



FRILIA LAND ACCESS, EASEMENT AND INVOLUNTARY RESETTLEMENT MANAGEMENT TOOLKIT

LAGOS STATE GOVERNMENT



LAND ACCESS, EASEMENT, AND INVOLUNTARY RESETTLEMENT MANAGEMENT TOOLKIT

Introduction to the Toolkit

This toolkit brings together the Involuntary Resettlement Toolkit and the Valuation and Compensation Toolkit, combining them to avoid duplication since valuation and compensation are integral components of the broader resettlement process.

In situations where a project results in both physical and economic displacement, the full toolkit will apply. However, in cases of economic displacement only, the relevant sections—particularly livelihood restoration alongside valuation and compensation—shall be utilized.

The toolkit provides structured frameworks and practical templates for developing mitigation measures and compensation strategies to address land acquisition impacts that may arise from FRILIA-compliant project activities. A core principle of FRILIA is to minimize displacement while ensuring the sustainable resettlement of Project-Affected Entities (PAEs).

Given that land-based developments—particularly large-scale agricultural and infrastructural projects—are typically land-intensive, the toolkit ensures that such projects are implemented responsibly, sustainably, and inclusively, aligning with FRILIA principles and international best practices.

Objectives of the Toolkit

The objectives of this toolkit are to:

- Provide a structured framework for managing land access, easements, and resettlement in line with FRILIA principles.
- Minimize involuntary resettlement through careful project planning and design.
- Ensure fair, transparent, and timely compensation and livelihood restoration for Project-Affected Persons (PAPs).
- Protect the land tenure rights of communities, including customary, communal, and informal landholders.
- Promote social inclusion by safeguarding the interests of women, youth, and vulnerable groups.



- Align Lagos State resettlement practices with international best practices, including the World Bank Environmental and Social Standards (ESS5).

Scope of the Toolkit

This toolkit applies to any physical and/or economic displacement arising from the development of large-scale agricultural projects within Lagos State.

It focuses on the Resettlement Policy Framework (RPF) and includes associated templates and guidelines that address the following key areas:

- **Legal Framework** relevant to land acquisition, resettlement, and compensation in Lagos State and Nigeria;
- **Resettlement planning process**, including screening, baseline surveys, and resettlement action plan development;
- **Compensation framework and arrangements** for all Project Affected Persons (PAPs), in line with applicable laws and international best practices;
- **Participatory approach to stakeholder engagement**, ensuring inclusive and transparent consultation with all affected and interested parties;
- **Livelihood restoration planning**, tailored to the socio-economic context of Lagos;
- **Grievance management mechanisms**, to ensure timely and effective resolution of complaints arising during project planning and implementation.

Specifically, the compensation framework of the Resettlement Policy Framework (RPF) supports the implementation of full, fair, and transparent compensation in cases of involuntary land acquisition for agricultural investments in Lagos State.

It defines the procedures, applicable valuation standards, legal frameworks, and minimum performance requirements expected from all stakeholders involved in the land acquisition and resettlement process.

The compensation framework of the RPF, therefore, seeks to:

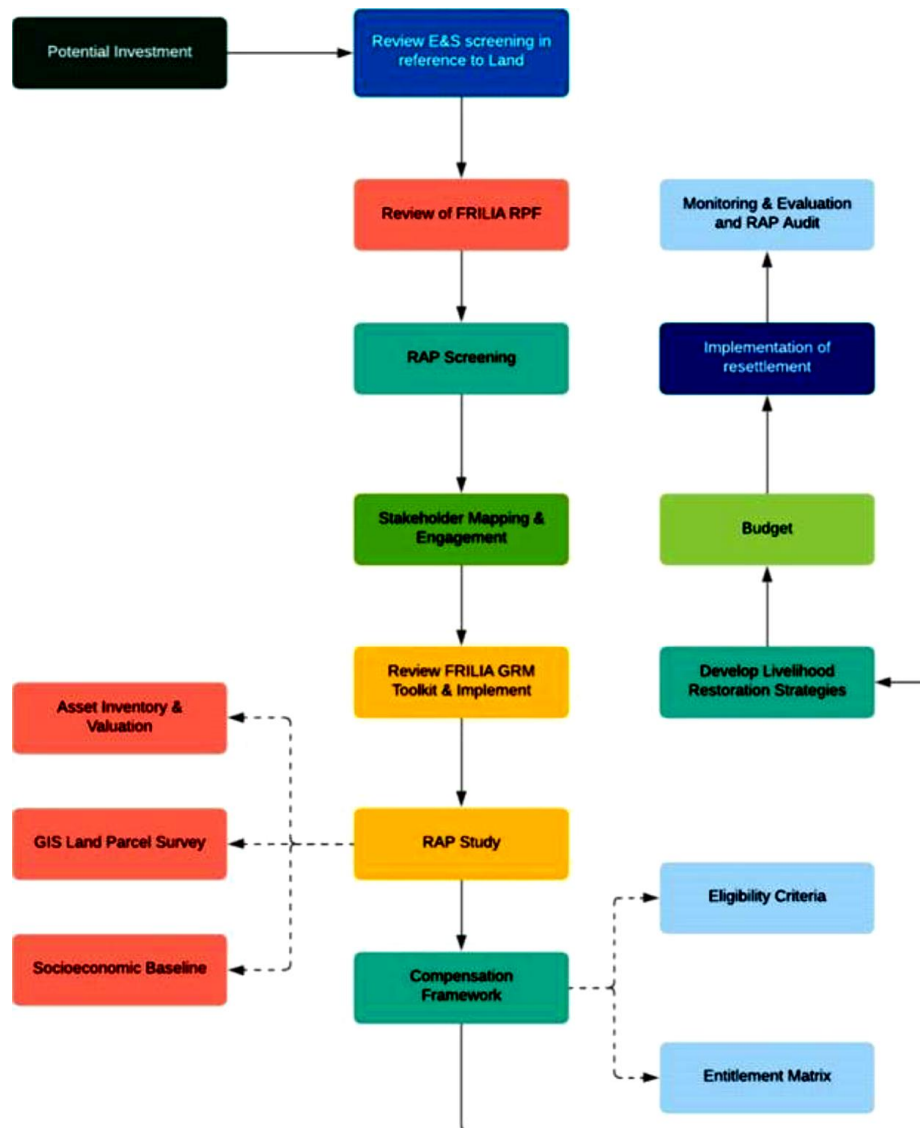
1. Establish the minimum implementable and legally permissible performance standards required for involuntary land acquisition related to agricultural projects in Lagos State;



2. Integrate best practices in land valuation, in compliance with relevant National and Lagos State laws, regulations of the Lagos State Government (LASG), and applicable directives under any FRILIA-aligned Executive Orders;
3. Recognize and safeguard all legitimate land rights, including those involving restricted or communal access to land and related resources, which may be affected by a specific investment project.

VISUAL PROCESS MAP FOR INVOLUNTARY RESETTLEMENT

Figure 1: Process Map for involuntary resettlement





RPF Visual Process Map Aligned with Lagos State Investment Stages

Level 1: Initial Inquiry

At this stage, the investor notifies the Lagos State Investment Promotion Agency (LIPA) or relevant agency of the intention to explore an agricultural project that may involve land acquisition or displacement.

- Purpose: Early identification of potential involuntary resettlement risks.
- LIPA triggers initial screening for potential land or livelihood impacts.
- Referral made to FRILIA framework for guidance on next steps.

Level 2: Detailed Inquiry (Including Site Visit)

Following the initial inquiry, the investor—often with guidance from state authorities—undertakes a comprehensive assessment:

- **Review Environmental and Social Impact Assessment (ESIA):**
 - Examine all environmental and social risks, including displacement impacts.
- **Review project documentation:**
 - Understand project scope, land requirement, and potential for physical/economic displacement.
- **Consult FRILIA Resettlement Policy Framework (RPF):**
 - Understand national and Lagos-specific resettlement planning guidelines.
- **Map and engage stakeholders** across:
 - Federal, State, Local Government Areas (LGAs), and community levels, using the FRILIA Stakeholder Engagement Framework (SEF).
- **Undertake Resettlement Action Plan (RAP) Study**, including:
 - Socioeconomic baseline survey of Project Affected Persons (PAPs);
 - GIS mapping of land parcels and boundaries;
 - Comprehensive asset inventory (structures, crops, trees, etc.);
 - Activation of the Grievance Redress Mechanism (GRM) in line with FRILIA toolkit.



- **Undertake valuation** of all inventoried assets using approved valuation standards.
- **Develop Entitlement Matrix**, showing:
 - Categories of PAPs;
 - Type of loss (land, structure, livelihood, access);
 - Corresponding compensation and assistance.
- **Plan for physical resettlement** (if applicable):
 - Identify and secure replacement land/housing;
 - Design livelihood restoration programmes, especially for vulnerable groups.

Level 3: Negotiations & Signing of Memorandum of Understanding (MoU)

- Conduct structured consultations with PAPs and stakeholders;
- Disclose compensation packages, resettlement assistance, and other benefits;
- Facilitate community validation of the Entitlement Matrix;
- Sign MoUs with PAPs confirming agreement to compensation terms;
- Ensure free, prior, and informed consent (FPIC) where applicable.

Level 4: Due Diligence & Implementation Facilitation

- Implement the Resettlement Action Plan (RAP):
 - Disbursement of compensation funds;
 - Relocation support (housing, transport, transitional support);
 - Livelihood restoration programming;
 - Monitoring and resolution of grievances through the GRM.
- Coordinate with relevant Lagos State institutions, such as:
 - Ministry of Physical Planning and Urban Development,
 - Ministry of Agriculture,
 - Office of the Surveyor-General.

Level 5: Operations Initiated

- **Launch project operations**, only after:
 - Completion of compensation and resettlement activities;
 - Verification that PAPs have received entitlements.



- **Begin monitoring and evaluation (M&E):**
 - Track RAP outcomes and social performance indicators;
 - Conduct internal or third-party completion audits;
 - Evaluate restoration of livelihoods and well-being.

Level 6: Aftercare

- Ensure long-term social performance management through:
 - Ongoing stakeholder engagement and grievance redress;
 - Post-resettlement livelihood support;
 - Continuous improvement of resettlement processes based on lessons learned;
 - Transparent reporting to regulatory agencies and communities.

Process Map for Valuation and Compensation

Valuation and compensation principles under **FRILIA** are only triggered when project land in view is acquired **involuntarily**. In cases where land is acquired **voluntarily** (through a willing buyer and willing seller agreement), and verifiable evidence is provided, projects are expected to follow the necessary **Lagos State land administration processes** through the **Lagos State Lands Bureau** to secure a valid land title. In such cases, valuation and compensation protocols under FRILIA will not apply.