



EKITI STATE

**FRAMEWORK FOR RESPONSIBLE AND INCLUSIVE LAND INTENSIVE
AGRICULTURE (FRILIA)**



ENUMERATION, VALUATION AND COMPENSATION TOOLKIT

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FOREWORD

I am pleased to introduce the Ekiti State Framework for Responsible and Inclusive Land-Intensive Agriculture (FRILIA). This crucial initiative is aimed at establishing a strong and sustainable road map for the State to ensure the development of a legacy for enabling business reforms on holistic agribusiness and attract more investment opportunities into Ekiti State.

Ekiti State is an agrarian society with comparative advantage in terms of implementation of various developmental interventions aimed at positioning the State as a first choice investment destination to agro-investors and Foreign Direct Investment (FDI). This had attracted both local and international investors into Agro-revolution and industrialization of the State on the Agricultural Growth Corridor. FRILIA harnesses with the commitment of the State Government towards improving the investment climate. Hence, the establishment, adoption and implementation of FRILIA project would help deepen the State's agribusiness reforms including delivering a win-win approach to all the relevant stakeholders on agricultural land matters and investment opportunities in host communities.

The purpose of these FRILIA is to develop working documents which include Investment Approval Process and eight (8) toolkits to provide guidelines critical to addressing challenges in land administration for agricultural purposes with relevant procedures, processes, and organizational arrangements to govern large-scale agribusiness investments based on internationally agreed upon principles and guidelines. The framework ensures that land acquisition, allocation and resettlement for large-scale agribusiness investment are undertaken in line with established international good practices and guarantee shared benefits amongst State actors, private investors, host and surrounding communities.

The establishment, adoption and implementation of FRILIA in Ekiti State adopts guiding principles covering overarching investment, recognition and protection of land rights, state land acquisition, allocation and resettlement, environmental and social responsibility. The FRILIA guidelines shall guide investors and relevant stakeholders throughout the development of land-intensive agricultural projects in Ekiti State. Also, the guidelines would provide comprehensive information for all stakeholders and the responsible MDAs on engaging in consultations with communities/local land rights holders.

Adherence to core principles that mainstream international best practices, such as those based on the Principles for Responsible Investment in Agriculture and Food Systems and related principles and guidance, into the development of agribusiness in the State for sustainable economic growth and development. By aligning ourselves with these principles, we aim to ensure that overarching investment will be consistent with and contribute to the policy objective of the government for shared prosperity.

Secondly, we are committed towards ensuring that the investment will be conducted transparently, minimize adverse effects from land acquisition, ensure a range of inclusive investment and production models are considered, subject the investment to consultation and participation with all potentially affected communities, ensure the affected communities have opportunity and responsibility to make informed decisions regarding land acquisition, foster gender equality and empowerment of women and youth

Thirdly, we recognize and protect land rights by safeguarding against dispossession of legitimate tenure rights holders and ensure transparent and fair land acquisition with resulting resettlement plan. This includes supplementation livelihood restoration; and a robust and effective grievance redress mechanism that provides accessible and affordable procedures for settlement of disputes.

Fourth, we ensure environmental and social sustainability by observing safeguards against social and environmental impacts. Prior to approval or any final decision to proceed, investments will be subjected to independent assessments of potential positive and negative impacts on tenure rights, food security, livelihood, environment, the rights and/or status of women and youth and physical cultural property. Community, individual and workers safety will be protected as well as ensuring their fair treatment, non-discriminatory and equal treatment.

The Ekiti State FRILIA is a dynamic framework while the implementation would deepen the State's agribusiness reforms, create an enabling business environment, enhance easy access to land for large-scale investment opportunities, bridging the gap between investors and communities, improve human capital development, develop the agricultural value chain as well as deliver a win-win approach to all the relevant stakeholders on investment opportunities.

I want to appreciate all stakeholders for their immeasurable contributions in the establishment of FRILA. I invite everyone to actively engage with the Ekiti State FRILIA implementation team, fostering collaboration and commitment as we work towards a future where agriculture drives with remarkable change the socio-economic wheels of our dear State with shared prosperity and sustainable food security for all.

Sincerely,



Hon. Ebenezer Boluwade
Commissioner for Agriculture and Food Security
Ekiti State

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ACRONYMS AND ABBREVIATIONS

ARAP	Abbreviated Resettlement Action Plan
CF	Compensation Framework
CVT	Compensation and Valuation Toolkit
EKDIPA	Ekiti State Development and Investment Promotion Agency
FAO	Food and Agricultural Organisation of the United States
FPIC	Free, Prior & Informed Consent
FRILIA	Framework for Responsible and Inclusive Land Intensive Agriculture
GMoU	Global Memorandum of Understanding
GRM	Grievance Redress Mechanism
IAP	Investment Approval Process
LUA	Land Use Act
M&E	Monitoring and Evaluation
MDA	Ministries, Departments and Agencies
PACs	Project Affected Communities
PAEs	Project Affected Entities
PAP	Project Affected Persons
RAP	Resettlement Action Plan
RPF	Resettlement Policy Framework
SEF	Stakeholder Engagement Framework
VVGT	Voluntary Guidelines on the Responsible Government of Tenure of Land, Fisheries and Forest in the context of National Food Security

1. INTRODUCTION

The Framework for Responsible and Inclusive Land Intensive Agriculture (FRILIA) is centred around the principles of promoting sustainable agricultural development and protecting the rights of all stakeholders involved in land use. One of the critical components of FRILIA is ensuring that enumeration, valuation and compensation processes are conducted fairly, transparently, and inclusively. This toolkit serves as a comprehensive resource for guiding stakeholders—including government agencies, investors, and local communities, persons affected by the project (PAP) —through the intricacies of land enumeration for unexhaustive improvements *in situ*, valuation and compensation related to land access, easement, and involuntary resettlement. Effective enumeration, valuation and compensation are essential for mitigating the impacts of land use changes on impacted parties, particularly those who may be displaced or experience loss of livelihoods.

This toolkit provides a structured approach to assessing the value of land, assets, and resources and determining appropriate compensation methodologies for various categories of affected individuals and communities. By aligning these processes with FRILIA's overarching goals, the toolkit aims to foster trust and collaboration among stakeholders, promote social equity, and support sustainable agricultural investments.

The toolkit incorporates best practices and lessons learned from various contexts, ensuring that it resonates with local realities while adhering to international standards and guidelines. It emphasizes the importance of stakeholder engagement throughout the enumeration, valuation and compensation process, ensuring that the voices of affected communities and persons are heard and respected. By equipping stakeholders with practical tools and strategies, this toolkit seeks to empower them to effectively navigate the complexities of enumeration, valuation and compensation, ultimately facilitating the successful implementation of FRILIA in Ekiti State.

1.2. Objectives of this toolkit

- a. **Guide Valuation Processes:** Provide clear guidelines and methodologies for conducting accurate and fair enumeration and valuations of land, assets, and resources affected by agricultural projects.
- b. **Standardize Compensation Practices:** Establish standardized procedures for determining compensation entitlements for various categories of Project Affected Persons (PAPs) to ensure consistency and equity across different cases.
- c. **Promote Stakeholder Engagement:** Encourage active participation and engagement of affected communities and stakeholders in the enumeration, valuation and compensation processes, fostering transparency and building trust in the outcomes.
- d. **Enhance Understanding of Legal Frameworks:** Educate stakeholders on relevant legal frameworks and policies pertaining to enumeration, valuation and compensation, ensuring compliance with national laws and international standards.

- e. **Address Equity and Inclusion:** Emphasize the importance of social equity in compensation processes, ensuring that marginalized and vulnerable groups receive appropriate support and entitlements.
- f. **Facilitate Dispute Resolution:** Provide mechanisms for addressing grievances related to enumeration, valuation and compensation, helping to prevent and resolve conflicts that may arise during the process.
- g. **Promote Sustainable Practices:** Highlight the significance of sustainable land valuation practices that consider environmental factors, ensuring that compensation measures do not lead to negative impacts on local ecosystems.

2. APPLICABLE FRILIA PRINCIPLES AND INTERNATIONAL BEST PRACTICES

A number of the FRILIA principles apply to the subjects covered by this toolkit:

- A range of investment and production models should be considered, including alternatives to large-scale transfer of land (Principle 1.4).
- Investments should safeguard against dispossession of legitimate tenure rights holders (Principle 2.1)
- Existing legitimate rights, including customary and informal, and rights to common property resources, should be systematically and impartially identified (Principle 2.2).
- Provide for protection of rights through grievance redress mechanisms (GRM) that provide accessible and affordable procedures for 3rd party settlement of disputes, including but not limited to disputes arising from displacement for resettlement. (Principle 2.3).
- Compensation standards are to be disclosed and applied consistently (Principle 3.1).
- Economic and social impacts caused by land acquisition or loss of access to natural resources shall be identified and addressed, including people who may lack full legal rights to assets or resources they use or occupy (Principle 3.2).
- Adequate compensation will be provided to purchase replacement assets of equivalent value and to meet any necessary transitional expenses before taking of land or restricting access (Principle 3.3)
- Supplemental livelihood improvement or restoration measures will be provided if taking of land causes loss of income generating opportunities (Principle 3.4).
- Public infrastructure and community services that may be adversely affected will be replaced or restored (Principle 3.5).
- Displaced persons with land-based livelihoods should be offered an option for a replacement land unless equivalent land is not available (Principle 3.6).
- Principles specific to compensation, resettlement and livelihood restoration (Principle 3.7).
- Investments preceded by independent assessments of potential positive and negative impacts on tenure rights, food security, livelihoods, and environment (Principle 4.2).
- Take into account potential adverse impacts on physical cultural property and as warranted, provide adequate measures to avoid, minimize or mitigate such efforts (Principle 4.3).

Agribusiness investors can acquire rights to use land directly from the land rights holders or from the government. If acquiring from the land rights holders, the transaction must be on a “willing seller-willing buyer” basis such that involuntary resettlement issues do not arise. But guidance in this toolkit on enumeration, valuation and compensation still apply.

Land that a government leases or allocates to investors can be separated into two categories:

1. The first is land the government has in some way acquired relatively recently from local individuals or communities. Such transactions may be completed through compulsory acquisition or voluntary processes by which land rights held by private parties become publicly owned.
2. The second involves land that has been fully owned or controlled by government for some time. Even in the latter circumstances, however, unless the land in question is entirely vacant and unused throughout the year, individuals and local communities are likely to be affected by any transaction with private investors.

In the first case, the government can obtain rights to the land in a consensual transaction with the local rights holders upon payment of fair compensation (willing buyer, willing seller”). Or the government can obtain the land without the consent of those who have rights to it, also upon payment of fair compensation. International principles, including the VGGT¹ state that governments should only use this expropriation power when it is for a public purpose based on a law that clearly and narrowly defines what is and is not a “public purpose.” Evidence gathered over many years indicates that it is best to avoid expropriation altogether as involuntarily displacing communities usually has significant negative impacts on affected people and leads to long-running conflicts. Done poorly, it can leave people homeless and destroy the social fabric of communities. This can create significant and very costly opposition to investments on the land. Thus, governments should use this power only as a very last resort (FAO 2015). Under FRILIA, the government should refrain from using its expropriation power to acquire land for private investment. It should only acquire such land after obtaining FPIC from the affected community.

Even in the second scenario, government or the investor still may need to provide fair compensation and resettlement if the transaction with an investor causes the displacement of current users of the land as such users may have legitimate, albeit informal tenure rights under FRILIA principles 1.1, 1.3, 2.1 and 2.2 and the VGGT.

In recent decades in Ekiti State, the government acquired land on a compulsory basis pursuant to the Land Use Act. In some cases, the government provided compensation to the land rights holders either in full or partially. In many other cases, the government did not provide compensation but has allowed the rights holders to continue to use the land. If the government now wishes to provide the land to an investor, the existing rights holders are entitled to resettlement and compensation as described in this toolkit. Ekiti State will have to decide whether it or the investor will be responsible for complying.

¹ Voluntary Guidelines on the Governance of Tenure of Land, Fisheries and Forestry in the Context of National Food Security (<http://www.fao.org/docrep/016/i2801e/i2801e.pdf>) (generally referred to as the “VGGT”).

2.1 Legal framework

The legal framework expounds on the relevant land acquisition laws, regulations and policy frameworks of Nigeria and, specifically, the Ekiti State Government. The RPF represents the reference to managing land acquisition issues and addressing the involuntary resettlement and displacement of people related to FRILIA projects. Some laws applicable to Resettlement, Enumeration, Valuation and Compensation are highlighted below:

SN	LAW/DOCUMENT	YEAR
1	Land Use Act	1978
2	Nigeria Valuation Standards (Green Book)	2019
3	Ekiti State Property Protection (Anti-Land Grabbing Law)	2024
4	Ekiti State Land Use Charge Law	2013
5	Ekiti State Forestry Law	2016
6	Ekiti State Food Security Law	2021
7	Ekiti State Validated Agricultural Policy Document 2020-2050	2022
8	Ekiti State Environmental Protection and Watershed Management Agency, s. 33	2024
9	Ekiti State Agricultural Investment Approval Process IAP	2025

3. ENUMERATION AND VALUATION PROCESSES

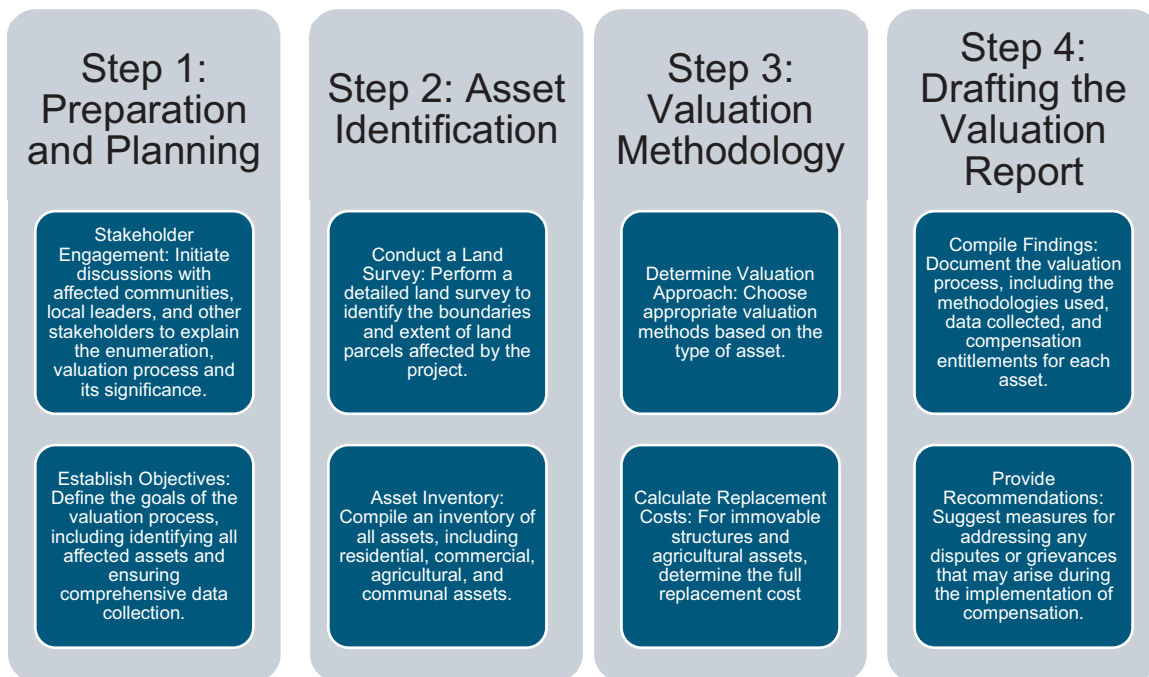
As indicated above, FRILIA principles provide guidance on how land can be acquired, processed, enumerated and valued in the agricultural investment context. These principles generally go well beyond the land acquisition dynamics, enumeration, valuation and compensation processes for involuntary land acquisition in the Federation of Nigeria that are governed by the Land Use Act, LFN CAP L5, 2007 (LUA) Ekiti State Land reform, Ekiti State Public Private Partnership Law in Ekiti State and the Ekiti State Property Protection (Anti-Land Grabbing Law) in Ekiti State also apply to involuntary land acquisition. Thus, FRILIA principles should be applied to valuation and compensation processes and determinations whether the acquisition is voluntary or involuntary. The enumeration aspect is the comprehensive identification, assessment, and documentation of assets especially unexhaustive crops improvement located on the land to be acquired, including crops, buildings, and properties for the purpose of valuation and payment of compensation to the properties owners, farmers and property right owners *in situ* on the land

There are various conditions and steps required to ensure seamless identification and documentation of rightful owners of crops, properties and assets on the acquired land. The land areas is expected to be identified including all the various improvements, assets and properties on the parcel of land and their owners through the host communities. This property rights include standard verification procedures for ownership, claims and/or encumbrances on the properties located on the land areas. Thereafter, Assets assessment and documentation will be done as a pre-condition for valuation and subsequently, payment of compensation. The enumeration is a critical and foundation step in land acquisition, upon which other steps follow, and it is process that requires the presence of other people with common boundaries for transparency and fairness to People Affected by acquisition. This is in compliance with standard regulations with relevant laws and procedures including the Land Use Act (LUA) in Nigeria. The enumeration exercise is guided by the Investment Appraisal Proposal (IAP) Ekiti State 2025 to the extent of enumeration of crops, livestock and fisheries by experts in the areas of specialization and career development for excellent service delivery and results.

3.1 Valuation Process Overview

The valuation practice in Nigeria is regulated by the Estate Surveyors & Valuers Registration Board of Nigeria (ESVARBON) established by CAP E13, LFN 2004 to the extent of registration and regulation of the practice in all its ramifications. This toolkit is designed to guide Estate Valuers in the execution of FRILIA compliant valuation proceedings that incorporate the bases, methods and premise of arriving at fair value in land transactions in the State.

The FRILIA principles recognise that holders and/or occupiers of all categories of assets are eligible for participation in the compensation and valuation process. The valuation should include the four steps listed below:



3.2 Determine Valuation Approach

Choosing the appropriate enumeration and valuation method is crucial for accurately assessing the value of assets affected by projects under FRILIA. The selected approach must be tailored to the specific types of assets being evaluated, as different assets require different methodologies to reflect their true worth and value based on the prevailing market status.

Below are common valuation approaches with detailed explanations:

- **Market Comparison Approach:** The market comparison approach involves assessing the value of similar assets that have been sold or leased in the same area. This method is predicated on the principle of substitution, which assumes that a buyer will not pay more for an asset than the cost of acquiring an equivalent asset.

Process:

- **Identify Comparable Sales:** Collect data on recent sales or lease transactions of comparable properties or assets in the market. Factors such as location, size, condition, and use should be similar to the asset being valued for the comparison to be valid.
- **Adjust for Differences:** Adjust for any differences between the comparable assets and the asset in question. Adjustments may include factors such as age, condition, or specific features that influence value.
- **Establish Market Value:** Calculate the average adjusted value of the comparable sales to determine a reasonable market value for the assessed asset.

Application: This approach is particularly effective for residential, commercial, and agricultural properties where sufficient market data is available.

- **Cost Approach:**

Definition: The cost approach estimates the value of an asset based on the cost required to replace or reproduce it, minus any depreciation that may have occurred over time. This method is especially useful for unique properties or assets with few comparable sales.

Process:

- **Estimate Replacement Cost:** Calculate the cost of constructing a similar new asset, considering current construction costs, materials, and labour rates. This is commonly used for crops and livestock investments opportunities
- **Determine Depreciation:** Assess the physical deterioration, functional obsolescence, or economic obsolescence that may have impacted the asset over time. This involves estimating how much value has been lost due to these factors.
- **Calculate Value:** Subtract the total depreciation from the estimated replacement cost to arrive at the current value of the asset.

Application: This method is commonly used for buildings, infrastructure, and specialized improvements where direct market comparisons are limited.

- **Income Approach:**

Definition: The income approach calculates the value of an asset based on its potential to generate income. This method is particularly relevant for investment properties, commercial facilities, and agricultural lands that produce regular revenue.

Process:

- **Estimate Potential Income:** Analyse the income that the property or asset is expected to generate. This may include rental income, agricultural produce, or business revenue.
- **Determine Operating Expenses:** Calculate the operating costs associated with managing the property or asset, such as maintenance, management fees, taxes, and insurance.
- **Calculate Net Income:** Subtract operating expenses from the gross income to determine net income.
- **Apply Capitalization Rate:** Use an appropriate capitalization rate, which reflects the risk and return expectations for similar investments in the market. Divide the net income by the capitalization rate to establish the value of the asset.

Application: This approach is suitable for income-generating assets like commercial properties, rental homes, and agricultural businesses where feasible cash flow data can be obtained.

The Project should engage the services of an independent registered/certified valuer in collaboration with Experts in the agro-investment opportunities to conduct market surveys and issue a market survey report (**Template 1**) within the Project Area and develop current replacement value indices expressed per unit, per square meter and/or linear meter. The valuation must report on all assets identified and issues around them using the outline in **Template 2**.

With regards to crops and economic trees, the investment yield approach for valuation should be used. This method involves determining the opportunity cost of the claimants' rights to the incomes from their farms, trees and plantations through a resettlement implementation period of three months and variable crop/tree gestation periods.

4. COMPENSATION

Any individual whose assets or access to assets are affected due to land acquisition or other activities under the project is entitled to compensation. This includes both tangible and intangible assets, and the form of compensation will largely depend on the type of loss and the eligibility of the affected person.

Compensation can take various forms, including monetary compensation at full replacement cost, in-kind compensation, or assistance. Full replacement cost refers to the market value of the assets plus transaction costs. In the case of physical assets, it is defined as sufficient to replace lost assets in their existing condition, without depreciation. In-kind compensation, however, involves replacing the affected asset with an asset of similar or increased size, value, and quality. This could be particularly relevant when dealing with assets that have a special significance to the PAPs or when cash compensation might not be suitable or preferred.

The decision on the type of compensation to be used should be made through a collaborative process that actively engages all relevant stakeholders. Remember that providing fair and adequate compensation is not just a legal requirement but also a key factor in maintaining a social license with the affected persons.

Consulting with relevant stakeholders (government agencies, NGOs, community leaders).

Any individual whose assets or access to assets are affected due to land acquisition or other project-related activities is entitled to compensation.

Forms of Compensation:

1. **Monetary Compensation:** Paid at full replacement cost. Full Replacement Cost includes: Market value of the asset. Transaction costs (e.g., costs related to transfer or title). Defined as sufficient to replace lost assets in their existing condition, without depreciation.

2. **In-Kind Compensation:** Replacement of the affected asset with an asset of similar or better quality and value. Suitable for assets of special significance to the affected persons, or where cash compensation is not preferred.

3. **Assistance:** Additional support services (e.g., relocation assistance, training programs) to help affected persons' transition.

Types of Assets Eligible for Compensation:

Tangible Assets:

Land, Buildings, Structures Crops and Livestock

Intangible Assets:

Access to public

Importance of Fair Compensation: Providing fair and adequate compensation is essential for: ensuring compliance with legal requirements; maintaining a social license and trust with affected communities.

4.1 Principles guiding Compensation in line with FRILIA

The FRILIA Law through a Standing Committee seeks amongst other functions the monitoring and application of Compensation standards embracing the following principles:

1. Land acquisition and related adverse impacts will as much as possible be minimized or avoided (FRILIA principle 1.1)
2. Economic and social impacts caused by land acquisition or loss of access to natural resources shall be identified and addressed, including people who may lack full legal rights to assets or resources they use or occupy (Principle 3.2)
3. Fair compensation will be provided to purchase replacement assets of equivalent value and to meet any necessary transitional expenses before taking of land or restricting access (FRILIA principle 3.3)
4. Offer displaced land-based earners replacement land if available (Principle 3.6).
5. If it is demonstrated that replacement land or resources are unavailable, economically displaced people should be provided with options for alternative income earning opportunities, such as credit facilities, skills training, business start-up assistance, gainful employment opportunities, or cash assistance additional to the compensation.
6. Provide for the protection of rights through grievance redress mechanisms that provide accessible and affordable procedures for the third-party settlement of disputes, including but not limited to disputes arising from displacement or resettlement. These mechanisms should take into account the availability of judicial recourse and community and traditional dispute resolution mechanisms (FRILIA principle 2.3)
7. Compensation standards for categories of land and fixed assets need to be disclosed and applied consistently. Compensation rates may be subject to upward adjustment where negotiations strategies are employed. In all cases, a clear basis for calculation of compensation will be documented, and compensation distributed in accordance with transparent procedures (Principle 3.1).

4.2 Livelihood Restoration

FRILIA principles require investors to go beyond physical resettlement, in-kind compensation and cash compensation for losses to provide support to PAPs to restore their livelihoods and improve their standard of living. As part of the development of the Resettlement Action Plan (RAP), a detailed livelihood restoration and improvement strategy must be established. This strategy should be developed to ensure that livelihood and restoration packages (either land-based or non-land based) are sustainable and foster socioeconomic empowerment. The restoration strategy should cover the following:

- Beneficiaries to the restoration programmes
- Training and capacity building
- Transitional support
- Implementation of the restoration options
- Monitoring and evaluation of the strategy

This comprehensive approach ensures that the livelihood restoration packages foster socioeconomic empowerment and contribute to the overall success of the project.

All who have assets and otherwise qualify for compensation should be indicated in the entitlement matrix. [See **Land Access and Resettlement Toolkit**] See also **Table 1 below** for a partial matrix including some of the categories of claimants who are likely to be entitled to receive compensation.

Table 1 : Compensation Eligibility

Eligible Group	Type of Loss	Compensation Based on FRILIA Principles
House owner: Holder of customary rights of occupancy	Land and Housing	<p>The Project shall offer affected persons choices among feasible resettlement options, including adequate replacement housing with security of tenure or cash compensation where appropriate. The principle of full replacement (without taking depreciation into account) will underlay the provisions for loss of housing. Cash compensation levels will be sufficient to replace the lost land and other assets at full replacement cost in local markets.</p> <p>Relocation assistance or allowance: Physical assistance with the relocation process or a cash amount to cover the cost of the relocation process will be provided with a transport allowance. <i>(if a PAP falls into more than one category, they should only be eligible for one payment of relocation assistance to assist relocation of all their assets)</i></p> <p>Disturbance allowance: A cash amount will be provided related to the quantum of the disturbance caused.</p>

Occupier of Habitable asset	Rented Housing	Relocation allowance ² : cash amount to cover the rental cost of equivalent housing for the residue of the year plus transportation allowance.
Agricultural landowner and holder of customary and statutory rights of occupancy	Agricultural land, Crops, Livestock and Economic Trees	<p>Where resettlement land is not available, the principle of full replacement cost (without taking depreciation into account) will underly the provisions for loss of all agricultural assets (buildings, trees, livestock, crops etc.). All transaction costs are to be accounted for.</p> <p>Livelihood restoration and improvement programmes: The approved RAP will determine the restoration programmes.</p> <p>Relocation assistance or allowance: Physical assistance with the relocation process or a cash amount to cover the cost of the relocation process should be provided.</p> <p>Disturbance allowance: A cash amount should be provided if disturbance is specifically caused.</p>
Agricultural Land User (Renting land through cash or in-kind payment)	Loss of crops and livestock and Access to income from agricultural land use.	Compensation calculated at market value for all crops and livestock and additional allowance for land rent at a new site, including costs of land clearance, reconstruction, improvements and transaction costs.

4.3 Payment of Compensation

Compensation should be provided to all individuals whose assets or access to assets is affected or damaged due to land acquisition or any other activities undertaken by the projects, sub-projects, or activities under FRILIA. The compensation for the loss of tangible and intangible assets will vary depending on the type of loss and whether a PAP is eligible. Compensation can take the form of monetary payment, in-kind compensation and livelihood

²if a documented annual tenant per Kaduna State Landlord and Tenant Law, 2018

support programmes. Table 1 shows a sample of the compensation framework consisting of the various categories, eligibility criteria and entitlements

Table 1: Sample Compensation Framework

Category	Eligible Party and criteria	Entitlements	Comments and recommendations
Loss of land Agricultural Residential			
Loss of structures Residential Ancillary (fences) Business premises			
Loss of crops Annual Perennial			Annual crops may be allowed to be harvested to ensure food security
Livelihood and vulnerable programs Loss of agricultural subsistence income Loss of business income Loss of rental income Vulnerable households			
Other allowances and support Disturbance allowance Transportation support			

4.4. Methods of Compensation

Individual and household compensation will be made in cash, in kind, and/or through assistance in the knowledge and presence of both man, wife and adult children, next of kin or other relevant stakeholders where applicable. The type of compensation will be an individual choice although every effort will be made to instil the importance and preference of accepting in-kind especially when the loss amounts to more than 20% of the total loss of productive assets. It should be noted that when land holdings necessary for the livelihood of affected persons are taken away or reduced in size by project works, the preferred form of compensation is to offer an equivalent parcel of land elsewhere, i.e. “land for land.” Such land is not always available, but cash compensation is not the preferred form of compensation in such cases. It is also important to note that, under this policy, cash compensation is only appropriate where there is a market for land or other lost assets in the area of the impact. If all the available land in the area is controlled by the State or by kinship groups such as clans and there is no functioning land market, it is unacceptable to offer cash compensation to, say, a farmer, when he/she has no possibility of acquiring new land in the same area.

4.5 Arrangements for Compensation

A Compensation and Relocation Committee will be set up and be responsible for planning, coordinating and monitoring of compensation and relocation activities. The compensation process for the subproject will involve several steps to be carried out in accordance with the resettlement and compensation plan and the RAP. This will be in accordance with the individual project Resettlement Activities and Implementation

A detailed, time-bound implementation schedule will be included in each RAP. This which will include the specification of the sequence and time frame of the necessary activities for land acquisition, release of funds to the acquiring agency, payment of compensation for various categories of loss and relocation, demolition of structures and transfer of land, grievance redress.

4.6. Eligibility Criteria

This section sets out the eligibility criteria and entitlement matrix for projects and sub-projects that trigger resettlement. Eligibility criteria are necessary to determine who will be eligible for resettlement and benefits and discourage claims of ineligible people.

The specific criteria for eligibility are as follow:

- a. Holder of a statutory right of occupancy is eligible for compensation as a landowner
- b. Holder of a customary right of occupancy is eligible for compensation as a landowner
- c. Individuals who have no recognisable legal right or claim to the land they are occupying, i.e. encroachers/squatters, are eligible for compensation as a land occupier, not as a landowner.
- d. Individuals who have right of rent to the land they occupy from the customary landowner are eligible for compensation as land occupier

Implementation Framework-Eligibility

Eligibility policies define who and what is eligible for compensation.

- **“Who”** refers to those persons, households or communities that experience displacement impacts;
- Anyone affected by the Project who has a “legitimate interest” in assets that are in place (e.g., planted in the case of crops / built in the case of buildings or other structures) within the Project area at the time of the Entitlement Cut-Off Date.
- Legitimate interest includes:
 - Those who have formal legal rights to the land or assets they occupy or use;
 - Those who do not have formal legal rights to land or assets, but have some form of claim to land that is recognized or recognizable under national law; and
 - Those who have no recognizable legal right or claim under national law but a right that is recognized under international law and practice.
- **“What”** refers to the types of immovable assets that will be displaced, as previously discussed (land, structures, crops, business, income, etc.)

4.7 Determining Cut-Off Date

The cut-off date is the date by which no further claims for compensation to land, assets or other unexhausted improvements can be made. The cut-off date notice seeks to prevent individuals seeking compensation from filing speculative claims within the Project Area.

4.8 Vulnerable Groups

Vulnerable groups are people who may be more negatively impacted by resettlement based on their age, gender, ethnicity, physical or mental disability, financial or social status. More crucially, vulnerable persons may be constrained in claiming compensation or resettlement assistance and related benefits.

4.9 Stakeholder Engagement and Disclosure

As part of resettlement, projects and sub-projects shall conduct extensive, effective, and meaningful consultation and participation. Kindly refer to the Stakeholders' engagement toolkits for details on stakeholders' engagement and communication strategies.

4.10 Institutional Arrangement

For the successful development, execution, and monitoring of any RAP, a functioning and effective institutional framework is required. An institutional framework therefore establishes the roles and responsibilities of all stakeholders. These include:

Community Responsibilities

- 1) The community should insist, and the investor should agree that negotiations be transparent and consistent with the principles of effective consultation and Free, Prior, Informed Consent (FPIC).
- 2) The community and the investor should generally agree on the location, language, and timing for meetings and the overall time frame must be guided by respect for the community's decision-making practices.
- 3) Note that being "transparent" does not always entail face-to-face meetings between community and investor, especially early on, due to power imbalances. In-person negotiations often are best near the end of the process when the community has representation.
- 4) The community may be represented by an investment committee team, or another team formed specifically to negotiate with the investor. The membership of this team and its actions should be in line with decisions made by the community when preparing for investments.
- 5) All participants should have legal representation.

Investor Responsibilities

Investor must:

1. Ensure that negotiations are transparent and consistent with the principles of effective consultation and Free, Prior, Informed Consent (FPIC)
2. Agree on the location, language, and timing for meetings as proposed by the community
3. Negotiate with whomever the community designates to represent it
4. Ensure that the parties with whom they negotiate have the legal authority and social legitimacy to discuss and sign the agreement
5. Take the necessary steps to confirm that the terms of the final agreement are truly acceptable to the affected community, including women, youth and other sub-groups within the community
6. Help build capacity in local communities to manage and optimize the impact of investments in land
7. Ensure that the community has sufficient time and privacy to determine its position in negotiations and other interactions with the investor.
8. Encourage the community to seek out local civil society or other organizations to provide this assistance.
9. Support national efforts to establish a legal aid program.
10. Provide funding to an independent third party that can provide legal assistance to communities in arriving at an agreed negotiating position and in the actual negotiations themselves. Investor should ensure that there is no communication with the third party to ensure their independence.

4.11 Resettlement Policy Framework (RPF)

The Resettlement Policy Framework (RPF) provides a process for identifying individuals likely to be physically and economically impacted by the land-intensive projects under

FRILIA, assessing the magnitude/severity of the impact, and outlining the process for mitigating the impacts through Resettlement Action Plans (RAP). The RPF's specific goals are as follows:

- Establish the legal and institutional framework underlying the Nigerian system/framework (complemented with provisions aimed at addressing the FRILIA principles and Law) for involuntary resettlement and compensation;
- Define eligibility for compensation and resettlement; describe the consultation procedures and participatory approaches involving PAPs and other key stakeholders; provide strategies for up-taking and resolving project-related grievances and disputes;
- Establish the methodology for valuing assets;
- Establish a resettlement entitlement matrix;
- Establish consultation procedures and grievance redress mechanisms;
- Establish the Project's resettlement and compensation principles and implementation arrangements.

4.12 Resettlement Action Plans (RAP) Study

The RAP study should entail three core exercises, namely socioeconomic baseline study, asset inventory and valuation, and GIS land parcel survey. These exercises are best conducted simultaneously to maximize efficiency and to avoid stakeholder engagement fatigue.

4.13 Best Practices for Compensation

Considerations in estimating Full Replacement Cost:

- **“Replacement cost”:** a method of valuation yielding compensation sufficient to replace assets, plus necessary transaction costs associated with asset replacement.
- **Land:** Value of similar land in or future income derived from the affected land *plus* the cost of land preparation *plus* registration and other transaction costs.

- **Structures:** Value of the acquisition or reconstruction of a similar structure *plus* registration and other transaction costs.
- **Annual Crops:** Value of product in local markets multiplied by average yield.
- **Perennial Crops:** Cumulative loss of income experienced between removal of the crops and its reinstatement to a similar level of production *plus* the cost of materials and labour needed for replanting.
- **Livestock:** Cumulative loss of income experienced between removal of any of Livestock and fisheries commodities to a similar level of production and the cost implications for labour, re-establishment of such livestock and fisheries pens and businesses.
- **Businesses:** Loss of income experienced between displacement impact and the time that the business can reasonably be expected to have been reinstated *plus* the cost of physically relocating equipment *plus* legal registration fees / other costs.
- **Others include** access to forest, pasture, community land, income from rent or sharecropping, school, community center, market, access to food, medicines, etc.

5. MONITORING AND EVALUATION

In general, monitoring is a way to determine whether parties to agricultural investment agreements are complying with their obligations. It also enables parties to assess the impacts, both positive and negative, of these investments on national development priorities, affected communities and individuals. In broad terms, monitoring involves collecting a set of qualitative and quantitative indicators to establish a baseline and then periodically collecting data on the same indicators for comparison with the baseline.

There should be an agreed-upon plan to monitor all aspects of the activities implementing resettlement, valuation and monitoring that describes what will be monitored, the methods that will be used to collect data, how often data will be collected and by whom. It should set forth mechanisms for participation by PAPs, as well as the agreed upon institutional and funding arrangements. This monitoring can be guided by a stand-alone plan or be part of the larger monitoring of the overall project.

Box 1: Monitoring elements

Indicators: Specific measures used to assess the effectiveness and impact of Land Valuation and Compensation Mechanism.

Frequency: How often monitoring activities will occur to evaluate land acquisition, enumeration, valuation and compensation activities and outcomes.

Responsible Party: Designated individuals or teams accountable for overseeing monitoring processes and ensuring alignment with established policies and procedures.

Strategies for Data Collection: Methods and approaches for collecting relevant data.

Reporting Strategy: How data insights and findings from monitoring activities will be documented, analysed, and shared to inform decision-making and enhance land enumeration, valuation and compensation mechanism.

Table 2: Examples of Monitoring Elements related to Valuation and Compensation

S/N	MONITORING DIMENSION	EXAMPLE
1	Indicators	<ul style="list-style-type: none"> Number of Affected Persons Compensated
2	Frequency	<ul style="list-style-type: none"> Quarterly
3	Responsible Party	<ul style="list-style-type: none"> Project Manager / Compensation Officer
4	Strategies for Data Collection	<ul style="list-style-type: none"> Maintain a database of affected persons and their compensation status. Use surveys to confirm receipt of compensation by affected persons.
5	Reporting Strategy	<ul style="list-style-type: none"> Include in quarterly progress reports and dashboards for stakeholders.

Appendix

Ekiti State Agricultural Investment Approval Process

First floor, Revenue House(formerly Mutual House),Fajuyi Area,Ado Ekiti
HYPERLINK "mailto:ekdipa@ekitistate.gov.ng,"ekdipa@ekitistate.gov.ng, ekdipang@gmail.com
Contact Phone no : 07033560102
In Accordance with the provisions of Ekiti State Law & Other Matter Connected

Large-scale agricultural investments in Ekiti State are underpinned by a framework defined by EKDIPA FRILIA Principles. This largescale agricultural investment approval process has been designed to be in line with the principles of FRILIA. It consists of the following 10 stages:.

Process Stage	Responsible Party
Stage 1: Initial Inquiries & Know Your Customer (Due Diligence) Assessments	Ekiti State Development and Investment Promotion Agency
A. EKDIPA should be the primary entry point for ALL largescale agricultural investments in Ekiti State (except peasant farmers who should be referred to the MAFS)	Ekiti State Ministry of Agriculture and Food Security
B. EKDIPA approached by potential investor (or in some cases EKDIPA may reach out to a potential investor)	Ekiti State Bureau of Land Services
C. EKDIPA conducts preliminary screening and due diligence on investor and provides investor with information related to potential investment: General land investments; Public-private partnerships	Ekiti State Ministry of Justice
D. Conduct stakeholders engagement comprising of Government, investor to evaluate proposal with the following guidelines:	Ekiti State Office of Surveyor General
i. Experience on project and technical competence	
ii. Audited company financial report and evidence of registration with the Corporate Affairs Commission	
iii. Tax clearance certificate or TIN in case of Individual for the last 3 years	
iv. Board of Directors including people of integrity	
v. submission of Business plan to include priority sector, project viability / profitability, market analysis, value of the investment, job creation, clearly stating the number of direct/indirect jobs to be created, benefits to the State/citizens, work plan (giving details of work implementation plans with dates), projected cost of investment, source or access to finance, and types of partnership	
vi. Evidence of funding	
E. Possible initial engagement with community if area has been preliminarily identified.	
Time frame for stage- 3weeks	

<p>Stage 2: Information Exchange & Site Visits</p> <ul style="list-style-type: none"> A. EKDIPA continues to provide information and resources the potential investor may need to proceed with the investment. Also coordinates the investor's interaction with other government agencies and helps the investor locate service providers. B. MAFS arranges for Land identification, field assessments for croppable lands and site visits for the investor after notifying local officials and communities of investor interest. C. MAFS notifies local government officials, other ward and community stakeholders to engage in internal consultations and then to respond preliminarily whether they might welcome the investment. D. MAFS identify the families/quarters/head of the community where the land is located; Engage with community / carry out stakeholder engagement E. If all parties concerned agree, the Environmental and Social Impact Assessment (ESIA/ESA) preparation may commence. <p>NB: community consultations are ongoing throughout the life of the investment project.</p> <p>Time frame for stage 4 weeks</p>	<p>Ekiti State Development and Investment Promotion Agency Ekiti State Ministry of Agriculture and Food Security Ekiti State Bureau of Land Services Ekiti State Office of Surveyor General Ekiti State Ministry of Investment Trade, Industry and Cooperative) Environmental Protection and Watershed Management Agency</p>
<p>Stage 3: Environmental and Social Impact Assessment (ESIA).</p> <ul style="list-style-type: none"> A. Ekiti State Environmental and Watershed Management Agency makes its determination whether the ESIA is acceptable and notifies the investor within 21days of receiving it. B. If not already completed, a community engagement plan should be finished in this stage. C. Land lease discussions can continue (if begun in a previous stage) or begin. Leases should not be finalized and signed until Stage 8. <p>Time frame for stage and statutory fees]: 4 weeks</p>	<p>Ekiti State Environmental and Watershed Management Agency Ekiti State Development and Investment Promotion Agency Ekiti State Ministry of Agriculture and Food Security Ekiti State Bureau of Land Services Ekiti State Office of Surveyor General Potential investor Host Community representatives</p>
<p>Stage 4: Potential Investor Proceeds or Withdraws</p> <ul style="list-style-type: none"> A. The investor reacts to the community's initial response to the potential investment and the investor's own assessment of the viability of the investment and potential site. If the investor decides to withdraw, the process stops. If the investor wishes to consider a different location within the State, the process reverts to Stage 2. The process also ends if the community decides not to proceed. B. If the potential investor decides to proceed and the community is supportive, the investor should engage further, build relationships with the community and get them fully involved. The investor and the community (with legal assistance provided by Ekiti State Ministry of 	<p>Ekiti State Development and Investment Promotion Agency Ekiti State Ministry of Agriculture and Food Security Ekiti State Bureau of Land Services Ekiti State Office of Surveyor General</p>

Justice should begin to discuss a community engagement plan to guide the ongoing consultations. Time frame for stage 2 weeks	
Stage 5: Perimeter survey; Topography survey; Production of Maps A. Office of Surveyor General obtains approval for perimeter surveys for acquisition purposes B. Perimeter, Geo-reference and topography survey (including emplacing survey pillars) Time frame for stage: 4 weeks (depending on the hectarage of land)	Ekiti State Office of Surveyor General Ekiti State Ministry of Agriculture and Food Security
Stage 6: Enumeration, Valuation and Compensation Enumeration includes but is not limited to crops A. Land and crop enumeration valuation needed if the investor is considering PPP arrangement B. Crop enumeration to be conducted by Bureau of Lands and where necessary collaborate with MAFS C. Relevant Professionals in concerned MDAs will be engaged in carrying out enumeration task to encourage professionalism Crop enumeration to be carried out by Bureau of Lands and where necessary, in collaboration with crop Scientists and expert in Animal Husbandry /Fishery Scientists Animal/Fishery Enumeration to be carried out by Animal/Fishery Scientists D. BLS to conduct Valuation of all unexhausted improvements or by Consortium of Estate Surveyors and Valuers in conjunction with BLS E. Payment of compensation for unexhausted improvements of the verified claimants (BLS) Time frame for stage: three weeks	Ekiti State Ministry of Agriculture and Food Security Ekiti State Bureau of Land Services Ministry of Justice
Stage 7: Investor Enters into a Memorandum of Understanding (“MoU”) with Ekiti State Government and Representatives of the Affected Communities. A. EKDIPA does more indepth due diligence on the investor and EKDIPA shares additional due diligence findings with other stakeholders. B. Consultations with the community continues and a community engagement plan may be agreed to at this point. C. If all parties continue to be supportive of the proposed investment, they attempt to agree on Memorandum of Understanding / Memorandum of Agreement (depending on context); that covers the framework of the investment, how much land is required, benefits that may accrue to the community, commitments to ongoing consultation, preparation of an ESIA, etc. The MoU does not legally commit any party to a final agreement on the proposed investment. D. Ministry of Justice to draft Memorandum of Understanding / Memorandum of Agreement	Ekiti State Ministry of Justice Ekiti State Development and Investment Promotion Agency Ekiti State Ministry of Agriculture and Food Security Ekiti State Bureau of Land Services Ekiti State Office of Surveyor General Ekiti State Environmental and Watershed Management Agency Potential Investor

Time frame for stage 1week	
<p>Stage 8: The parties enter into Final Agreements.</p> <p>A. The final agreement is likely to be contained in several individual agreements or could be combined into one document. While the precise requirements will vary, approved investment is likely to include some or all of the following:</p> <ol style="list-style-type: none"> 1. Land lease agreement 2. Outgrower contract(s) 3. Community impact and benefit agreement 4. Community engagement plan 5. Monitoring plan 6. Inclusive, accessible and equitable dispute resolution mechanisms <p>Time frame for stage and statutory fees: one week]</p>	<p>Ekiti State Development and Investment Promotion Agency Ekiti State Ministry of Agriculture and Food Security Ekiti State Bureau of Land Services Ekiti State Office of Surveyor General Ministry of Justice Potential investor Host community Ekiti State Environmental and Watershed Menagement</p>
<p>Stage 9: Land Acquisition / Lease</p> <p>A. Acquisition of land by the BLS and / or granting of lease by BLS to potential investors for agricultural operations is based upon satisfactory presentation of proposal and agreement reached on timelines and intervention approach</p> <p>B. BLS to Issue Acquisition Notice; Facilitate land possession and uptake</p>	<p>Ekiti State Bureau of Land Services Ekiti State Office of Surveyor General Ministry of Justice Ekiti State Ministry of Agriculture and Food Security</p>
<p>Stage 10: Process title documents including C of O, survey plans and other relevant documents.</p> <ol style="list-style-type: none"> A. Land registration (BLS) B. Provide guidelines for payment required for Certificate of Occupancy (C of O) (where the need for one arises) (BLS) C. Approve C of O (Governor) D. Receipt of payment of necessary dues on behalf of the government (EKIRS) E. Production of the survey plan intended for the preparation of the certificate of occupancy for the acquired land (OSG). 	<p>Ekiti State Bureau of Land Services Ekiti State Office of Surveyor General</p>

The 10 stages provide an overarching framework that guides all the toolkits of FRILIA. However, the unpacking of these stages varies from one toolkit to another. Hence, each of the FRILIA toolkits has its own approach embedded within the overall investment project cycle.

Template 1: Market Survey Report Template for Valuation under FRILIA

Market Survey Report

1. Report Overview: _____

- Prepared by: _____

- Date: _____

- Location of Survey: _____

- Survey Reference Number: _____

2. Introduction:

This market survey report aims to determine the current market value of assets affected by the proposed project in accordance with FRILIA principles. The report recognizes that all holders and/or occupiers of assets are eligible to participate in the compensation and valuation process. The assets subject to valuation include residential, commercial, agricultural, and communal resources, among others.

3. Asset Categories Surveyed:

The following categories of assets are included in this market survey:

- Residential, commercial, agricultural, communal, and recreation assets
- Uncompleted developments at varying stages of completion
- Temporary structures used for agricultural, residential, or commercial purposes
- Makeshift/uncompleted structures used as permanent or temporary residences
- Undeveloped plots of land and fallow agricultural lands
- Cultivated farmlands and water bodies, including fishing traps/nets
- Game and forest reserves
- Ancillary facilities such as boreholes, barns, and outdoor cooking facilities
- Cultural assets, shrines, and other communal interests
- Gravesites (communal, individual, and family)

- Animal/fishing/poultry business assets
- Categorized trees, crops, and other plantations of economic value
- Government and privately-owned utility assets

4. Valuation Methodology:

The basis for valuation in this report is the **current market value** of all assets, including buildings and installations. This method aims to achieve full replacement cost, which accounts for the following:

- Reconstruction costs of similar new structures that reflect their stages of completion
- No depreciation of assets based on their state of repair
- Inclusion of associated transactional costs in the valuation process

To ensure accuracy and impartiality, the project has engaged the services of independent registered/certified valuers to conduct this market survey.

5. ³Detailed Findings:

Asset Description	Location	Current Market Value	Remarks
1. Residential Asset			
2. Agricultural Land			
3. Temporary Structure			
4. Cultural Site			
5. Water Body			
6. Commercial Property			
7. Fallow Land			
8. Other (specify)			

6. Conclusion and Recommendations:

This market survey report outlines the valuation of affected assets in accordance with FRILIA principles. It is recommended that the compensation for the affected parties reflects the current

³ Ensure all assets are clearly described, with locations and current market values documented.

market values and that efforts be made to engage stakeholders in the process, ensuring transparency and trust.

7. Certification⁴:

We, the undersigned independent valuers, certify that this market survey has been conducted fairly and accurately, and the findings presented herein are true representations of the current market value of the assets surveyed.

Valuer's Name	Signature	Valuer's License Number
-----	-----	-----
_____	_____	_____
Date: _____		

⁴ Include signatures and certifications from qualified valuers to validate the report

Template 2: Valuation Reporting Template

VALUATION REPORTING TEMPLATE

(For compliance by Valuers)

The Estate Surveyors & Valuers Registration Board of Nigeria (ESVARBON) established by LFN Cap E13 issued a Valuation Template for compliance by Valuers nationwide. The template was extracted from the International Valuation Standards (IVS) and contained in the Nigerian Valuation Standards – the Green book. The Ekiti State V&C template is, therefore, a reflection of the generic template provided by the Board as follows:

a. CONFIRMATION OF TERMS AND OF ENGAGEMENT:

On acceptance of a brief from the agricultural Investor, every registered Valuer shall be expected to communicate the following information to the client;

1. Identification of the client and any other intended users of the Valuation Report;
2. The purpose of the Valuation;
3. The identity of assets or subject of the Valuation;
4. The interests to be Valued;
5. The type of asset or liability and how it is used or classified by the client;
6. The basis, or bases of value;
7. Date of inspection;
8. The Valuation Date;
9. Disclosure of any material involvement, or a statement that there has not been any previous material involvement;
10. The identity of the Valuer responsible for the Valuation and, if required, a statement of the status of the valuer
11. Where appropriate, the currency adopted;
12. Any assumptions, reservations, special instructions or departures from the Standards;
13. The extent of the Valuers' investigations;
14. The type of report being prepared: the format of the report, that is, how the valuation will be communicated, must be described as provided in – The Green Book, IVS Standards.
15. The nature and source of the information to be relied on by the Valuer;
16. Any consent to, or restriction on, publication;
17. Restriction of use, distribution and publications of the report. Any limits or exclusion of liability to parties other than the client must be clearly communicated;

18. Confirmation that the Valuation will be taken in accordance with these standards and that it also complies with the IVS, where appropriate;
19. Confirmation that the Valuer has the knowledge, skills and understanding to take the valuation competently;
20. A statement that compliance with these standards may be subject to monitoring under ESVARBON'S conduct and disciplinary regulations.

REPORTING FORMAT:

1. Executive Summary

Each report shall contain an Executive Summary with the following information:

- Name and Address of the client – Ekiti State Government/Investor
- Description of land – location and coordinates in WGS 84 or other approved format
- Date of Valuation
- Purpose of valuation – Cash compensation
- Basis of valuation – Replacement Value
- Opinion of Value -
- Identification of Valuer/Firm
- Names and Qualifications
- Registration Number
- Contact/Address Telephone Number/E-mail Address

Main Report

1. INTRODUCTION:

	HEADING	EXPLANATORY NOTES
A.	Brief/Instruction	Name of the Client, nature and date of engagement
B	Identification and Status of Valuer	Valuers' Certification
C	Purpose of Valuation	Compensation etc
D	Scope of Valuation	Extent of Valuation assignment
E	Date of Inspection	Actual Date of Inspection and for Multiple Dates all the dates should be listed

2. FACTUAL INFORMATION (structures, existing agricultural sites) whichever applicable:

A.	Location	Description of Access include location and neighbourhood maps Description of the location of the land.
B	Property Description	Description of property Aerial photographs where applicable and possible.
C	Construction Details	Description of construction details. Materials and Finishing Exceptional Items should be mentioned.
D	Accommodation Details	Details of Accommodation property set-out in sequence with measurements according to IPMS (internal and external. (Specialized properties can sometimes be exempted from this)
E	Site Description	GIS Technology using WGS 84 coordinate system, longitude & latitude format or other client determined format shall be deployed to get coordinates of the site.
F	Condition	Physical condition of the properties including photographs.
G	Environmental Considerations, Town Planning restrictions	Where application, the impact of environmental influences on long term sustainability of values must be

		analysed and stated. This may include flooding, erosion threats, land contaminations etc.
H	Tenure	Type of interests impacted.
I	Source(s) of information	References, Market Survey
J	General Assumptions/Special assumptions	General assumptions relied upon, Departures from the standard and reasons for the departures must be stated.

3. ECONOMIC BACKGROUND:

	HEADING	EXPLANATORY NOTES
A.	Market Analysis	Describe Current Market Conditions, Demand and Supply, Market Trend, Economic Indicators of the local market hosting the property.

4. VALUATION:

S/N	HEADING	EXPLANATORY NOTES
A.	Basis	The basis for the Valuation being carried out should be stated and defined according to NVS/IVS definitions – Replacement Value in this case.
B	Premise Of Value	Not applicable
C	Approaches/Methods	More than one approach may be used by the Valuer to arrive at an opinion of value for fairer understanding and these approaches/methods should be defined according to IVS to avoid ambiguity and make it more transparent.
D	Assumptions and Limiting Conditions	Valuers must state any special assumptions/limiting conditions that underline the value estimates.
E	Conclusion and Opinion of Value	This should include the date of valuation, Making reference to the basis and purpose. Confirmation that

		the Valuation was carried out in conformity with the Nigerian Valuation Standards – The Green Book which has incorporated the International Valuation Standards (IVS) and all other applicable current standards such as International Financial Reporting Standards (IFRS), International Property Measurement Standard (IPMS), Nigerian Institution of Estate Surveyors and Valuers (NIESV), etc under the circumstances must also be clearly stated.
F	CERTIFICATION	Valuer MUST affix seal and adhesive stamp issued by ESVARBON and the number issued by Financial Reporting Council of Nigeria.

(Source: Adapted from the Nigeria Valuation Template, 2019)

Article 102 (a), of the NVS invites valuers to determine compensation for compulsorily acquired land for projects funded by Agencies like the World Bank, International Finance Corporation (IFC) etc. to adhere to the guidelines for compensation guiding the operations of the funding agency. In the implementation of FRILIA principles, therefore, it is mandatory that the Valuer complies with the extant requirements of the Funder and such principles MUST be clearly reported. The Valuer must also adequately be informed of the agricultural policies, practices and guidelines for agricultural practices in the State.