaborative efforts are well outlined in Chapter 7.

ES7 RAP Implementation Schedule

Before any project activity is implemented, PAPs will need to be compensated in accordance with this RAP. The schedule for the implementation of activities must be agreed to between the Resettlement Implementation Consultant, Committee and the PAPs. These includes the target dates for start and completion of all compensations before civil works completion for the project.

The project will adhere to the following important principles during its implementation:

- No construction should be undertaken unless PAPs have received their compensation at full replacement values in accordance with this RAP.
- Information sharing and consultation with PAPs will continue throughout the planning and implementation phase of the project.
- An external RAP Monitoring and Evaluation report will take delivery of compensation and resettlement entitlements undertaken as per this RAP and other relevant instruments prepared for the project.
- The schedule for the implementation of activities must be agreed between the Resettlement Committee and the PAPs especially as it pertains to the timelines of relocation from the project sites.

ES8 RAP Budget

An estimated budget is prepared for implementing this RAP, resettlement costs are to be funded by the Lagos State Government through LAMATA and the mechanisms that will be established to ensure coordination of disbursements with the PAPs.

The total cost for implementing the Resettlement Action Plan for the Ojuelegba-Idi araba-Ilasamaja, Anthony-Oshodi, and Oshodi-Onipanu QBC corridor is **estimated as NGN491,205,660.00 Four Hundred and Ninety-One Million, Two Hundred and Five Thousand, Six Hundred and Sixty Naira.**





CHAPTER ONE: INTRODUCTION

1.0 INTRODUCTION

The International Finance Corporation (IFC) approved US\$50M development credit funding for the Lagos State Government (LASG) to implement Phase 1 of the Lagos Strategic Transport Master Plan Project (LSTMPP). Lagos Metropolitan Area Transport Authority (LAMATA) is the executing institution for LSTMPP. LSTMPP is designed to support the continuous implementation of the LASG transport sector policy and strategy, whose overall objective is to establish a sustainable integrated multimodal public transport system benefitting the megacity status of Lagos.

LSTMPP Phase One (LSTMPP 1) is expected to benefit a minimum of 1.5 million inhabitants who will have direct access to eight (8) Quality Bus Corridors (QBCs) and two (2) Multimodal Interchanges. A cumulative 1.1 million users per day is projected for the Multimodal interchanges (total boarding/alighting, 620,000 for Mile 2 and 480,000 for Marina), while the projected daily traffic for the QBCs is estimated at 640,000 passengers. The prevailing fragmented, unorganized and unregulated state of affairs can be widely described as chaotic, inefficient, low quality and dangerous both in terms of road traffic accidents and personal safety. Implementation of this project is expected to mitigate traffic congestion along the QBCs and Multimodal Interchanges.

The two IFC Prioritized packages are as follow:

Package 1:

- ❖ **Ojuelegba- Idiaraba-Ilasamaja**
- ❖ **Anthony-Oshodi**
- ❖ **Onipanu-Oshodi**

Package 2:

- ❖ **Iyana Ipaja-Ayobo**

Their locations are shown in Figure 1.1 below:

This RAP report is prepared for the "Quality Bus Corridor Package 1 Ojuelegba-Idiaraba-Ilasamaja, Anthony-Oshodi, and Oshodi-Onipanu ("the Project"). The project Route map is shown below in Figure 1.1.



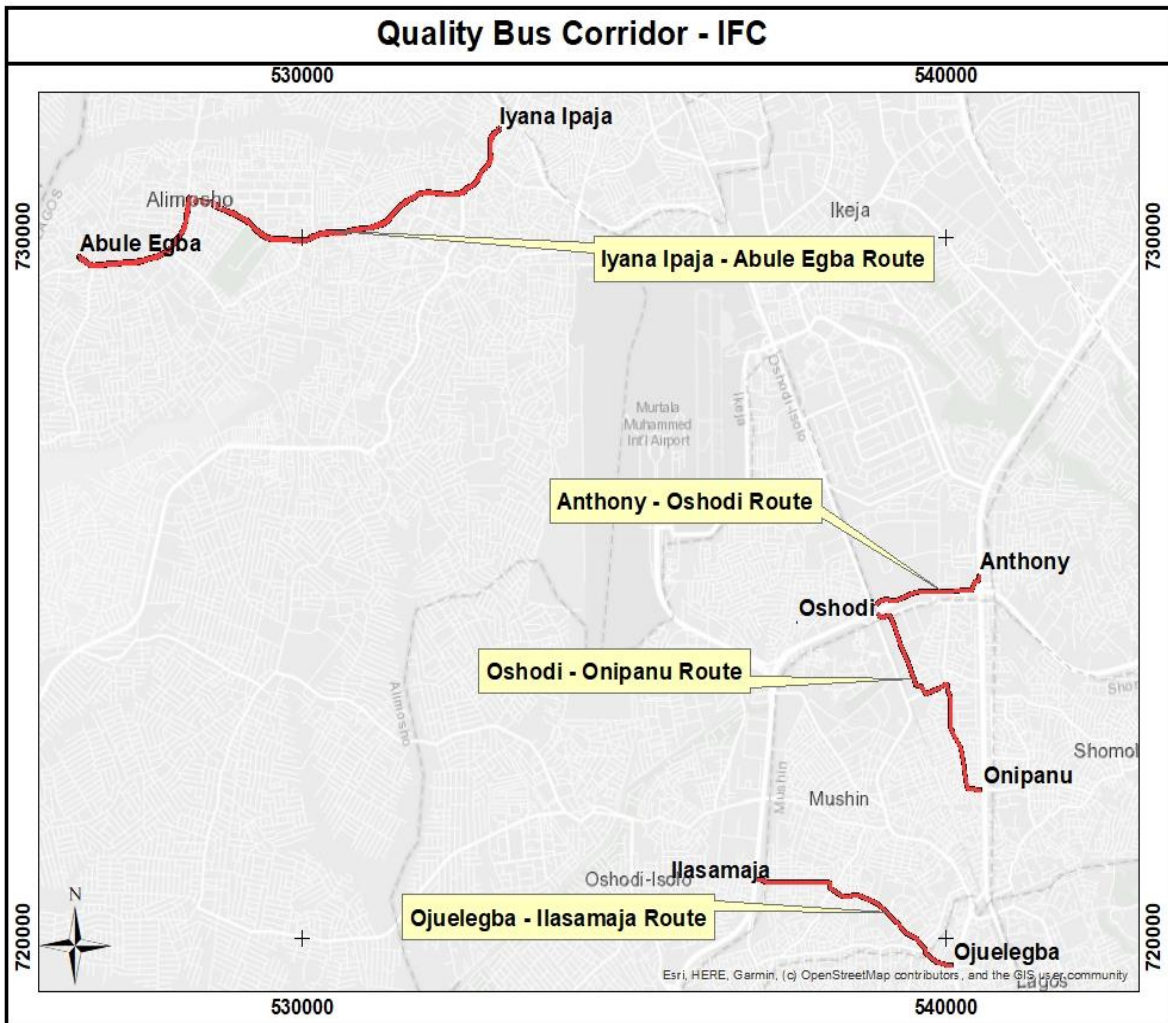


Figure 1.1: Map showing the Locations for package 1 (IFC funded Corridors).
Source-Sustainabilifi Limited, 2022.



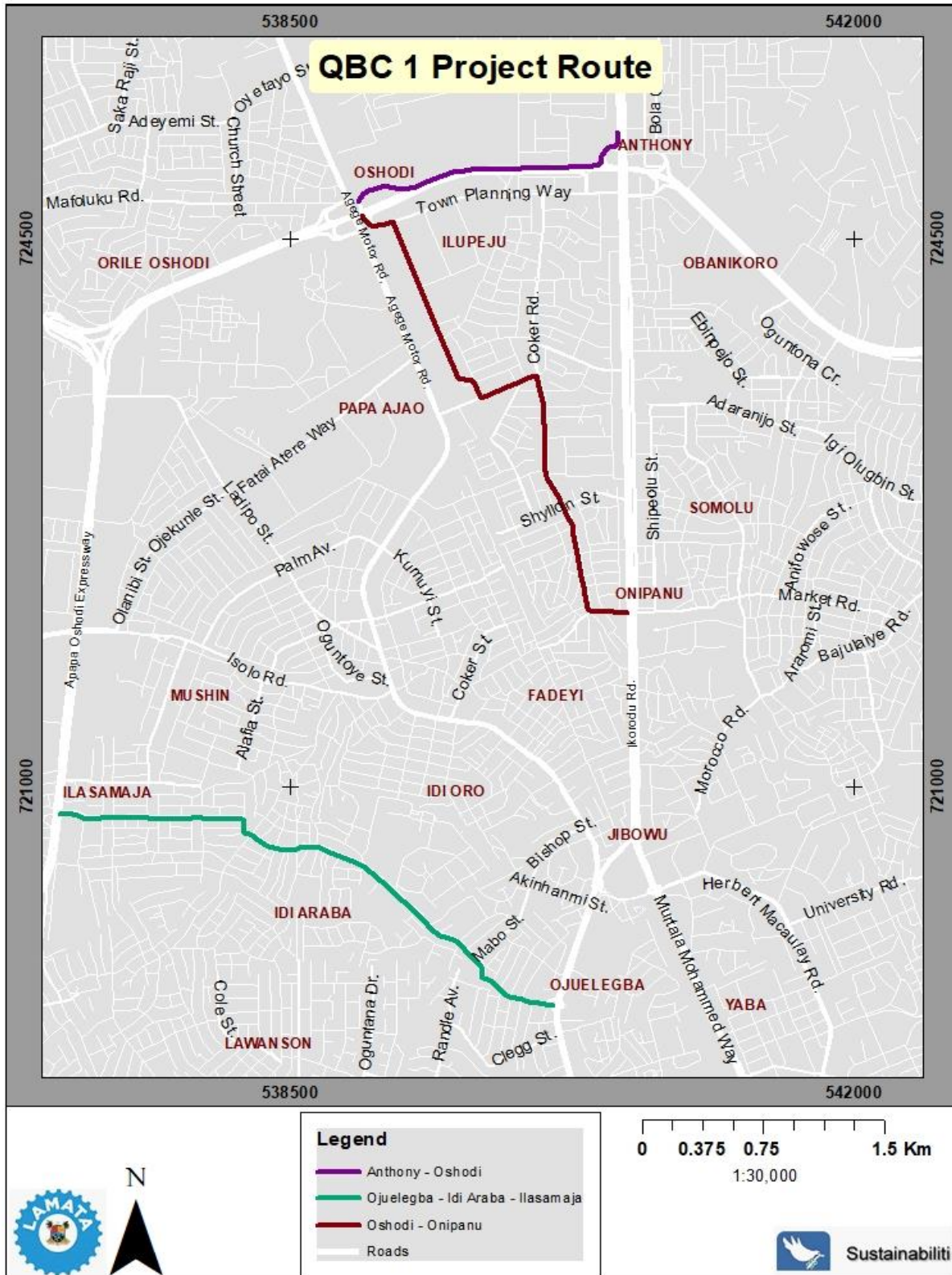


Figure 1.2: Map of the three (3) Corridors on the QBC 1 Package. Source-Sustainabili Limited, 2022.





The development of QBCs and Multimodal Interchanges will require construction of bus terminals, bus depots, bus shelters, lay byes, rehabilitation maintenance of strategic roads and drainages, etc. As expected with land acquisition and restriction of access to land, including the probable Right-of-Way (ROW) required for developing the QBCs and Multimodal Interchanges, involuntary resettlement will naturally arise because the land area and surrounding environment is most likely occupied by temporary or light structures, vehicle parking areas, taxis, artisans, vendors and other encumbrances.

As a result of this anticipated resettlement, LAMATA must prepare a Resettlement Action Plan (RAP) that accords fully with the IFC PS5. As part of its guidelines, minimization of resettlement, participation of affected parties in the definition and implementation of the operation, fair and timely compensation for lost assets, and, to the extent livelihoods are affected, technical and economic assistance to help ensure that parties affected by project activity are able to re-establish their situation before they move.

1.1 Purpose of the Study

Following from the Resettlement Policy Framework (RPF) that was prepared for the program, it is understood that the implementation of the projects under the LSTMPP 1 will impact adversely on the activities and livelihoods of traders, artisans, and businesses along the QBCs and Interchanges. It is therefore necessary to gather baseline information of these project affected persons (PAPs) including their age, gender, health, education, income and standard of living. The aim of the RAP is to identify and assess the human impact of the proposed interventions at the projects sites, and to prepare an Action Plan to be implemented in compliance with national policies and laws, International Finance Corporation (IFC) Performance Standard (PS) and World Bank Environmental and Social Standard 5 (ESS5) on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement.

Experience has shown that involuntary resettlement can cause loss of income, assets, and community ties that, especially among the poor, can be essential for survival and wellbeing. In extreme cases, involuntary resettlement can lead to the dissolution of families, impoverishments and health problems. The Resettlement Action Plan will identify the project-affected persons (PAPs), engage them in participatory discussions regarding the plan and formulating a plan of actions to adequately compensate and assist people for their losses of assets and livelihoods.

The requirement of PS 5 of the IFC is to ensure that persons involuntarily resettled caused by the taking or restricted in their use of land have an opportunity to restore or improve their level of living to at least the pre-project level. Project affected people should participate in the benefits of the project and they should be given options regarding how they restore or improve their previous level of living. It is not sufficient for communities to passively accept project works and the impacts of these works. Rather they must be mobilised to contribute actively to project design and implementation and to maintain the works following its implementation.





1.2 Project Description

The proposed project is phase 1 of the Lagos Strategic Transport Master Plan Project (LSTMPP 1) which is to establish a sustainable integrated multimodal public transport system befitting the megacity status of Lagos.

Ojuelegba-Idi Araba-Ilasamaja (3.5Km)

The corridor starts from a point 110m east of the Ojuelegba Road/Olajuwon Street junction with coordinates of Latitude 6.51036045986854 and Longitude 3.362003829637744 under the surulere Local Government Area and terminates at the Okota Road/Apapa Oworonshoki Expressway junction with coordinates of Latitude 6.521200280784444 and Longitude 3.335391073569575 under the Mushin Local Government Area. From Ojuelegba 'under the bridge' it traverses through Lawanson Street to Ishaga Road to LUTH Idi Araba and goes on to stop at Ilasamaja. The route connects passengers from Ilasamaja to Idi Araba through Ishaga Road to Ojuelegba. It brings passengers from inner Surulere to the BRT corridor at Barracks Bus Stop. Major destinations along the corridor is the Lagos University Teaching Hospital (LUTH), School of Nursing and Midwifery within LUTH Complex, and the National Sickle Cell Hospital Complex.

The corridor is notorious for heavy traffic most especially during peak hours due to the number of vehicles parked along the road side and also the drop off and pick up of passengers at undesignated bus stops by the commercial transport operators (yellow buses and tricycles) thus disrupting the free flow of traffic.

The Idi araba to Itire Junction features a mixture of commercial and residential activities there are a couple of small thriving businesses (ranging from fashion designing to small local eating outlets) most with shops almost in front of every building and some have encroached on pavements. The other section of the corridor is a single carriageway and starts from the Itire Junction through Ishaga close to Akanro street and terminating at the Apapa-Oshodi expressway. The terminating point at ilasamaja is where the proposed bus terminal is located, is a busy area with a host of vehicles going in and out of the filling station whilst a section close to the Sherfex filling station serves as boarding points for passengers going to Idi araba via Tricycles.

Anthony-Oshodi BRT Route Extension (2km)

The corridor starts from the existing Anthony taxi park along the Ikorodu Road with coordinates of Latitude 6.560271056586663 and Longitude 3.3664727702321144 in Kosofe Local Government Area and terminates at the existing Oshodi Bus Terminal 3 with coordinates of Latitude 6.556479061440411 and Longitude 3.3522363933550126 in Isolo Local Government Area. It is between the existing BRT lines TBS-Ikorodu and the Abule Egba- Oshodi BRT.

There are few designated bus stops/shelters along the corridor so there are limitations and restrictions to the dropping off and picking up of passengers by the Danfo Buses. There is relatively low presence of commercial activities along the corridor as the few





ones observed conducted themselves in an orderly manner at the designated bus stops/shelters/laybys thus resulting to relatively low encroachers on the pavements. However, the terminating point at the Oshodi Terminal has a number of traders and service-rendering businesses (e.g Vulcanizer stands and Point of Sale (POS) operators) Pedestrians are forced to walk on the road as oppose to the walkways. The presence of street urchins is observed as most were seen lurking around the terminal and nearby places.

Oshodi- Onipanu (4.1Km): The corridor starts from the Oshodi Bus Terminal 3 with coordinates of Latitude 6.556479061440411 and Longitude 3.3522363933550126 under the Oshodi Local Government and terminates at the Kayode Street/Ikorodu Road Junction with coordinates of Latitude 6.53283319120456 and Longitude 3.3671425824625403 under the Shomolu Local Governmnet. It links the terminal at Oshodi (end of the recently constructed BRT from Abule Egba tp Oshodi) to the existing BRT line TBS-Ikorodu.

There are host of activities disrupting the free flow of traffic. First is the indiscriminate parking of vehicles on both sides of the road coupled with the drop off and pick up of passengers by the yellow buses and Tricycles. Second is illegal roadside traders who carry out commercial activities along the section of the corridor. These activities are responsible for the creation of traffic bottlenecks and impediment to free flow of traffic. The town planning - Ilupeju Industrial Avenue is characterized by the localization of industries such as Pharmaceuticals (Glasosmithkline, Orange Drugs etc) Consumer goods industries(Nestle Nigeria Plc, PZ Cussons Nigeria), Engineering and Metal Industry (Arbico Plc) etc.

Several financial institutions as well as eateries are also present along the corridor. Overall, Ilupeju serves as a residential, industrial, commercial and administrative center. The Ilupeju corridor stretch ends at the Milo basketball court and continues through Michael Adekoya Street inwards Ilupeju byepass inwards Coker Road to Tinubu road, continues through Oyewole street and down to Majolate street intersecting Kayode street. These sections are fairly congested and free from indiscriminate parking of vehicles hence low traffic at intervals.

The corridor terminates at Kayode Street Onipanu; the Mobil filling station is the site for the proposed Bus terminal. Kayode Street is motorable but narrow because of vehicles parked along the road. It also experiences traffic gridlock at intervals due to the drop off and pick up of passengers at undesignated sections by the informal transport operators (mini yellow buses and Tricycles (Keke) thus disrupting the free flow of traffic on the roads.

This Oshodi – Onipanu corridor is an essential part of the multi-modal transportation synergy as the proposed Onipanu bus terminal integrates with the Mushin Red line Station.

1.3 Structure of the Report

This Resettlement Action Plan (RAP) report consists of Eleven Chapters and other adjunct pages such as Cover Page, Table of Contents, List of Acronyms and their definitions,





Executive summary, and Annexure. Introduction of the report is contained in Chapter One, while Legal framework and Socio-economic background of the project area are contained in Chapter Two and Three respectively. Chapter Four and Five of the report focus on the resettlement impacts, entitlement and eligibility respectively. Chapter Six and Seven discuss the community participation, institutional framework for RAP implementation respectively. Chapter Eight explains the implementation schedule, while Chapter Nine and Ten cover the RAP Budget, monitoring and evaluation. Conclusions and recommendations of the report are contained in Chapter Eleven.



CHAPTER TWO: LEGAL FRAMEWORK

2.0 Introduction

This chapter identifies and discusses the National Laws, Policies, Framework and Strategies together with applicable International Finance Corporation (IFC), World Bank Guidelines relevant to Land Acquisition and Involuntary Resettlement. It will include-

- ❖ Description of the legislative instruments in Nigeria, the IFC and World Bank guidelines along with applicable legal and administrative procedures including remedies available to displaced persons in the judicial process.
- ❖ Power of compulsory acquisition and imposition of land use restriction.
- ❖ Comparative analysis of legislative instruments in Nigeria and the IFC guidelines and recommendations to address the gaps.

The Legal and Institutional Framework as explained in the following subsections are applicable to the QBC 1 "Ojuelegba-Idiaraba-Ilasamaja, Anthony-Oshodi and Oshodi-Onipanu corridors.

2.1 Power of compulsory acquisition and imposition of land use restriction

The Nigerian Land Use Act of 1978 is the principal legislation that regulates land tenure in Nigeria. Upon its enactment, the law brought about changes in the erstwhile land tenure systems in the country. The Land use Act (LUA) of 1978 abolished the existing land tenure systems and replaced them with a uniform Land Administration system across the country. By virtue of the law, all lands including those that had been under communal and/or freehold ownership became subject to government control.

2.2 Remedies Available to Displaced Persons in Legal Framework

The Land Use Act provides a basic set of legal remedies for the restoration of losses and handling of grievances of displaced persons. However, it falls short in several respects to international best practices and shown in the gap analysis in this chapter. The major remedies in the LUA are enumerated below:

- **Compensation for Loss of Land:** Compensation does not cover the actual cost of land. Only the cost of all unexhausted developments is covered. Payment for compensating loss of developments is at depreciated market value. For persons with statutory title under the LUA, compensation will be paid for rental for the year during which the title was revoked.
- **Recognized titles:** LUA recognizes only holders of statutory rights of occupancy issued in either urban or non-urban areas by either the governor or local government. LUA also recognizes persons who obtain rights under the LUA and others who held titles under the previous tenure arrangements prior to the LUA subject to such rights being recognized through the transitional arrangements set up under the act. Affected persons are entitled to compensation based upon the rights they hold upon land.





- **Cash Versus In-Kind Compensation:** Recognizes the need to compensate for unexhausted developments on land. Cash compensation based on market-depreciated value. Monetary Compensation is the primary means of compensation, though In-kind compensation is allowed under LUA s. 33 (1) and 6 (6).
- **Temporary Structures:** LUA does not clearly state provisions for temporary structures, even though the definition of structures include terms like “other structures” and “installations”. All such unexhausted developments on land are eligible for compensation. Cash compensation based on market-depreciated value.
- **Valuation of Affected Assets:** The LUA allows for Valuation (assessment) of affected structures (only) based on any method prescribed by government authorities. Empowers valuation to be done by an appropriate officer that will include (i) any depreciation on the property value and (ii) interest at the bank rate for delayed payment of compensation.
- **Compensation for Communal Land:** Where the community owns land, compensation may be paid to the chief on behalf of the community or into a specially designated fund for the benefit of the community.
- **Dispute Resolution Procedure:** Land Use Act provides for establishment of a Land Use and Allocation Committee in each state to arbitrate compensation related disputes. Either party may seek judicial redress in the courts

2.3 Applicable Legal and Administrative Procedures

This section of the Resettlement Action Plan (RAP) describes the applicable laws of Nigeria. The application of this law is limited to provisions that deal with control over lands in urban areas as the Lagos Metropolitan Area is entirely urban. Land laws and regulations that apply to rural areas are not applicable under this RAP.

2.3.1 Constitution of the Federal Republic of Nigeria, 1999 (as amended)

Section 44 of the Constitution of the Federal Republic of Nigeria 1999 (as amended) (“the 1999 Constitution”) provides that no immovable property, any interest in, or any right over an immovable property shall be compulsorily acquired for overriding public purpose without prompt payment of compensation.

The right of people to freely acquire, use and dispose of property is the foundation not only of Prosperity but also of freedom itself. This right to own and acquire immovable property anywhere in Nigeria is an inalienable right of all Nigerians. In view of the above, payment of compensation upon public acquisition of land or revocation is a constitutional right

2.3.2 Nigerian Land Use Act of 2004 and Laws of the Federation of Nigeria (LFN) 2004

The principal piece of legislation for the expropriation of land in Nigeria is the Land Use Act, 1978 Cap L5, and Laws of the Federation of Nigeria (LFN) 2004. The law establishes the legal framework for government expropriation of land from individuals and communities, when it is required for “overriding public interest/good”. It prescribes the circumstances under which the State can revoke rights of occupancy to the land and the compensation provisions that are required.





The act vested all land in the hands of Governors, through relevant sections. According to the Land Use Act of 1978, the administration of land is categorized into “urban land and non-urban land”. Urban land is under the control and management of the Governor of each State and non-urban land is under the control and management of Local Government.

The QBC 1 Project Routes (Ojuelegba-Idi araba-Ilasamaja, Anthony-Oshodia and Oshodi-Onipanu) fall under **Urban Land** Category.

The Act specifies that the State or Local Government should pay compensation to the owner or occupier based on the improvement on the land. Thus, the Act has no provision for resettling people without legal rights.

There were several key repercussions because of the Act:

- There is now a common Land Tenure System throughout the country;
- Control and management of land is in the hands of Government;
- A system of registration of titles has been introduced and paper titles (Certificates of Occupancy) are issued; and
- The process of acquiring land is deemed to have been simplified for developers

The most significant change in the land tenure system, brought about by the Land Use Act, is the empowerment of the Governor of a state to revoke rights of occupancy compulsorily, for public purpose. Section 28(1) makes it lawful for the Governor to revoke a right of occupancy for “overriding public interest”.

Sections 28 (2)(b) and (3)(a) define this to mean, among other things, “the requirement of the land by the state for public purposes within the state...” This means that a governor can revoke the right of occupancy to land (i.e. expropriate) for use either by the State, Local or Federal authority for overriding public interest. As per the provisions of the Land Use Act, this can include telecommunication, power projects, hospitals, market places, mining activities or agricultural use etc.

When rights of occupancy are subject to revocation in this way, holders of rights of occupancy are, under the Land Use Act, entitled to compensation. However, this compensation is for the value of land improvements (“unexhausted improvements”) at the date of revocation (section 29). In other words, they are not entitled to compensation for the land itself, but rather for improvements made to that land. Depreciation is considered when assessing the value of these improvements. The term “unexhausted improvement” is defined in Section 51 of the Land Use Act as:

“Anything of any quality permanently attached to the land, directly resulting from the expenditure of capital or labour by an 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, wells, roads and irrigation or reclamation works, but does not include the result or ordinary cultivation other than growing produce.”





Where any one individual does not claim occupancy rights, the Act states that the recipient of the compensation may be:

The community;

The chief or leader of the community, to be disposed of by him for the benefit of the community in accordance with the applicable customary law; or

A community fund, be utilized for the benefit of the community (section 29(3)).

All rights of occupancy whether granted by the State or Local authority are for a fixed tenure and not usually more than 99 years. A person may not be entitled to compensation if the leasehold has expired.

The Land Use Act has provisions for compensation in kind, rather than cash, through the provision of Resettlement Land. Section 33 of the Land Use Act stipulates:

“33. Option to accept resettlement in case of revocation of right of occupancy

(1) Where a right of occupancy in respect of any developed land on which a residential building has been erected is revoked under this Act, the Governor or the local government, as the case may be, may in his or its discretion offer in lieu of compensation payable in accordance with the provisions of this Act, resettlement in any other place or area by way of a reasonable alternative accommodation (if appropriate in the circumstances).

(2) Where the value of any alternative accommodation as determined by the appropriate officer or the Land Use and Allocation Committee is higher than the compensation payable under this Act, the parties concerned may by agreement require that the excess in value in relation to the property concerned shall be treated as a loan which the person affected shall refund or repay to the Government in the prescribed manner.

(3) Where a person accepts a resettlement pursuant to subsection (1) of this section, his right to compensation shall be deemed to have been duly satisfied and no further compensation shall be payable to such person”.

The provision of Section 43 of the Constitution affirms the fundamental rights of persons and communities to own and hold land or property. It stipulates that any authority taking such land must do so in accordance with a law made in that regard. Importantly, such authority is required to pay the affected party compensation. Additionally, they must afford the right of access to the relevant adjudicatory forum, where any grievances regarding the amount of compensation to be paid and/or interest to the land in question, can be raised and resolved.

2.3.3 Land Registration / Land Ownership Law and Property Rights

Each State government in Nigeria has laws requiring registration of interests in land. The Land Use Act provides for the establishment of a Land Use and Allocation Committee in each State that determine disputes as to the amount of compensation payable under this Act for improvements on land. This Committee also has the responsibility for advising the Governor on any matter connected with resettlement.





In Lagos State, the Ministry of Lands Bureau is the main government agency in the State: its responsibilities include:

- Land Policy and Land Matters.
- Acquisition of Land for State purposes.
- Resolving Land disputes between individuals in conjunction with Ministry of Justice
- Compensation for acquired Lands.
- Dispute resolution on Land Matters
- Any other duty as may be assigned by the Governor.

2.3.4 Land Acquisition and Demolition, Resettlement, Re-location Procedures of Lagos State

While the legal framework for land acquisition and resettlement is formulated in the Land Use Act, 1978 Cap L5, and Laws of the Federation of Nigeria (LFN) 2004 the responsibility for urban planning and spatial administration resides with the Ministry of Physical Planning and Urban development. The Ministry is responsible for the:

- Enforcement of development plans and demolition for the Lagos Metropolitan Area the procedures for carrying out demolition to give way for new developments are: A drawing showing corridors and locations proposed for the infrastructure will be prepared by the public agency in charge of such infrastructure. In the case of LAMATA, drawings of bus corridors and terminal/depots/shelters will be prepared.
- The implementing public agency will submit the drawings/designs to the Ministry of Physical Planning and Urban Development through an official letter.
- Having received that letter, the MPPUD will go for a reconnaissance study with the implementing public agency to make inputs into the designs.
- An officer of the MPPUD will proceed to identify structures that are likely to be removed to pave way for the project. In most cases, when there are several structures within the affected area, MPPUD may advise the implementing public agency to reflect impact avoidance considerations into the design.
- MPPUD will then proceed to evaluate the affected structures. The agency uses a costing approach that reckons with differences in types of buildings, number of floors, property locations.
- Land Bureau will undertake a due diligence visit to ascertain the value and adequacy of the compensation to be paid
- The total budget for compensation will prepared and sent to the public implementing agency for implementation.
- Publication of list of affected properties identified for demolition and compensation in two (2) national dailies.
- Stakeholder Engagement is also a requirement. Public interest and citizen groups such as Community Development Associations (CDA), Traditional Leaders, relevant public agencies and other people within that area will be invited to the public consultation events. Property owners that are going to be affected will be invited.





- Issuance of 7-day notice for the removal of affected property-to-property owners. Commencement of demolition procedures
- Previously under Lagos State procedures for land and property acquisition, only buildings with approved plans or title documents are entitled to compensation. However, in recent years, on compassionate grounds, possession of title documents is no longer a requirement.

2.3.5 Land Use and Allocation Committee

This is a statutory committee created by LUA (1978). The Land Use and Allocation Committee came into existence with the creation of the law. The Committee, which was established in each State, via the Decree, it was charged with the sole responsibility of advising the Governor on Land Administration and Management Matters. It vested the power to Administer, Manage and Control State Land in the Governor of the State.

In Lagos State, the Land Use and Allocation Committee (LUAC) is housed within the Lagos State Lands Bureau and is responsible for the following.

- i. Land allocation at various existing Land Schemes in the State to the public
- ii. Processing and issuance of Certificate of Occupancy (C of O)
- iii. Management of all existing Land Schemes in the State
- iv. Administering Ground Rent and computation of Demand Notice
- v. Management of Government Land Leases
- vi. Creation and Management of Residential & Industrial Schemes
- vii. Dispute Resolution on Land Matters
- viii. Regularization of Federal Government Land Grants
- ix. Renewal of Land Leases
- x. Processing Deemed Grant Consent (formerly Private C of O established as part of the transitional arrangements for the LUA under section 36 of the law)

2.3.6 Lagos State Ministry of Physical Planning and Urban Development

In Lagos State, the Ministry of Physical Planning and Urban Development is the lead government agency in the planning spaces for new public projects in Lagos. It is also responsible for the enforcement of development plans for Lagos Metropolitan Area. In this regard, it plays a major role in planning and demolition within planned urban areas of the city. Below are the steps to conducting a demolition exercise by the Ministry: A drawing showing corridors and locations proposed for the infrastructure will be prepared by the public agency in charge of such infrastructure. In the case of LAMATA, drawings of bus corridors and terminal/depots/shelters will be prepared.

- The implementing public agency will submit the drawings/designs to the Ministry of Physical Planning and Urban Development through an official letter.





- Having received that letter, the MPPUD will go for a reconnaissance study with the implementing public agency to make inputs into the designs.
- An officer of the MPPUD will proceed to identify structures that are likely to be removed to pave way for the project. In most cases, when there are several structures within the affected area, MPPUD may advise the implementing public agency to reflect impact avoidance considerations into the design.
- MPPUD will then proceed to evaluate the affected structures. The agency uses a costing approach that reckons with differences in types of buildings, number of floors, property locations.
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- Stakeholder Engagement is also a requirement. Public interest and citizen groups such as Community Development Associations (CDA), Traditional Leaders, relevant public agencies and other people within that area will be invited to the public consultation events. Property owners that are going to be affected will be invited.
- Issuance of 7-day notice for the removal of affected property-to-property owners.
- Commencement of demolition procedures Previously under Lagos State procedures for land and property acquisition, only buildings with approved plans or title documents are entitled to compensation. However, in recent years, on compassionate grounds, possession of title documents is no longer a requirement.

2.3.7 World Bank Environmental and Social Standards (ESS 5)

The Environmental and Social Standards (ESS 5) recognizes that project-related land acquisition and restrictions on land use can have adverse impacts on communities and persons. Project-related land acquisition¹ or restrictions on land use may cause physical displacement (relocation, loss of residential land, or loss of shelter), economic displacement (loss of land, assets, or access to assets leading to loss of income sources or other means of livelihood), or both. The term “involuntary resettlement” refers to these impacts. Resettlement is considered involuntary when affected persons or communities do not have the right to refuse land acquisition or restrictions on land use that result in displacement. The objective therefore is to:

- ❖ To avoid involuntary resettlement or, when unavoidable, minimize involuntary resettlement by exploring project design alternatives.
- ❖ To avoid forced eviction.
- ❖ To mitigate unavoidable adverse social and economic impacts from land acquisition, or restrictions on land use by:
 - ❖ Providing timely compensation for loss of assets at replacement economic impacts from land acquisition or cost and (b) 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, whichever is higher.

- ❖ To improve living conditions of poor or vulnerable persons who are physically displaced, through provision of adequate housing, access to services and facilities, and security of tenure.
- ❖ To conceive and execute resettlement activities as sustainable development programs, providing sufficient investment resources to enable displaced persons to benefit directly from the project, as the nature of the project may warrant.
- ❖ To ensure that resettlement activities are planned, and implemented with appropriate information, meaningful consultation, and the informed participation of those affected.

2.3.8 IFC Performance Standards

IFC requires its clients to apply the Performance Standards to manage environmental and social risks and impacts so that development opportunities are enhanced. The Performance Standards are directed towards clients, to provide guidance on how to identify risks and impacts, and are designed to help avoid, mitigate, and manage risks and impacts as a way of doing business in a sustainable way, including stakeholder engagement and disclosure obligations of the client in relation to project-level activities.

The eight Performance Standards (PS) establish standards that LAMATA is to meet throughout the lifecycle of the Project.

The eight Performance Standards establish standards that the client is to meet throughout the life of an investment by IFC:

- Performance Standard 1: Assessment and Management of Environmental and Social Risks and Impacts.
- Risks and Impacts Performance Standard 2: Labor and Working Conditions
- Performance Standard 3: Resource Efficiency and Pollution Prevention
- Performance Standard 4: Community Health, Safety, and Security
- Performance Standard 5: Land Acquisition and Involuntary Resettlement
- Performance Standard 6: Biodiversity Conservation and Sustainable Management of Living Natural Resources
- Performance Standard 7: Indigenous Peoples
- Performance Standard 8: Cultural Heritage

Performance Standard 5: recognizes that project-related land acquisition and restrictions on land use can have adverse impacts on communities and persons that use this land. Involuntary resettlement refers both to **physical displacement** (relocation or loss of shelter) and **economic displacement** (loss of assets or access to assets that leads to loss of income sources or other means of livelihood) because of project-related land acquisition and/or restrictions on land use. Resettlement is considered involuntary when affected persons or communities do not have the right to refuse land acquisition or restrictions on land use that result in physical or economic displacement. This occurs in cases of (i) lawful





expropriation or temporary or permanent restrictions on land use and (ii) negotiated settlements in which the buyer can resort to expropriation or impose legal restrictions on land use if negotiations with the seller fail.

2.4 GAP Analysis

Table 2.1 addresses the gaps in the national legislations related to land acquisition and compensation with respect to the International Finance Corporation (IFC) Performance Standard 5 (PS5), the World Bank ESS5, and the Lagos State Laws on compensation. This project would minimize resettlement impacts defined by IFC PS 5.



Table 2.1: Gap Analysis Gap to address gaps with the Local Legal Policy, IFC PS 5 and World Bank ESS 5.

Categories	Local Legal Framework/Policy	IFC PS 5 Requirements	WB ESS5 requirements	Measures to address Conflict/gap
Minimization of Resettlement	There are no provisions on the need to minimize or avoid resettlement.	PS 5 requires that project designers should adhere/follow the mitigation hierarchy — avoidance, minimization. ES 5 provides that minimization should be by: Providing compensation for loss of assets at replacement cost. Ensuring that resettlement activities are implemented with appropriate disclosure of information, consultation, and the informed participation of those affected.	Requires that project designers should apply the mitigation hierarchy – avoidance, minimization and compensation - during the preparation of projects.	All project sites will be assessed to consider the possibility of avoiding or minimizing impacts before designs are finalized. Compensation will be provided for loss of assets at replacement costs. Information and consultation with project-affected persons will be conducted during the life cycle of the project.
Land – Land Compensation	Compensation does not cover the actual cost of land. Only the cost of all <i>unexhausted developments</i> is covered. Payment for compensating the loss of developments is at <i>depreciated market value</i> . For persons with statutory title under the LUA, compensation will also be paid for rental for the year during which the title was revoked.	Recommends affected individuals or communities should be offered replacement land that is comparable in terms of size, location, and agricultural potential to the land they are losing. The replacement land should enable them to continue their livelihoods and preserve their standard of living.	Recommends land-for-land compensation. Other compensation is at replacement cost. Cash compensation can only be adopted where there is an active land market. All transaction costs required to achieve full replacement of lost land must be included. Requires payment of compensation for land to persons with formal titles	Cash compensation will be paid due to the availability of an active land market in the Lagos Metropolitan Area. Eligible PAPs (based on PS5 eligibility categories) will be compensated on replacement costs. Replacement Cost (Actual Open Market values) will be independently determined and paid. It will cover all costs, including transaction cost. All costs of keeping the land productive that





Categories	Local Legal Framework/Policy	IFC PS 5 Requirements	WB ESS5 requirements	Measures to address Conflict/gap
			and other recognized claims on land.	have been incurred by affected persons will be included in the compensation offer.
Eligibility	Recognizes persons who obtain rights under the LUA and others who held titles under the previous tenure arrangements prior to the LUA subject to such rights being recognized through the transitional arrangements set up under the act.	PS5 has classified displaced persons into three categories as persons; (i) who have formal legal rights to the land or assets they occupy or use; (ii) who do not have formal legal rights to land or assets, but have a claim to land that is recognized or recognizable under national law; or (iii) who have no recognizable legal right or claim to the land or assets they occupy or use. The census will establish the status of the displaced persons. Note: The project designer is not required to compensate or assist opportunistic settlers who encroach on the project area after the cut-off date for eligibility	Eligible persons for compensation and resettlement assistance are (i) all holders of formal titles to land (ii) persons without formal titles but with claims to ownership and use of such land, which is recognized in the project area. ESS5 also recognizes persons without any title or claim for assistance under the RAP to be prepared.	The project will adopt the three eligibility categories established under PS5 and ESS5 for compensation and resettlement assistance.
Timing of Compensation	Allows the government to acquire land compulsorily and make compensation due for acquired assets anytime.	PS5 provides that physically and economically displaced persons who face loss of assets or access to assets	Requires that all payments for compensation and resettlement assistance will be provided before	Compensation and resettlement assistance will be delivered to PAPs before the compulsory acquisition is effected. The project will





Categories	Local Legal Framework/Policy	IFC PS 5 Requirements	WB ESS5 requirements	Measures to address Conflict/gap
		will be compensated for such loss at full replacement cost before any demolitions occur or contractor's presence at work.	the land (including other assets) is acquired to allow displaced persons to achieve replacement of lost assets and settle appropriately before assets are taken.	also ensure all project-affected persons are compensated before any demolitions occur.
Livelihood restoration	Silent	PS5 provides that in the case of economic displacement, the mitigation of economic displacement will be considered complete when affected persons or communities have received compensation and other assistance according to the requirements of the Livelihood Restoration Plan and an opportunity to reestablish their livelihoods.	Compensation for loss of assets at full replacement cost and other assistance to improve or at least restore standards of living and livelihoods.	Financial support and livelihood improvement strategies such as employment of qualified local workers, micro-credit for financing new business or to sustain the previous and training in marketing, inventory management and customer satisfaction will be provided. This project will be implemented for all categories of PAPs.
Grievance Process	Land Use Act provides for the establishment of a Land Use and Allocation Committee in Lagos state to arbitrate compensation-related disputes. Either party may seek judicial redress in the courts.	PS 5 requires project designers to establish a grievance mechanism consistent with Performance Standard 1 as early as possible in the project development phase.	Requires the elaborate design of multiple orders of the grievance redress mechanism, which provides varied access to PAPs understanding and comfort for dispute resolution promptly in an	A culturally sensitive GRM be instituted for this project, on site and in office at LAMATA.





Categories	Local Legal00 Framework/Policy	IFC PS 5 Requirements	WB ESS5 requirements	Measures to address Conflict/gap
			impartial and transparent manner.	
Statutory right of occupancy	Recognizes holders of statutory rights of occupancy issued in either urban or non-urban areas by either the governor. Provides compensation for all unexhausted developments on land	Recognizes formal legal rights to the land or assets. It requires that landowners and tenants/users have rights to full replacement for their losses in addition to any moving allowances.	Requires that all affected persons are provided a replacement for their respective losses and moving allowances to be provided to the category of eligible persons in addition to their compensation.	Will be provided compensation and resettlement assistance appropriate to the magnitude of their losses.
Customary right of occupancy	Empowers the Local Government to grant customary rights of occupancy to any person or organization for the use of land in the Local Government areas for agricultural, residential and other purposes. The holder and the occupier according to their respective interests of any customary right of occupancy revoked under sub-section (2) shall be entitled to compensation for the value at the date of revocation of their un-exhausted improvements.	Regarding the customary right of occupancy (CRO) under IFC PS5, it shares similarities with the World Bank's ESS5. The CRO refers to the land-use rights that are established and recognized by customary laws and practices within a community or indigenous group. These rights may not be formally recognized by the government or may lack individual title deeds but are traditionally respected and utilized by the community for their livelihoods and cultural practices.	Customary rights refer to the land-use rights that are established by customary laws and practices within a community or indigenous group. These rights may not be formally recognized by the government or may not have individual title deeds but have been traditionally respected and used by the community for generations. The World Bank recognizes the significance of these customary rights and aims to safeguard the rights of	This project will recognize persons with customary rights and pay compensation and resettlement assistance applicable to them.





Categories	Local Legal00 Framework/Policy	IFC PS 5 Requirements	WB ESS5 requirements	Measures to address Conflict/gap
			<p>affected communities during projects that involve land acquisition and resettlement. The World Bank seeks to respect local laws and customs while ensuring that the rights of affected communities are protected and enhanced throughout the project's implementation</p>	
<p>Community holder of a right of occupancy</p>	<p>If the holder or the occupier entitled to compensation under this section is a community, the Governor may direct that any compensation payable to it shall be paid - (a) to the community; or (b) to the chief or leader of the community to be disposed of by him for the benefit of the community by the applicable customary law; or (c) into some fund specified by the Governor to be utilized or applied</p>	<p>PS 5 shares similarities with the World Bank's ESS 5, it requires that the documentation of ownership or occupancy and compensation arrangements be issued in the names of the community.</p>	<p>Community holder of a right of occupancy, this refers to individuals or communities who have legitimate rights to occupy and use land based on customary or traditional practices. These rights may not necessarily be formally recognized by the government or may lack individual title deeds, but they are established and respected within the community. The World Bank recognizes the importance of customary land rights and aims to</p>	<p>This project will provide compensation and resettlement assistance appropriate to the magnitude of their losses issued in the name of the community/association. The project will ensure to recognize community holders' right of occupancy by protecting and including them in the compensation plan during the project life-cycle.</p>





Categories	Local Legal Framework/Policy	IFC PS 5 Requirements	WB ESS5 requirements	Measures to address Conflict/gap
	for the benefit of the community.		safeguard the rights of community holders of a right of occupancy during project implementation	
Occupier of the right of occupancy	Allows the same remedies enjoyed by actual titleholders to the extent of their rights.	Any current occupier/tenant of public or private land for the purposes of housing, economic activity is entitled to resettlement assistance and compensation for assets.	Occupants are also covered as affected persons. Requires that resettlement assistance is provided for this category.	Will be provided compensation and resettlement assistance appropriate to the magnitude of their losses
Squatters, settlers and migrants	No compensation or assistance is provided in Nigerian laws.	PS 5 suggests squatters or scavengers or people without land or titles may not be entitled to compensation for land but they will be able to claim resettlement assistance, compensation for assets (housing and standing crops, orchards, timber, etc.) and, where appropriate, benefits arising from development initiatives, which could include the provision of land.	Entitled to compensation for buildings, structures, installations and improvements and other assistance measures.	Squatter traders will be absorbed into regulated trading spaces by the Local Government office and will be paid for the loss of their assets (whether fixed, non-fixed, permanent or temporary) at full replacement cost.
Owners of "Permanent" and "temporary"	Recognizes the need to compensate for unexhausted developments on land.	PS 5 offers displaced communities and persons compensation for loss of assets at full replacement	Requires that in-kind or cash compensation will be provided at full replacement cost	Cash compensation at full replacement cost including labor and relocation expenses, prior to





Categories	Local Legal Framework/Policy	IFC PS 5 Requirements	WB ESS5 requirements	Measures to address Conflict/gap
Buildings and structures	Cash compensation based on market-depreciated value. Monetary Compensation is the primary means of compensation, though In-kind compensation is allowed under LUA s. 33 (1) and 6 (6).	cost and other assistance to help them improve or restore their standards of living or livelihoods, as provided in this Performance Standard.	including labor and relocation expenses, prior to displacement. Cash compensation can only be adopted where there is an active market.	displacement will be provided for owners of permanent and temporary structures.
Owners of “Non-Permanent” buildings, installations	LUA does not clearly state provisions for temporary structures, even though the definition of structures include terms like “other structures” and “installations”.	PS 5 requires that the owners of non-permanent/movable structures be paid a moving allowance and be allowed to salvage their materials.	Requires that squatters and encroachers who may not have any recognizable claim to land will be assisted to achieve full restoration. ESS5 does not clearly describe how non-fixed assets should be handled but their circumstances are similar to those of squatters and encroachers.	Owners of temporary and non-fixed structures will be provided with cash compensation and given the right to salvage their materials.
Support/assistance for displacement	Silent	PS 5 provides that relocation assistance suited to the needs of each group of displaced persons be provided by project implementers.	Requires that affected persons provided with assistance with movement, transition support and to re-establish access to lost resources.	The project will provide affected persons with moving allowance.
Vulnerable People	Silent	Provides feasible alternative project designs to avoid or minimize physical and/or economic	Provide relocation assistance suited to the needs of each group of displaced persons, with	The project will assess the level of vulnerability (Poor, living with disabilities and aged over 60 years) within





Categories	Local Legal Framework/Policy	IFC PS 5 Requirements	WB ESS5 requirements	Measures to address Conflict/gap
		displacement, More specifically, it requires vulnerable people who may be disproportionately affected by resettlement be identified and supported appropriately throughout the process	particular attention paid to the needs of the poor and the vulnerable.	the identified displaced population and provide relocation assistance suited to the needs of each group (including psychosocial support on counselling and transition support.
Monitoring and evaluation	Silent	PS 5 provides that the project designer to establish procedures to monitor and evaluate the implementation of a Resettlement Action Plan or Livelihood Restoration Plan	Requires that the conditions of displaced persons should be monitored until they achieve restoration of all losses.	A full M&E process which will track outputs and outcomes of the resettlement process will be designed and implemented.





CHAPTER THREE: SOCIO-ECONOMIC BACKGROUND OF THE PROJECT AREA

3.0 Demographics

Ojuelegba – Idi Araba – Ilasamaja (3.5km):

The population for **Surulere, Mushin and Oshodi-Isolo LGAs** following the 2006 national census, as published by the National Population Commission (NPC), are 502,865, 631,857 and 629,061. Comprising of 260,509 males (51.8%) / 242,356 females (48.2%), 326,873 males (51.7%) / 304,984 females (48.3%) and 325,207 males (51.7%) / 303,854 females (48.3%) respectively. Over the years the population of this Local Government Area has grown determined by interplay of the demographic processes of fertility, mortality, and migration.

Anthony-Oshodi BRT Route Extension (2km)

The population for Kosofe and Oshodi-Isolo LGAs following the 2006 national census, as published by the National Population Commission (NPC), are 682,772 and 629,061 comprising of 358,935 males (52.6%) / 323,837 females (47.4%) and 325,207 males (51.7%) / 303,854 females (48.3%) respectively.

Oshodi – Onipanu (4.1km)

This corridor cuts across the Somolu, Mushin and Oshodi-Isolo Local Government Areas. The population for Somolu, Mushin and Oshodi-Isolo LGAs following the 2006 national census, as published by the National Population Commission (NPC), are 403,569, 631,857 and 629,061 comprising of 207,519 males (51.4%) / 196,050 females (48.6%), 326,873 males (51.7%) / 304,984 females (48.3%) and 325,207 males (51.7%) / 303,854 females (48.3%) respectively. The corridors Ojuelegba – Idi Araba – Ilasamaja, Anthony-Oshodi, Oshodi – Onipanu are known for its mixed residential and commercial activities. The communities are characterized by schools, religious institutions, public transport operations and various small businesses as shown in the social receptor Maps 3.1- 3.12.

3.1 Survey Capture

The primary objectives of the survey were to inform the community about the proposed development, obtain feedback from the affected persons about the intervention, record all assets and impacts within the proposed area, record the baseline situation of affected /vulnerable people, identify if any households will be affected, and announce the cut-off date for enumeration and PAP capturing.

The survey comprised of thematic categories such as: Religion, Marital Status, Household, and Socio-cultural Resources. Among other things, ethnicity, gender, household income levels, literacy, and Occupation were also captured in the social impact survey.





3.2 Detailed Description of Survey Methodology

The Right of Way and locations for this development project were identified on paper and geo-referenced provided by the design consultants AEC.GPO. GIS technology was fully deployed for the survey exercise, with the use of hand-held devices for geo-referencing and establishment of the coordinates of each property identified. Furthermore, aerial/satellite imagery was also used for the identification of the Right of Way and the affected properties. The census/survey exercise was limited and administered to individuals, groups, and corporate entities within the affected areas.

The RAP team employed a two-stage data collection methodology- Socioeconomic Survey and Asset Identification and inventory.

Stage 1: Socioeconomic Survey of PAPs

The socio-economic survey was carried out in, August-October 2022. The Census covered 606 Project Affected Persons (PAPs) by identifying their households and assets. The survey collected a wide range of data, which includes demography, age/sex distribution, education, income/poverty data, types of businesses and ownership status of affected land and other assets. The information collected were analyzed to generate social and economic data of the affected community members.

The consultant deployed a team of experienced, well-qualified and dedicated professionals and field support staff. The team composed of the stakeholder engagement team, Land survey and asset calculation team, data analysts, social surveyors/enumerators, four resettlement workers and a team leader under whose leadership and supervision the resettlement workers carried out their duties and responsibilities.

The field officers/enumerators were recruited within the project area because they are familiar with their local environments. They were trained on -how to administer the socio-economic forms (via Android platform) to the PAPs. A mock exercise was conducted to test their understanding and capabilities before embarking on the field survey. Series of consultations were undertaken in the course of this data collection, on-the spot discussions with affected persons at the identified project areas using the set questionnaire

The survey tools used such as (ODK, Handheld GPS devices, Google maps,). The Open Data Kit (ODK) is an open-source suite of tools that allows data collection using Android mobile devices and data submission to an online server, even without an Internet connection or mobile carrier service at the time of data collection. Hand-held devices were used for geo-referencing and establishment of the coordinates of each identified assets.





Sampling was carried out in selecting participants for the Focus Group Discussions (FGD) and key informants for In-Depth interviews (IDIs), which are part of the stakeholders' consultation. The sampling was based on several selection criteria, which includes:

- Adequate representation from all relevant groups in each communities
- Inclusion of groups/individuals with different population characteristics/socio-economic status
- Participation of those in positions with relevant information e.g. community leaders, market and transport leaders
- Evidence of different types of livelihood activities; and
- Inclusion of males and females, as well as the youth

This involved conducting intensive individual interviews with a small number of respondents to explore their perspectives on the proposed project. Twenty participants (ten males and ten females) were selected they included market leaders, informal transport operators and ward heads in the various project areas.

The interview captured women's insights and a more detailed breakdown of their perceptions, needs and constraints. This was evident as the women provided more information about their community as a whole, protecting environmental damage, their personal and family livelihoods, concerns about neighbors & friends and education opportunities for their children as oppose to the men who were concerned with jobs and livelihood opportunities and compensation.

The Focus Group Discussion (FGDs) also collected similar information but in an interactive process facilitated by the team. FGDs allowed the team to gather a large amount of information in a short time on women's participation in both data collection and consultation process on the proposed QBC 1 project.

Thirty participants (eighteen males and twelve females) were selected and participated per corridor, which included Food / Water Vendors, traders, Vulcanizers, Artisans and Bus Conductors / Motor Boys in each of the locations. They provided perceptions and attitudes of this group of people to the proposed project.



Stage 2: Asset Identification and Inventory

A screening exercise was carried out in July, 2022 to collect preliminary information on the owners/occupants of the structures, their addresses and contact telephone numbers, types of businesses and the workers employed by the individual business units. Two teams comprising of 30 field officers and professionals (15 officers per team) made use of the geographical information system (GIS) technology inclusive of survey tools (ODK, handheld devices and google maps) and Estate Surveyors/Valuers for data gathering and recording.

During the enumeration and survey, 606 PAPs participated in a thorough and comprehensive identification of physical assets (types of structures), details of asset owners and details of other users such as tenants/occupiers/shop assistants were captured. Photographs of affected assets with individual PAP taken this ensures that the rightful PAPs are documented. A total of 327 assets were identified along the QBC 1 corridors.

For PAPs who were not available during the enumeration exercise, the team made enquiries from their neighbors to know if they could provide information (such as names and phone numbers) whilst the information of their physical assets (Pictures, GPS Coordinates, Layby & Terminal location) was captured and recorded. Alternatively, phone number(s) of the survey team leader was given out for absent PAPs to call in for questions/enquiries regarding the project.

In scenarios where the team has exhausted all possible options of PAP identification (through phone calls, messages, making enquiries from neighbors and people around), information of the physical conditions of their assets (Pictures, GPS Coordinates, Layby & Terminal location) were only captured and recorded in this RAP as "Pap not on ground (PNG)". Cases of possible omission of PAPs and assets shall be revalidated by the RAP implementation consultant and through the grievance mechanism. A breakdown of the assets identified is presented in table 3.7.



<p>4. Entitlements of UPSNP investment Project Affected People</p> <p>Compensation for Land (Quantity (mz), Unit Price (mz), Entitlement)</p> <hr/>	<p>3. Land asset inventory for Project Affected People</p> <p>Location/Address</p> <hr/>
<p>Compensation for Structure (Quantity (mz), Unit Price (mz), Entitlement)</p> <hr/>	<p>Ward</p> <hr/> <p>Loss of assets; Structures Permanent (mz)</p> <hr/>
<p>Compensation for Tree (Quantity (mz), Unit Price (mz), Entitlement)</p> <hr/>	<p>Loss of assets; Structures Temporary (mz)</p> <hr/>
<p>Compensation for other assets and losses (e.g., businesses, etc) (Quantity (mz), Unit Price (mz), Entitlement)</p> <hr/>	<p>Loss of assets; Area of residential land lost (mz)</p> <hr/>
<p>Assistance Required for Resettlement and Relocation</p>	<p>Land types are as follows (please fill in the types of land)</p>

Figure 3.1: Showing the screen grabbed survey form and asset inventory from the app used during the field exercise.

3.3 Census Cut-Off Date

The Census cut-off date refers to the date, after which PAPs will NOT be considered eligible for compensation, i.e., they are not included in the list of PAPs as defined before the socio-economic survey of the PAPs ended. For this RAP, the implication of the declared date is that persons, households, or entities, arriving after the cut-off date will NOT be eligible for resettlement benefits. Some PAPs were not available or physically present at the period of enumeration, despite all efforts that were made to contact them (e.g., through telephone calls and messages through tenants and/or neighbors). Unavailable PAPs shall be considered eligible for compensation, as their identified structures or properties were noted and valued.

For the QBC 1 package, the cut-off date is 30th December, 2023. This date was communicated to all the PAPs during the scoping workshop as the last date where any inventory of assets can or will be documented and eligible for compensation. Details of the consultation exercise are included in Annex 1

3.4 Analysis of Persons (Respondents) Interviewed

Traders and business owners engaged in commercial activities, constituting most of the affected population, predominantly inhabit the corridor. Many of these individuals have encroached upon the existing laybys, extending their shops, setting up containers, kiosks, and sheds.





The following subsections provide an overview of the socioeconomic conditions of the Project Affected Persons identified within the 3 corridors. During the survey, a total of 639 Project Affected Persons were identified by the project this is inclusive of 33 PAPs who could not be interviewed due to various reasons ranging from busy schedules, unavailability, and travels. Interviews with 606 individuals (94.84%) were conducted between 10 am and 4 pm, capturing valuable information about their respective socioeconomic conditions. Table 3.1 provides a summary of the response rate of affected persons along each of the corridors.

Table 3.1: The response rate among affected persons along the QBC 1 corridor.

Type of Affected Persons	OJUELEGBA-IDI ARABA-ILASAMAJA	ANTHONY- OSHODI	OSHODI- ONIPANU	Total	Percent age
Available	339	66	201	606	94.84%
Not available	30	1	2	33	5.16%
Total	369	67	203	639	100%

3.4.1 Vulnerability Criteria

For the purposes of this RAP, and as specified by the Lagos State Government, PAPs will be classified as vulnerable if they are elderly (aged 60 years and above) Widows, Persons with large families and Persons living with disability. These vulnerable groups are entitled to a transport allowance.

Women are classified as vulnerable because of the patriarchal nature of the Nigerian society. It is not unusual in many settings to relegate the women to the background in decision-making and other activities. Women may also be denied or deprived of many rights, including inheritance or right to compensation. It is important to note that majority of the PAPs interviewed are women who own their small-scale businesses, LAMATA will ensure women's equal access to compensation is encouraged during the RAP implementation..

3.4.1.1 Inclusion of the Vulnerable

A total of 224 persons have been identified as vulnerable they include the elderly (above 60 years, widows, those with a large family size and persons living with disabilities. They will be economically & physically displaced along the project corridors and at the proposed terminals. Their "vulnerability" justifies the need for protection of them to ensure that they are not disadvantaged during the compensation process. The intention is to provide a certain cash payment to vulnerable persons to assist with their transportation costs. During the implementation of this RAP, monitoring and priority be given to the vulnerable PAPs in all compensation and mitigation measures.

3.4.2 Age and Gender of Respondents





From the age distribution of respondents in the study area, those aged 30-39 years constitute the largest group interviewed with 30.03% (182 PAPs) falling within this age range as shown in Table 3.2.

Table 3.2: Age of Respondents in QBC 1

Age of Respondents	OJUELEGBA-IDI ARABA-ILASAMAJA	ANTHONY-OSHODI	OSHODI-ONIPANU	Total	Proportion (%)
10 - 19 Years	-	-	-	-	-
20 - 29 Years	19	7	18	44	7.26%
30 - 39 Years	101	8	73	182	30.03%
40 - 49 Years	117	16	37	170	28.05%
50 – 59 Years	77	5	30	112	18.48%
60 years and above	25	30	43	98	16.17%
TOTAL	339	66	201	606	100%

Table 3.3: Gender of Respondents in QBC 1

Gender of Respondents	OJUELEGBA-IDI ARABA-ILASAMAJA	ANTHONY-OSHODI	OSHODI-ONIPANU	Total	Proportion (%)
Male	198	54	75	327	53.96%
Female	141	12	126	279	46.04%

3.4.3 Marital Status and Household Size of Respondents

The demography in table 3.4 shows the marital status for affected persons within the Project area. Of the respondents interviewed, the total proportion of married person's was 42.24%, widowed 10.07% and single respondents are 22.11%.

Table 3.4: Marital status of affected persons in QBC 1

Marital Status of PAPs	OJUELEGBA-IDI ARABA-ILASAMAJA	ANTHONY-OSHODI	OSHODI-ONIPANU	Total	Proportion (%)
Single	75	12	47	134	22.11%
Married	125	29	102	256	42.24%
Separated	23	1	7	31	5.12%
Divorced	28	2	5	35	5.78%
Widowed	31	13	17	61	10.07%
Others	57	9	23	89	14.69%
TOTAL	339	66	201	606	100%

Table 3.5 shows the distribution of the household size for the respondents, across the 3 corridors. The table shows that the Household of affected persons PAPs with 1 member are 114 (18.81%), PAPs with 2 HH member are 106 (17.49%), PAPs with 3 HH are 122 (20.13%), PAPs with 4 HH are 94 (15.51%), PAPs with 5 HH members are





62(10.23%), PAPs with 6 HH members are 43 (7.10%) and PAPs with more than 6 HH members are 65 (10.73%).

Table 3.5: Household size of affected persons in QBC 1

Household of affected persons	OJUELEGBA-IDI ARABA-ILASAMAJA	ANTHONY-OSHODI	OSHODI-ONIPANU	Total	Proportion (%)
1	58	7	49	114	18.81%
2	59	9	38	106	17.49%
3	83	5	34	122	20.13%
4	57	12	25	94	15.51%
5	34	7	21	62	10.23%
6	23	5	15	43	7.10%
Above 6	25	21	19	65	10.73%
TOTAL	339	66	201	606	100%

3.4.4 Religion and Ethnic Group of Respondents

Table 3.6 provides a summary of the survey result in terms of the religion of respondents along the QBC 1 corridor. Of the 606 respondents interviewed; Christians were the majority with 367 (60.56%), Muslims were 157 (5.91%), Traditionalist were 27 (4.46%), and respondents practicing other forms of religion were 55 (9.08%).

Table 3.6: Religion Practiced of Respondents.

Religion of Respondents	OJUELEGBA-IDI ARABA-ILASAMAJA	ANTHONY-OSHODI	OSHODI-ONIPANU	Total	Proportion (%)
Christian	165	35	167	367	60.56%
Muslim	110	25	22	157	25.91%
Tradition	24	0	3	27	4.46%
Others	40	6	9	55	9.08%
TOTAL	339	66	201	606	100%

A summary of the ethnic group of the PAPS interviewed along routes on QBC 1 is shown in table 3.7. The table shows that majority of the respondents are Yorubas 362 (59.74%). The Hausas interviewed were 108 (17.82%) whilst the Igbos were 136 (22.44%).



Table 3.7: Ethnic Group of Respondents

Ethnicity group of Respondents	OJUELEGBA-IDI ARABA-ILASAMAJA	ANTHONY-OSHODI	OSHODI-ONIPANU	Total	Proportion (%)
Yoruba	165	57	140	362	59.74%
Hausa	89	4	15	108	17.82%
Igbo	85	5	46	136	22.44%
TOTAL	339	66	201	606	100%

3.4.5 Education of Respondents

Of the respondents interviewed, the highest level of education attained amongst the respondents is a Secondary School certificate with a proportion of 33.99%. Respondents with Primary education was 26.73%, Technical School was 8.75%, and Religious school was 9.24% as shown in table 3.8.

Table 3.8: Education of Respondents in QBC 1

Education and Skills of Respondents	OJUELEGBA-IDI ARABA-ILASAMAJA	ANTHONY-OSHODI	OSHODI-ONIPANU	Total	Proportion (%)
Illiterate	38	10	44	92	15.18%
Primary School	89	16	57	162	26.73%
Secondary School	126	13	67	206	33.99%
Technical School	23	8	22	53	8.75%
Religious School (literate in Arabic)	38	15	3	56	9.24%
Others	25	4	8	37	6.11%
TOTAL	339	66	201	606	100%

Occupation

Table 3.9 shows that 52% of the respondents are involved in Merchant/Business/trading, making it the dominant occupation among respondents along the QBC 1 project areas.

Table 3.9: Occupation of respondents

Occupation of Respondents	OJUELEGBA-IDI ARABA-ILASAMAJA	ANTHONY-OSHODI	OSHODI-ONIPANU	Total	Proportion (%)
Merchant/Business/trading	176	34	105	315	52%
Artisans (mechanics, welders and beauticians etc.)	81	16	48	145	24%
Transport Operators	54	11	32	97	16%





Civil servants	5	1	3	9	1%
Farming	3	1	2	6	1%
Other forms of occupation	20	3	11	34	6%
TOTAL	339	66	201	606	100%

Table 3.9.1 shows the occupation of respondents by gender. For merchant/Business/Trading, the highest number of male respondents in this category are along Ojuelegba - Idi Araba - Ilasamaja corridor, while the highest number of female respondents are along the Oshodi - Onipanu corridor.

Table 3.9 1 Occupation of respondents by Gender

Occupation of Respondents	OJUELEGBA-IDI ARABA-ILASAMAJA		ANTHONY-OSHODI		OSHODI-ONIPANU	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
Merchant/Business/trading	86	104	8	10	13	106
Artisans (mechanics, welders and beauticians etc.)	51	28	20	1	33	7
Transport occupation	44	0	19	0	24	1
Civil servants	3	1	2	0	1	2
Farming	2	0	2	0	1	1
Other forms of occupation	12	8	3	1	3	9
Sub total	198	141	54	12	75	126
TOTAL	339		66		201	

3.4.6 Distribution of Respondents by Income

The population of the affected persons along the corridor are mostly traders and business owners engaged in commercial activities. These affected persons occupy shops, shop extensions, containers or kiosks, sheds tables, umbrellas and spaces. This is typical of the nature of the project area as people; usually position themselves around major roads to improve their sales.

Table 3.10 shows the monthly income level of the respondents along QBC 1. The table shows that majority (37.46%) of the respondents earn between N51, 001 - N100, 000. The next highest (21.62%) income bracket was N100, 001 – N150, 000, whilst 17.33% earn below N50, 000.

Table 3.10: Distribution of Respondents by Income

Monthly Income	OJUELEGBA-IDI ARABA-ILASAMAJA	ANTHONY-OSHODI	OSHODI-ONIPANU	Total	Proportion (%)
N0-50,000	74	3	28	105	17.33%
N51,001 - N100,000	108	35	84	227	37.46%
N100,001 – N150,000	67	16	48	131	21.62%





N150,001 – N200,000	33	6	11	50	8.25%
N200,001 – N250,000	17	2	2	21	3.47%
above N250,000	9	-	4	13	2.15%
No Answer	31	4	24	59	9.74%
TOTAL	339	66	201	606	100%

3.4.7 Forms of Compensation Preferred by Respondents

From the census undertaken as part of this study, 90% of respondents stated that Compensation in the form of cash payments, bank transfers and bank cheques were preferred options as against relocation to another site. The remaining 10% prefer in-kind compensation wherein the project replaces any affected structures.

3.4.8 Inventory of Assets Identified for the Project

During the field visit, the type of affected assets was recorded. The result of the asset inventory was characterized and is shown in the table 3.11 below:

Table 3.11: Analysis of identified assets

Type of affected Structures	Onipanu- Oshodi		Ojuelegba- Idi araba-Illasamaja		Anthony- Oshodi		Displacement Impacts
	Number of Affected Assets	Number of Project Affected Persons (PAPs)	Number of Affected Assets	Number of Project Affected Persons (PAPs)	Number of Affected Assets	Number of Project Affected Persons (PAPs)	
Owners of Shops	10	10	21	21	10	10	Economic Displacement
Tenants of Shops		10		21		10	
Employees in Shops		30		127		23	
Open Space	1	1	6	6	6	6	
Moveable Sheds	12	12	3	3			
Moveable Kiosk	10	10	12	12	2	2	
Tables/umbrella	86	86	55	55	10	10	Economic Displacement
Public Toilet					1	1	
Shop Extensions	17	17	26	26	5	5	
Wheelbarrow	3	3	3	3	-		
Petrol station	1	1	1	1	-		Relocation of Fence
Fence	12	12	12	12	1	1	





Anthony Taxi Transporters	-		-			41	Economic Displacement
Total	152	192	140	305	35	109	

3.4.9 Identity of Affected Assets

There are various types of assets along the project corridors, which would be removed to pave way for the proposed works. The assets are characterised and explained in the texts below. The description of assets within the project areas include Kiosks, shed, table, Umbrella, wheelbarrow, petrol stations and fences. They are shown in plates 3.1 – 3.8.

Description of asset (Umbrella)

The “Umbrella” is a typical set-up for small-scale market traders around these project areas. This type of umbrella is a big canopy of cloth with a pole inserted into a tyre rim for support. The umbrella is used as protection against rain /sunshine while the tables are made up of wood or plastics, used to display market wares. Plate 3.1 shows typical umbrella/table along Onipanu and Ilasamaja project areas. A total of 151 Tables and Umbrellas were identified along the Ojuelegba-Idi araba-Ilasamaja, Anthony-Oshodi and Onipanu-Oshodi corridors.



Plate 3.1: The typical umbrellas/tables at Onipanu and Ilasamaja project areas.
Source: Sustainabilifi Limited, September 2022

Description of asset (Kiosk)

A kiosk refers to a small, temporary, stand-alone booth used for marketing purposes. They are made up wooden structures with roofed aluminum sheets and are usually manned by one or two individuals who help attract attention to the booth to get new customers. The booths in these project areas are considered as low-cost marketing strategies that are great alternatives for new, emerging entrepreneurs most especially the POS Operators. Plate 3.4 shows kiosks at Idi-araba and Onipanu project areas. 24 Kiosks were identified along the Ojuelegba-Idi araba-Ilasamaja, Anthony-Oshodi and Onipanu-Oshodi corridors.

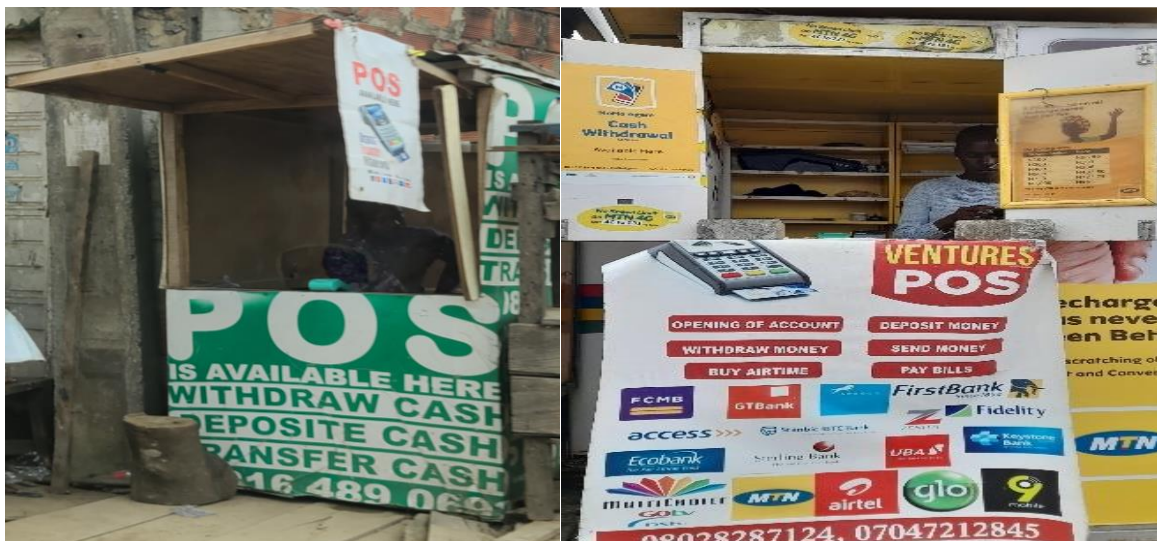


Plate 3.2: Kiosks at Onipanu and Illasamaja project areas
Source: Sustainability Limited, September 2022

Description of asset (Petrol Station)

Land acquisition is required for the construction of the proposed TerminalTwo (2) petrol stations, One (1) each at Illasamaja and Onipanu have been identified.



Plate 3.3: Image of Mobil petrol station at Onipanu and Sherfex at Illasamaja.
Source: Sustainability Limited, September 2022

Description of asset (Shop)

This is where major domestic products and appliances are sold wares are also displayed in front of the shop. It is made up of cemented floors/tiles and a metal gate. There are a total of 50 shops along the Ojuelegba-Ide araba-Illasamaja, Anthony-Oshodi and Onipanu-Oshodi corridors.



Plate 3.4: Images of shops at Ilasamaja and Anthony
Source: Sustainability Limited, September 2022

Description of asset (Wheelbarrow)

A wheelbarrow is a mobile small hand-propelled vehicle, usually with just one wheel, designed to be pushed and guided by a single person using two handles.

This is a form of trade used along the project corridor, it involves construction of a wired mesh around the wheelbarrow for display of phone accessories e.g. chargers, earphones, phone cases etc. Plate 3.5 shows the use of wheelbarrow for trade at Onipanu and Idi araba. A total of six vendors trading via wheelbarrows were identified along the Ojuelegba-Idi araba-Ilasamaja and Oshodi-Onipanu corridors.



Plate 3.5: Images depicting wheelbarrows for trade purposes at Onipanu and Idi araba
Source: Sustainability Limited, September 2022

Description of asset (Occupier of Open Space)

This is a form of road side trading which involves the sales of goods and rendering of services. In areas like Onipanu and Oshodi small spaces between property fences and the pedestrian walkways/drainages are illegally used by for some artisans. Some simply display what they do on the floor while others with the aid of a mat, which is spread on the floor.

Plate 3.6 below shows images depicting vulcanizers' (or vorcah like they are usually called) engine for inflating and carrying out repair/maintenance work on vehicle tyres. Their services range from: inflating low tyres, checking tyre pressure, sealing up punctured tyres, replacing tyre tubes, replacing tyres with spares, selling used tyres and other miscellaneous tire repair work.

A total of thirteen persons were identified occupying open spaces along the Ojuelegba-Idi araba-Ilasamaja, Anthony-Oshodi and Oshodi-Onipanu corridors.



Plate 3.6: Images showing products displayed in open spaces at Ojuelegba and Ketu
Source: Sustainabiliti Limited, September 2022

Description of asset (Shed)

These are small areas of a room/house that is separated from its main part by partitions. It involves using tables in which goods are placed on for display/sale and tarpaulin to prevent rainfall and sunlight whilst some might also engage the use of metal roofing sheet. A total of fifteen sheds were identified along the Ojuelegba-Idi araba-Ilasamaja and Oshodi-Onipanu corridors.



Plate 3.7: Images showing sheds at Idi araba and Onipanu project areas
Source: Sustainabiliti Limited, September 2022

Description of asset (Fences)

Fences are structures composed of concrete or metals and other materials erected in such a manner and position as to enclose, partially enclose or divide any premises or any part of any premises. Fences identified along the project corridors are structures that will be affected by the proposed laybys. There are twenty-five fences to be

relocated and shifted along the Ojuelegba-Idi araba-Ilsamaja, Anthony-Oshodi and Onipanu-Oshodi project corridors.



Plate 3.8: Images showing affected fences at Ilsamaja and Ilupeju areas
Source: Sustainabiliti Limited, September 2022

3.4.10 Public or Community Services and Infrastructure

➤ **Water Supply**

The households get their water supply from various sources, including borehole piped into houses (29.4%), water tanker/water sellers (25.5%), public/street standpipe (13.7%), yard pipe (7.8%), and other sources of water supply (23.5%).

➤ **Power Supply**

The main source of energy in the QBC 1 project areas; among many of the residents here was the government provided power regulated by the PHCN (Power Holding Company of Nigeria) whilst being distributed by 2 main power distribution companies (DisCos) Eko Electricity Distribution Company (EKEDC) and Ikeja Electric (IE) Plc.

➤ **Educational Facilities (Universities, Colleges, Secondary schools, primary schools)**

Field studies and survey indicated that there are public primary and secondary schools as well as some private institutions at primary and secondary levels across the project areas.

The social receptors along the project corridors are shown in Maps 3.1-3.12.

Ojuelegba-Idi Araba-Ilsamaja Corridor



Map 3.1: The social receptors along Ojuelegba Underbridge to Onansanya Street
 Source: Sustainabiliti Limited, December 2022.

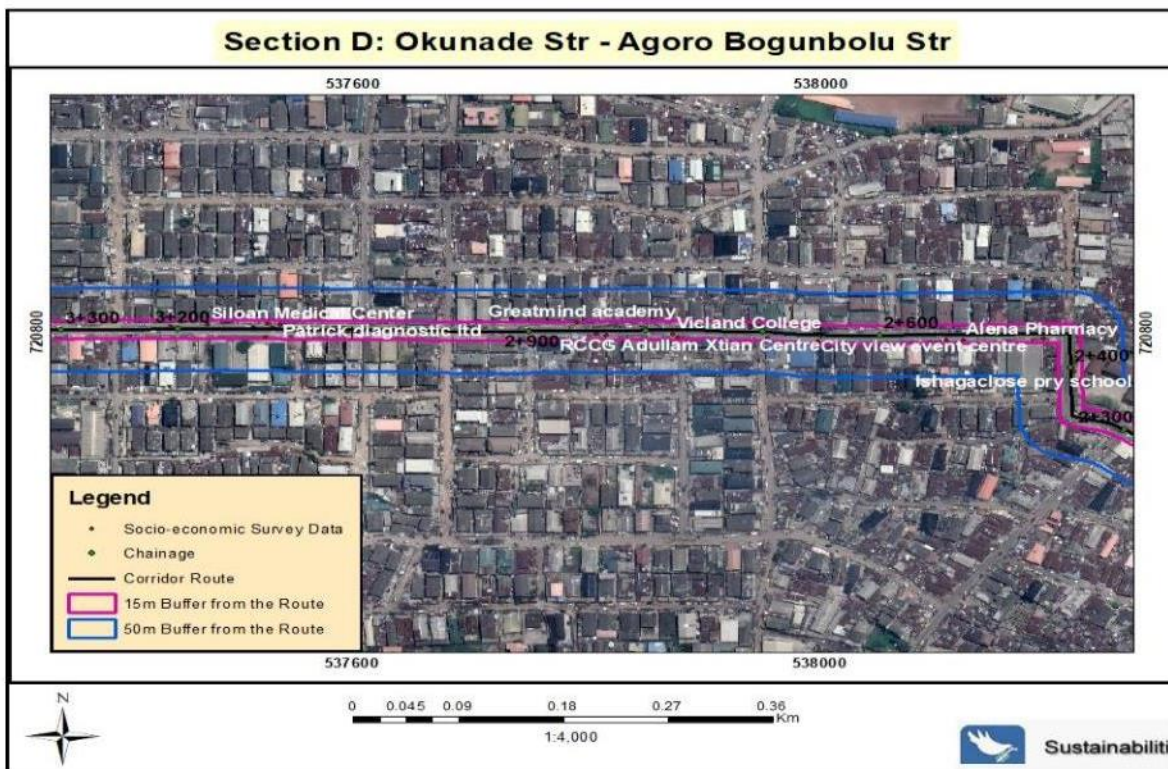


Map 3.2: The social receptors along Onansanya Street to Obele Street
 Source: Sustainabiliti Limited, December 2022.



Map 3.3: The social receptors along Obele Street to Okunade Street

Source: Sustainabiliiti Limited, December 2022.



Map 3.4: The social receptors along Okunade Street to Agoro Bogunbolu Street

Source: Sustainabiliiti Limited, December 2022.

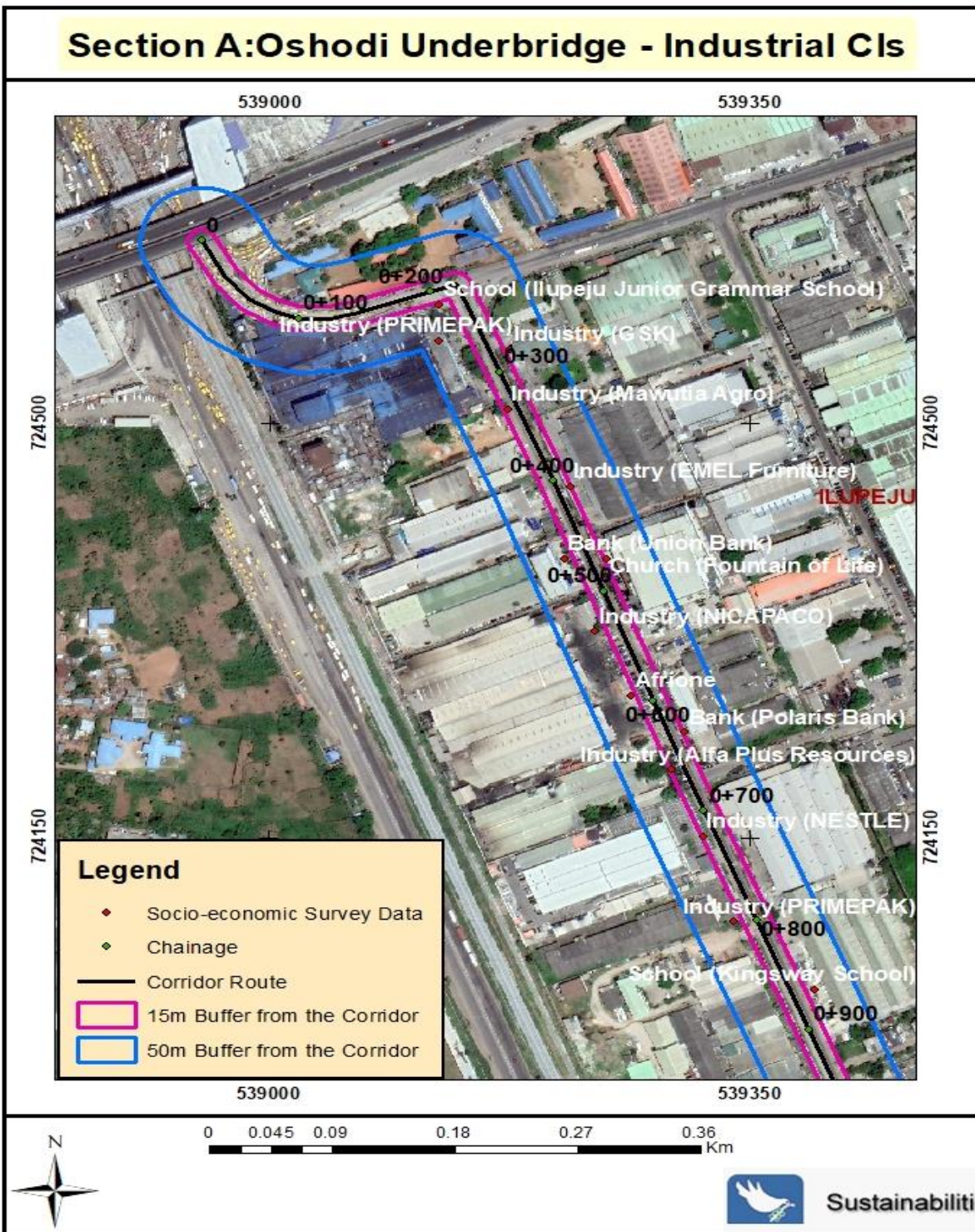




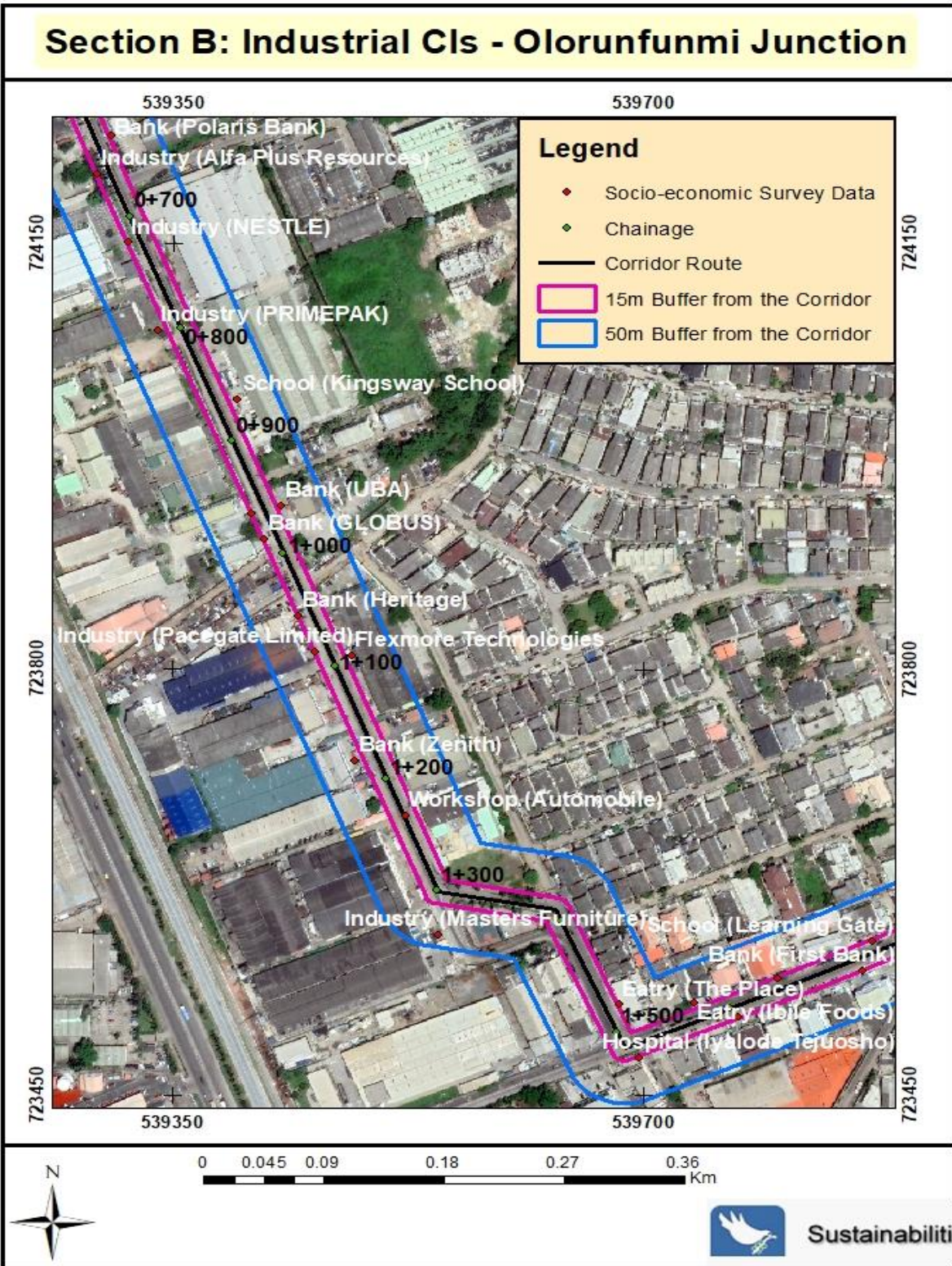
Map 3.5: The social receptors along Agoro Bogunbolu Street to Ilasa, via Oshodi Apapa Expressway



Source: Sustainabiliti Limited, December 2022.



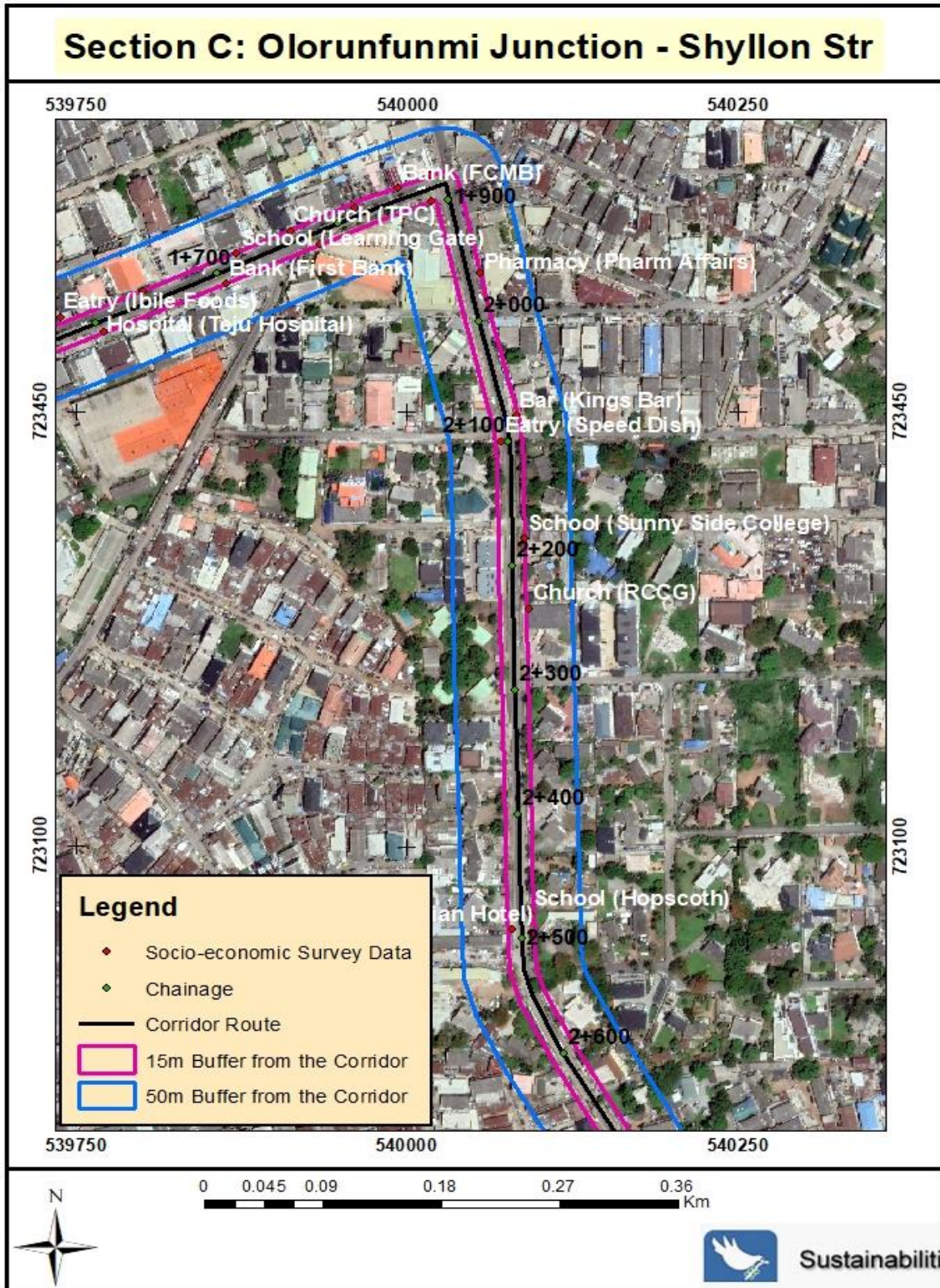
Map 3.6: The social receptors along Oshodi Underbridge to Industrial CIs
Source: Sustainabiliti Limited, December 2022.



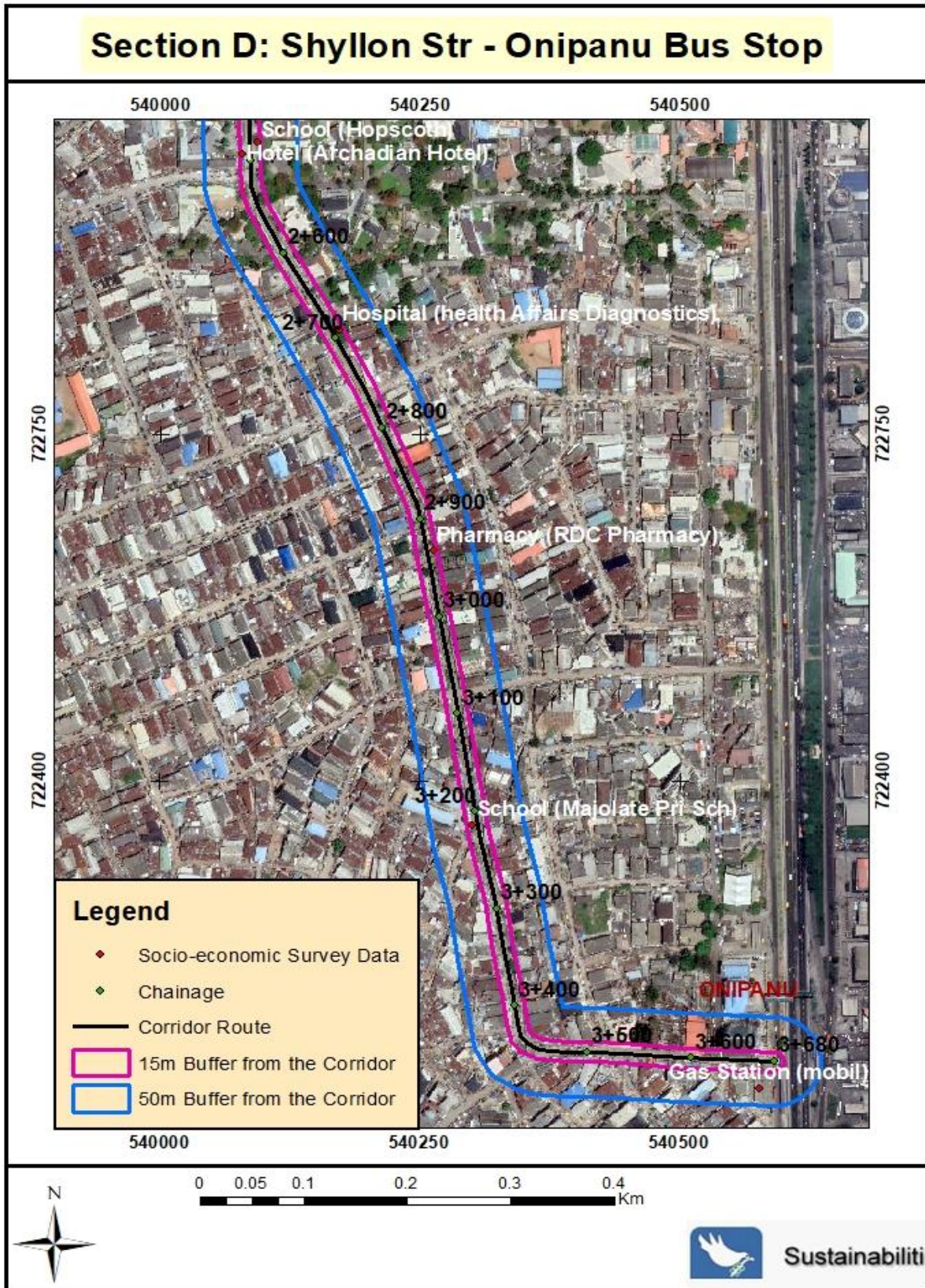
Map 3.7: The social receptors along Industrial CIs to Olorunfunmi Junction

Source: Sustainabiliti Limited, December 2022.





Map 3.8: The social receptors along Olorunfunmi Junction to Shyllon Street
 Source: Sustainabiliti Limited, December 2022.



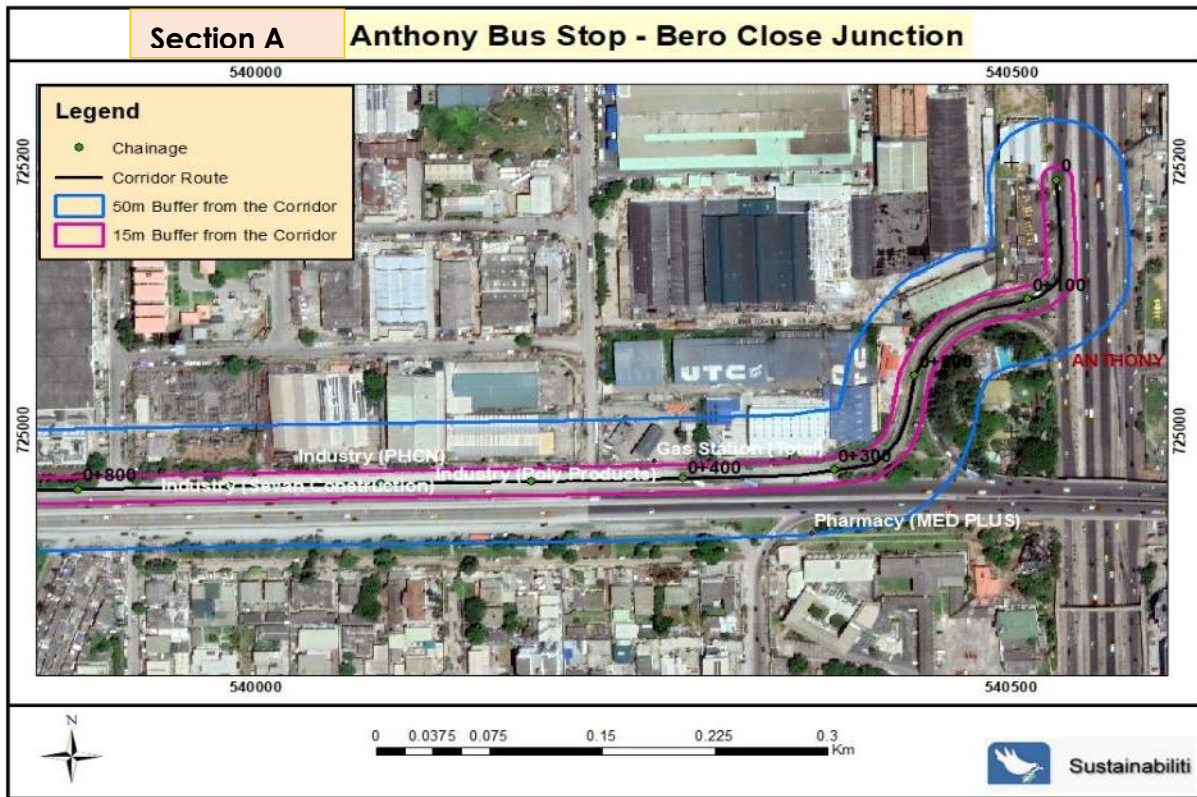
Map 3.9: The social receptors along Shyllon Street to Onipanu Bus Stop

Source: Sustainabiliti Limited, December 2022.

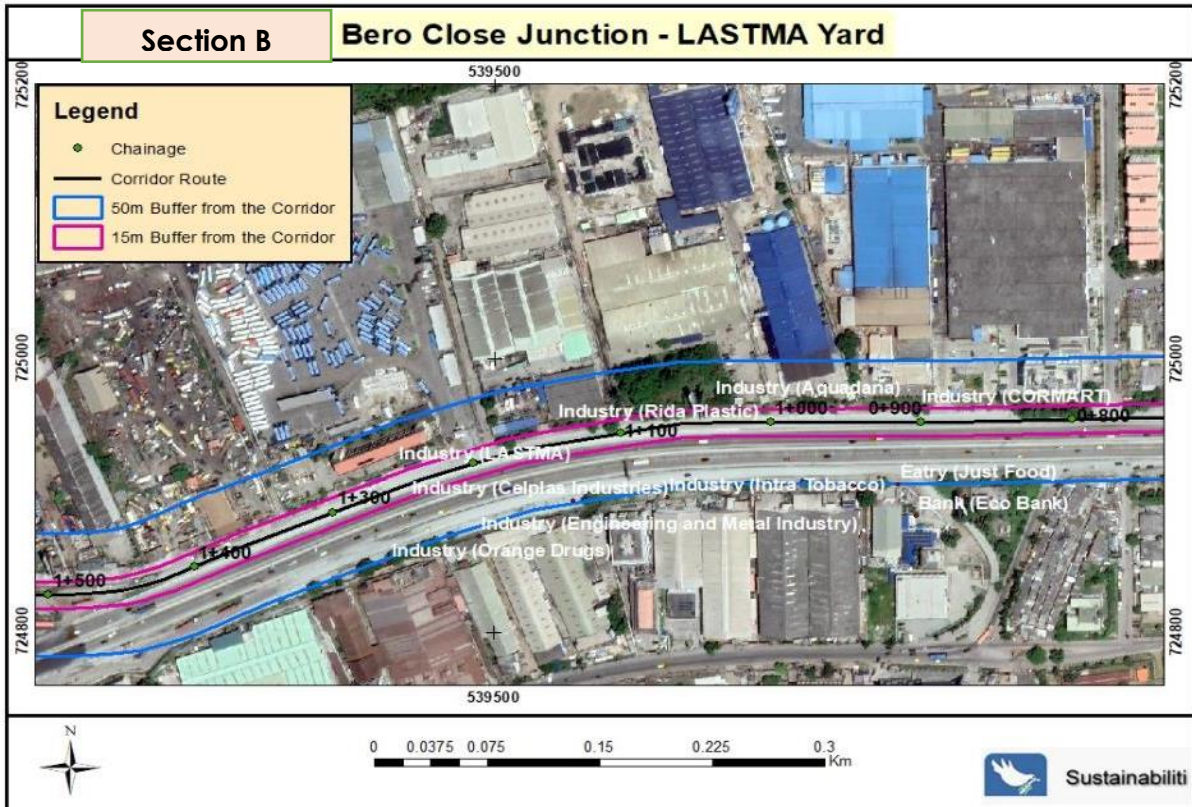




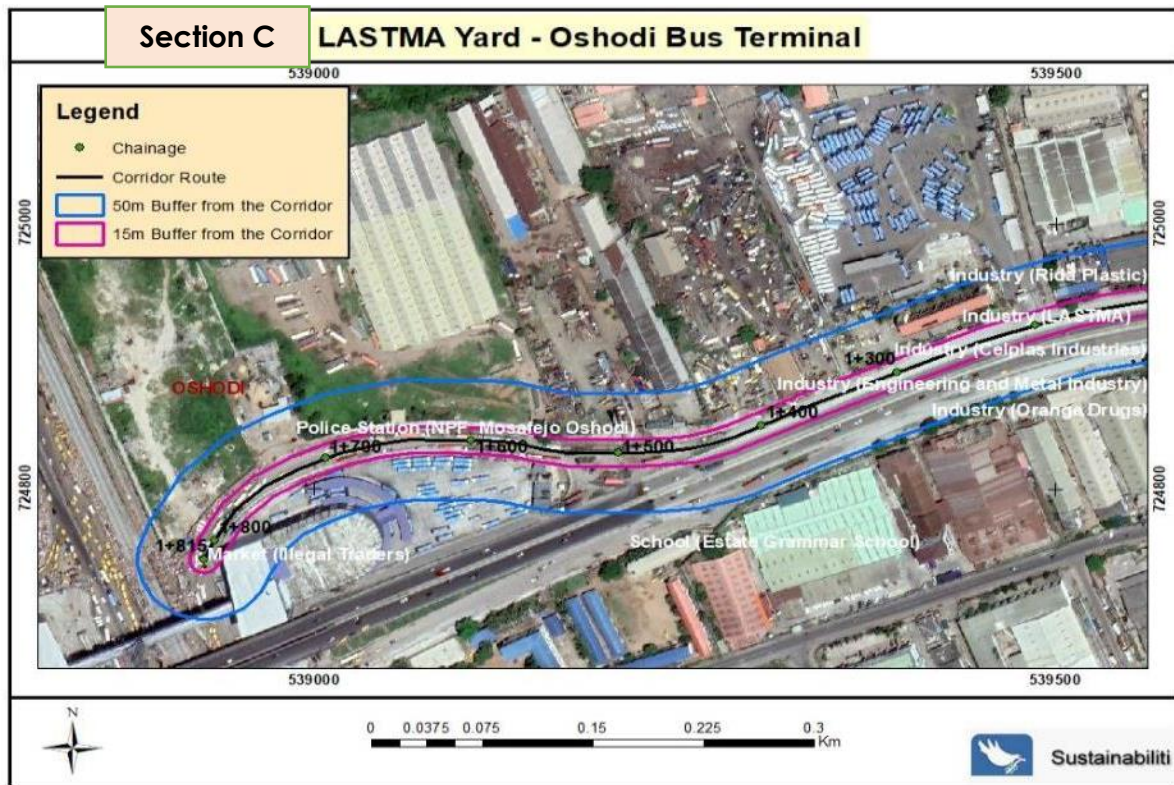
Anthony-Oshodi Corridor



Map 3.10: The social receptors along Anthony Bus Stop to Bero Close Junction
 Source: Sustainabili Limited, December 2022.



Map 3.11: The social receptors along Bero Close Junction to LASTMA Office
Source: Sustainabiliiti Limited, December 2022.



Map 3.12: The social receptors along LASTMA Office to Oshodi Bus Terminal
Source: Sustainabiliiti Limited, December 2022.



3.4.11 Community Needs and Expectations

As part of the engagement exercises (enumeration, disclosure and valuation), key issues and expectations from the community are itemized. These include that

- community youths should be considered for employment during the construction phase of the project, the community has qualified engineers and artisans.
- adequate compensation should be paid to the affected people in the project area.
- transport fare should be affordable to commuters during operations of the QBC scheme.
- adequate time is given to PAPs for relocation.
- the Government uses the acquired areas and spaces for the intended purpose.



CHAPTER FOUR: PROJECT IMPACTS

4.0 Project Overview

The proposed project Quality Bus Corridor (QBC 1) has been planned under the LSTMP 1, which will enhance efficiency and effectiveness of the public transport network and establish a sustainable integrated multimodal public transport system befitting the megacity status of Lagos. The major objectives of the proposed project are:

- Upgrade of the existing road infrastructure
- Improve the road traffic along the project corridor.
- Ease the commuter travel by reducing the travel time.
- Improve the road safety and reduce road accidents
- Carbon emission reduction
- Car operation cost savings, Operation cost savings diverted from public transport modes etc.

4.1 Project Components (activities that give rise to displacement or restriction of use)

The proposed Project has the following components:

- Construction of 3 Bus Terminals
- Construction or Improvement of Bus Shelters/Laybys in selected locations across the corridors (36 laybys in total along Anthony-Oshodi, Oshodi-Onipanu and Ojuelegba-Idi-araba-Ilasamaja corridors)
- Rehabilitation and maintenance of strategic roads and drainages.
- Provision of cameras at depot and bus terminals
- Ancillary Facilities such as walkway
- Traffic signals - Road signs; Road markings; bollards; studs; Luminaries and Kerbs shall be put in place along the corridor; Street light, drain and manhole

4.2 Land Acquisition Impacts

Land acquisition along QBC 1 corridor is minimal (although two petrol stations to be acquired at Onipanu and Ilasamaja). At Anthony the existing taxi park would be remodeled to a modern bus terminal, the operations of the taxis will be slightly disrupted during construction, after construction, they would co-share the terminal with LAMATA. Most of the locations are at existing laybys. However, in a few areas some additional land space will be obtained by moving fences or removing shops or shop extensions and movable structures such as Kiosks, tables and Umbrellas along the project corridors. The proposed impacts to be envisaged during the project would be economic displacement and business disturbance resulting in temporary loss of income for trading activities. The impacts attributable to the civil work activities under the QBC 1 intervention are shown in Table 4.1.





Table 4.1: Displacement impacts attributable to Civil Works on QBC 1

Activity	Land Acquisition Impacts
➤ Construction of Bus Terminals at Ilasamaja, Anthony and Onipanu	<ul style="list-style-type: none"> ➤ Loss of private commercial structures (fuel stations, shops, kiosks, market stands etc.) ➤ Limited access and Business disturbance (Anthony, Onipanu market, Idi-araba, ilasamaja) ➤ Loss of employment from affected businesses resulting in economic displacement.
➤ Construction or Improvement of Bus Shelters/Layby in selected locations	<ul style="list-style-type: none"> ➤ Loss of other private infrastructures (walls, fences, shades, extensions etc.). ➤ Loss of business income resulting in economic displacement.
➤ Rehabilitation and maintenance of strategic roads and drainages.	<ul style="list-style-type: none"> ➤ Limited access and Business disturbance (of people that drainage channels are cast directly towards the entrances of their shop)

4.3 Scope and Scale of Land Acquisition and Resettlement Impacts

Land acquisition is required for the construction of QBC 1 Terminals and Laybys. For the construction of terminals at Ilasamaja, Anthony and Onipanu the land area required measures 4723.18sqm.

The affected assets include Filling Stations, Fences, Shops, Shops Extensions, Kiosks, Shed, Tables and Umbrellas essentially.

The impact of this is the physical displacement of people, relocation of business space, temporary loss of income and loss of access to shops.

The layout plans showing the proposed terminal locations are shown below in the satellite maps presented in figures 4.1- 4.3 below.



Figure 4.1: Layout Plan of the proposed terminal location at Ilasamaja





Source: AEC and GPO Consultants, June 2022.

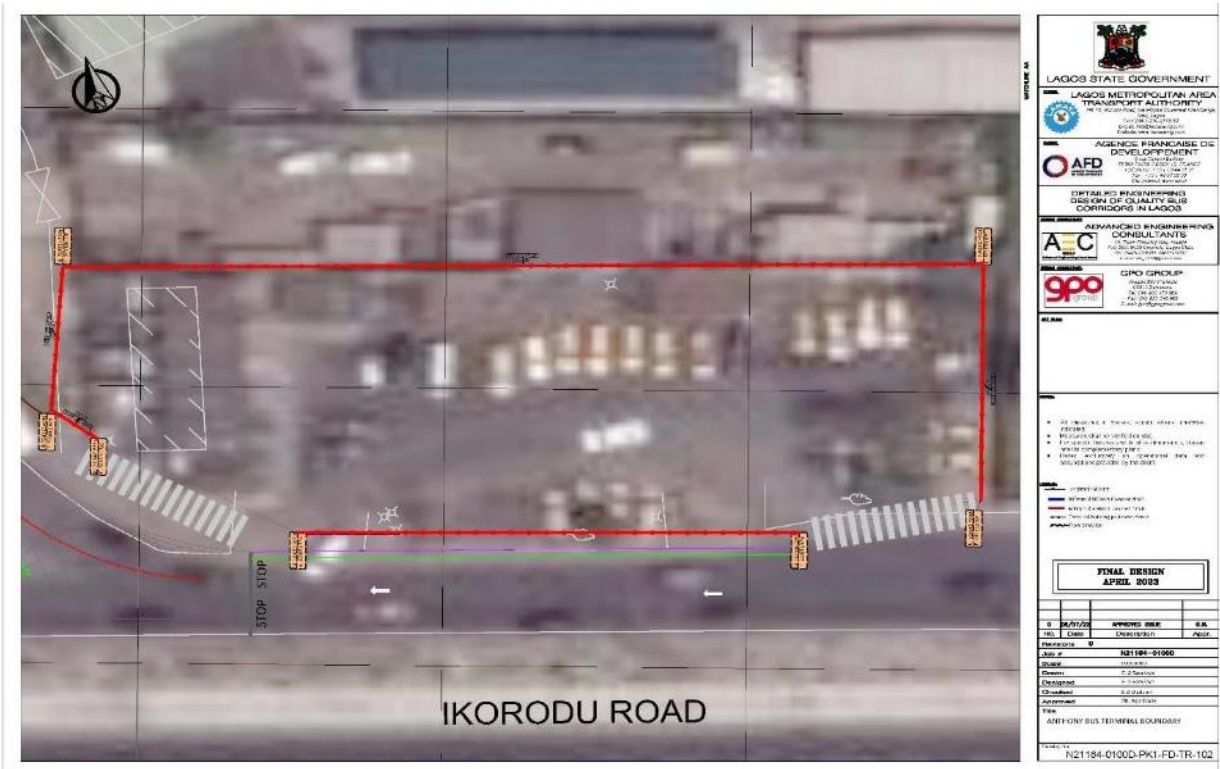


Figure 4.2: Layout Plan of the proposed terminal location at Anthony Source: AEC and GPO Consultants, April 2023.

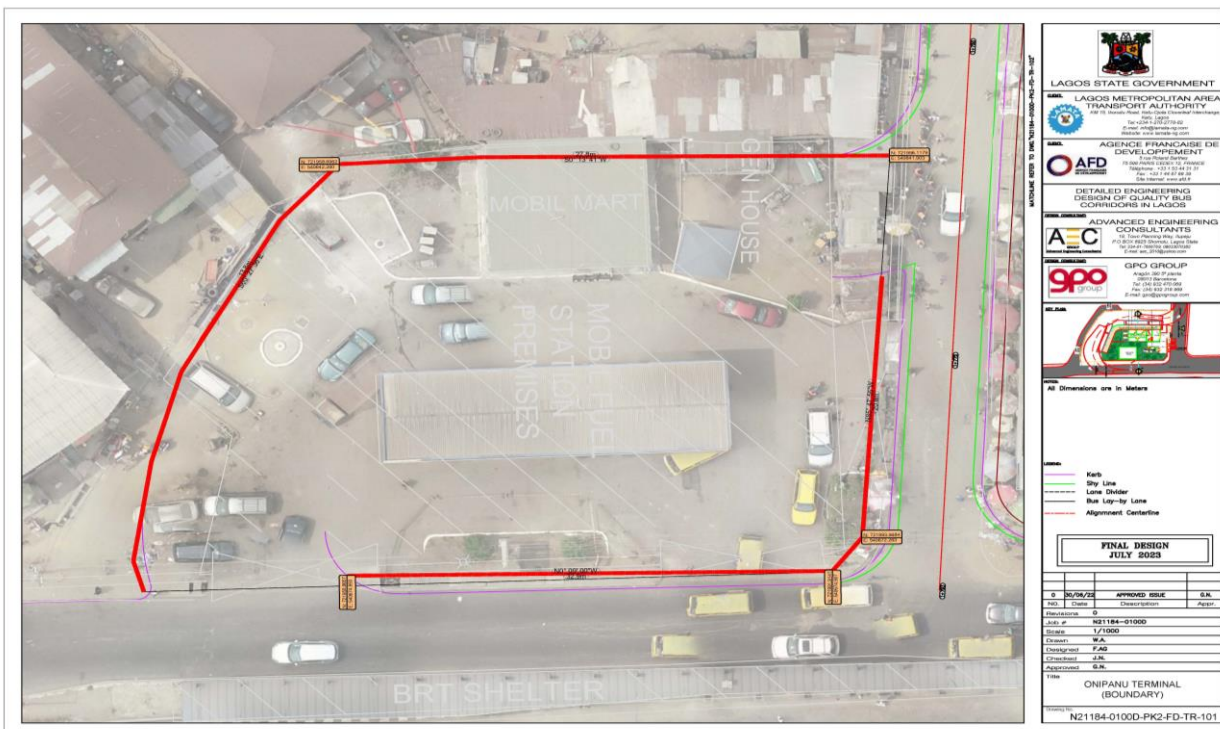


Figure 4.3: Layout Plan of the proposed terminal location at Onipanu Source: AEC and GPO Consultants, July 2023.





4.4 Alternative Analysis to Avoid or Minimize Displacement

IFC PS 5 and World Bank ESS5 requires that borrowers for development projects, plan and implement their projects in a way that seeks to avoid or minimize displacement impacts and consider compensation and other impact-offset measures only when the possibilities for avoidance and minimization have been exhausted.

For the efficient operation of the QBC 1 Corridor, it is imperative that terminals and depots are developed at strategic public transport hubs where commuters make destination choices.

4.5 Impact on Structures and Assets

The structures identified for the proposed QBC 1 Terminals at Onipanu (Mobil Petrol Station), Anthony (Existing Taxi Park) and Ilasamaja (Sherfex Petrol Station) will be acquired. At Layby locations, affected fence will be acquired whilst movable items will be removed.

4.6 Description of the Laybys along the corridor

A total of 36 laybys have been identified along the QBC 1 corridors. Tables 4.2 - 4.6 and Figures 4.1.-.4.12 depict the current situation.



Table 4.2: Description of the Laybys along Anthony-Oshodi corridor

ANTHONY-OSHODI LAYBYS				
DESC RIPTION	LOCATION	GPS COORDINATES	PICS	EXTENT OF ENCROACHMENT
RHS 1	The Proposed lay-by is situated in front of First Aluminum company just after Alhaji Adejumo street junction	6°33'31.00"N 3°21'48.09"E		-
LHS 1	The Proposed lay-by is situated in front of Clarion Mediacals Limited, just after Babatunde Oki street junction.	6°33'29.16"N 3°21'40.48"E		6m width across 45m length







RHS 2	The proposed lay-by is situated in front of RIDA Plastics	6°33'30.65"N 3°21'30.43"E		1.5m width across 43m length -
LHS 2	This is an existing layby is situated in front of Celphas Industry	6°33'28.58"N 3°21'27.54"E		1.5m width across 43m length -
RHS 3	This is an existing lay-by, which is situated in front of Lagos State Traffic Management Authority (LASTMA) office.	6°33'29.16"N 3°21'24.15"E		1.5m width across 43m length -





Table 4.3: Description of the Laybys along Oshodi-Onipanu corridor

OSHODI-ONIPANU LAYBYS				
DESCRIPTION	LOCATION	GPS COORDINATES	PICS	EXTENT OF ENCROACHMENT
RHS 1	The Proposed layby is situated before Union Bank	6°33'14.56"N 3°21'16.12"E		1.5m width across 46m length
LHS 1	The Proposed layby is situated in front of Fountain of Life Church	6°33'11.65"N 3°21'17.90"E		1m width across 45m length





RHS 2	This is an Existing layby, which is situated in front of AilCO insurance company	6°32'54.12"N 3°21'24.58"E		1.5m width across 46m length
LHS 2	The propose layby is situated Opposite Zenith Bank	6°32'50.31"N 3°21'26.82"E		1.5m width across 43m length
RHS 3	The proposed layby is situated in front in Diamond Bank building along Ilupeju by-pass road	6°32'43.99"N 3°21'36.07"E		1.5m width across 43m length





LHS 3	The proposed layby is situated after Learning Gate school opposite Anglican Church facing Adeshiyan street junction.	6°32'46.19"N 3°21'39.57"E		1m width across 7m length
LHS 4	The proposed layby is situated just before Ayodele Ojo street (Before African Church Close) along CokerRoad	6°32'45.26"N 3°21'44.24"E		3m width across 44m length
RHS 4	The proposed layby is situated along Coker road after Ayodele street junction (After African Church Close).	6°32'42.88"N 3°21'44.24"E		5m width across 48m length





LHS 5	The proposed layby is situated along Tinubu road (After Hop Scotch schools).	6°32'30.67"N 3°21'45.49"E		5m width across 45m length
RHS 5	The proposed layby is situated along Tinubu road before Jonwo Plaza	6°32'28.71"N 3°21'45.01"E		1 width across across length
LHS 6	The proposed layby is situated along Oyewole Street Opposite 20 Oyewole Street Red Fence.	6°32'24.63"N 3°21'46.60"E		5m width across 45m length





RHS 6	The proposed layby is situated along Oyewole Street 20 Oyewole Street Cream Fence.	6°32'24.42"N 3°21'46.23"E		5m width across 45m length
RHS 7	The proposed layby is situated After Awoyokun at 30, Majolate Street	6°32'9.48"N 3°21'51.65"E		5m width across 45m length
LHS 7	The proposed layby is situated Before Awoyokun at 25, Awoyokun Street	6°32'7.97"N 3°21'52.31"E		5m width across 45m length





Table 4.4: Description of Oshodi- Onipanu Junction Encroachment corridor



OSHODI - ONIPANU JUNCTIONS ENCROACHMENT			
DESCRIPTION	LOCATION	PICS	EXTENT OF ENCROACHMENT
OO - JN - 003	ILUPEJU BYPASS 2		1m width across 15m length both RHS and LHS
OO - JN - 004	SHYLLON JUNCTION		9.5m width across 30m inward shyllon street and 1m width across 20m length along oyewole street



OO - JN - 005	AWOYOKUN JUNCTION			2m width across 20m length
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Table 4.5: Description of the Laybys along Ojuelegba-Idi-araba corridor




OJUELEGBA-IDI ARABA-ILASAMAJA LAYBYS				
DESCRPTION	LOCATION		PICS	EXTENT OF ENCROACHMENT
RHS 2	The proposed lay-by is situated along Ishaga road, between Atunrase and Owodele street junctions (before Owodele Street) .	6°30'50.84"N 3°21'25.33"E		5m width across 47m length
LHS 2	The proposed lay-by is situated along Ishaga road (After Owodele Street) .	6°30'50.50"N 3°21'24.41"E		6m width across 48m length





RHS 3	The proposed lay-by is situated along Ishaga road, just before LUTH Gate main entrance	6°30'59.12"N 3°21'15.77"E		4m width across 48m length
LHS 3	The proposed lay-by is situated along the road, After LUTH Gate.	6°31'0.56"N 3°21'13.45"E		4m width across 48m length
RHS 4	The proposed lay-by is situated directly opposite Great Joy schools.	6°31'7.97"N 3°21'2.67"E		6m width across 47m length



LHS 4	The proposed lay-by is situated along Ishaga road in Idi araba in front of Great Joy School.	6°31'7.62"N 3°21'2.47"E		6m width across 47m length
RHS 5	The proposed lay-by is situated along Ishaga road in Idi araba just before Shittu street junction.	6°31'9.15"N 3°20'51.08"E		6.5m width across 47m length
LHS 5	The proposed lay-by is situated along Ishaga road in Idi araba just after Durodola street junction.	6°31'9.57"N 3°20'48.59"E		6m width across 47m length








RHS 6	The proposed lay-by is situated along Akanro Street opposite watchman catholic church.	6°31'15.47"N 3°20'43.24"E		6m a width across 45m length
LHS 6	The proposed lay-by is situated along Akanro Street in front of watchman catholic church.	6°31'15.10"N 3°20'43.23"E		7m a width across 45m length
RHS 7	The proposed lay-by is situated along Akanro street just before Oba Lane	6°31'15.55"N 3°20'32.10"E		6m width across 45m length





LHS 7	The proposed lay-by is situated along Akanro street just before Saka Jojo Street	6°31'15.17"N 3°20'29.86"E		6m a width across 46m length
RHS 8	The propose lay-by is situated along Akanro street road, in front of Patricks Diagnostics limited Opposite Oyegbata Adebayo Street.	6°31'15.58"N 3°20'21.92"E		5m width across 45m length.
LHS 8	The proposed lay-by is situated long Akanro street road, just after Oyegbata Adebayo Street.	6°31'15.13"N 3°20'21.75"E		3m width across 42m length





LHS 9	The proposed lay-by is situated along Akanro street opposite Belle first Gardens	6°31'15.57"N 3°20'11.15"E		5m width across 46m length
RHS 9	The proposed lay-by is situated along Akanro street, in front of Belle first gardens	6°31'16.00"N 3°20'11.39"E		5m width across 46m length



Figure 4.4: Layout Plan of laybys along Ojuelegba-Idi araba-Ilasamaja project corridor Source: AEC and GPO group, June 2022.



Figure 4.5: Layout Plan along Ojuelegba-Idi araba-Ilasamaja project corridor Source: AEC and GPO group, June 2022.



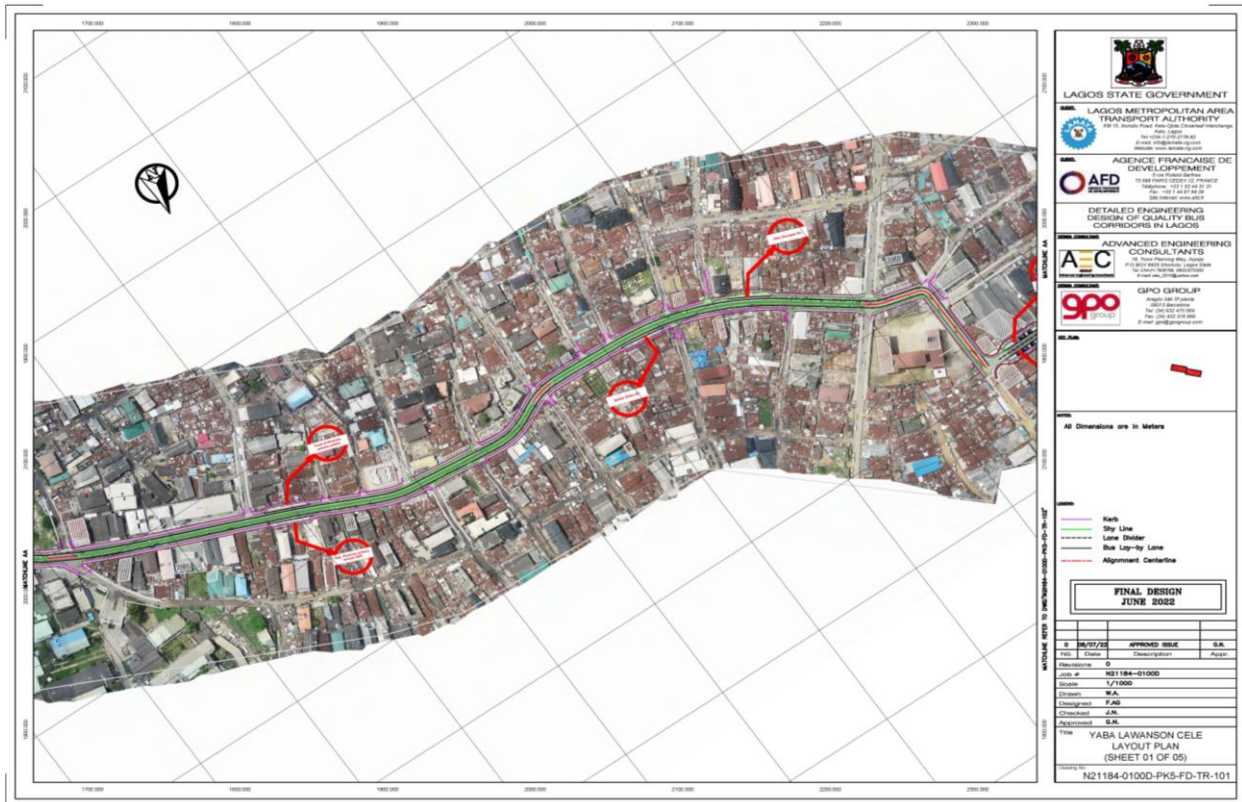


Figure 4.6: Layout Plan of laybys along Ojuelegba-Idi araba-Ilasamaja project corridor Source: AEC and GPO group, June 2022.



Figure 4.7: Layout Plan along Ojuelegba-Idi araba-Ilasamaja project corridor Source: AEC and GPO group, June 2022.





Figure 4.10: Layout Plan of laybys along Oshodi-Onipanu project corridor
Source: AEC and GPO group, June 2022.

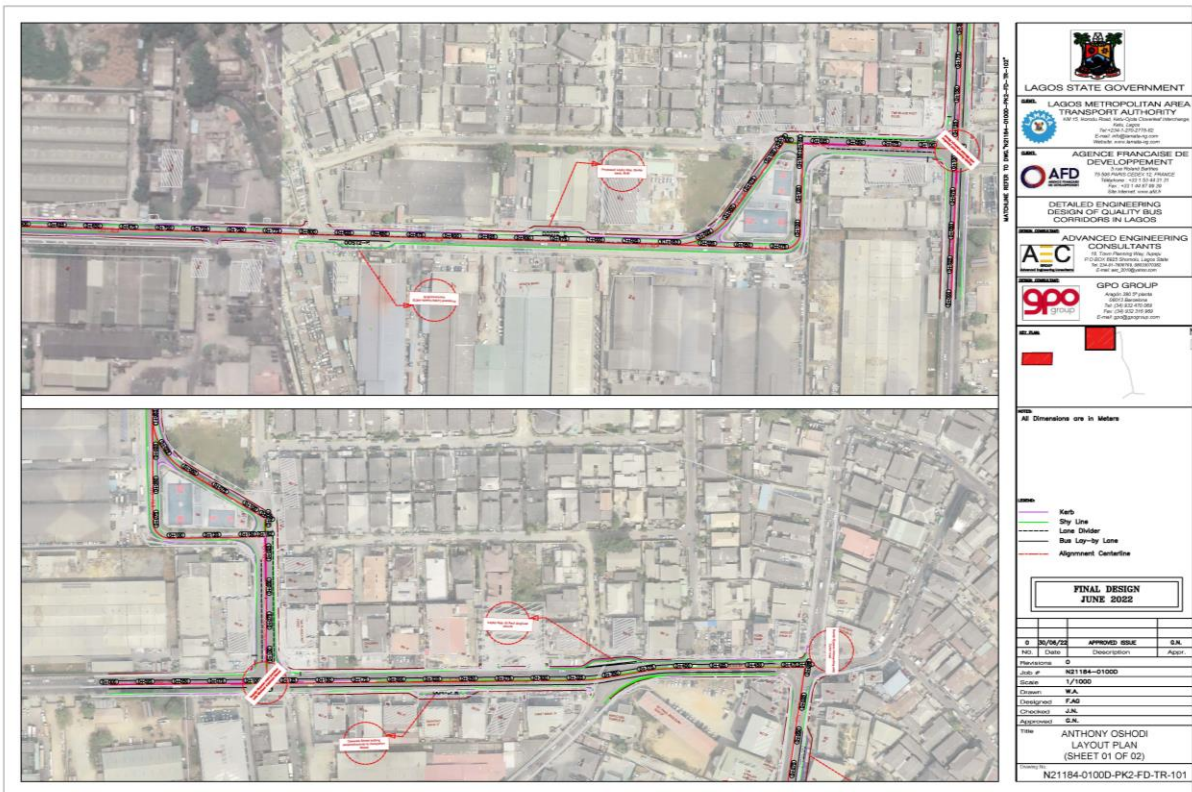


Figure 4.11: Layout Plan of laybys along Oshodi-Onipanu project corridor
Source: AEC and GPO group, June 2022.

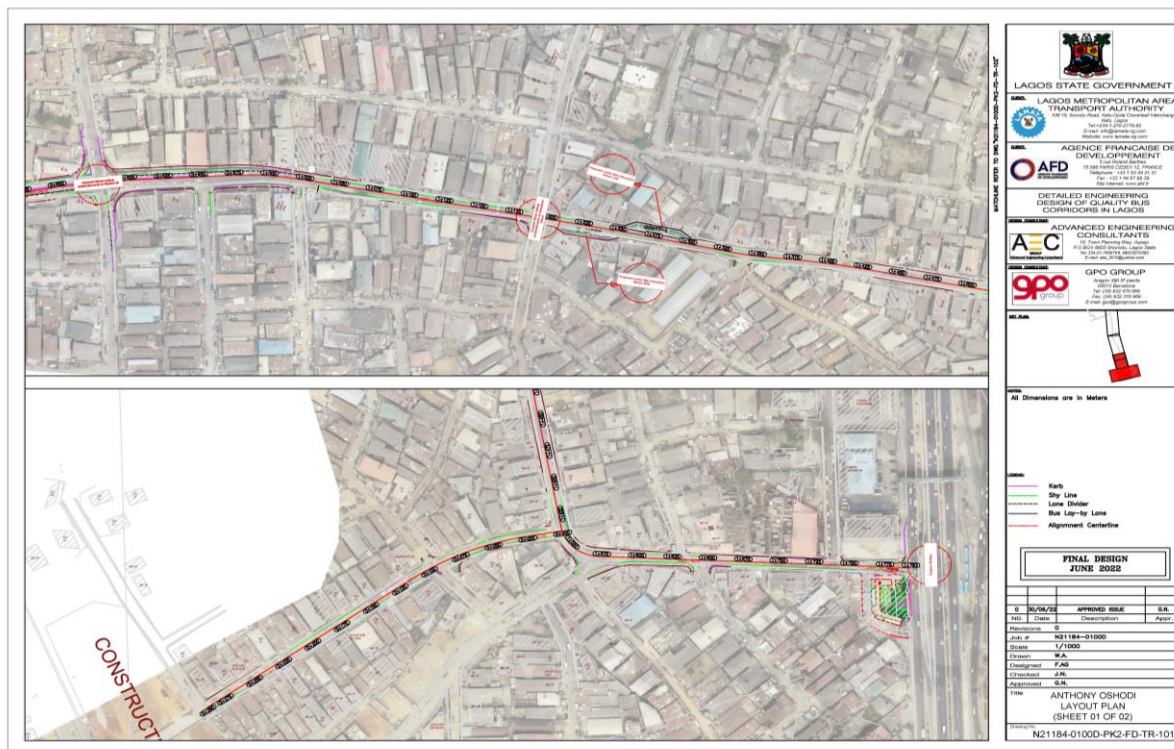


Figure 4.12: Layout Plan of laybys along Oshodi-Onipanu project corridor
Source: AEC and GPO group, June 2022.

4.7 Impact on Social Networks

Persons selling goods who will be displaced, have formed a loose relationship with members of the community and the terms of their relationship is largely based on the supply of goods and services to their customers and can easily be replaced. However, it is useful to note that relocation of such persons and businesses to other locations also necessitates the need for displaced persons to form bonds of kinship following the organic solidarity model that was available to them in the locations from which they were displaced. For instance, it would be expected that businesses relocating to new areas would experience a time lapse before they build a new customer base that would be required for their businesses.

4.8 Impact on Cultural Heritage

No impacts on cultural heritage items are seen on the Ojuelegba-Ide araba, Anthony-Oshodi and Onipanu-Oshodi corridors. However, during the implementation of this RAP any site of cultural significance will be treated according to the chance finds procedure stated in the ESMP and commitments set out in the RPF.

4.9 Restrictions on use of, or access to, land or natural resources

There might be restrictions to access land along the corridor especially around the laybys. Transport operators who usually use the existing laybys would have to use an alternative area (this will be identified in phases by the contractor) for alighting or picking up commuters. In cases where some residential and commercial properties





might lose access to their properties during the construction works, the contractor must ensure alternative access points are provided, an inconvenience allowance is to be provided to such persons.

4.10 Impact on Informal Transport Operators

4.10.1 Informal Transport Operators in the Project Area

During the construction phase of this project, the services of the public transport operators along QBC 1 corridor will be slightly disrupted because, they would not be able to make use of the bus stops during construction. They will use alternate pick up points created by the contractor while the laybys are under construction. There will be no loss of income to them because of this slight change. As for the operation phase of running buses along the Quality Bus Corridor, LAMATA is currently conducting a dedicated study called the Bus Industry Transition for Informal Operators will run until November 2025 and at the end of the LSTMP-phase 1 project. It will make a census of informal operators along the feeder roads, initiate a negotiation cycle to find out if the transporters are willing to integrate with the new public transport system as operators, drivers, technical agents etc. or want a compensation. This consultancy will aim at negotiating the process to be conducted under the framework listing viable alternatives, from full engagement of informal operators into the new QBC operations, to an acceptable compensation scheme (including scrapping of existing vehicles, all in very poor condition, and a livelihood restoration program) to operate on other routes, or eventually leave the business.

The intention is to undertake a negotiation process with these operators to determine optimum schemes for all, from integration into future QBC operations, to full compensation [including fleet scrapping program, livelihood restoration, etc.]. It is envisaged that most of the existing operators along the QBCs will be selected and given economic incentives to provide QBC services. Selected operators will also be given (as necessary) training in business management to enable them to operate the services to the required standards.

4.10.2 Anticipated Impacts

Anticipated impacts from the transport operators could be lack of cooperation, queue spill back and traffic travel patterns and time, during construction. LAMATA is to ensure the presence of Lagos State Traffic Management Authority, and continuous engagements with all Project affected persons at various stages of the construction activities and thereafter. In addition, it is anticipated that during the construction phase of this project, some economic activities might be disrupted. The summary of the type of losses and the categories of the affected persons are contained in the table 4.6.





Table 4.6: Summary of the type of losses and categories of affected persons along the corridor

Categories of PAP and assets	Type of Loss
Owner of Petrol Station at proposed Terminal area at Ilasamaja and Onipanu	Loss of Land, Structure and Loss of Income
Owner of Shops	Loss of Land and Structure
Tenants Traders of Shops	Loss of business location and income
Employees of traders with shops	Loss of income
Owners of Tables and Umbrellas	Loss of income and business location
Traders of Sheds	Loss of income and business location
Traders of Kiosks	Loss of income and business location
Owner of Wheelbarrows	Temporary loss of access to business space due to rehabilitation and maintenance of drainages
Owners of Fences	Loss of Structure
Owner of shop extensions	Temporary Loss of Structure
Occupier of open Spaces	Loss of space resulting to loss of income
Owner of Public Toilet	Temporary loss of access to business space due to construction works resulting to Loss of income
Anthony Taxi Park Transporters	Temporary business disturbance and loss of access to the park during construction



CHAPTER FIVE: ELIGIBILITY AND ENTITLEMENTS

5.0 Introduction

This Chapter describes

- The eligibility criteria and entitlement matrix, which highlights principles and criteria for determining eligibility for compensation, restoration, and related resettlement assistance
- The Valuation methods and compensation for losses and income/livelihood restoration and resettlement assistance, as applicable
- The rates and types of compensation and procedure for the delivery of compensation packages to the PAPs.

5.1 Eligibility

All PAPs including non-titled or informal dwellers will be compensated for loss of assets (structures and businesses) and will receive,

- i. Compensation (as required, to match replacement value), and/or
- ii. Other resettlement allowances such as transportation allowance, compensation for loss of workdays, assistance in rebuilding structures.

The criterion for eligibility is based on PAPs belonging to one of the three groups:

- i. **Group A:** Those who have title or formal legal rights to land.
- ii. **Group B:** Those who do not have formal legal rights to land at the time of beginning of census, but claim to such lands or assets, provided that such claims are recognized under the laws of the country or become recognized through a process identified in the RAP,
- iii. **Group C:** Those who have no recognizable legal right or claim to the land they are occupying (i.e., non-titled users or informal settlers)

According to the IFC, regardless of their legal status—landowners, land rights holders, tenants, untitled occupants will not be denied resettlement assistance or compensation because of not having a title deed. Under IFC PS 5, all assets must be replaced at Full replacement cost.

To avoid exploitation of the RAP process, compensation eligibility will be limited by a cut-off date. The RAP consultant in close consultation with the PAPs and LAMATA establishes a cut-off date. PAPs who settle in the affected areas after the cut-off date will not be eligible for compensation or any form of resettlement assistance.





5.2 Entitlement Matrix

The entitlement provisions for PAPs should include provisions for permanent or temporary land losses, house / structure losses, relocation assistance, business loss allowance, special assistance for vulnerable group and other support as required.

An overview of the compensatory measures, which should be done to compensate those that will be displaced involuntarily (loss of land or prevention of access to normal means of livelihood) is given below:

- i. Offer displaced persons cash compensation where appropriate.
- ii. Provide relocation assistance suited to the needs of each group of displaced persons.
- iii. Make cash compensation available prior to relocation.
- iv. Offer compensation in kind in lieu of cash where feasible: Temporary impacts such as loss of power/water to business shall be resolved as part of the contractor's consortium by a 3rd Party Utility consultant.
- v. Offer compensation in kind in lieu of cash where feasible: Temporary impacts such as loss of access to businesses or residences, shall be resolved by the contractor.

Compensation and other resettlement measures should be provided as per the entitlement and compensation matrix prepared for this project.

The entitlement matrix is given in Table 5.1.



Table 5.1: Entitlement Matrix

Categories of PAPs	Type of Loss	Right to salvage materials	Loss of Land	Cost of Structure	Loss of income	Loss of Tenancy Fees	Disturbance Allowance	Moving Allowance
Owner of Shops	Loss of Land and Structure	Applicable	Applicable	Applicable	Applicable	Not Applicable	Not Applicable	Applicable
Tenants/ Traders of Shops	Loss of income and business location	Not Applicable	Not Applicable	Not Applicable	Applicable	Applicable	Not Applicable	Applicable
Employees of traders with shops	Loss of income	Not Applicable	Not Applicable	Not Applicable	Applicable	Not Applicable	Not Applicable	Not Applicable
Owners of Kiosks	Loss of income and business location	Applicable	Not Applicable	Not Applicable	Applicable	Not Applicable	Not Applicable	Applicable
Owner of Sheds	Loss of income and business location	Applicable	Not Applicable	Not Applicable	Applicable	Not Applicable	Not Applicable	Applicable
Owners of Shop Extensions	Loss of Structure	Applicable	Not Applicable	Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Owners of Fences	Loss of space and materials	Applicable	Applicable	Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable





Owner Tables and Umbrellas	Loss of income and trading space	Applicable	Not Applicable	Not Applicable	Applicable	Not Applicable	Not Applicable	Applicable
Occupier of Open space	Loss of space	Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Applicable
Owner of Petrol Station	Loss of Land and Structure	Applicable	Applicable	Applicable	Applicable	Not Applicable	Not Applicable	Applicable
Owner of Public Toilet	Loss of income and access	Applicable	Not Applicable	Not Applicable	Applicable	Not Applicable	Applicable	Not Applicable
Anthony Taxi Park Transporters	Business disturbance	Not Applicable	Not Applicable	Not Applicable	Applicable	Not Applicable	Applicable	Not Applicable
Wheel Barrows	Business Disturbance	Not Applicable	Not Applicable	Not Applicable	Applicable	Not Applicable	Not Applicable	Not Applicable

Note: Tenants' compensation is dependent on the length of tenancy already utilized and will be done on a case by case basis after reviewing tenancy documentation.





5.3 Valuation of Losses and Compensation for Losses

5.3.1 Valuation Methodology

Method of Valuation: The Valuation method of estimating compensation is the present cost of construction in valuing properties with total disregard/allowance for the age, physical, social, economic and functional obsolescence. In essence, there is no allowance made for depreciation.

Valuation Formula:

$$FRV=SA/m^2 \times RC/m^2$$

Where SA/m² – Structure Area in Square meter

RC/m² – Rate of Construction per Square meter

Valuation methods for affected land and assets would depend on the type of asset. The three land asset types identified under Nigeria law are:

- i. State (urban and non-urban) owned Land.
- ii. Privately owned Land.
- iii. Assets held under Customary Law.

The project team inclusive of the Estate surveyors and Valuers visited the project sites to collect the necessary data for preparation of the valuation respectively. The estimated valuation was based on the condition of the properties, from observations and inspection.

The acquisition of land and structures is particularly sensitive and in order not to raise apprehension of the PAPs because of the delay and exigencies of a project like this, from re-scoping or change in design. The in-depth measurements could not be fully attained at this time, this will be re-examined during the implementation of the RAP, when PAPs grant full access to properties, and information about exact extents of affected assets is ascertained, communicated, and managed effectively.

5.3.2 Valuation of structures at full Replacement Cost

Replacement cost is the amount to replace an affected asset plus transaction costs (which would include any taxes), without accounting for depreciation. The cost is required to replace or restore a damaged, lost or outdated asset with a similar one in its original condition.

The valuation for compensation for the identified categories of losses as seen in the entitlement matrix (table 5.1) was determined by an estimate of valuation of assets using replacement cost method of International Valuation Standards (IVS).

Note: PAPs will have the right to salvage all materials, even for fixed assets for which they would receive cash compensation at full replacement cost.





5.3.3 Relocation of Residential Tenants, Business and Trading assets (moving allowance)

The cost of relocation activities for existing owners of business assets along Anthony-Oshodi, Oshodi-Onipanu and Ojuelegba-Ide araba-Ilasamaja corridors were estimated by conducting a market survey on the potential costs of relocating physical facilities within the project area. An estimated market survey is shown in Table 5.2.

For small traders, relocation of business was determined based on light-sized transport means (Tables and umbrellas, tables, sheds, kiosks etc.) while assumptions for other categories of project affected persons was made for larger businesses.

Table 5.2: Estimated moving allowance for Residential Tenants and Businesses

Business	Estimated Moving Allowance
Tenants (Residential)	30,000
Tenants Traders (Commercial Shops)	25,000
Shop Owners	25,000
Kiosks and Sheds	20,000
Tables and Umbrellas	15,000
Loss of Business Space	10,000

5.3.4 Valuation of Business or Income Stream losses and Tenancy Rates

Compensation shall be paid for loss of business or employment to ensure that livelihoods are better than pre-project status. This will include persons who are encroachers or squatters along the QBC such as illegal roadside traders. Losses and associated compensation is based on the average income level obtainable in the project areas. This is because the answers provided on monthly income during the survey are not reliable. The income losses is calculated to cover a defined number of days (90 days) which represents the transitional period required for relocating business to stabilize after displacement occurs. Table 5.3 shows the estimated monthly income for affected PAPs and corresponding loss of business compensation.

Table 5.3: Estimated monthly income for affected PAPs

PAPs which incomes are affected	Monthly income (Naira)	Compensation for a transitional period of 3 months (Naira)
Tenants/ Traders of Shops	40,000	120,000
Employees of traders with shops	20,000	60,000
Owners of Kiosks	20,000	60,000
Owner of Sheds	20,000	60,000
Owner Public Toilet	100,000	300,000
Owner of Petrol Station	2,560,000	7,680,000
Tables and Umbrellas	15,000	45,000





5.3.5 Disturbance Allowance

A disturbance allowance calculated as 5% of the income multiplied by 3 months, has been applied to cater for the impact of restricting access to the public toilet at the Anthony Taxi Park along the Anthony – Oshodi corridor during the construction period.

5.3.6 Compensation and Valuation Rates

Based on preliminary valuation studies and market surveys carried out, the rates for compensation and assistance to be provided under this RAP are given for Ojuelegba-Ide-Iraba-Ilasamaja, Anthony-Oshodi and Onipanu-Oshodi corridors in the Table 5.5.





Table 5.4: Compensation and Valuation Rates for QBC 1 Corridors

Categories of PAPs and assets	No. of PAPs	Type of loss	Estimate Yearly Rent Fee	Estimate Monthly income (Naira)	Disturbance Allowance	Cost of Land	Cost Structure of	Compensation for a transitional period of 3 months (Naira)	Moving allowance (Naira)	Compensation per Individual(Naira)	Total Compensation (Naira)
Owner of Shops	41	Loss of Land, Structure				1,000,000	560,000	-	25,000	1,585,000	64,985,000
Tenants Traders of Shops	41	Loss of business location and income	50,000	40,000				120,000	25,000	195,000	7,995,000
Employees of traders with shops	180			20,000						20,000	3,600,000
Traders of Kiosks	24	Loss of income and business location		20,000				60,000	20,000	80,000	1,920,000
Traders of Sheds	15	Loss of income and business location		20,000				60,000	20,000	80,000	1,200,000
Owner of shop extensions	48	Temporary Loss of Structure					100,000	-		100,000	4,800,000
Owners of Fences	25	Loss of Structure				1,000,000	485,000	-		1,485,000	37,125,000
Owners of Tables and Umbrellas	151	Loss of income and business location		15,000				45,000	15,000	60,000	9,060,000
Occupier of open Spaces	13	Loss of space						-	50,000	50,000	650,000





Owner of Petrol Station at proposed Terminal area at Ilasamaja and Onipanu	2	Loss of Land, Structure and Loss of Income		2,560,000		45,000,000	50,000,000	7,680,000	1,500,000	104,180,000	208,360,000
Owner of Public Toilet	1	Temporary loss of access to business space due to construction works		100,000	15,000			300,000		315,000	315,000
Anthony Taxi Park Transporters	41	Temporary business disturbance		100,000	5,000			-		5,000	205,000
Owner of Wheelbarrows	6	Temporary loss of access to business space						-	5,000	5,000	30,000
TOTAL											340,245,000
10% Contingency											34,245,000
SUM											374,490,000

2

The values used in calculating the compensation figures is an estimate and each land parcel and structure will be assessed to ensure full replacement value.





5.3.7 Modes of Restitution

Cash-based assistance is the preferred option for this RAP; cash compensation was the most preferred option by the PAPs themselves. This will enable PAPs to utilize the money for their businesses; to offset self-relocation costs this will meet their needs and expectations.

5.3.8 Compensation Payment and Procedures for Delivery of Compensation

The delivery of compensation shall be issued by bank transfers or with a cheque. LAMATA shall ensure the use of methods preferable to the PAPs are used to avoid discriminatory practices especially towards women in effecting payments and/or delivery of other resettlement measures will be included in the implementation arrangements.

5.4 Income/Livelihood Restoration

The main objective of income/livelihood restoration and improvement schemes is to ensure that the income/ living standards of Project Affected Persons (PAPs) are at least restored or better than conditions prior to their displacements. The PAPs will be given the opportunity to choose amongst various options available to enhance their current activities and skills. PAPs will be consulted to keep them well informed on the opportunities open to them and they will be given the chance to participate.

This section discusses the livelihood support that would be undertaken by LAMATA to empower people, enhance productivity and resources, an alternative source of income; these will mitigate the livelihood impacts of PAPs that they might experience during the implementation of the project.

5.4.1 Livelihood Restoration Planning and Strategies

The Skill acquisition program is to be conducted by LAMATA in partnership with the Ministry of Women Affairs and Poverty Alleviation (WAPA). The duration and time would be for a period of 3 - 5 days, the PAPs may be divided into groups based on their interests. Well spacious and suitable halls around project corridors will be used as venues for the program. The options developed below are generic. Further consultations on livelihood strategies and implementation will be further explored by the RAP implementation Consultant in discussions with the PAPs.

Training options available include:

- Training on Financial management and customer management
- Training on processing micro-credit opportunities
- Provision and use of Point of Sale (POS) machine
- Vocations such as Beading, Baking, Craft making and Hairdressing.
- Providing of business grants





The key guiding principles for this program are as follows:

- i. Active participation of PAPs.
- ii. Provide options to PAP to determine how he/she will benefit from the income/ livelihood restoration.
- iii. Capacity building of the needs of women, the elderly, youth, and vulnerable groups are considered

5.4.2 Budget for Livelihood Restoration Program

An estimate for Income/Livelihood restoration program is proposed based on available data gathered as shown below in Table 5.6.

Table 5.5: Budget Livelihood Restoration Program

Items	Number	Estimated Cost Per Person (Naira)	Total (Naira)
Facilitators' Fees	4	150,000.00	600,000.00
Venue- Hall Rental, Projectors, Audio Equipment, Generator and Seating	1	1,000,000.00	1,000,000.00
Refreshment per Participant	639	3,000.00	1,917,000.00
Training Materials	639	4,000.00	2,556,000.00
Transportation Allowance for Participants	639	4,000.00	2,556,000.00
Support towards a Business Grant for a minimum of 250 participants	250	100,000.00	25,000,000.00
Sum			33,629,000.00
Miscellaneous 40%			13,451,600.00
Total			47,080,600.00

5.4.3 Transport Assistance for Vulnerable PAPs

Vulnerable PAPs will be provided with extra arrangements for movement before they are made to relocate from the project areas. LAMATA through the RAP implementation consultants will prioritize vulnerable groups in the relocation process, ensuring that they are among the first to be relocated to minimize their exposure to risks. In recognizing that vulnerable PAPs shall require assistance, a budget of ₦10,000 naira is allocated to assist with transportation. The category of vulnerable persons to be considered are shown in Table 5.7.





Table 5.6: Details of vulnerable persons within the project area

S/N	Category of Vulnerable Person	Number of PAPs	Additional Livelihood Assistance (Naira)
1	Elderly (above 60 years)	98	10,000 Per/Person
2	Widowed	61	
3	Large Family Size (greater than 6)	65	
	Persons Living with Disability	0	
	Total	224	2,240,000.00

5.5 Resettlement Implementation Arrangements

The overall responsibility for implementation of the resettlement measures described in this Resettlement Action Plan (RAP) is with LAMATA.

A Resettlement Steering Committee is to be set up comprising officials from LAMATA, Office of Lands Bureau and Survey, Ministry of Physical Planning, Ministry of Women & Poverty Alleviation, Ministry of Justice, community leaders, Surulere, Lagos Mainland, Oshodi Isolo and Kosofe LGAs. They will provide strategic oversight for the entire process to ensure smooth delivery and compliance with the principles upon which this RAP is premised.

At the operational level, LAMATA Safeguards, Finance and Legal Units are responsible for the implementation of activities. The implementation of this RAP report is expected to commence four months after its disclosure. LAMATA will recruit a RAP implementation consultant and an External Monitoring and audit completion firm, due to the specialized nature of the tasks related to the implementation. Details on implementation arrangements are provided in Section 7.



CHAPTER SIX: COMMUNITY PARTICIPATION

6.0 Public Participation and Consultations

The Public Consultation process for this project began during the early stage of reconnaissance level-survey. This has further been enriched through interactions and consultation with the relevant stakeholders (i.e. the PAPs, community leaders, MDAs, and community-based organizations) during the preparation of this RAP.

Public consultation and participation are essential because they afford PAPs and the public the opportunity to contribute to both the design and implementation of the project activities and reduce the likelihood of conflicts.

6.1 Objectives of the Consultation

The main objectives of the consultation are:

- ❖ To introduce and inform the local community about the proposed project, its design, implementation activities and anticipated impacts;
- ❖ Identification of the nature of vulnerabilities and vulnerable social groups that may require special assistance because of project implementation;
- ❖ Look out for socially and culturally acceptable resettlement measures and other cost-effective alternatives;
- ❖ Identify the expectations and apprehensions of the stakeholders;
- ❖ To identify suitable institutions and opportunities for collaboration for RAP implementation; and
- ❖ Informing the PAPs and other relevant stakeholders about the RAP implementation process including entitlement matrix and grievance management procedure.

6.2 LAMATA's Stakeholders' Engagement Plan

Following from the World Bank ESS10 and IFC PS 1 and 5 principles in conducting stakeholder engagements. LAMATA intends to continue to engage with stakeholders during the finalization and implementation of the RAP by inclusion, building relationship, having open and transparent engagements. The Stakeholder Engagement Plan in this report also builds on the existing LAMATA Stakeholders' Management Plan (2017), which is generally considered robust for the project implementation. The components of the existing LAMATA Stakeholders Engagement and Management Framework that this RAP has taken into consideration are as shown in Figure 6.1.



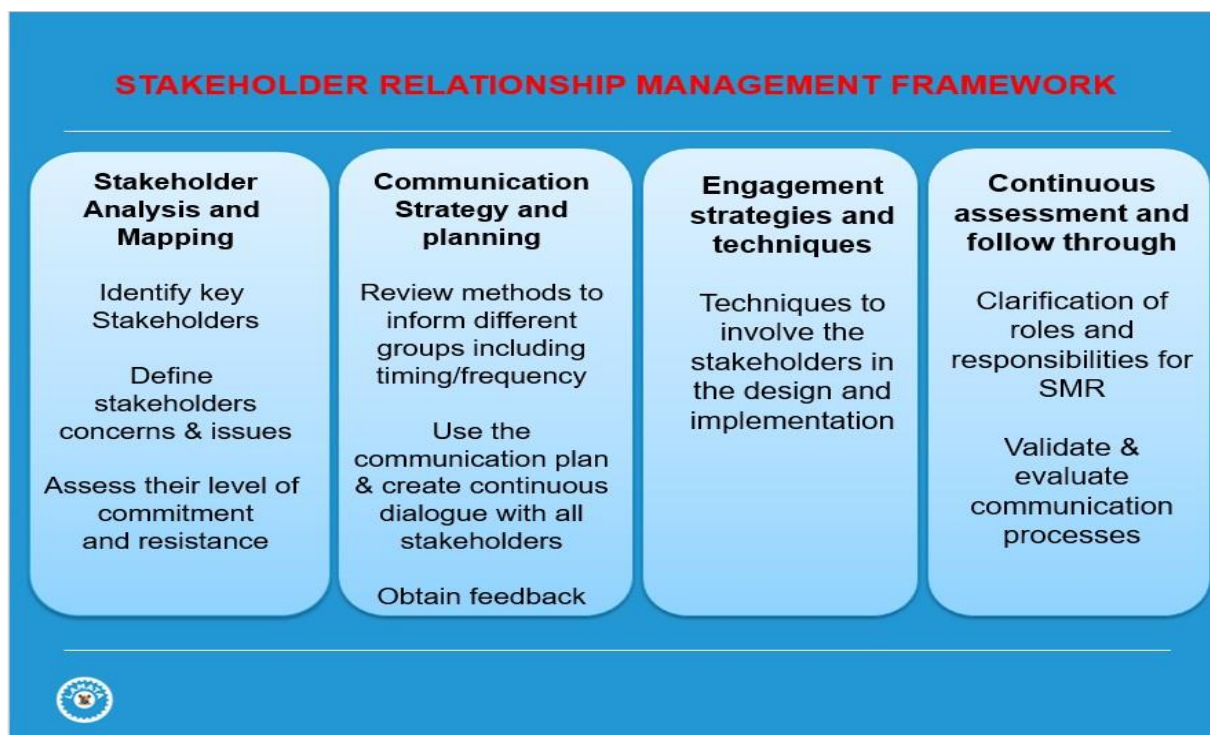


Figure 6.1: LAMATA's Stakeholder Engagement and Management Framework Components

6.2.1 Level of Stakeholder Engagement

The stakeholders at various levels have been engaged for the project. The three main categories of stakeholder groups are given below:

- i. **Affected Parties** – persons, groups and other entities within the Project Area of Influence (PAI) that are directly influenced (actually or potentially) by the project and/or have been identified as most susceptible to change associated with the project, and who needs to be closely engaged in identifying impacts and their significance, as well as in decision-making on mitigation and management measures;
- ii. **Other Interested Parties** – individuals/groups/entities that may not experience direct impacts from the Project but who consider or perceive their interests as being affected by the project and/or who could affect the project and the process of its implementation in some way; and
- iii. **Vulnerable Groups** – persons who may be disproportionately impacted or further disadvantaged by the project(s) as compared with any other groups due to their vulnerable status and that may require special engagement efforts to ensure their equal representation in the consultation and decision-making process associated with the projects.

The list of stakeholders for the project is given in Table 6.1.



Table 6.1: List of Stakeholders

S. No.	Stakeholder Category	Identified Stakeholders
1.	Affected Parties	<ul style="list-style-type: none"> • Owners and Users of Affected Properties • Government Ministries and Agencies • State legislative bodies • Local Government Authorities • Local land users • State level Business groups
2.	Other Interested Parties	<ul style="list-style-type: none"> • Mass media • Security Agencies • NGOs/CBOs • Citizen's Groups (residents associations, clubs and societies) • Professional Bodies • Traditional/Community Leaders • Local Businesses
3.	Vulnerable Groups	<ul style="list-style-type: none"> • Citizen's Groups (including women organizations) • Local Groups of Vulnerable Persons e.g persons living with disability, persons aged 60 years and above, low income earning below a dollar/day and large families.

6.2.2 Consultation Plan, Strategies and Tools

The engagement with all the potential stakeholders will be done through consultations-based methodologies. Special attention will be given to:

- ❖ Engagement of the affected PAPs/households/communities and vulnerable or disadvantaged groups in order to ensure their effective participation through the proposed project,
- ❖ Dissemination of information about the project using radio, tv, and LAMATA social media channels.
- ❖ An information desk will be established at LAMATA and onsite project areas along the QBC corridors where stakeholders can access information and ask any question or concerns; they may have, or lodge complaints/grievances.
- ❖ Consulting with PAPs on how to address issues relating to disputes with family or between developers and landowners.

The consultation plan, strategies and tools are given in Table 6.2.





Table 6.2: Consultation plan for QBC1 Resettlement Action Plan (RAP)

S. No.	Project Stage	Stakeholder Groups	Consultation Methods	Issues/Topics for the Discussion	Responsible Entity	Status
1.	Community Entry	Local and Community Leadership, Traders Associations	Advocacy and Sensitization Visits to stakeholders	Advocacy Letters Workshop	LAMATA, ESS Consultant	Completed (January, 2022)
2.		Local Authorities	Meeting with LGAs and LCDAs along the Project Corridor	Power point presentation Project concept flyers	LAMATA, ESS Consultant	Completed (November 2021)
3.		Traditional/Community Leadership, Traders Associations	Stakeholder Meeting	Presentation Project Concept flyers	LAMATA, LGA/LCDAs, Consultants	Completed (January, 2022)
4.	Revalidation of Affected Persons	Affected Persons, including business owners	Site visits and meeting at local council hall.	Project designs	LAMATA, RAP Implementation Consultant	Not Commenced
5.	Grievance mechanism consultation	Community leaders such as the Local Council Chairman, Oba, youth leaders and community development associations	Meetings	Grievance Mechanism	LAMATA, RAP Implementation Consultant	Started
6.	Consultations with stakeholders after receiving compensation	Community leaders and affected persons	Meetings during the Monitoring and Evaluation Exercise	Livelihood Restoration Plans	LAMATA, M&E Consultant	Not Commenced

LAMATA will continue to build rapport with stakeholders and provide an avenue for continuous dialogue and open conversation about existing challenges or other issues, which might emerge in the course of the project. The phased engagement is also to enhance feedback between stakeholders and the Project Team as engagement





activities are conducted, and for the project team to make any necessary adjustments as dictated by the public consultations and engagement.

Specific activities planned include:

- Meeting with the Local Government officials, Landowners, and Community Leaders.
- Introductory stakeholders meeting during the start of the RAP implementation.
- Another major Stakeholder Engagement will take place after the revalidated list of PAPs and valued compensation schedule is ready.
- Individual engagements with individual PAPs on livelihood interventions shall address the specific needs of each category of affected persons.

PAPs and other stakeholders will be engaged throughout the implementation process for consultation, information dissemination and grievance management. There will be continuous sharing of information with PAPs and community leaders by:

- Using radio and TV jingles
- Sharing updates on LAMATA's Social Media Channels
- Conducting in-person meetings
- Phone calls, and having a dedicated project phone number
- Setting up an enquiry desk at the local government council office and at LAMATA

This will allow for stakeholders to understand the RAP implementation process, minimize grievances, and manage expectations.

6.3 Discussion with Stakeholders and Summary of Consultation

Separate Stakeholder Engagement meetings were organized for different project areas/communities to identify and respond to issues that may be area/community specific. Stakeholder engagements were conducted in a manner that was proportionate to the nature, scale, risks and impacts of the project, and appropriate to stakeholders' interests. Steps taken to ensure that the engagements were culturally appropriate, by conducting them in languages that were comprehensible to the participants, often entailing the use of both English and Yoruba languages, as well as audio-visual facilities. Essentially, the consultation exercise for the proposed project was focused on:

- Ensuring that stakeholders are adequately, correctly, and timely informed of the proposed project and the ESIA studies.
- Encouraging meaningful participation of stakeholders in the ESIA & RAP process.
- Building mutual trust between the stakeholders and LAMATA
- Identifying, analyzing, and evaluating stakeholders' issues and concerns early (at the planning stage).
- Raising the comfort level of decision makers.
- Bringing forward different views on the project at the planning stage.





6.3.1 Summary of Discussions Held at the Stakeholder Engagements

A scoping workshop on Environmental and Social issues to be studied as part of the preparation of the ESIA and RAP was held on 28th January 2022. The workshop had government agencies, representatives of Community Development Associations, community members and security agencies in attendance.

A summary of the findings from Stakeholder Consultations carried out during the stakeholder workshop in January, 2022, August-October, 2022 and December, 2023 is summarized in table 6.3. More detailed information can be found in Annexure 1 -4.

Table 6.3: Summary of Consultations

Engagement Activity	Date	Issues or Concerns Raised	Response Provided/Action Taken
Concerns Raised During Scoping Workshop			
Scoping Workshop for Stakeholders	28 th January, 2022	Engr. Oseni Olanrewaju suggested that the pavement should be done towards the drainages and not towards the road along the corridors.	LAMATA responded that drainages would be covered, desilted and cleaned during the project.
		Mr Musa, one of the Taxi Driver at Anthony Park probed to know where to park their taxis' when the construction began and would like to know what the Taxi drivers would feed on since they earn their living from the Taxis' and, he stated that they have been occupying the Anthony Taxi Park since 1978.	Mr. Kolawole Ojelabi mentioned that the operators at the Anthony taxi park would not be displaced; rather they will be required to shift within a dedicated space around the project area during construction. The proposed bus terminal at Anthony will eventually co-share with the LAMATA buses and accommodate the taxi park operators.
Enumeration and socio-economic surveys	August-October 2022	Some of the drivers at the Anthony Taxi park requested if there would be opportunities for them to join the QBC scheme.	At the operation phase, all interested parties shall be invited to take part in the QBC scheme.
		Madam Elizabeth, an aged woman along Oshodi-Onipanu corridor, pleads that the space required for acquisition be minimal. This is because it will reduce the parking space currently been used by a pharmaceutical company.	The consultant encouraged her that the space to be acquired (3m width and 2.5m depth) is minimal and would not affect the operations of her tenants.
		Madam Mary, property owner at Awoyokun Onipanu probed to know the portion of land that would be taken out of her property for Layby	According to the design, 3.5 m and 30m is required for the depth and width of the layby. This measurement is flexible as the contractors would ensure they minimize the impact as much as possible.
		Market women at Onipanu, beside Mobil filling station requested for the Project	We informed them that the project is in phases and would begin likely Q4 of 2024; it was reiterated that all





Engagement Activity	Date	Issues or Concerns Raised	Response Provided/Action Taken
		<p>commencement date and how LAMATA could assist them further besides the compensation obtained.</p>	<p>project-affected persons would be compensated before the commencement of construction. Concerning enquiries about any other assistance offered, we informed the PAPs that a livelihood restoration Plan will be implemented as part of the project.</p>
		<p>Alhj Idris Haruna, Head of Hausas at Idiaraba was happy to hear of the project saying citizens and residence have been clamoring for road rehabilitation and drainage upgrade along the route. He also said they would be glad to render any help or assistance to LAMATA.</p>	<p>We thanked him for his support and willingness to assist during the construction and operation of the project.</p>
<p>Disclose Entitlement Matrix</p>	<p>8th of December 2023</p>	<p>Attendees were most concerned about the duration of evacuation notice following RAP implementation and payment of compensation.</p>	<p>The team stated that the time of evacuation shall be jointly agreed with the project team and PAPs. It was further explained that compensation would be calculated using the replacement value method, which the PAPs were happy to hear as this, is not typical with Government projects.</p>

Pictures taken during the engagements for this project.



Plate 6.1: Pictures of participants at the Stakeholder Engagement and Scoping Workshop held in January 2022.



Plate 6.2: Consultation held with the Seriki Oba at Idiaraba (Community Leader)



Plate 6.3: Consultation at Anthony-Oshodi Corridor



Plate 6.4: Consultation at Oshodi-Onipanu Corridor



Plate 6.5: Consultation with the Taxi Drivers at Anthony Taxi Park



Plate 6.6: Follow-up Consultation Anthony-Oshodi project corridor



Plate 6.7: Consultation on, and disclosure, of the entitlement matrix.



Plate 6.8: Consultation on, and disclosure, of the entitlement matrix and compensation rates on Ojuelegba – Idi Araba-Illasamaja corridor



Plate 6.9: Consultation on, and disclosure, of the entitlement matrix and compensation rates on Ojuelegba – Idi Araba-Illasamaja corridor



Plate 6.10: Consultation on, and disclosure, of the entitlement matrix on Oshodi - Onipanu corridor.

6.4 Public Disclosure of RAP

6.4.1 Benefits of Public Disclosure

Disclosure of relevant project information helps stakeholders understand the risks, impacts and opportunities of the project. The following information will be disclosed to individuals and groups adversely affected by impacts from the project:

- ❖ The purpose nature and scale of the project
- ❖ The duration of proposed project activities
- ❖ Any risks to and potential impacts about workers' health and safety, public health and safety and other social impacts on the communities, and proposed mitigation plans.
- ❖ Compensation rates and Budget for the project.
- ❖ The Grievance Redress Mechanism
- ❖ The envisaged consultation process and opportunities and ways in which the public can participate.
- ❖ Time/venue of any envisaged public meetings, and the process by which meetings are notified, summarized, and reported. This will be supplemented with meetings/workshops for public presentation of the reports.

6.4.2 Methods of Disclosure:

Project Affected Persons (PAPs), other stakeholders and members of the public are entitled to information about the project. According to Federal Ministry of Environment (FMEEnv) regulations and pursuant to the EIA Act of 1992.



- ❖ There shall be information disclosure through the national daily newspaper; the ESIA & RAP documents will be available at the Federal/Lagos Ministry of Environment, Surulere, Lagos Mainland, Oshodi-Isolo, Kosofe LGAs, LAMATA office and website.
- ❖ The Information for the announcement will be disclosed in the local language(s) and in a manner that is accessible and culturally appropriate, considering any vulnerable people (for example ethnic groups or displaced persons).
- ❖ An information desk will be established at LAMATA and at the contractor's project office on the QBC corridors where stakeholders can access information and ask any questions or lodge complaints/grievances.

6.4.3 Public Disclosure of RAP Report

The Public disclosure of this final RAP report will take place for 21 working days in designated locations. The first day of disclosure is subject to the finalization of the RAP and no objection from the IFC and the approval from the FMEnv. The public disclosure plan is given in Table 6.4.

Table 6.4: Disclosure Plan for Resettlement Action Plan (RAP)

S. No.	Action	Remark
1.	Disclosure of Resettlement Action Plan (RAP), commence the implementation of the RAP, consultation and negotiations. Draft Entitlement Matrix and list of PAPs	Display of the list of affected persons will be done in the immediate project area for a 5–7-day period. The entitlement matrix has been disclosed generally to PAPs prior to the commencement of the RAP implementation activities.
2.	Disclosure in two (2) national newspapers	LAMATA will announce the display locations for the 21-day mandatory disclosure period for the RAP as required by the Nigeria EIA public notice and review procedure.
3.	Disclosure in one (1) local newspaper	
4.	Disclosure at the Local Government Office and the project community	The final RAP will also be displayed at Surulere, Lagos Mainland, Oshodi Isolo and Kosofe LGAs for comments and feedback.
5.	Disclosure at the Ministry of Environment and Water Resources; and Lagos Bureau of Lands	LAMATA will display the RAP report for the 21-day mandatory disclosure period at the Lagos State Ministry of Environment and Water Resources, and Lands Bureau as required by the Nigeria EIA public notice and review procedures.
6.	Disclosure at LAMATA office and website	LAMATA will display the RAP for the 21-day mandatory disclosure period at its office as required by the Nigeria EIA public notice and review procedures.



6.4.4 LAMATA Disclosure of Draft RAP Report

On the 25th of October, 2024, LAMATA disclosed the Draft RAP on its website on <https://www.lamata-ng.com/> for a period of 30 days. The dissemination of the compensation rates (see appendix 4) was done by bulk messages and calls to the project affected persons. On the 7th of November, 2024 the LAMATA team set out to physically inform the PAPs by sharing and explaining the compensation rates with them.

The Feedback from the disclosure site comments:

- Interest on how the project will create new job opportunities or business prospects for community.
- Requests for increase in compensation value.
- Suggestions on how to better include women and ensuring equal access to compensation, jobs, and benefits.
- Requests for regular updates, meetings, or community consultation as the project progresses.
- Concerns Over the timeline and Implementation there were questions about when specific project phases will happen and the duration of impacts (e.g., construction timelines).
- There were concerns that changes in the scope or timeline of the project may not be communicated.



Plate 6.10 Disclosing the compensation rates along the QBC 1 corridor.

6.5 Grievance Redress Mechanism (GRM)

The GRM is a sub-section of the Stakeholders' engagement plan; it is a key part of the engagement process. It discusses how stakeholders will be informed and able to access the project's grievance mechanism. Grievance mechanisms will respond to project needs better if they are established early as a measure to preempt rather than react to escalation of tensions from the project community.

The impacts of the LSTMPPI project may raise numerous grievances and complaints on the part of affected persons. Possible grievances can include:



- The exclusion of the PAPs/claimants from eligibility lists, non-availability of documentary evidence in support of their claims, disputes related to occupancy of business premises.
- Disputes concerning valuation of properties and other assets and inadequate compensation, delays in the payment of compensation.
- Complaints related to civil construction works such as problems associated with contract management and contractor performance, damages to public and private properties, lack of access to services such as water, electricity, sanitation and people's concerns over their personal safety;
- Inconveniences to the general public such as access difficulties, restrictions to public places, disturbances resulting from noise and dust, and issues related to labour influx such as conduct of laborer's, gender-based violence.
- On the other hand, relocation of PAPs may also lead to a range of issues such as non-availability of alternate business premises, difficulties related to reconstruction of business structures and restrictions imposed by regulatory authorities.

LAMATA will establish a project-based grievance redress mechanism (GRM), as defined in this report, which is easily accessible to the aggrieved parties, transparent and accountable in grievance handling, and responsive both in terms of efficiency and as effectiveness in addressing the grievances reported by the affected parties while gaining the confidence of the complainants. Such a well-established and well-functioning GRM would be able to resolve the grievances locally and avoid lengthy court procedures, which on the other hand could generate adverse implications on the timely implementation of the project together with reputational risks to key stakeholders.

6.6 Principles on Addressing Grievances

According to the IFC's Good Practice Note on addressing Grievances from Project-Affected Communities. There are 5 principles that would be adapted for this project.

Principle 1. Proportionality

A mechanism that is scaled to risk and adverse impact, with specific processes of grievance-handling steps, as well as associated resources adequate to deal with the volume and type of grievances anticipated during the project implementation.

Principle 2. Cultural Appropriateness

The project will take into account culturally appropriate ways of handling community concerns such as including significantly different groups within the affected community, including different ethnic or cultural group, understand cultural attributes, customs, and traditions that may influence or impede their ability to express their grievances, including differences in the roles and responsibilities of subgroups (especially women) and cultural sensitivities and taboos; and agree on the best way to access grievance mechanisms.





Principle 3. Accessibility

The project will have a clear and easy-to-understand grievance process and mechanism that works; simple, convenient and culturally appropriate means for filing complaints– At no cost to the complainants.

Principle 4. Transparency and Accountability to All Stakeholders

Institutionalizing a grievance system creates an expectation that the project will be responsive to the needs and concerns of the affected parties and the community.

Principle 5. Appropriate Protection

It is important to have a mechanism free of retribution, which will consider potential dangers and risks to complainants and incorporate ways to prevent harm. These precautions include a clear policy of no retaliation, measures to ensure confidentiality and physical protection of complainants, safeguarding of personal data collected in relation to a complaint, and an option for complainants to submit anonymous grievances where necessary.

6.7 Cultural Attributes in Grievance Mechanisms

Segregation of Roles and Responsibilities: LAMATA is to take note of the different groups which may be political, religious, or social which give power and preferential treatment over others. Where institutionalized forms of segregation exist, LAMATA is to ensure equal access to grievance mechanisms by all subgroups to avoid the perception of bias.

Women's Access and Participation in the Grievance Process

Established forms of gender segregation and defined roles and responsibilities may affect women's access to and use of a grievance mechanism. Women may also be inhibited or hindered from complaining about specific incidents (e.g., harassment, inequality in getting employment). In some communities, women may have lower literacy rates than men and be less familiar with formal processes. LAMATA should ensure consultation on design of the mechanism to provide for inclusion and participation of women, and that its implementation facilitates women's access. LAMATA may ensure that they staff female staff who are aware of and sensitive to the role of women in local communities. If third parties are involved in the implementation of the mechanism, their representatives should include women.

Hierarchical Roles within Project Communities: To ensure development of an appropriate mechanism, LAMATA is to discuss the objectives of a grievance mechanism with key community leaders, and seek their support and input upfront. At the same time, determine whether community leaders represent the interests of all community groups, including disadvantaged and marginalized groups. If they do not, it is essential to make additional efforts to reach out to these groups.

When grievances are received, there are basic design elements of a Project-Level Grievance Mechanism; this is replicated in Figure 6.2.



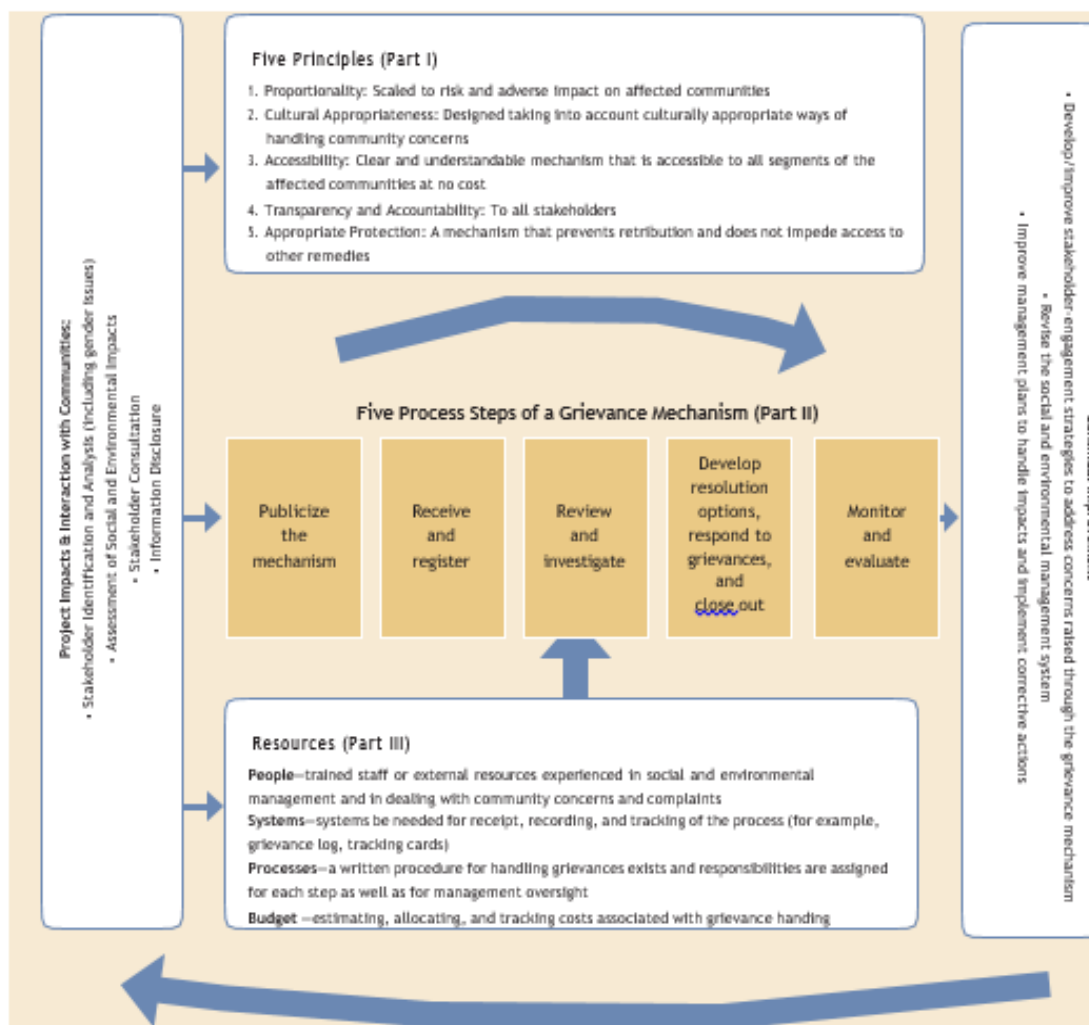


Figure 6.2: Basic Design Elements of a Project-Level Grievance Mechanism

6.8 Steps for Grievance Management

- Step 1: Publicizing Grievance Management Procedures
- Step 2: Receiving and Keeping Track of Grievances
- Step 3: Reviewing and Investigating Grievances
- Step 4: Developing Resolution Options and Preparing a Response
- Step 5: Monitoring, Reporting, and Evaluating a Grievance Mechanism

Table 6.5: Grievance Procedure Steps for LSTMPP

Step	Category	Activities
1	Reception and registration	<ul style="list-style-type: none"> ❖ PAP files complaints or grievances with regard to any aspect of the resettlement project verbally, in writing or through a representative in English or local language. ❖ The PAP first instance where to complain is the “ward level”. If the ward cannot resolve the complaint, then the ward will bring it up to the local government. If the grievance can be solved at ‘local government level’, then it stops at that level. If the grievance is not resolved at the “local government level”,



Step	Category	Activities
		<p>then it is escalated to the state level (LAMATA). If still unresolved, then a notification to the State Government (Ministry of Transport / Ministry of Land will be made.</p> <ul style="list-style-type: none"> ❖ Complaint recorded by LAMATA with the name of the griever, address and location information, the nature of the grievance and the resolution desired. ❖ Grievance made acknowledged within 48 hours of receipt by an official authorized to receive grievances
2	Resolution	<ul style="list-style-type: none"> ❖ All grievances referred to the appropriate party for resolution. ❖ Resolution made within 15 days after receipt of grievance. ❖ If additional information is needed, project management can authorize an additional 15 days for resolution. ❖ Results of grievances disclosed to the griever in writing with an explanation of the basis of the decision. ❖ The resolution of the grievances will be handled by the "Legal Secretary and Social Specialist" with the support of the Local Authorities.
3	Appeals	<ul style="list-style-type: none"> ❖ Grievors dissatisfied with the response to their grievance may file an appeal. ❖ In such cases, the responsible authority assembles "The LAMATA PMU (Project Coordinator)" to hear cases including at least one disinterested party from outside the agency responsible for the resettlement project. ❖ There will be no further redress available outside the resettlement project. In such cases, grievances would need to be pursued through the legal system.
4	Monitoring	<ul style="list-style-type: none"> ❖ During project implementation and for at least 3 months following the conclusion of the project, monthly reports will be prepared by the RAP implementation consultant and the safeguards officer regarding the number and nature of grievances filed and made available to project management.

6.9 Management of Reported Grievances

The procedure for managing grievances should be as follows:

- a. Each person responsible at their own level (community, local government and LAMATA) should disseminate their phone number for SMS complaints.
- b. The LAMATA's safeguard officer/s will be the direct liaison with PAPs in collaboration with the local government representative to ensure objectivity in the grievance process.
- c. Where the affected person is unable to write, the scheme level safeguards officer will write the note on the aggrieved person's behalf and duly thumb printed by the complainant.
- d. Any informal grievances will be documented.





If a grievance cannot be resolved using formal or informal venues, the complainant may take recourse to the administrative and legal systems for satisfaction. This mechanism was used effectively in previous projects implemented by LAMATA (LUTP 1 & 2.).

Before taking any legal action, the PAPs can also raise a grievance through IFC's Compliance Advisor Ombudsman (CAO) can be reached – CAO@worldbankgroup.org and the website is <https://www.cao-ombudsman.org/cases/file-a->.





CHAPTER SEVEN: INSTITUTIONAL FRAMEWORK FOR IMPLEMENTATION OF RAP

7.0 Institutional and Organization Responsibilities

The Lagos Metropolitan Area Transport Authority (LAMATA) will involve Federal and State Ministries, Department and Agencies (MDAs) as well as Local Government Authorities (LGA) and Local Council Development Areas (LCDAs) in which the project site is located. Institutions important to the RAP include:

- ❖ Lagos State Land Use and Allocation Committee (within Bureau of Lands)
- ❖ Lagos State Ministry of Physical Planning & Urban Development
- ❖ Local Government Authorities/Local Council Development Areas
- ❖ Lagos State Parks Administrator
- ❖ Community Interest Groups i.e. Obas and Community Leaders.

Other members important for the implementation of the Resettlement Action Plan are:
Grievance Redress Committee

RAP Implementation Consultant Resettlement Steering/Implementation Committee
RAP implementation Monitoring and Evaluation Consultant and the Contractor.

The Contractor will manage any temporary impacts should they occur, LAMATA would oversee the management of any unexpected land use impacts during the construction process.

Implementation of the RAP requires cross-ministerial and cross-state coordination, collaboration, learning and teamwork in a highly systematic manner, with clearly defined roles and responsibilities. There are good institutional arrangements to ensure implementation of this RAP and its management. The roles and responsibilities of the participating parties in collaborative efforts are well outlined. Capacity gaps have been identified in each agency that will be involved in implementing this RAP; and capacity gaps filling measures have been considered and will be implemented. Also presented is the budget and cost for the RAP implementation in Chapter 9.

7.1 Organizational Arrangements – Roles and Responsibilities

The implementation of the RAP shall require close collaboration among all the stakeholders. A properly constituted structure for administration of its implementation is imperative and agreement must be reached from the onset with the relevant parties. The roles and responsibilities of all the various stakeholders relevant in the development, implementation, and administration of the RAP and to an extent in the overall project management are outlined below:

A. Lagos State Metropolitan Area Transport Authority (LAMATA)

This RAP Implementation is primarily the responsibility of LAMATA with responsibilities delegated internally to specific units.

Specific roles of the implementing units in LAMATA include:





- ❖ **Safeguards Unit** –The Safeguards Unit will work in collaboration with the Corporate Communication's Unit and shall collectively be responsible for the liaison with communities and local government.
 - Recruit and follow up with a RAP implementation consultant and external monitoring consultant that will help implement all actions of the RAP.
 - The safeguards unit will be responsible for the database. The consultant will submit vital information concerning the progress of the RAP implementation at various stages of the inception, interim, draft and final reports, to be submitted to the IFC as and when required.
 - Implement the RAP via consultancy services and provide all information to the IFC as and when required. The Unit is presently equipped with a four-member team who are capable of implementing this RAP, as they have done for other projects in the purview of LAMATA.

A capacity building training session on RAP will be held for the RAP implementation committee.

- ❖ **Legal Unit** - oversee all legal functions including resolution of grievances. It also provides advice to the Resettlement implementation manager, social development specialist including verification of compensation and drafting of legal agreements with affected parties, local government authorities etc.
- ❖ **Finance Department** - Processes payments to the affected people and ensures proper accountability throughout the project life cycle.
- ❖ **Procurement Unit** – Engage a RAP implementation consultant.

B. Lagos State Lands Bureau

This Department has the responsibility for the formulation of policies and implementation pursuant to the provisions of the Land Use Act, 1978 as amended under the 1990 Laws of the Federation of Federal Republic of Nigeria. It also has the primary responsibility for land management in the state. Part of its responsibility is to prepare the revocation and acquisition approvals from the Governor of Lagos State. In Section 51 (i) of the law, a development permit may be revoked, with notice this shall state the reason for the revocation. Part of the reasons could be overriding public interest pursuant to Sections 28 (2) (3) of the Land Use Act.

C. Lagos State Ministry of Physical Planning and Urban Development

The Ministry of physical Planning is given the ministerial responsibility for initiation, formulation and implementation of policies and coordination of programs on all aspects of physical planning and urban development in Lagos State. In Section 51 (i) of the law, a development permit may be revoked, in partnership with the Lands Bureau.

D. Local Government Authority

The constitution of the Federal Republic of Nigeria approved the creation of Local Government Councils in each of the 36 States of the federation. Local governments councils were created by the federal government to carry out their functions as stated





in the constitution. The local governments are directly involved in the allocation of bus terminus and markets. Since the local governments are directly involved in the allocation of bus terminus and markets, it is imperative that they are part of implementing this RAP. Therefore, the roles and responsibilities of the local authorities in this RAP shall not be limited to the following:

- ❖ Providing additional resettlement area if the designated locations are not adequate.
- ❖ Ensure that traders on setbacks and who have approved shops are requested to move back to their respective shops previously allocated to them by the local government.
- ❖ Liaise with LAMATA and participate in consultations with transport operators, and traders.

E. Community Interest Groups

- Coordinate community inputs to project planning, implementation, and monitoring,
- Participating in site monitoring.
- Mobilize Youth and Women's groups.
- Obas and Community Leaders

F. Grievance Redress Committee (GRC)

LAMATA will set up a Grievance Redress Committee (GRC) that will address any complaints related to land acquisitions and compensation. It must be ensured that composition of the GRC is gender balanced such that both men and women within the affected communities are considered.

The Committee will comprise of the following:

- LAMATA PMU
- Ward Level Officer
- Local Government Officer
- Local Community Members
- Women and youth representative(s) from affected communities,

The key responsibilities of the GRC are given below:

- Receive, assess, process, and decide on complaints related to compensation assistance.
- Support PAPs in resolving issues.
- Record grievances and resolve them within a stipulated time.
- Report to the aggrieved parties about the decisions regarding them.

G. RAP Implementation Consultant

- Review and update the PAPs database and RAP Implementation Schedule.
- Verification of the PAPs and their documents.
- Conduct a training programme for the RAP implementation field officers.





- Facilitate the signing of a compensation agreement between LAMATA and the PAPs.
- Technical assistance and training to PAPs on Compensation Payment handling.
- Assistance in Resettlement or Relocation of PAPs (if needed).
- Delivery of livelihood restoration measures.
- Community meetings /training on RAP findings and implementation process during discussions with PAPs.

H. Lagos State Ministry of Women Affairs and Poverty Alleviation (WAPA)

- Identification of needs and promotion of economic activities.
- Co-ordination of Poverty Alleviation Programmes.
- They will supervise the women development centers in Ayobo and Iyana Ipaja.
- Vocational Training and Skill Acquisition for all categories of PAPs.

I. RAP Implementation – Monitoring and Evaluation Consultant

- Establish how the Resettlement Action Plans have been implemented.
- Assess overall compliance of the implementation of land acquisition and resettlement with Nigerian regulatory frameworks, IFC PS 5 and industry best practices.
- Review the progress of the Resettlement implementation against the RAPs initially identified.
- Interview a statistically representative cross-section of affected households (including, as relevant, women-headed households, informal or customary owners, non-owners, renters, both physically and economically displaced people, to:
 - Assess the extent to which the standards of living and livelihoods of displaced households are being (or have been) restored or enhanced;
 - Measure whether households have been sufficiently and adequately informed and consulted;
- Gather the project affected people's (PAP) opinion on entitlement delivery and compensation payment.
- Submit Monthly Progress Report;
- Submit overall Monitoring and Evaluation Report for the RAP implementation.

J. Project Affected Persons (PAPs)

- Receive compensation and move away from impact areas within the agreed timeline.
- Make themselves available during census and participation in implementation.
- Provide feedback on improving the quality of the RAP and suggesting solutions for its effective implementation, and
- Submit concerns through the right grievance redress channel.





K. IFC

- Maintains an oversight role to ensure compliance with the safeguards policies, review and provide clearance and approval for the RAP.
- Conduct mission for supervision, if needed to monitor the progress
- Recommend additional measures for strengthening the management framework and implementation performance.

L. Resettlement Steering/Implementation Committee

A Resettlement Steering/Implementation Committee will be established by LAMATA to provide overall coordination and policy direction for the RAP implementation process.

The Resettlement Steering/Implementation Committee shall have responsibility for:

- Organizing meetings with all PAPs.
- Providing necessary information to the PAPs about their compensation entitlement and the basis for the calculation.
- Monitoring and ensuring implementation of the RAP efficiently.
- General compliance with the project implementation plan, schedule, and effectively and efficiently implemented.
- Providing any other necessary support for the successful implementation of the RAP

The generic composition of the Resettlement Steering/Implementation Committee are given below:

- LAMATA PMU
- LAMATA's Safeguards Officer
- LAMATA's Monitoring and Evaluation Officer
- LAMATA's Engineers
- RAP Implementation consultant

An overview of the resettlement activities and responsible parties are given in Table 7.1.

Table 7.1: Resettlement Activities and Responsible Parties

S/N	Activity	Responsible Party
1	Liaising with IFC	LAMATA
2	Coordination of Activities	LAMATA
3	Vetting of request for compulsory acquisition of land, Oversight of land expropriation and land issuance of titles to resettled PAPs.	Lagos State Ministry of Lands Bureau, Physical Planning and Urban Development
4	Vetting of request for Right of Way (Public Domain)	Ministry of Lands, Ministry of Physical Planning and Urban Development/Ministry of Environment
5	Notifications, Request for proof of eligibility, - Consultations, Valuation of Affected Assets.	RAP implementation Consultant, LAMATA
7	Disclosure of RAP	LAMATA
8	Internal Monitoring	LAMATA





S/N	Activity	Responsible Party
9	External Monitoring	FMEEnv, LSMOE, IFC
10	Establishment of Resettlement & Rehabilitation Committees	LAMATA, RAP implementation Consultant
11	Establishment of Grievance and dispute resolutions Committee	LAMATA, Lands Bureau and Ministry of Justice, RAP implementation Consultant
12	Procedures for dispute resolutions and actual dispute resolutions	Grievance and dispute resolutions Committee
13	Release of funds for payment and Compensation Payments	Ministry of Finance, Economic Planning and Budgeting /LAMATA
14	Disclosure of entitlement values, negotiations and agreements are signed. Processing for payments	LAMATA, RAP implementation consultant
15	Taking possession of site	LAMATA, MPP&UD, Contractor
16	Adherence to contractual clauses in procurement to contractors, promptly reporting of any conflict and disputes raised during construction and ensuring that all mitigation measures required from the contractor during construction are fully applied.	LAMATA, Contractor, RAP Implementation Consultant
17	Representation of SPMU/government for any law court redress cases	LAMATA, Lagos state Attorney General's Office/Ministry of Justice
18	Monitoring during RAP implementation and reporting on Progress.	RAP implementation Consultant, LAMATA to report to the IFC.
19	Preparation of Monitoring and Evaluation Report after the implementation of the RAP.	RAP implementation and completion Audit Consultants Firm

7.2 Capacity Building and Training

Capacity building and Training for the RAP Implementation Team are essential to increasing the knowledge and understanding of the resettlement and land acquisition issues related to the project areas. The training will also address safeguard requirement and mitigation measures.

The team, which will be engaged during the RAP implementation, should be briefed about the

- Baseline socio-economic conditions of the project areas.
- Social and resettlement issues and impacts.
- Project affected persons (PAPs) and other affected assets.
- Vulnerable groups in the project areas.
- Suggestion measures and recommendations.
- Compensations and entitlements.
- Livelihood/income restoration measures.
- Parties/Stakeholders involved and their roles and responsibility.
- Implementation arrangements.
- M&E and GRM process.





It is the responsibility of the RAP implementation consultants to conduct this training programme for the RAP implementation team (field officers) which will give orientation about the project requirement as well as enhance their capacity for the implementation of RAP.

The capacity-building requirements is explained below in the Table 7.2.

Table 7.2: Capacity-Building Requirements for the RAP Implementation Team

S. No.	Institutions/ Stakeholders	Responsibilities	Capacity-Building Requirements
1.	RAP implementation Team	<ul style="list-style-type: none"> • Supervise, facilitate and coordination among the all-Project entities and Stakeholders engaged in RAP Implementation • Constitution of Resettlement Steering/ Implementation Committee • Compensation payments to PAPs. • Grievance Management. 	<p>Classroom or Workshop Training on various aspects of the RAP implementation Activities. It would focus on following:</p> <ul style="list-style-type: none"> • Orientation training on the project, land acquisition area, resettlement impacts, and mitigation proposed for the project. • Orientation on applicable IFC's and National Standards for Land Acquisition and Resettlement. • List of Project affected persons (PAPs) and other affected assets. • Handling of grievances, complaints and other procedures under GRM.



CHAPTER EIGHT: IMPLEMENTATION SCHEDULE FOR RAP

8.0 Implementation Schedule

Before any project activity is implemented, PAPs will need to be compensated in accordance with this RAP and the resettlement policy framework that has been prepared for LSTMPP1. The schedule for the implementation of activities must be agreed to between the Resettlement Committee and the PAPs. These include the target dates for start and completion of all compensations before civil works completion for the project.

The major component tasks for the RAP are outlined in Table 8.1.

Table 8.1: Major Component Tasks and Schedule for the RAP Implementation

Activities	2024								Remark	
	J	F	M	A	M	J	J	A		
Consultation/Community participation and Information to people affected, Cut-off date announcement, Census and Socio-economic Survey, Data Analysis and identification of impacts, Definition of assistance measures and Preparation of RAP)									Completed October, 2022 Disclosure of entitlement matrix - December 2023	
Disclosure of RAP				X	X				After no objection from the IFC and FMEnv	
RAP Implementation- Training of field staff, Re-validation of PAPs, Valuations survey, negotiations of entitlements and signature of agreements. Relocation/assistance- Compensation and/or Supplementary assistance.					X	X	X	X	Within 3-6 months after disclosure	
Rehabilitation/Civil Works - Commencement of project operations.									Q1, 2025	
Stakeholder Engagements and attending to grievances /Complaints and Address them	X	X	X	X	X	X		X	X	Throughout Project Lifecycle





Activities	2024							Remark		
	J	F	M	A	M	J	J	A		
Monitoring and evaluation	X	X	X	X	X	X		X	X	Throughout Project implementation
Conduct a Completion Survey by the Monitoring and Evaluation Consultant.										At the end of the RAP implementation

The RAP will be disclosed by LAMATA after IFC No Objection by making copies available to its office, relevant Local Government Councils, the Lagos Ministry of Environment, and other stakeholders of the Lagos State Transport Sector. The Lagos State Government and LAMATA will also notify the Federal Ministry of Environment of the Public Disclosure to enable it to formally inform the public through Advertisements in two National Newspapers popular in the locality as required by extant regulations.

8.1 Coordination with Civil Works

The resettlement program will be co-coordinated with the timing of civil works. The required co-ordination has contractual implications, and will be considered in procurement and bidding schedules, award of contracts, and release of cleared RoW sections to project contractors. The timing mechanism of this RAP ensures that no PAP is displaced (economically or physically) due to civil works activity before compensation is paid. The project will adhere to the following important principles in its implementation:

- ❖ No construction should be undertaken unless PAPs have received their resettlement entitlements in accordance with this RAP.
- ❖ Information sharing and consultation with PAPs will continue throughout the planning and implementation phase of the project, including the relocation and the restoration of livelihoods.
- ❖ A completion survey of the delivery of compensation and resettlement entitlements will be undertaken. The schedule for the implementation of activities must be agreed to between the Resettlement Committee and the PAPs such as
 - target dates for start and completion of civil works, and
 - Dates of possession of land that PAPs are using.





CHAPTER NINE: RAP BUDGET

9.0 Introduction

For an efficient disbursement of compensation cost to the PAPs and RAP implementation, a detailed costing plan is required to be developed.

The resettlement budget has been planned to provide a more comprehensive understanding of the costs associated with the involuntary Resettlement activities to be carried out under the proposed project.

9.1 Budget and Cost

9.1.1 Budget and Cost Estimate

The RAP implementation budget is summarized in table 9.1. This budget includes all the costs associated with all the RAP implementation activities. The total budget is estimated at f

Table 9.1: RAP BUDGET

S/N	Item	Total (₦)	Responsible Party
1	Total Compensation payable to Project Affected Persons in Anthony-Oshodi, Oshodi-Onipanu and Ojuelegba-Idi-araba-Ilasamaja corridors	374,490,000	LASG/LAMATA
2	Livelihood Restoration Programme-Special programme on Skills acquisition	47,080,600.00	
3	Supplementary Assistance to Vulnerable persons	2,240,000.00	
4	Consultation Meetings with affected persons and Local Government Officials	4,120,000.00	
5	Grievance Management	2,120,000.00	





6	Capacity building/Institutional Strengthening	7,500,000.00	
7	Disclosure of ESS/RAP Reports	5,000,000.00	
8	Logistics (this includes the cost of transportation for implementation, the cost of holding RIC meeting)	4,000,000.00	
		446,550,600.00	
	10% Contingency	44,655,060	
	GRAND TOTAL	₦ 491,205,660.00	

The budget and cost estimation should be reviewed after the finalized valuations are available and the actual inventory of affected persons and assets is conducted. The final budget might need to be revised during RAP implementation to check its compatibility with construction realities, prevailing inflation rates and local conditions. It is also understood that not all eventualities will be foreseen, thus a reasonable contingency has been included.

9.1.2 Source of Fund

The Resettlement costs is to be funded by the Lagos State Government and the mechanisms established, is to ensure coordination of drawdown, disbursements of compensation and the construction commencement schedule.





CHAPTER TEN: MONITORING AND EVALUATION

10.0 Introduction

Monitoring and evaluation are crucial for the success of any resettlement project as it accurately verifies the implementation of the Resettlement Plan. The monitoring will provide feedback to project management to keep the resettlement programme on schedule. This chapter describes the monitoring and evaluation procedures required to ensure the RAP objectives are met, in accordance with international and national good practice. It is designed as a participatory and inclusive process, in order to safeguard the Project, where Project Affected Persons have a full voice and process to air their views.

10.1 Monitoring and Evaluation Objectives

Regular monitoring and evaluation provide information on the impact and effectiveness of the RAP and enable adjustments to be made in a timely manner where required. The following are objectives for monitoring and evaluation of the RAP:

- To enable on-going improvement of the implementation process
- To monitor milestone deliverables for the RAP deliverables.
- To verify that funds for RAP implementation are provided for by the Project proponents in a timely manner and in amounts sufficient for their purposes, and that such funds are utilized in accordance with the provisions of the RAP.
- To audit compliance of the RAP's implementation schedule and budget with the objectives of the RAP, and to enable the Project to demonstrate that the resettlement process is being managed in line with the Project's objectives and desired outcomes with respect to Project stakeholders.
- To evaluate emergent, mid-term and long-term impacts of the Project on the welfare of Project Affected Persons.

10.2 Performance Indicators

Indicators need to be specific to the issue, easily measured, achievable, relevant and time bound, using relevant quantities, which are suitable for trend analysis. The feedback from project affected persons and their representatives will be incorporated in various forums and discussion groups. Indicators that will be monitored related to performance are provided below. However, if during the project implementation some other indicators are found relevant, those shall be included.

Monitoring will be based on indicators of change on:

- timely delivery of compensation;
- speedy resolution of grievances;
- livelihood improvements;





- the baseline conditions of the affected parties before relocation as against their socio-economic status after the resettlement.

Indicators will be in the form of:

- complete/not complete, present/not present, achieved/not achieved; and
- Improvement, the same, worse off.

10.3 Monitoring

10.3.1 Monitoring Outcomes

Monitoring enables the following to be verified:

- Resettlement implementation/actions are implemented fully and on time in accordance with the RAP.
- Entitled persons receive their entitlements under the RAP.
- RAP programs and initiatives are achieving sustainable restoration and improvement in the welfare of Project Affected Persons, Households and Communities.
- Complaints and grievances are followed up with appropriate and timely corrective action.
- Changes in RAP procedures are made where necessary to improve delivery of entitlements to Project-Affected Persons.
- Vulnerable Persons are tracked and supported as necessary.

10.3.2 Internal Monitoring

Working closely with the Monitoring and Evaluation Consultant, the social safeguard unit of LAMATA will perform periodic monitoring of all resettlement activities within the project and report at least quarterly on the:

- ❖ Implementation schedule
- ❖ Extent of community involvement during the compensation process
- ❖ Delivery and usage of any resettlement compensation
- ❖ Relocation of marketers and transporters, and their pre- and post-move
- ❖ Efficiency of resettlement agencies in fulfilling their obligations.

The report will provide a detailed explanation of resettlement progress, document the problems arising, as well as solutions devised during implementation. In addition, the report will present in tabular format comparisons on the estimated and actual extent compensation delivered, the number of structures demolished; the number of new built shops, market stalls and other required structures built; and all other matters that are pertinent for facilitating resettlement and project progress.

10.3.3 External Monitoring

For the resettlement, LAMATA will engage an independent firm or organization to coordinate Bi-weekly of resettlement progress. A single independent firm or organization will be appointed for all the subprojects. LAMATA will develop a detailed





monitoring work plan from the terms of reference, based on the resettlement plan submitted to and approved by the IFC.

LAMATA will review and approve the questionnaires and inventory forms developed by the consultant, as well as the research methods, analytic techniques, and reporting formats. The aim of this independent monitoring is to provide verification of key concerns in resettlement, such as compliance with resettlement policies, implementation progress, the extent of effective consultation and participation of local populations, and the direction and extent of changes of income and livelihood among displaced persons. Careful attention to monitoring matters such as these will help ensure equitable benefits for every displaced person.

10.4 Completion Audit

A completion audit will be carried out by the Implementation Monitoring and Evaluation Consultant upon the completion of the project. LAMATA will commission an external completion audit of the plan when all mitigation measures have been substantially completed. The completion audit will be undertaken by competent resettlement professionals, which will assess whether livelihoods and living standards have been improved or the efforts to restore the living standards of the affected population have been properly designed and executed. The findings of the audit will help in designing the corrective actions to meet the objectives, which have not yet been achieved.

An audit will be carried out at project operation phase to determine whether the efforts to restore the living standards of the affected population have been properly designed and executed. This completion audit will verify that all physical inputs earmarked in the RAP have been delivered and all services provided. The audit will also evaluate if the mitigation actions prescribed in the RAP have had the desired effect. The baseline conditions of the affected parties before the relocation will be used as a measure against their socio-economic status after the resettlement. To be effective, the completion audit will take place after all RAP activities have been completed including development initiatives, but before the completion of financial commitments to the programme. This will allow flexibility to undertake any corrective action that the auditors may recommend before the project is completed.





CHAPTER ELEVEN: CONCLUSIONS AND RECOMMENDATIONS

11.0 Conclusions

The proposed work along the Ojuelegba-Idiaraba-Ilasamaja, Anthony-Oshodi and Oshodi-Onipanu corridors will trigger land acquisition and resettlement impacts; there are 33 Laybys along the corridor, and existing bus terminals at Oshodi and new proposed terminals at Ilasamaja, Onipanu and Anthony. The proposed infrastructure necessary for the Quality Bus Operations along this corridor would require removal of fences, shops, kiosks and petrol stations. The total number of identified project-affected assets is 327 used by 639 PAPs. Project induced impacts to be envisaged during the implementation would be physical and economic displacement.

11.1 Recommendations

It is recommended that the RAP Implementation Consultant appointed by LAMATA implement the Resettlement measures given in this report. The RAP Implementation Consultant before the commencement of civil works should conduct verification of PAPs. In case of any modification or changes in PAP claims, then it should be noted and updated in the RAP database. The RAP Implementation Consultant and LAMATA shall implement the GRM.

Budget as proposed in this report for the resettlement measures is the responsibility of LAMATA and the Lagos State Government. As per the World Bank ESS 5 and IFC PS 5's guidelines, no construction works shall be authorized to start on any corridor unless all PAPs have been fully compensated on that corridor. Any grievance associated with the claims and compensation payment should be handled and addressed to LAMATA and the RAP Implementation Consultant. This will subsequently be monitored by the RAP Implementation Monitoring and Evaluation consultant.





ANNEXURES

Annex 1: Minutes of Stakeholders Engagement Resettlement Action Plan (RAP) for the Quality Bus Corridors Package 1 Project Proposed Lagos Strategic Transport Master Plan Project (LSTMPP) 1.

The scoping workshop took place at LTV 8 Blue Roof on 28th of January 2022 and commenced at 11:00am prompt with representatives from Federal Ministry of Environments, LAMATA, the Nigerian Police, Local governments, and consultants-ACE, AEC, Sustainability and relevant community members.

The program was anchored by Mr. Kolawole Ojelabi, Head Corporate Communications LAMATA who instructed all to sing the National Anthem, senior officials and principals of the MDAs were invited to the high table.

The first presentation was by Eng. Akinola, representative from LAMATA who introduced the proposed project and its components to all.

Second presentation was by Mr. Adesua Olatunde and Dr. Oluwagbuyi, representatives of Sustainability. Mr. Adesua Olatunde gave an overview of the likely environmental impact of the project and the responsibility of consultant in conducting the ESS studies. Dr. Kayode Oluwagbuyi presented the social impacts and likely displacement impact, which may occur during the project. All the speakers communicated in both English and Yoruba Languages to ensure easy understanding.

Dr. Kayode Oluwagbuyi explained that some affected persons might have to move/relocate while some would remain at their workplace. He stated that wherein displacement occurs, a compensation budget is to be developed and all affected persons must be adequately compensated.

At the end of his presentation, the moderator opened the floor for questions. Prior to that, a representative from Lagos State Ministry of Lands and Physical Planning encouraged the audience that proper check would be done and appropriate investigation of PAPs and their claims. She also encouraged the audience to support the Lagos State Government by responding whenever they come to their community.

The, Surulere Local Government Chairman mentioned his support for the project as it will further improve their community.

Engagement Activity	Date	Issues or Concerns Raised	Response Provided/Action Taken
Concerns Raised During Scoping Workshop			
Stakeholders Scoping Workshop for Stakeholders at	28 th January, 2022	Engr. Oseni Olanrewaju suggested that the pavement should be done towards the drainages and not towards the road along the corridors.	LAMATA responded that drainages would be covered desilted and clean during the project.





Engagement Activity	Date	Issues or Concerns Raised	Response Provided/Action Taken
		Mr Musa, one of the Taxi Driver at Anthony Park probed to know where to park their taxis' when the construction began and would like to know what the Taxi drivers would feed on since they earn their living from the Taxis' has he stated that they have been occupying the Anthony Taxi Park since 1978. corridor	Mr. Kolawole Ojelabi mentioned that the operators at the Anthony taxi park would not be displaced; rather they will be required to shift within a dedicated space around the project area during construction. The proposed bus terminal at Anthony will eventually co-share with the LAMATA buses and accommodate the taxi park operators.
Concerned Issues raised during field Consultations	August-October, 2022	Some of the drivers at the Anthony Taxi park requested if there would be opportunities for them to join the QBC scheme.	At the operation phase, all interested parties shall be invited to take part in the QBC scheme.
		Madam Elizabeth, an aged woman along Oshodi-Onipanu corridor, pleads that the space required for acquisition be minimal. This is because it will reduce the parking space currently been used by a pharmaceutical company.	The consultant encouraged her that the space to be acquired (3m width and 2.5m depth) is minimal and would not affect the operations of her tenants.
		Madam Mary, property owner at Awoyokun Onipanu probed to know the portion of land that would be taken out of her property for Layby	According to the design, 3.5 m and 30m is required for the depth and width of the layby. This measurement is flexible as the contractors would ensure they minimize the impact to the bearest minimum.
		Market women at Onipanu, beside Mobil filling station requested for the Project commencement date and how LAMATA could assist them further asides the compensation obtained. the project will affect their source of livelihood	We informed them that the project is in phases and would begin likely Q4 of 2024; it was retrieted that all project-affected persons would be compensated before the commencement of construction. Concerning enquiries about any other assitance offered, we informed the PAPs that a livelihood restoration Plan will be implemented as part of the project.
		Alhj Idris Haruna, Head of Hausas at Idiaraba was happy to hear of the project saying citizens and residence have been clamoring for road rehabilitation and drainage upgrade along the route. He also said they would be glad to render any help or assistance to LAMATA.	We thanked him for his support and willingness to assist during the construction and operation of the project.



Mr. Akin Oladapo of Asian Consultant and also assured the audience that all Environmental and Social Impact assessments and Resettlement Action Plans for the project will include their concerns and impacts identified shall be properly mitigated.

Engr. Augusta from the Federal Ministry of Environment affirmed that she and her team were on site On Tuesday and Thursday to check and confirm the project description and she assured the audience that all issues identified shall be properly managed.

In his closing remarks, Mr. Kolawole Ojelabi informed the house about the cut –off date for the project which would be 6 months after the consultants have completed the survey and enumeration of project affected persons. He adjourned the program and appreciated every participant for the success of the workshop.



Annex 2: Consultation Attendance Sheets

S/N	NAME	ORGANISATION/DESIGNATION	TELEPHONE NO/ EMAIL	SIGNATURE
10.	Mr. T. Hammed	Anthony Oshodi Park	02052586837	[Signature]
11.	Mr. [Handwritten]	[Handwritten]	07063226035	[Signature]
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13.	Engr A. O. Owoye	Lagos Water Corporation	08096536149	[Signature]
14.	Raham Tauso	Ministry of environment	08092658510	[Signature]
15.	OLUGBILE AYOMIDE-F.	Ministry of Environment	08084812249	[Signature]
16.	ASHO FARUQ	Ministry of Environment	08068537204	[Signature]
17.	INSANI TASEER DANIEL	MINISTRY OF BUDGETING	07038468960	[Signature]
18.	ESV. Olugbem Felude	Land Bureau	08023103778	[Signature]
19.	ESV Romoat H. O.	Land Bureau	080322648845	[Signature]
20.	ENGR ADEMUYA, M. O	OBSRVA/MOE	08023521760	[Signature]





SUBJECT: Stakeholders Engagement & Scoping Workshop for QBC Package 1

HOST: LAMATA

DATE: Friday 28th January, 2022

TIME: 10am - 1pm

VENUE: Radio Lagos/Eko FM Multipurpose Hall, Lagos State Broadcasting House, Opposite Coca - Cola, Lateef Jakande Road, Agidingbi, Ikeja, Lagos

Handwritten notes: An-8, Family 118-2, LE-3, MATH-3, Lamata-13, Lashina-4, ACE-4, ACE-3

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4.	OLAYEMI SAMUEL	ACE	08083227236	
5.	AKINSOLA OLADIPU	ACE	08034767865	
6.	Ibiroka Omorhishi	LAMATA	07065498501	
7.	Engr. Olatunji Saheed A.	Lagos Water	08023053080 08173053080	
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9.	Ganiu-O. Kareem	Taxi' park Anthony	08028169946	





Anthony



TAXI PARK



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24.	MR SA. ADETAYO	✓ ✓ ✓	08050324644	<i>[Signature]</i>
25.	Mr. Jidele Isahel Jidele	✓ ✓	08023364033	<i>[Signature]</i>
26.	Mrs Immaculate Okorie	✓ ✓	08030908629	<i>[Signature]</i>
27.	Ganiu Kareem	✓ ✓	08028169946	<i>[Signature]</i>
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30.				
31.				





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MARIA FAYOTIWA

MARIA





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116.				
117.				
118.				
119.				
120.				







LSTMPP, Lagos

LIST OF PARTICIPANTS OF STAKEHOLDER CONSULTATION FOR QBC 1

Location: ~~Mosul filling station~~ ~~Onipanu~~

Date: 04/08/22

L. N°	Name of the Participant	Occupation	Phone Number	Signature
1.	Abdul Fatahi Adesina		-	
2.	Basiru	Welder	08183912457	
3.	Alì Valentine	Trader	08022913030	
4.				
5.				
6.				
7.				





LSTMPP, Lagos

LIST OF PARTICIPANTS OF STAKEHOLDER CONSULTATION FOR QBC 1

Location :

Date:

N ^o	Name of the Participant	Occupation	Signature (If agreed by the participants)
1.	NNABI MAXIMUS EMEKA	TRANSPORTATION	08055091827
2.	IKEAGIWNOMU DAHIEL	TRANSPORTATION	08055091827
3.	Taiwo Oyebola	Environmental Consultant	08054747973
4.	Aderua Olatunde		09078892492
5.	Olanisakin Michael		08132968426
6.	Fayoyiwa Maria		07036335781
7.	Femi Omoniyi		08067937781
8.			
9.			
10.			
11.			





LSTMPP, Lagos

LIST OF PARTICIPANTS OF STAKEHOLDER CONSULTATION FOR QBC 1

Location: OJUELE QBA Date: 03/08/2022

Sl. N ^o	Name of the Participant	Occupation	Signature (If agreed by the participants)
1.	Allan Hakeem Isalayi	08069644709	
2.	Mr Emmanuel Akogbeni	08023354934	[Signature]
3.	Hon. Babatunde Ogundana	08023693724	[Signature] 3/08/22
4.	Mrs Taiwo Quadri	08022465597	[Signature]
5.	Gbalahan Obisanya CDA chairman	08033445691	[Signature] 03/08/22
6.	Badeez Saheed	08028718052	[Signature] 03/08/22
7.	Jonathan Umka	08037065818	[Signature] 03/08/22
8.	Felix Bojuroye	08023159334	[Signature] 03/08/22
9.			





Annexure 3: Stakeholders' Meeting with Project Affected Persons on the Disclosure of Entitlement Matrix and Method of Calculation for Compensation.

Date: 8th December, 2023.

Location: Along the QBC 1 corridor

Time: 10am

Objective:

The meeting was convened to discuss and disclose the entitlement matrix, method for calculating the compensation, support measures that will be provided to address displacement impacts. As well as gathering any concerns and feedback from the people.

Introduction: The RAP consultant welcomed all participants to the meeting. He stated the objective of the meeting was to explain further on the entitlement matrix prepared, in ensuring that the compensation/ entitlements issued during the RAP implementation meet the needs of the affected persons and is effective in restoring their living conditions.

Engagement and feedback

The RAP consultant shared copies of the prepared entitlement matrix and explained each of the categories of entitlements to the people. It was reiterated that the Lagos State Government through LAMATA would pay compensation for land and structures at replacement cost rates. He encouraged active participation from the PAPS, inviting for questions, concerns, and their feedback.

S/N	Questions raised	LAMATA's Response
1	What is the duration and time for the compensation to be issued?	LAMATA's team clarified that once a no objection is obtained from the IFC, the Lagos state Government will go ahead with implementation of the RAP. This should be completed within the 1 st or 2 nd Quarter of 2024.
2	Tenants have refused to pay rent, because they are aware of the project, when will the project commence?	It was advised that tenants continue to pay their rent to their property owners. The project expected to begin 2 nd quarter of 2024.
3	Will the proposed construction for the bus terminal consider allocation of space for the existing taxi park?	Yes. As discussed in the previous meeting, the proposed plan incorporates space for the existing transport operators in the community.
4	Can we go ahead with building new structures at the proposed location?	No. All enumeration of persons and assets have been completed. LAMATA does not expect any PAP to continue to expend monies on a new structure.



Pictures taken during the meeting



Picture showing the distribution of the Entitlement Matrix to Project affected persons.



Picture showing Project Affected Persons' attendance.



Conclusion

The people are looking forward to the commencement of the project and thanked the team for updating them on the progress so far. It was concluded that the next steps include the full implementation of the RAP.

The meeting ended at 2.00pm.



Annexure 4: Attendance Sheets for the Stakeholders' Meeting



SUBJECT: MEETING WITH PROJECT AFFECTED PERSONS (PAPs) ALONG QBC 1 CORRIDOR TO DISCLOSE ENTITLEMENT MATRIX

DATE: 8th December, 2023.

VENUE: Anthony – Oshodi

S/N	NAME	ADDRESS	PHONE NUMBER	SIGNATURE
1	Chairman ASFA Musa	Anthony Taxi Park Vis office	08032242856	
2	Sunday Adetayo	Anthony Taxi Park	08050324644	
3	Jubunt Adegbore	Anthony Taxi Park	07056104121	
4	BOSE OLUKADARE	Anthony Park	08024060960	
5	Bolanus Kehinde	Anthony Taxi Park	09128241958	
6	MURITAYUNGLSISI	Anthony Taxi Park	08028580285	
7	Oladele Isaac	Anthony Taxi Park	08023364033	
8	Moshob Saniyo	Anthony Taxi Park	0708856090	



SUBJECT: MEETING WITH PROJECT AFFECTED PERSONS (PAPs) ALONG QBC 1 CORRIDOR TO DISCLOSE ENTITLEMENT MATRIX

DATE: 8th December, 2023.

VENUE:

S/N	NAME	ADDRESS	PHONE NUMBER	SIGNATURE
10	Ogunyemi Ldowny -	Anthony T/R	09033095840	
11	Adekitan Tunle	" "	08067172602	
12	Imudate Oforie	" "	08030908629	
13	Gaminu O. Kareem	" "	08028169946	
14	AKINMAYO OLUKADARE	" " "	07034411919	
15	SECTOR MAN	" " "	09057435983	
16	Awo Toloba Julius	Sustamabiti Limited	09107488196	
17	MATHEW OMOPEYIN	Anthony Taxi Park	08026054712	
18	MADU JOSEPH	Anthony Taxi Park	08034431178	



S/N	NAME	ADDRESS	PHONE NUMBER	SIGNATURE
19	Bolaji Lawal	Anthony Taxi Park	08088881657	[Signature]
20	Ramoni Akano	Anthony Park	08028993293	R.A
21	Oluyiwola Alaba	" "	08096222930	A.O
22	Gabriel Robinson	" "	08028933699	[Signature]
23	Ayo Adebayo	" "	08022205740	[Signature]
24	Tayo Adebayo	" "	08038247985	[Signature]
25	Adebayo Kehinde	P.O.S.	09011431030	[Signature]
26	Babatola Adebunji		09127058270	[Signature]
27	Ojekunle Ajayi		08122834751	[Signature]
28	Sunday Tarwo		0808102903	S.T.
29	John Ojekunle		08078430519	[Signature]

SUBJECT: MEETING WITH PROJECT AFFECTED PERSONS (PAPs) ALONG QBC 1 CORRIDOR TO DISCLOSE ENTITLEMENT MATRIX

DATE: 8th December, 2023.

VENUE: Oshodi - Onipanu

S/N	NAME	ADDRESS	PHONE NUMBER	SIGNATURE
1	Mrs Bodunde ^{Taf} -kafa	No, 30 Majolade	07036448117	[Signature]
2	Arena ABidemi-Arena	No, 30 Majolade	0812506888	[Signature]
3	APREKIN-ADEKUNLE	NO 30, MAJOLADE STR	08087400586	[Signature]
4	Okeji - Adebawale	No 30 Majolade Str.	08029044973	[Signature]
5	Mrs Ajodele Omolayo	No. 30 Majolade str	08120095959	[Signature]
6	Mrs Sunday Emmanuel	NO 30 majolade	08034804070	[Signature]
7	MRS DOTSUNMU	NO 30 majolade	08025415088	[Signature]
8	Mrs Adebimpe Felicia A.	No 30 Majolade St	08036144187	[Signature]
9	Mr Jerry UKAENE	NO 30 majolade	07059882625	[Signature]



SUBJECT: MEETING WITH PROJECT AFFECTED PERSONS (PAPs) ALONG QBC 1 CORRIDOR TO DISCLOSE ENTITLEMENT MATRIX

DATE: 8th December, 2023.

VENUE: Ojuelegba - Ilasamaja

S/N	NAME	ADDRESS	PHONE NUMBER	SIGNATURE
10	Bikinsu Ana	NO 25 Awoyokun	07085103800	
11	Musbau Arshat	No 25 Awoyokun	08023855976	
12	Sharafa usman	NO 25 Awoyokun	08028605783	
13	Awifowose Oluwatoba	NO, 25, Awoyokun	07085512662	
14	Amayo Obayo	NO, 25 Awoyokun	08023009574	
15	Balogun Omobolaji	25 Awoyokun 11	07085164400	
16	Oladimeji Seriki	11 11	08027603464 08027603464	
17	Victor Anukwu	25 Awoyokun	08165650910	
18	Ezinare Mendu	25 Awoyokun	08052268508	
19	Abukunle Keriote	25 Awoyokun	09132544076	

SUBJECT: MEETING WITH PROJECT AFFECTED PERSONS (PAPs) ALONG QBC 1 CORRIDOR TO DISCLOSE ENTITLEMENT MATRIX

DATE: 8th December, 2023.

VENUE: Ojuelegba - Ilasamaja

S/N	NAME	ADDRESS	PHONE NUMBER	SIGNATURE
20	Ekundayo family Abubakar Adeponle Kuntayo	25 Awoyokun & Onipanu	08028446899	
21	Tunde Setiki	11	09072224651	
22	BAIKARE ABUSULLAH	30 MAJOLATE ST	08024329037	
23	Ibimike Omololu	LAMATA	07055498501	
24	Orisean Temibade	LAMATA	07060488179	



ANNEXURE 5: Minutes of Meeting for the IFC Mission

SUBJECT: LSTMP1.QBC.IFC-SITE VISIT AND RAP VALIDATION

DATE: 2nd and 3rd, October 2024

VENUE: Site & Boardroom (LAMATA)

TIME: 9:00 am

In Attendance:

- | | |
|---------------------------|------------------|
| 1) Emily Nunn | (IFC) |
| 2) Elizabeth Ndinya | (IFC) |
| 3) Engr Osho Babatunde | (GIEC) |
| 4) Tomilola Aminu | (GIEC) |
| 5) Engr Kingsley Bello | (LAMATA) |
| 6) Mrs Ibironke Omorhirhi | (LAMATA) |
| 7) Engr Olaniyan Olalekan | (LAMATA) |
| 8) Mrs Osikalu Toyin | (LAMATA) |
| 9) Mr Odusoga Olayiwola | (LAMATA) |
| 10) Mr Ayodipupo Quadri | (LAMATA) |
| 11) Emmanuel Micheal | (LAMATA) |
| 12) Adererele Shemilore | (LAMATA) ON NOTE |

Objective-

To validate the RAPs prepared for QBC1 and QBC2, the purpose of the meetings with Project-Affected Persons (PAP) was to confirm that the consultation and survey process carried out by LAMATA and its consultants were accurately documented in the RAP, that PAPs are aware of the entitlements defined in the RAP, and that PAPs have an understanding of next steps in the RAP implementation process.

Discussions:

We arrived Anthony at 9:30am on 2nd of October 2024 and met with the affected property owners/users and the IFC asked a few questions such as: When was the first time of hearing about the project?

- When did you hear about the project?
- Were you surveyed during the enumerations?
- Are you aware of any other support the Lagos State Government is offering besides compensation?



- o Do you have any idea about compensation amount?
- 1. During the course of the meetings with PAPs, it became clear that the survey process carried out by LAMATA's consultant to identify PAPs and record the details of their affected assets is incomplete. At almost every meeting with PAPs, one or more of the PAPs present reported not to have been surveyed. Based on PAPs' comments, it also seems probable that in some instances surveys were carried out with the tenants of affected structures but not the owners of the buildings, or vice versa. While the RAPs commit to a "revalidation" of survey data as part of the implementation phase.
- 2. PAPs are aware that they are entitled to financial compensation for affected assets, but no actual compensation rates have been shared with PAPs. LAMATA's team explained to IFC that this is because PAPs are not interested in knowing the rates, they only want to know the specific amount of compensation they will receive. Further, the LAMATA team informed IFC that the rates indicated in the RAPs will need to be adjusted for inflation before compensation agreements are signed with PAP, meaning they are not the final rates and LAMATA did not want to share them with PAP until they are finalized. During the October 2 and 3 meetings, PAP were also unaware of the additional support measures they could be entitled to, such as livelihood restoration support and vulnerable persons support.

Next Steps:

- A. The revalidation of survey data will include identifying and surveying any PAP who were missed in the original survey process. This will be completed as the first step in the RAP implementation phase. LAMATA will ensure the contingency in the RAP budget is adequate to cover the costs associated with the identification and compensation/support of additional PAP.
- B. LAMATA will publish the entitlement matrix from the RAPs on its website. LAMATA will communicate with key stakeholders and PAPs by phone/WhatsApp to alert them to the availability of this information online and encourage them to inform other PAPs to review it. LAMATA will confirm with its legal team whether or not it should include a caveat when posting the entitlement matrix that explains the rates will be adjusted for inflation before they are finalized and compensation agreements are signed with PAP.
- C. Along with the publication of the entitlement matrix on LAMATA's website, LAMATA will also post the contact information for its existing grievance mechanism and clearly explain on its website that PAP or other stakeholders can raise questions or comments related to the resettlement process through that mechanism.



Picture with the IFC team along the QBC 1 corridor during the RAP revalidation exercise.



ANNEXTURE 6: COMPENSATION RATES RECEIVED FROM THE CONSULTANT

GLOBAL IMPACT
ENVIRONMENTAL CONSULTING LTD.

22nd October 2024.

Managing Director,
Lagos Metropolitan Area Transport Authority,
LAMATA Place, Km 15, Ikorodu Road, Ketu-Cjota,
Cloverleaf Interchange, Ketu, Lagos,
Nigeria.

LAMATA
RECEIVED
22 OCT 2024
SIGNATURE

Attention: Engr. (Mrs.) Abimbola Akinajo,

Dear Madam,

COMPENSATION RATES FOR THE AFFECTED PERSONS/ PROPERTIES UNDER THE PROPOSED QUALITY BUS CORRIDOR PROJECTS

In line with the International Finance Corporation (IFC) Performance Standard 5 and IFC's mission visit to LAMATA on the 4th of October 2024. Wherein LAMATA must disclose the entitlement and compensation rates for affected persons. Below are the compensation rates for the proposed Quality Bus Corridors to be financed by the IFC.

In case of any queries, project-affected Persons or other Stakeholders can raise questions or comments related to the resettlement process on 09099526282.

A. COMPENSATION RATES FOR THE PROPOSED QBC IYANA-IPAJA - AYOBO.

Categories of PAPs and assets	Type of loss	Compensation Rate(Naira)
Owner of Bungalow Shops	Loss of Land and Structure	3,500,000-5,000,000
Tenants/ Traders of Bungalow Shops	Loss of income and rental fee	100,000-150,000
Employees of traders with shops	Loss of income	25,000- 30,000
Owners of Containers	Loss of income and trading space	20,000-40,000
Owners of Kiosks and Sheds	Loss of income and trading space	20,000-40,000

📍 Plot 14, Alhaji Afolabi Osho Street, Isheri North Residential Scheme GRA, Off ChannelsTv Avenue, 1 OPIIC, Lagos-Ibadan Expressway.

☎ 08023148085, 08053521807

✉ global_impact_envicon@yahoo.com

www.globalimpactenviconsulting.com

"Protecting the global environment"
(Accredited Environmental, Engineering & Safety Consults)



Owners of Shop Extensions	Loss of space and materials	50,000-60,000
Metal and Wall Fences – Owners	Loss of Land space and structure	500,000-850,000
Owner Commercial structures at proposed terminal area	Loss of land and structure	30,000,000-45,000,000
Tenants of Commercial Structures at proposed Ayobo Terminal	Loss of income and rental fee	150,000-200,000
Owners of Residences at the proposed terminal area	Loss of Land and Structure	45,000,000-55,000,000
Tenants of residential structures at the proposed terminal area	Loss of shelter and rental fee	250,000-400,000
Tables and Umbrellas	Loss of income and space	17,000-25,000
Landowner/tenant- Open space used to display cars	Loss of access	240,000-250,000
Moving allowance	Transport Assistance	20,000 - 60,000

B. COMPENSATION RATE FOR PROPOSED QBC PROJECT- ANTHONY-OSHODI-ONIPANU AND OJUELEGBA-DIARABA-ILASAMAJA,

Categories of PAPs and assets	Type of loss	Compensation rate (Naira)
Owner of Shops	Loss of Land, Structure	500,000 - 1,600,000
Tenants Traders of Shops	Loss of business location and income	195,000 - 240,000
Employees of traders with shops	Inconvenience allowance	20,000 - 30,000
Traders of Kiosks	Loss of income and business location	65,000 - 80,000
Traders of Sheds	Loss of income and business location	50,000 - 80,000
Owner of shop extensions	Temporary Loss of Structure	70,000 - 100,000
Owners of Fences	Loss of Structure	1,000,000 - 1,500,000
Owners of Tables and Umbrellas	Loss of Land, Structure	40,000 - 60,000





Occupier of open Spaces	Loss of shelter/accommodation	20,000 - 50,000
Owner of Petrol Station at proposed Terminal area	Economic Displacement	50,000,000 - 105,000,000
Owner of Public Toilet	Temporary loss of access to business space due to construction works	250,000 - 300,000
Anthony Taxi Park Transport Association	Temporary business disturbance	200,000 - 350,000
Moving Allowance	Additional Allowance	35,000 - 55,000
Owner of Wheelbarrows	Temporary loss of access to business space	5,000

‘CAVEAT’

While we strive to provide compensation rates that reflect market standards, please be aware that rates are based on intrusive measurements, asset structure, and project location. Compensation rates may be adjusted during the RAP implementation based on the revalidation of the PAPs and the affected structure. The rates presented are therefore during the RAP implementation subject to change during the implementation.

For: Global Impact Environmental Consulting Limited



Engr. Babatunde Y. Osho, Ph.D., MWES
Managing Consultant/ CEO



SAS
Kindly track
23/10/24

IA-OPD/IA-APR
Pls track
23/10/24

"Protecting the nation's environment"

10, Gbendin Ninuola Idowu Street, Magodo Brook Estate, Off CMD Road. Tel: 08023148085; 08053521807
info@globalimpactenvconsulting.com www.globalimpactenvconsulting.com



Annexure 7: Socio-Economic Questionnaire

SOCIO-ECONOMICS COLLECTION FORM/QUESTIONNAIRE FOR THE QUALITY BUS CORRIDOR 1 PROJECT (RESETTLEMENT ACTION PLAN)

INTERVIEWER INFORMATION

Identification Number of Interviewer	
Name of Interviewer	
Name of Supervisor	
ID Code of Supervisor	
PAP ID	
Location of census	

IDENTIFICATION

Affix Passport Here

Name of the Respondent	
Age	
Sex/Gender	
Phone No	
Nationality	
Ethnicity	
Nativity/State of Origin	
LGA	
Residential Status	
Length of stay within the project community	
Address	
Relationship to household head: (i) Head of Household ___ (ii) Spouse of Head of Household ___ (iii) Child of head of Household ___ (iv) Spouse of child of Head of Household ___ (v) Grand Child of Head of Household ___ (vi) Parent of Head of Household ___ (vii) Others (Specify) _____	

GENERAL INFORMATION

- ❖ Religious Group: Christians: _____ Muslim: _____ Trad: _____ Others: (specify) _____
- ❖ Social Group: Vulnerable: _____ General _____
- ❖ Family Pattern: Joint: _____ Nuclear: _____ Individual: _____
- ❖ Size of Family: Small (2-4) _____ Medium (5-7) _____ Large (Above 7) _____





❖ Number of Children: (i) 0 ___ (ii) 1 ___ (iii) 2 ___ (iv) 3 and above (v) Others (specify) ___

FAMILY PARTICULARS (Start from head of the household)

S/N	Name of Member	Sex	Age	Marital Status	Relationship to HH-head	Educational Level	Occupation	
							Primary	Secondary

❖ Main Occupation

(i) Farmer ___ (ii) Merchant ___ (iii) Religious Leader ___ (iv) Teacher ___ (v) Artisan (vi) Transporter ___ (vii) Unemployed ___ (viii) Civil servant ___ (ix) Others (specify) ___

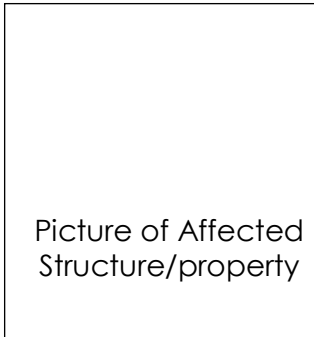
❖ Monthly income

- ₦0 - ₦50,000
- ₦51,000 - ₦100,000
- ₦101,000 - ₦500,000
- Above ₦500,000

- ❖ No of Adult earning members _____
- ❖ No of Dependents _____
- ❖ Family annual expenditure ₦ _____
- ❖ Educational level

(i) Illiterate ___ (ii) Three years or Less ___ (iii) Primary School ___ (iv) Secondary School ___ (v) Technical School ___ (vi) Religious School (literate in Arabic) ___ (vii) Others, please specify _____

INFORMATION ON AFFECTED STRUCTURE/PROPERTY



Picture of Affected Structure/property



- ❖ GPS Coordinates: _____
- ❖ Name of PAP: _____
- ❖ Phone No: _____
- ❖ Category of PAP:

- Titleholder
- Encroacher
- Tenant
- Squatter

Others, please specify _____

- ❖ Type of document possessed to certify ownership type _____
- ❖ If not owned, state name and address of owner _____

- ❖ If informal use right, state type of agreement _____
- ❖ Number of years used _____
- ❖ Rent paid/Month (₦) _____

Details of the structure

- ❖ Type of Use: Residential:___Commercial:___ Residential/Commercial:___Other(Specify)___
- ❖ Construction Type: Mud ___Brick ___Mud/Thatched roof ___Brick/Zinc roof _____
- ❖ No. of Rooms/Storey___ Impacted Area (m²)_____Total Impacted Area (m²) _____
- ❖ Utility Connection: Electricity___Water____Phone___(P-Partially F-Fully).

Other affected Assets

- ❖ Compound wall/fence_Tree__Farmland____Borehole/well____Others (Specify) _____
- ❖ Replacement Value (₦) _____
- ❖ Assets distance to the wall edge _____

LAND ASSET INVENTORY

Location/Address	
Ward	
Name of Head of Household	
No. of Persons in household	
Total land holding of HH (m ²)	
Land to be acquired (m ²)	
Land Use Type; Residential:_____Commercial:Residential/Commercial:_____Other (Specify) _____	
Loss of assets; Structures permanent (m ²)	
Loss of assets; Structures temporary (m ²)	





Loss of assets; Structures permanent (m ²)	
Loss of assets; Area of residential land lost (m ²)	
Other losses; Residence (rented)	
Other losses; Business loss	
Other losses; Income loss	

HEALTH AND SANITATION

❖ What type of toilet facility do you use?

(i) Pit ___ (ii) Bush ___ (iii) Bucket ___ (iv) Water Closet ___ (v) Others (Specify _____)

❖ How do you dispose of your household refuse?

(i) Private Open Dump ___ (ii) Public Open Dump ___ (iii) Organized Collection ___ (iv) Burning ___ (v) Bush ___ (vi) Burying ___

❖ Which of the following diseases/condition is most common in your area?

(i) Malaria ___ (ii) Typhoid ___ (iii) Diarrhoea ___ (iv) Cough ___ (v) Respiratory Disturbance
_____ (vi) Others ___

PUBLIC UTILITIES

❖ How would you describe the condition of the following amenities in town you live/community?

Amenities	Very Good	Good	Fair	Poor
Roads to the community				
Roads within the community				
Schools in the community				
Public Health Institutions				
Potable Water				
Public Electricity				
Communication facilities (Postal Service, Telephone)				
Public recreation facilities				

❖ What is the major source of water available to your household?

(i) River ___ (ii) Borehole (commercial) ___ (iii) Borehole (private) ___ (iv) Public pipe-borne water ___ (v) Pond ___ (vi) Water Vendor ___ (vii) Well water ___

❖ How long does it take you in minutes/hours to get to your water source_?





❖ What is your primary source of electricity?

(i) Hurricane Lamp _____ (ii) Private Generators _____ (iii) Community Generators_ (iv) State Government Utilities Board_ (v) Solar panels ____ (vi) PHCN (National Grid) _____ (vii) Others (specify) _____

❖ What is the main fuel you use for cooking?

(i) Firewood__ (ii) Charcoal__ (iii) Kerosene _____ (iv) Gas _____ (v) Electricity_ (vi) Crop residue/ Sawdust _____ (vii) Animal Wastes_ (viii) Others _____

VULNERABILITY

(i) Aged ____ (ii) Widows ____ (iii) Physically challenged (iv) Underaged _____

RESETTLEMENT AND REHABILITATION

❖ In case you are displaced (residentially) where and how far do you prefer to be located?

Within the area _____ Outside the area _____

Place name _____ Distance _____ (km)

❖ Which is your preferred replacement Option?

(i) Land for land lost _____ (ii) Cash Assistance _____ (iii) House in Resettlement Site (iv) Shop in Resettlement Site ____ (v) Other (Specify).

Factors to be considered in providing an alternate place

Access to family/friends ___ Income from friends ___ Income from Business activity _____ Daily Job ___ Close to Market ___ Other (Specify) _____

COMMERCIAL/SELF EMPLOYMENT ACTIVITIES

❖ Type of Shop/Business Enterprises (SBEs)

Eatery

Shop

Mechanic/Auto Garage

Hotel

Engineering

Scrap shop

Others, please specify _____

❖ Other Enterprise (Specify) _____ No. of Partners _____

❖ Category of Business

Small scale





Medium scale

Large scale

❖ Average Daily Income of Business? _____

Operation/Employment Pattern

Operation; Number of Hours in a Day _____

Operation; Number of Days in a week _____

Employment Pattern; Owner/Operator: __Employed 1 to 5 persons: __Employed above 5:

PROJECT PERCEPTION

Are you aware of the proposed QBC 1 Project? Yes ___ No ___

If Yes, Source of information _____

What is your opinion about the project? Good ___ Bad ___ Can't say ___

If good, what positive impacts do you perceive? _____

If bad, what negative impacts do you perceive? _____

AGRICULTURAL PRODUCTS

Type of Crop						
Owner of Crop						
Total yearly production						
Average yield						
Average value of crop						
Number of labour used for production						
Crop products sold at market (%)						

Average yearly household income from agriculture (₦) _____

TREES

Type of Tree						
Number of affected Tree						
Average yield of fruit bearing trees						
Average yearly income from fruit tree						

*****THE END*****

