

LAGOS AND OGUN STATES TRANSMISSION LINES AND ASSOCIATED
SUBSTATION PROJECTS (LOT 2)



RESETTLEMENT ACTION PLAN (RAP)

FINAL DRAFT REPORT

Submitted to



TRANSMISSION COMPANY OF NIGERIA (TCN)

Prepared by

SEEMS NIGERIA LIMITED

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LIST OF ABBREVIATIONS AND ACRONYMS

| | |
|---------|--|
| CBO | Community Based Organisation |
| CLO | Community Liaison Officer |
| CRE | Chemistry, Resettlement & Environment |
| DC | Dual Current |
| ESIA | Environmental and Social Impact Assessment |
| EPC | Engineering, Procurement, and Construction |
| FGD | Focus Group Discussion |
| FGN | Federal Government of Nigeria |
| FMENV | Federal Ministry of Environment |
| GGDs | General Group Discussions |
| IDI | In-Depth Interview |
| IFC | International Finance Corporation |
| Km | Kilometre |
| KV | Kilo Volts |
| LGA | Local Government Area |
| M&E | Monitoring and Evaluation |
| NEGIP | Nigeria Electricity and Power Improvement Project |
| NEPA | National Electric Power Authority |
| NERC | Nigerian Electric Regulatory Commission |
| NGO | Non-Governmental Organization |
| NPC | National Population Commission |
| OP | Operational Policy |
| PAP/PAH | Project Affect Persons/Project Affected Households |
| PC | PAPs' Committee |
| PHCN | Power Holding Company of Nigeria |
| PIU | Project Implementation Unit |
| PS | Performance Standard |
| TCN | Transmission Company of Nigeria |
| PIU | Project Implementation Unit |
| PS5 | Performance Standard 5 |
| RAP | Resettlement Action Plan |
| RIC | Resettlement Implementation Committee |
| RoW | Right-of-Way |
| RU | Resettlement Unit |
| SEEMS | Scientific Energy and Environmental |
| TRC | Traditional Ruling Councils |
| WB | World Bank |

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The active participation of Project Team in the RAP study right from the inception, supervision and review of the preliminary documents is hereby acknowledged.

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Project Proponent: Transmission Company of Nigeria, Abuja

DEFINITIONS

Community: a group of individuals broader than households, who identify themselves as a common unit due to recognized social, religious, economic and traditional government ties or shared locality.

Compensation: payment in cash or in kind for an asset or resource acquired or affected by the Project.

Cut-off-Date: the date of completion of inventory of losses during the preparation of the RAP.

Displaced Persons means 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;

- (i) Standard of living adversely affected;
- (ii) 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
- (iii) Business, occupation, place of work, residence, habitat or access to forest or community resources adversely affected, with or without displacement.

Economic Displacement: a loss of productive assets or usage rights or livelihood capacities because such assets / rights / capacities are located in the project area.

Entitlement: the compensation offered by RAP, including: financial compensation; the right to participate in livelihood enhancement programs; housing sites and infrastructure; transport and temporary housing allowance; and, other short-term provisions required to move from one site to another.

Household: a group of persons living together who share the same cooking and eating facilities and form a basic socio-economic and decision-making unit. One or more households often occupy a homestead.

Income Restoration means the measures required to ensure that PAPs have the resources to *at least* restore, if not improve, their livelihoods.

Involuntary Resettlement: resettlement without the informed consent of the displaced persons or if they give their consent without having the power to refuse resettlement.

Land acquisition means the process whereby a person or household is involuntarily alienated from all or part of the land s/he owns or possesses, to the ownership and possession of a project for public purposes, in return for fair compensation.

Physical Displacement: a loss of residential structures and related non-residential structures and physical assets because such structures / assets are located in the project area.

Project-Affected Person (PAP): any person who, as a result of the project, loses the right to own, use or otherwise benefit from a built structure, land (residential, agricultural, or pasture), annual or perennial crops and trees, or any other fixed or moveable asset, either in full or in part, permanently or temporarily.

Rehabilitation: the restoration of the PAPs resource capacity to continue with productive activities or lifestyles at a level higher or at least equal to that before the project.

Relocation: a compensation process through which physically displaced households are provided with a one-time lump-sum compensation payment for their existing residential structures and move from the area.

Resettlement: a compensation process through which physically displaced households are provided with replacement plots and residential structures at one of two designated resettlement villages in the district. Resettlement includes initiatives to restore and improve the living standards of those being resettled.

Resettlement Action Plan (RAP): documented procedures and the actions a project proponent will take to mitigate adverse effects, compensate losses, and provide development benefits to persons and communities affected by a project.

Resettlement Assistance: support provided to people who are physically displaced by a project. This may include transportation, food, shelter, and social services that are provided to affected people during their resettlement. Assistance may also include cash allowances that compensate affected people for the inconvenience associated with resettlement and defray the expenses of a transition to a new locale, such as moving expenses and lost work days.

Replacement Cost: the amount of cash compensation and/or assistance suffices to replace lost assets and cover transaction costs, without taking into account depreciation or salvage value.

Resettlement Policy Framework: A resettlement policy framework is required for projects with subprojects or multiple components that cannot be identified before project approval. This instrument may also be appropriate where there are valid reasons for delaying the implementation of the resettlement, provided that the implementing party provides an appropriate and concrete commitment for its future implementation. The policy framework should be consistent with the principles and objectives of OP 4.12 of the World Bank.

Vulnerable: people who by virtue of gender, ethnicity, age, physical or mental disability, economic disadvantages, or social 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 benefits.

EXECUTIVE SUMMARY

INTRODUCTION

Nigeria government has recently realized that power supply capacity is overwhelmingly insufficient. As a countermeasure of serious power shortage, Transmission Company of Nigeria (TCN) planned a project geared to achieving transmission capacity of 20,000 MW by 2020 in accordance with growth of generation capacity. In line with the Transmission Lines network capacity development of achieving the transmission capacity of 20,000 MW by 2020, Lagos and Ogun States are targeted. This Transmission lines project in Lagos and Ogun States are to be financed through a loan (Japanese ODA loan) from Japan International Cooperation Agency (JICA). The Transmission Company of Nigeria (TCN) is the implementing agency and owners of the project when completed.

This Resettlement Action Plan (RAP) provides a detailed overview of the Project's resettlement process. It has been developed to ensure that affected persons are properly identified and are duly resettled or compensated in compliance with local, national, and international requirements. The objective of the RAP is to reduce the negative impacts of the proposed project on the PAPs by ensuring that their states after project implementation remain unchanged or improved. This RAP therefore defines the resettlement and compensation necessary as a result of implementing the Transmission Line project, in accordance with the World Bank's Involuntary Resettlement Policy and relevant sections of the Operations Manual, along with the Laws of Nigeria as well as TCN's Policy.

This report presents the outcomes of the RAP framework on the final corridor route including the proposed substations. It consists of twelve main chapters including:

- Chapter 1- Introduction; where the project background and objectives of the RAP are presented;
- Chapter 2 - Project description; which present the review of the corridor alternatives and description of the selected corridor;
- Chapter 3 - Institutional and legal framework related to land acquisition and PAP compensation;
- Chapter 4 - Consultation activities with the description of PAP's and other stakeholder concerns and comments;
- Chapter 5 - Existing social conditions of the communities and households affected by the project;
- Chapter 6 - Potential social impacts;
- Chapter 7 - Valuation and compensation measures;
- Chapter 8 - Income and livelihood restoration strategies;
- Chapter 9 - Institutional arrangements for RAP implementation;
- Chapter 10 - Monitoring, reviews and evaluation of RAP implementation;
- Chapter 11 - Grievances Mechanisms;
- Chapter 12 - RAP implementation and schedule.

2. PROJECT DESCRIPTION

2.1 Line Route and Corridor Alternatives

The entire project consists of about 203km high voltage transmission lines and 5 high voltage substations. In addition to the three substations assigned to SEEMS Limited (Lot 2), the length of the selected transmission lines corridor covered by SEEMS is about 63.97 km including the following:

1. Ogiyo (Likosi/ Dejuwogbo) – Arigbajo (Ejio) D/C Transmission Line (48.74 km)
2. Ogiyo – Existing Ikorodu/Shagamu 132 kV 2x D/C Transmission Line (132kV Quad Line) (2.41 km)
3. 132kV D/C Transmission Line from Ogiyo – Redeem (Abule Oba) (7.83 km)
4. MFM (Makogi) – Existing Benin (Omotosho)/Ikeja West 330kV 2 x D/C Transmission Line (4.99 km)

Part of the civil work under the project is expected to affect people who have properties that fall within the proposed RoW. So, in line with TCN's policy for high voltage transmission lines, and due to environmental and socioeconomic considerations, some transmission line routes have been designed to avoid sensitive environment and residential areas and settlements. This informs the choice of the alternatives on which this report is based upon. The choice of the alternative routes was based on some criteria including technical (topography, watercourses, soils, access, poorly drained and floodable sectors, airports, power line and road crossings, number of angles, etc.), socioeconomic (number of settlements affected and their population, permanent agriculture, well-established schools, military grounds, etc.) and environmental reasons (vegetation, protected areas, main watercourses, birds and mammals migratory corridors, fauna reproduction areas, etc.).

In view of these, the choice of appropriate line routes ensures that no populated areas will be impacted. Eighty percent of the entire ROW length is farmlands, bush fallows, swamp and secondary forests.

2.2 Environmental Considerations

The line routes and the substation sites were carefully selected by considering sensitive ecosystems along the proposed PTL route and to avoid built-up areas as much as possible. The transmission line is designed in compliance with international standards regarding audible noise, electric and magnetic fields, corona, as well as interference with radio and television signal. In addition, practical mitigation measures have been proffered for the identified environmental impacts of the proposed Transmission Lines and Substations project.

3. INSTITUTIONAL AND LEGAL FRAMEWORKS

3.1 Legal and Regulatory Framework underlying the study

The study was undertaken in compliance with national and international regulations. The national legal frameworks for this RAP include:

- i. The Nigeria Land Use Act of 1978, reviewed under Cap 202 of 1990. The legislation

- stipulates the rules for land acquisition and resettlement in Nigeria.
- ii. Resettlement Policy Framework for Nigeria Electricity and Power Improvement Project (NEGIP)
 - iii. Nigerian Electricity Regulatory Commission (NERC) Draft Regulation Acquisition of Land and Access Rights for Power Projects in Nigeria
 - iv. Electricity Supply Regulations of 1966 and
 - v. The Electricity Power Sector Reform Act, 2005.
 - vi. World Bank Safeguard Policies: For the World Bank, the relevant framework is the operational policy on Involuntary Resettlement (OP 4.12) adopted in 2001. The policy addresses land acquisition and involuntary resettlement issues. The differences between the Land Use Act and the Bank's OP 4.12 mostly concern rehabilitation measures. Where there are gaps between the Land Use Act and OP 4.12, in implementing this RAP, the Bank's policy will be upheld.

4.0 CONSULTATIONS

4.1 Meetings at National and State Levels

The purposes of series of meetings held were to introduce the project to the relevant stakeholders and gather their feedback and opinion about the project. The stakeholders expressed their concerns about the project, which were duly recorded. They also advised on the best way to approach the community members. The following meetings were held:

4.1.1 Consultation with Project Proponent and Ogun State Team

- i. Project Kick-off Meeting at Governor's Office, Oke-Mosan, Abeokuta was held on May 3, 2017, between project proponent's team (TCN) and the Consultants.
- ii. Another Technical meeting was held on May 11, 2017.

4.1.2 Meetings with Council Chairmen, Traditional Rulers, Community Leaders and *Indigenes of Affected Communities December 18 and December 22, 2018*

During the reconnaissance visit of December 17, 2007, communities within 5km radius from the project site that will potentially be affected by the proposed project were identified and appointments for consultative meeting were made with the traditional rulers of each community.

During the subsequent field work that commenced on December 18, 2018, consultative meetings through FGDs, In-depth Interviews and questionnaire survey were conducted at various times at the Palaces of the traditional rulers and Local Government Headquarters between SEEMS Socio-economic Team, TCN, and Representatives Ogun State Government, leaders, different social groups and youth leaders of each community. At the meetings, the socio-economic benefits and environmental implications of the proposed project, and the need for and objectives of an environmental impact assessment were explained. The support

and participation of the communities were sought.

4.1.3 Meetings with Regulators and other stakeholders

Meetings were held at different occasions before, during and after the field work with the under listed stakeholders to discuss details of the proposed project, solicit their suggestions on the project and request for relevant information from respective organizations especially on population estimates, environmental bye laws of Ogun State, Maps, etc:

- Federal Ministry of Environment, Abuja
- Ogun State team (comprising Ogun State Environmental Protection Agency, Ogun State Ministry of Lands and Survey, Governor’s Representative etc.)
- Community based and Non-Governmental Organizations
- TCN

Most of the stakeholders consulted concur with the proposed development in view of the fact that the proposed power interconnection project will improve power supplies, stabilize the quality of the electricity and provide diverse source of power in the region. Some stakeholders also expressed their concerns regarding impacts on wildlife corridors and local biodiversity, impact on soil stability in erosion-prone areas.

4.2 Consultation with the Communities

Community meetings were organized with the help of the local leadership. These consultations were carried out at different levels. The consultants held meeting with leaders of the affected communities at their respective Local government headquarters where they were provided with the details about the project and the upcoming activities. The community leaders therefore mobilized members of their communities for public consultations. At the community meetings, members of each community were informed about the background and objectives of the project and the ongoing and proposed activities of the. The consultant used the occasions to solicit for the cooperation all affected communities; they were equally informed about the expected compensation, how the compensation will be done, who and what qualifies for compensation and expected timetable for other activities. The team also used the occasion of public meetings to take members of the communities through the community questionnaire, to which answers were provided through discussion and consensus. Following the presentations, the community was given time to ask questions, seek clarifications, raise opinions and make comments. Most of the issues/questions raised were answered or clarified with the exception of few technical questions pertaining to provision of electricity, given compensation to community leaders who may not be affected by the project and the construction of towers, etc. The community was assured that their concerns would be addressed accordingly. Concerns raised during the public meetings include but not limited to the following:

- Compensation
- Provision of basic infrastructures like health facilities, good road network, schools, and potable water supply, electricity supply
- Health and safety issues, especially during construction and as it relates to the substations
- Provision of employment
- Land ownership especially as it affects the original owners and the tenants
- Community benefits etc.

4.3 Consultation of Project Affected Persons

As indicated in the study approach, a face-to-face interview was conducted with the head of household or any adult member of the household available at the time of the visit to fill the household questionnaire. Socioeconomic information was collected about household members, livelihood, occupation, income, land ownership, ethnicity, and length of stay in the community as well as principal and secondary structures. Their properties such as crops, land and trees were also enumerated. Their concerns about how the transmission line project could affect the households were also gathered. Few individuals residing in the affected communities but are not going to be affected by the project but residing in the area were also interviewed; these group serves as the control group. Only one of the three substations had people residing therein and this is Likosi/Dejuwogbo substation. The other two substations, MFM and Redeem substations are free and open land. The Likosi/Dejuwogbo substation land had already been acquired by TCN since 2008 though it has been encroached by some 462 property owners. Altogether a total number of 2,279 individuals were affected by the project. A total of 153 completed structures, 753 uncompleted structures, 1,218 with crops and economic trees, 24 tombs and 48 shrines will be affected by the proposed transmission lines ROW apart from few public facilities.

5.0 DESCRIPTION OF THE PROJECT AFFECTED AREAS: CENSUS OF COMMUNITIES AND HOUSEHOLDS AFFECTED BY THE WAYLEAVE

5.1 Socioeconomic Surveys and Property Registration

Field study was conducted to identify and characterize all assets and persons along the proposed project corridor. Prior to field study, adequate consultations were made to all stakeholders along the RoW as well as government and traditional institutions. Also, in order to meet the objectives of the study, the consultant adopted systematic, integrated, participatory and collaborative approaches in the preparation of this RAP. A baseline census survey was conducted in the affected project area. Information was gathered through document reviews, community consultations, questionnaire administrations, Focus Group Discussions (FGDs), General Group Discussions (GGDs), In-depth Interviews (IDI), key informant interviews with relevant stakeholders including traditional and political leaders, opinion leaders, as well as heads of relevant government agencies at both State and Local Government levels, and selected persons from the communities. Topographic survey conducted and the baseline census survey/enumeration and valuation exercise conducted by the consultant on the transmission line route, provided required positions (including resources of interest) and persons that will be affected by the proposed project. Non-participatory observation techniques and visual photography sessions were also utilized as complimentary data collection tools.

During consultation activities, a feedback mechanism to the TCN headquarters is usually in place to accommodate concerns raised by stakeholders that cannot be immediately addressed. In the course of consultations, previously raised concerns are either addressed or clarified.

A total of nine hundred and six (906) completed and uncompleted structures and one thousand, two hundred and eighteen (1218) tree/crop owners will be affected by the transmission line ROW. The number of individuals affected by the proposed project is influenced by the land ownership and structures in the four affected local government areas Ewekoro, Ifo, Obafemi Owode and Sagamu. On the whole seventy-seven communities will be

affected. Most of the landed properties are jointly owned by extended families or by inheritance.

Apart from the 48 shrines found in the coverage area, no other archaeological structures will be affected by the transmission lines. Results from baseline census survey/enumeration and valuation exercise as well as from the route topographic survey show that over 80% of the total land are either farmlands, forests or bush fallows, while most of the buildings (82 residential and 268 uncompleted buildings) affected by the project were in Likosi/Dejuwogbo substation. A total of two thousand, two hundred and seventy-nine (2,279) PAPs were identified across the four (4) LGAs and the seventy-seven (77) project affected communities; three hundred and sixty-seven (367) of these were from Ewekoro, one hundred and seventy one (171) in Ifo, seven hundred and eight (708) from Obafemi Owode and the largest number of affected persons one thousand and thirty three (1033) are from Sagamu. One account for the large number in Sagamu is due to the number of individuals that have encroached Likosi/Dejuwogbo substation (455). Generally, more of the identified affected PAPs (71%) were males. More than 70% of the PAPs were within the active age bracket of 15-49 years. Based on low infrastructural development of the project area, the quality of life of the PAPs could be described as poor. The level of education among the PAPs is generally low. More than 60% had secondary or lower levels of education and literacy level among the youth in all the LGAs is generally low. This pattern is similar in all the affected communities. Majority of the PAPs are Yorubas. From community interview, it was evident that the people living in the project area subscribe to two main religious beliefs, Christians and Muslim. The primary occupation of the PAPs is artisan (47%) with farming as secondary occupation for most of the PAPs (14%); even though a substantial number claimed to be engaged in industries (30%), these are mainly youth residing in the urban locations (e.g. those in Likosi/Dejuwogbo substation) and since there is no industry in the project area, it therefore means that this category of people work outside the project area. Farming is both tree cropping and subsistent with sugar cane, maize, rice, cassava, plantain and beans as the main crops. The main sources of water for domestic use are boreholes (76%) and pipe borne water (10%); another 9% rely on water from sunk well. Majority of the PAPs rely on the health facility at Ifo and Sagamu since virtually all affected communities have no health facility. Only 28% use public health facilities in these two major towns; 23% claimed they rely on traditional health clinic. Evidence from focus group discussions and in-depth interviews clearly showed that the Properties owned by most of the PAPs are of two types which are farmland and land acquired through inheritance, outright purchase, tenant/leasing or pledging.

5.2 Community or heritage buildings and sites in the wayleave

There are 989 different buildings (including 4 schools and 9 worship centres) located within the wayleave. The project area has no single community site.

5.3 Affected households' characteristics

A total of 153 households are impacted by the project and most of them are in Likosi/Dejuwogbo substation (82). As the survey showed, out of the 155 households, 152 were headed by males compared to just 3 households headed by females. With the exception of Likosi/Dejuwogbo and few other communities, most of the affected persons are not resident within the affected project area. Most of them acquired the properties by inheritance. Forty-seven percent (47%) of the respondents in the RoW are artisans and taking farming as secondary occupation where they grow subsistence and cash crops. Some 30% work with some industries located outside the project area.

5.4 Crops and Trees Affected by the Wayleave

More than half of the impacted households (54%) have a cultivated parcel or a farming area affected by the wayleave. A total of 1218 interviewed households were growing a crop or small trees in the wayleave.

6.0 IMPACT OF THE PROJECT ON THE HUMAN ENVIRONMENT

The following categories of affected people have been identified in the wayleave:

- 153 owners of plots with houses and/or a secondary structure;
- 753 have uncompleted buildings
- 1218 households have crops or economic trees;
- 81 residential bare land (undeveloped)
- 48 shrines
- 24 families will have to remove the tombs situated

A certain number of the above households are affected by multiple impacts

Owners of plots with houses or other structures in the wayleave will be affected by:

- Loss of land and houses in which they are living;
- Loss of other buildings and structures (fence, kitchen, shops etc);
- Productive time lost to participate in the evaluation of impacts and other administrative tasks.

With the exception of one crippled man in Ogunji, Mr Taiwo Enock Ayininuola who specifically requested to have his house replaced if possible, all other affected persons preferred to be compensated in cash so that they can have their building elsewhere and far away from the project area.

7.0 ASSETS VALUATION AND COMPENSATION

Asset valuation along the RoW of the proposed Transmission Line was conducted by experts to ascertain individuals whose properties or livelihoods will be directly or indirectly affected by the project activities.

Replacement Cost method of valuation was adopted in valuing the subject properties. This method was used in estimating the value of the property/structure and is based on the assumption that the capital value of an existing development can be equated to the cost of reinstating the development on the same plot using current cost of labour, material and other incidental costs.

Eligibility for compensation was in line with World Bank Operation Policy and guideline. PAPs will be entitled to various types of compensation and resettlement assistance that will in the worst scenario restore them to pre-project standards or conditions. Apart from residential buildings, crops and economic trees, and lands and development on the lands, compensation will also be given for three broad categories of losses, namely; loss of commercial land, loss of business premises (if any) and loss of income from affected businesses.

During field studies, all PAPs were provided with certificates for identification purposes. The provision of the certificates makes them eligible for compensation and/or resettlement.

In order to subject the report to constructive criticism, TCN will present this report to various stakeholders including: traditional leaders, NGOs/CBOs in the area, appropriate ministries and other governmental agencies. In addition, the report will be displayed at strategic public places including local government secretariat, government offices and selected libraries for review and possible comments. The comments will be incorporated in the final report.

When paying compensation, TCN will ensure that the living conditions of the PAPs are restored to the statuses that are in the worst case, similar to their pre-project status. The RAP implementation team will verify the authenticity of each PAP and ascertain that every certificate holder is correctly documented in the register before payments. Payments will be made according to locations and adequate information will be made available to all affected persons before payment. Such information will include.

- Dates and locations of payment
- List of eligible people
- Mode of payment
- Location of payment etc.

Payment to PAPs will be made by paying directly into the Bank Account of the project affected persons. In the event that any individual is absent during payment, the compensation committee will communicate a new date of payment to such PAP(s).

The RAP and Monitoring budget is summarized in the table below. This includes all costs involved in the execution of all RAP and monitoring activities. The total budget for RAP compensation is: **₦2,334,741,943.55k**.

The cost of PIU formation and activities, contingencies, monitoring and inflation must be added to the figure given above to get the total cost of RAP and other activities. The only RAP activities that are envisaged to last for a longer period are the monitoring and evaluation activities which are scheduled to be done once a year after completion of major RAP activities.

Table 1: RAP and Monitoring Cost

| RAP IMPLEMENTATION BUDGET SUMMARY | | |
|-----------------------------------|---|-------------------------|
| S/No | Element | Amount =N= |
| 1 | Crops | 396,993,628.50 |
| 2 | Structures | 1,679,918,207.82 |
| 3 | Sub-total for structures and crops | 2,076,911,836.32 |
| | Support to vulnerable groups(Identified according to Valuation Matrix) | 6,132,145.40 |
| 4 | Allow for Security, bank charges, stamp duty and other logistics, for compensation payment (2.5%) for crops | 9,924,840.71 |

| | | |
|----|--|-------------------------|
| 5 | Allow for Security, bank charges, stamp duty and other logistics, for compensation payment (2.5%) for structures | 41,997,955.20 |
| 6 | Allow for demolition and salvage of structures (5%) | 83,995,910.39 |
| 7 | Allow 5% contingency for structures + crops) | 103,845,591.82 |
| 8 | Livelihood restoration and Training support (1% of A & B) | 11,933,663.71 |
| 9 | Sub Total | 257,830,107.23 |
| 10 | Grand Total | 2,334,741,943.55 |

7.2 Resettlement Budget and Implementation

Necessary budget provisions have been made for the proposed Transmission Lines to ensure that the mitigation commitments, including compensation and the monitoring programmes are fully implemented. Full supplementary assistance will be provided by TCN. All payments to project affected persons shall be made directly by TCN after the audit of eligible PAPs. In addition, an extra 10% of the total budget value will be added to take care of contingencies and possible inflations.

8.0 INCOME AND LIVELIHOOD RESTORATION STRATEGIES

The communities will be impacted negatively mainly through the displacement of community structures and through the effects on some of their land, crops and economic trees. Virtually all affect persons with the exception of a cripple man, have agreed to cash compensation. So, there will be cause to rebuild any house or for resettlement of any kind apart from cash compensation.

The affected persons have agreed to relocate their shrines, tombs and other public facilities (schools, churches and mosques) in the wayleave. There will be equitable distribution of the fund. Communities should receive their share according to the number of household affected and the length of the wayleave within them. The impact is thus minimal and temporary provided that households have enough time to prepare, are duly compensated and receive as much as possible fringe benefits like employment during construction. All necessary steps should be taken by TCN and the Project Implementation Unit (PIU) in charge of compensation to ensure that enough time for proper compensation and resettlement.

9.0 INSTITUTIONAL RESPONSIBILITIES FOR RESETTLEMENT

Various institutions will be involved in the implementation of this Resettlement Action Plan. The major groups that will be involved in the compensation/resettlement process are the Project Implementation Unit (PIU) and the Chemical, Resettlement and Environment (CR&E) Departments of TCN and a constituted PAPs Committee, comprising of key stakeholders including representatives of the Federal Ministry of Environment (FMEnv).. This structure will take care of the implementation of the RAP, including the monitoring activities and implementation of the corporate social responsibility fund. A training program must be implemented as part of the PIU setting-up process to enhance awareness among key personnel involved with the supervision of compensation evaluation, procedures and implementation of others mitigation and compensation measures.

10.0 MONITORING AND EVALUATION

Monitoring and Evaluation (M&E) as part of the implementation process ensures the effectiveness of all land/asset acquisition and resettlement activities, in addition to measures designed to mitigate adverse social impacts. M&E procedures include internal track keeping and check systems as well as external independent monitoring. Three main components will be covered by the M&E, namely:

- Internal performance monitoring by TCN
- Impact monitoring commissioned to specialized firms (consultants); and
- RAP Completion Audit.

The monitoring reports will be prepared in accordance with World Bank guidelines. Progress will be reported for the following tasks:

- Internal monitoring;
- Expert monitoring;
- Completion audit and;
- Compensation

11.0 GRIEVANCE MECHANISMS

A Grievance Redress Committee will be set up by TCN to address complaints from RAP implementation. This committee will be directly under the TCN CR & E department with oversight by TCN-PIU. Its members will include legal and accounts representatives of TCN and PAP Committee, and the legal expert from TCN shall be the secretary. The traditional line of authority equally plays a significant role in the grievance redress mechanism by mediating between the PAPs, nominated family and community representatives and the grievance redress committee. All PAPs and impacted communities will be informed about the grievances procedure and their rights at the implementation stage of the RAP.

12.0 RAP IMPLEMENTATION SCHEDULE

The implementation schedule covers the period from the preparation of the RAP Report to the completion of the proposed project (up to when it is fully operational). The schedule defines the duration and timing of the key milestones and tasks. The major component tasks in the schedule include those highlighted in Table 12.3.

CHAPTER ONE: INTRODUCTION

1.1 PROJECT BACKGROUND

1.1.1 The Project

The Transmission Company of Nigeria (TCN) is one of the companies unbundled from the defunct Power Holding Company of Nigeria (PHCN), and the only one wholly owned by the Government. TCN is charged with the responsibility of transmitting electric power from the various power stations to the load centres across the country and beyond, ensuring efficient and cost-effective transmission, system operation, and improved service delivery. TCN is also responsible for the management of assets of the High Voltage Transmission System Operations, generation dispatch functions, as well as the development of the network through the construction of new transmission lines and substations for efficient transmission and system operations.

Nigeria has realized strong economic growth, until 2016 when the economy went into recession. However, stronger growth is projected for the future due to the new anti-corruption posture of the Government as well as economic policies targeted at reducing capital flight. Meanwhile, power supply capacity is overwhelmingly insufficient. As a countermeasure of serious power shortage, Transmission Company of Nigeria (TCN) planned a project geared to achieving transmission capacity of 20,000 MW by 2020 in accordance with growth of generation capacity. Presently, the transmission lines to the largest demand centre of Lagos are in a bottleneck situation so the generating capacities being built across the country cannot be fully utilized. Moreover, there are no detour routes for use when equipment failure occurs and the system reliability is low.

The Lagos and Ogun States is targeted at improving power supply to Lagos and Ogun States, in line with the Transmission Lines network capacity development of achieving transmission capacity of 20,000 MW by 2020. This Transmission line project in Lagos and Ogun States (“Lagos and Ogun States Transmission Project” or “the entire project”) is to be financed through a loan (Japanese ODA loan) from Japan International Cooperation Agency (JICA). The Transmission Company of Nigeria (TCN) is the implementing agency and owners of the project when completed. This entire project plans reinforcement of transmission capacity, improvement of credibility of electricity supply and reduced electricity loss by installing transmission systems in southwest area Nigeria. It contributes acceleration of economy and development of the communities.

The entire project consists of about 203km high voltage transmission lines and 5 high voltage substations. For the purpose of ESIA and RAP study, the entire project is divided into 3 sections, Lot 1, Lot 2 and Lot 3. Transmission Company of Nigeria (TCN) has engaged SEEMS Limited to conduct Line Route Study, Environmental and Social Impact Assessment (ESIA), Environmental Management Plan (ESMP) and Resettlement Action Plan for Lot 2 of the project (hereinafter “the project” or “proposed project”) consisting of the following components in Table 1.1.1 as described in the TOR;

Table 1.1.1 Description of Proposed Transmission Line and Substation

| Lot | Description of Transmission Line | Size / length |
|--------------|--|----------------------|
| Lot 2 | Ogijo (Likosi/ Dejuwogbo) Substation | 25.00 Hectares |
| | Redeem Substation | 9.62 Hectares |
| | MFM Substation | 19.69 Hectares |
| | Ogijo (Likosi/ Dejuwogbo) – Arigbajo (Ejio) D/C Transmission Line | 48.74 km |
| | Ogijo – Existing Ikorodu/Shagamu 132 kV 2x D/C Transmission Line (132kV Quad Line) | 2.41 km |
| | 132kV D/C Transmission Line from Ogijo – Redeem | 7.83 km |
| | MFM – Existing Benin (Omosho)/Ikeja West 330kV 2 x D/C Transmission Line | 4.99 km |

Specifically, following studies shall be conducted.

- Carry out the Line Route Study (LRS), to determine the optimum route for the lines.
- Conduct the ESIA to identify and assess the potential environmental and social impacts and recommend appropriate mitigation strategies and prepare ESMP.
- Prepare out the Resettlement Action Plans (RAP), based on the international standards and principles presented in the Resettlement Policy Framework.

The project is financed through a loan from Japan International Cooperation Agency (JICA), as part of the development of power transmission infrastructure in the South-Western Region of Nigeria.

This type of project must undergo an environmental and social impact assessment as required by the EIA Act No. 86 of 1992. And in conformance with Nigerian legislations, JICA guidelines for environmental and social considerations, the World Bank environmental and social safeguard policies and International best practices, the project is subjected to a complete environmental study, along with RAP and an Environmental and Social Management Plan (ESMP).

1.2 SCOPE AND OBJECTIVES OF THE RAP STUDY

The objective of this RAP is to identify and reduce the negative impacts of the project on PAPs through compensation for assets that will be lost and thereby provide assistance to improve their livelihoods and standards of living or restore them to pre-displacement levels. This RAP was prepared in concordance with the guidelines of the government of Nigeria, as well as the policies and in conformity with World Bank requirement in the OP 4.12 and PS 5 on Involuntary Resettlement by ensuring that PAPs will not be improvised by the social impacts of the project and that the affected communities receive as much positive benefits as possible. The guidelines provided in this report will ensure that proper compensation and sufficient preparation time are given to affected communities and households. Compensation for loss of productive assets will be at the current market value, in order to assist PAPs to improve or sustain their pre-project living standards and income generating capacity. The ROW acquisition planning was carried out in a manner that will ensure minimal effect on occupied areas hence limiting the adverse impacts on persons in the project areas. The census survey conducted by TCN determined and documented those that will be affected by the proposed project's ROW and plans are currently being developed on the timely settlement of affected persons in order to ensure that the quality of life after the project is not less than it was prior to the project.

The contents of this report include the following:

- Description of Policies and Regulatory Framework (National and World Bank)
- Description of difference between Nigerian Land Use Act and World Bank Policy on
- Resettlement
- Institutional Arrangement
- Socio-economic Baseline of Project Area and Project Affected People
- Estimate of Impacts on PAPs and compensation/resettlement strategies
- Eligibility Criteria
- Methodology of Asset Valuation and Compensation
- Description of the Compensation Framework, Package and Agreement
- RAP Implementation and Accountability
- Grievance and Redress Procedure
- Evaluation and Monitoring Methodology

CHAPTER TWO: PROJECT

2.1 NEED FOR THE PROJECT

Due to significant shortage of power supply capacity compared to demand, load allocation has been implemented nationwide in Nigeria. If all power stations currently being constructed under the National Integrated Power Project (NIPP) become operational, the installed generation capacity will become above 10,000 MW by the end of 2018 and it will be expected to increase greatly. The existing and proposed transmission line system in Nigeria is shown in Figure 2.1.1.

The transmission lines that run from the Niger Delta in the south to the north via the largest demand centre of Lagos are in a bottleneck situation so the generating capacity in the south cannot be fully utilized. Moreover, there are no detour routes for use when equipment accidents occur, and the system reliability is low. Furthermore, as was mentioned above, the capacity of generating equipment is expected to increase greatly in the coming years, however, because transmission capacity is unable to keep up with generating capacity, there is an urgent need to strengthen the transmission infrastructure. As a countermeasure of serious power shortage, Transmission Company of Nigeria (TCN) planned a project geared to achieving transmission capacity of 20,000 MW by 2020 in accordance with growth of generation capacity.

Nigeria has the largest population among African countries. After coming out of recession last year, the economy of the country is expected to grow steadily in the coming years. However, social infrastructure is far behind the economic development. In particular, electricity supply is extremely in short, being serious impediment to economic development.

Therefore, it is most urgent and essential to secure sufficient and stable supply of electricity as the platform for the economic development.

According to a report “preparatory survey for power transmission project in the Federal Republic of Nigeria” by JICA published in 2016, the implicit peak demand for the national grid is estimated at 11.0GW in 2014 and will increase to 16.4GW in 2020 and 23.6GW in 2025. The report also projected High Case with revised assumptions. Under the High Case projection, the implicit peak demand for the national grid will grow from 11.0GW in 2014 to 17.3GW in 2020 and 26.3GW in 2025. The electricity demand for the grid is projected to grow at annual 7.2% between 2014 and 2025 for the Base Case and 8.5% for the High Case.

Furthermore, according to the Lagos State Electricity Board, the electricity demand in the Lagos region is presently 1,250MW, however, the average supply capacity is 650MW, resulting in an absolutely short supply. The proposed Lagos and Ogun States Transmission Lines and Substations have been designed to expand supply electricity in the States. There is no adequate transmission line to meet up with demand of households, industries and other infrastructures in Ogun State as proposed and envisaged, hence there is need for the present proposed projects.

2.2 BENEFITS OF THE PROJECT

Energy is the raw material needed to fuel any country's economy growth. *“Energy is the golden thread that connects economic growth, increased social equity and a healthy environment. Sustainable development is not possible without sustainable energy,”* -UN Secretary-General Ban Ki-moon.

The benefits of this project for the people of Lagos and Ogun State in particular, and the economy of Nigeria in general are numerous. The following few are worth mentioning;

- Improved and more reliable electric power supply.
- Enhances productivity and efficiency in both public and private organizations
- It helps to develop and promote small, medium, and large-scale enterprises thereby creating direct and indirect employment opportunities.
- It helps to improve the security of lives and properties.
- General contribution to climate change through overall reduction of the used of personal power generating sets.
- General improvement of the standard of living for the populace.

2.3 THE PROPONENT: TRANSMISSION COMPANY OF NIGERIA (TCN)

Transmission Company of Nigeria (TCN), wholly owned by the Federal Government of Nigeria and having its headquarters at 14, Zambezi Crescent, Maitama, Abuja, is the project proponent. The company was incorporated in November 2005, emerging from the defunct National Electric Power Authority (NEPA) as a product of the merger of the Transmission and Operations sectors on April 1, 2004.

TCN has eight Transmission Regions and a National Control Centre, NCC. Each of these is headed by a General Manager (Transmission), who is responsible for the running and maintenance of transmission and transformation facilities in their areas of operation. The Transmission Regions are Lagos, Osogbo, Kaduna, Bauchi, Benin, Shiroro, Enugu and Port Harcourt and the National Control Centre (NCC) located at Osogbo. Being one of the 18 unbundled Business Units under the Power Holding Company of Nigeria (PHCN), TCN was issued a transmission license on 1st July 2006 by the Nigerian Electricity Regulatory Commission (NERC) to carry out electricity transmission, system operation and electricity trading which is ring fenced.

The mandate of TCN includes the following

- Management of assets of the High Voltage Transmission System Operations as well as generation dispatch functions.
- Operate as the provider of open access transmission service based on regulated transmission tariff and non-discriminatory system operations and economic dispatch services within a regulatory framework provided by the Nigerian Electricity

Regulatory Commission (NERC), the Grid Code and the Market Rules.

- Load forecasting and system expansion planning.
- Acquiring the necessary ancillary service for defined reliability and quality service standards.
- Managing the market settlement system.
- Development of the network through the construction of new transmission lines and substations for efficient Transmission and System operations, hence all stakeholders should observe the Grid Code, Distribution Code and Market rules.

TCN has a Health Safety and Environment (HSE) Department, headed by a General Manager. The department is responsible for environmental and social safeguards of the company's activities and operations. The department also facilitates liaisons with communities as well as government agencies and local government departments to facilitate stakeholder consultations, as well as interfaces with the Federal Ministry of Environment for the approval of the ESIA.

2.4 PROJECT LOCATION

The entire project consists of about 203km high voltage transmission lines and 5 high voltage substations located in Lagos and Ogun State. The entire project is divided into three (3) Lots and the proposed project subject to this ESIA. The proposed line route for Lot 2 runs from Likosi/ Dejuwogbo and passes within the vicinity of Shimawa /Magboro, and Arigbajo (Ejio) in Ogun State. Figure 2.4.1 shows Ogun state location in the map of Nigeria. Specifically, it will pass through the local government areas listed In Table 2.4.1

Table 2.4.1: Local Government Areas Affected by the Project

| S/N | STATE | LGAs |
|-----|-------|--------------------------------------|
| 1 | Ogun | Ewekoro, Sagamu, Owode/Obafemi & Ifo |

Table 2.4.1 shows the description of proposed Transmission Lines with a total length of about 60.5 km and substations. Figures 2.4.2 – 2.4.4 show the route of Transmission Lines and substations.

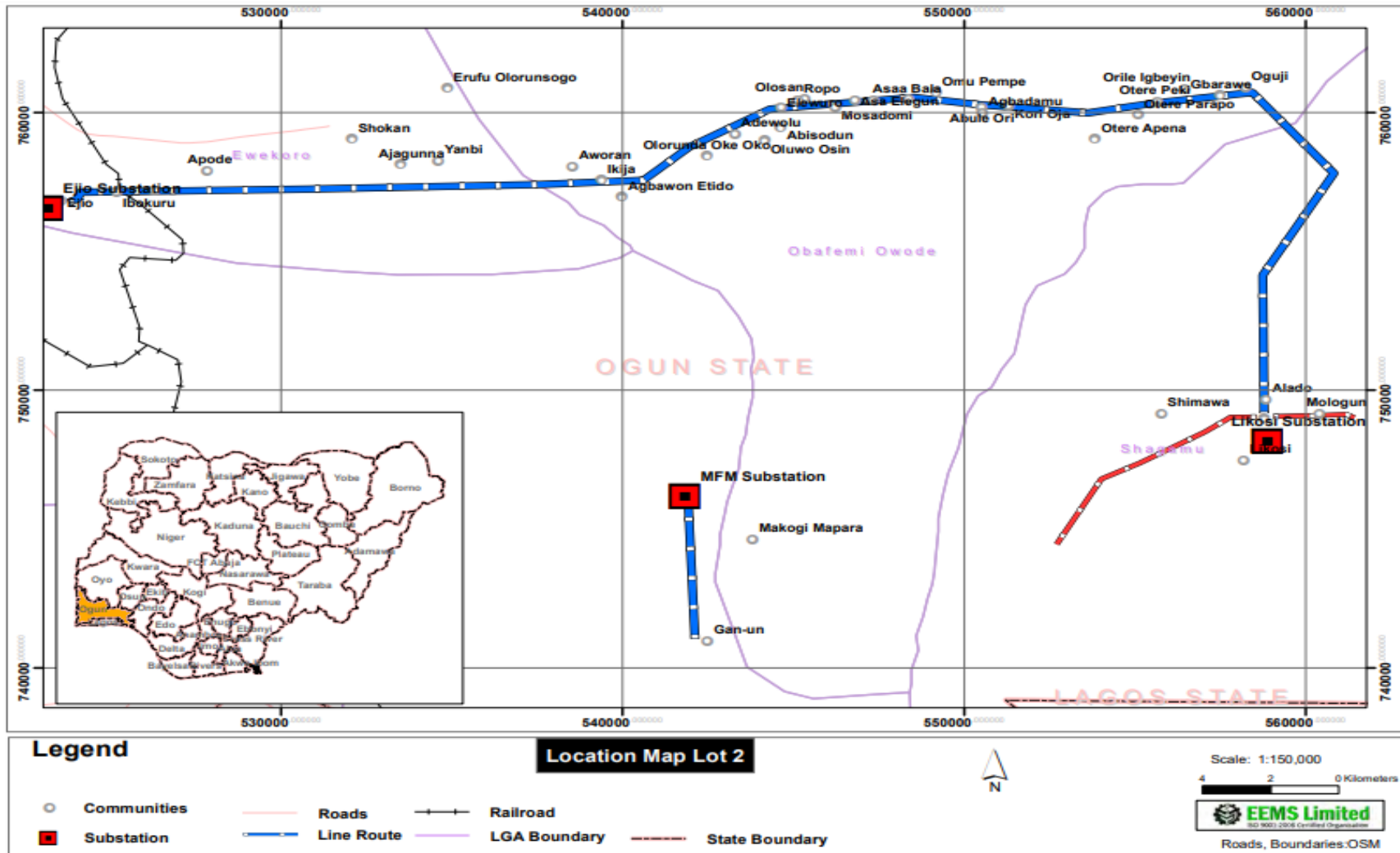


Figure 2.4.1: Location Map for the Proposed Projects in Nigeria –Lot 2

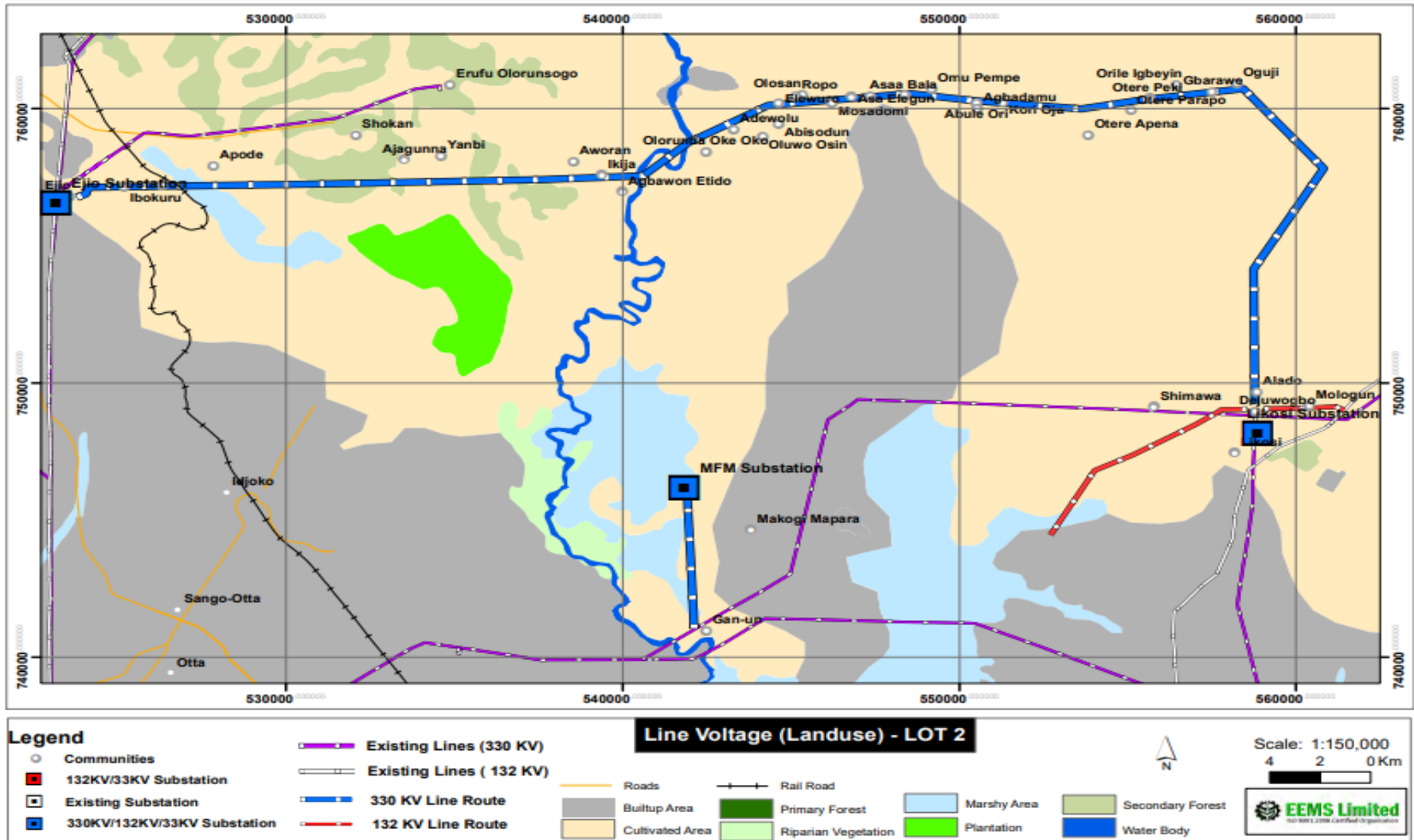


Figure 2.4.2: Location of Existing and Proposed Transmission Lines Components for the Projects- Lot 2

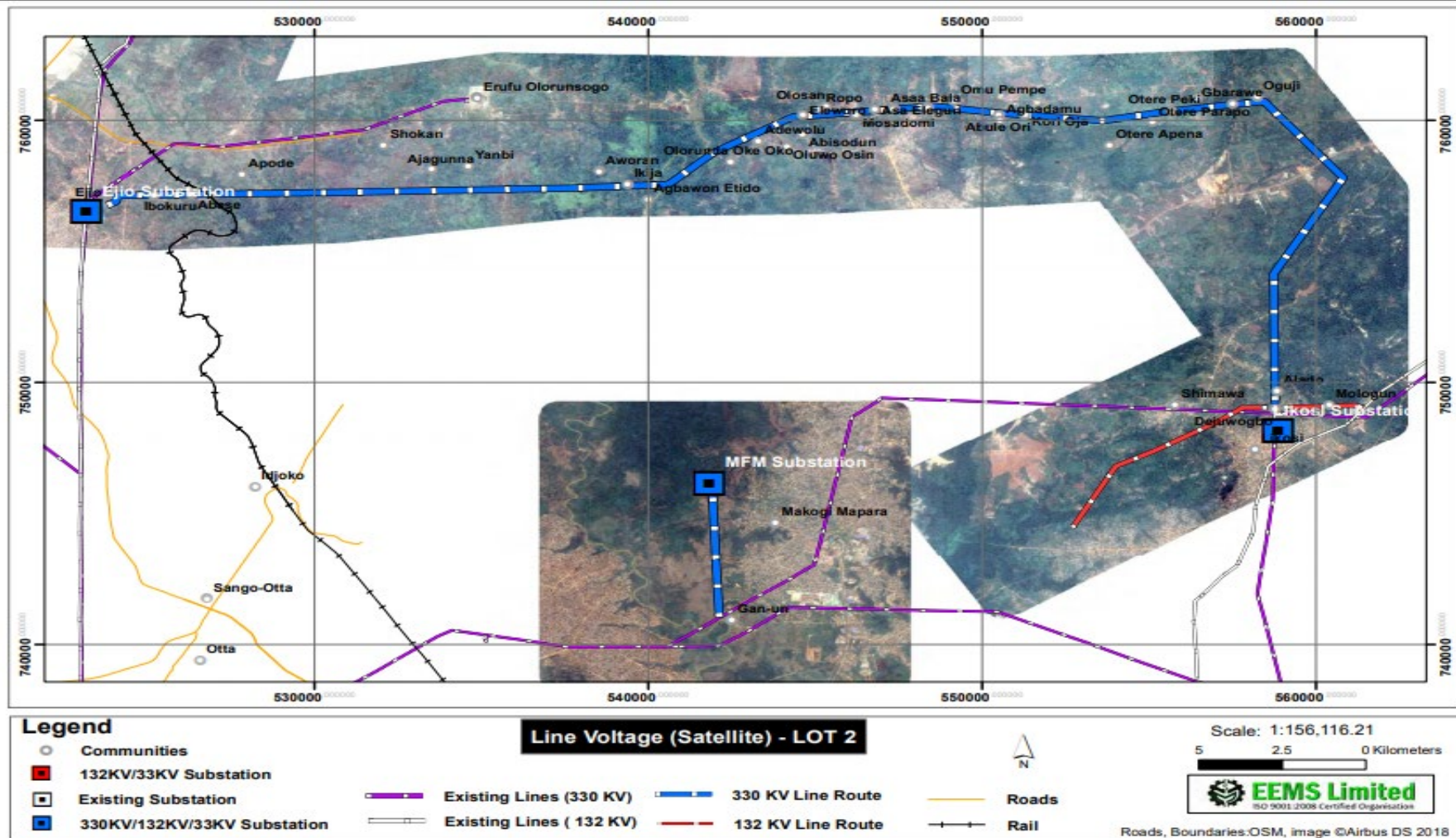


Figure 2.4.3.: Satellite Imagery of Existing and Proposed Transmission Lines Components for the Projects- Lot 2

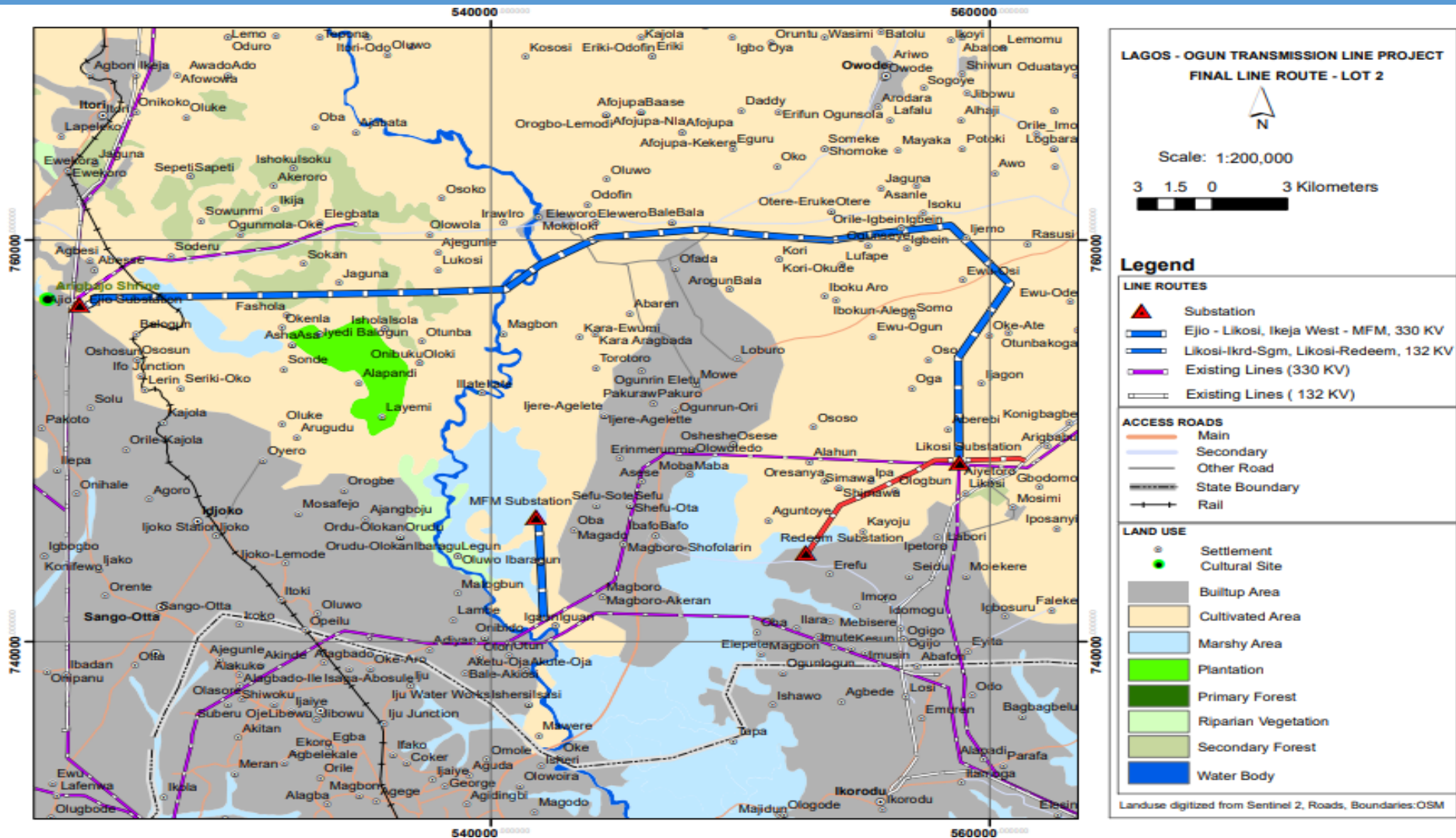


Figure 2.4.4: Location of Proposed Transmission Lines and Associated Substations Projects for Lot 2

2.5 ENVISAGED SUSTAINABILITY

Some factors are important to consider to reaching project sustainability. They are related to practical aspects related to economic profitability, technical resources, and all, with an efficient management. With the growth in electricity demand that has occurred over the last decades, adequate and reliable energy supplies are important to economic development. Additional energy resources, including electricity generation and share, as well as infrastructure improvements, are important. Consequently, the investments which will be carried out should be useful primarily economically speaking, for the supply of the local load.

2.5.1 Technical Sustainability

The proposed project shall be technically viable because, it is professionally designed, and the technology employed is readily available. The proposed route selection has also considered the accessibility for maintenance works after commissioning.

2.5.2 Economic Sustainability

The proposed transmission line project shall be economically sustainable because the proponent is seeking to finance the project through a loan by JICA. Talks has reached advanced stage. Also, there is high demand of the power and the Return on Investment (ROI) is long term but surely high, to ensure effective pay back of the loan in line with loan agreement.

2.5.3 Environmental Sustainability

The line routes and the substation sites were carefully selected by considering sensitive ecosystems along the proposed PTL route and to avoid built-up areas as much as possible. In addition, practical mitigation measures have been proffered for the identified environmental impacts of the proposed Transmission Lines and Substations project. TCN is fully committed to comply with the relevant applicable national environmental laws, applicable international conventions and world bank environmental safeguard policies. Furthermore, TCN is also committed to implementing the ESMP developed to further guarantee the environmental sustainability. TCN has full department that handles environmental matters. The HSE department is headed by a General Manager who reports directly to the CEO. Significant number of ESIA's and environmental audits have been conducted in the past by TCN. Hence, they have the technical skills needed to manage the mitigations that are determined for the identified impacts of this project.

2.5.4 Social Sustainability

The project has secured its first social license – the host communities' acceptance of the proposed project their eagerness to see it succeed. The proposed transmission line project shall create job opportunities for unemployed indigenes and Nigerians.

In addition, TCN is committed to effective and continuous stakeholders' engagements and consultations and effective implementation of the RAP.

TCN is committed to comply with applicable national social laws, relevant international conventions and World Bank social safeguard policies. Furthermore, TCN has a Social Specialist as a member of the PIU, but will require training on World Bank involuntary resettlement policy as well as the new environmental and social management framework

2.6 PROJECT ALTERNATIVES

2.6.1 Project Options

Do-Nothing' Option

The first project option considered was the 'do-nothing' option. This option would result in the continuation of the shortage of electricity supply, which has also been inefficient, inadequate, and unreliable. The use of domestic and industrial generators to power homes, offices and industries will escalate. And this will result in increased gaseous emissions with its associated health effects as well as increased greenhouse gas effects. Furthermore, economic growth will be stifled. Therefore, this option was rejected.

Delayed Project Option

This would arise if a situation of civil unrest, or public opinion is against the development, or the socio-economic and cultural impacts of the project are not favourable, given available mitigation options. This would mean that all planning and development activities would be stalled until conditions are more favourable.

This option would therefore delay access to more reliable electricity and slow down investments in generation plants, since power evacuation is delayed. The use of domestic and industrial generators to power homes, offices and industries will also be prolonged. And this will result in increased gaseous emissions with its associated health effects as well as increased greenhouse gas effects. Therefore, this option was rejected.

Project Implementation Option

The third option considered was the execution of the proposed project as planned. This option was accepted because it will de-bottleneck the grid around the largest demand centre of Lagos and provide a more secure and reliable energy supply with all the benefits listed under Section 2.2.

2.6.2 Analyses of Alternatives

Design/ Technology Alternatives

(i) Substations

Gas-insulated Substation (GIS)

This technology is described in chapter 3 [section 3.10.1 (ii)]. It has the advantage of needing a little space, where land availability poses a challenge but much more expensive than the AIS.

Air-insulated Substations (AIS)

This technology is described in chapter 3 [section 3.10.1 (i)]. It has the advantage of being less expensive than the GIS although needing more space. This is the more economical alternative, where land is available.

Hybrid

This technology combines the advantages of being less expensive than the GIS with needing less space than the AIS.

The option to be used for the project is the air insulated technology, because the size of land for the substations can contain it with land still available for future expansion.

(ii) Lines**Number of Circuits Alternatives**

This presents the alternatives of using the single-, double-, or multi-circuit transmission lines. The single-circuit (SC) TL combines the immediate advantage of low construction cost with maintenance convenience, although it becomes more expensive on the long run, requiring more land take for corridors. This alternative was rejected entirely.

The multi-circuits (MC) TL requires the least space for corridor per unit power transmitted than the SC and DC TLs. It is the highest initial capital outlay, although eventually, the most economical. However, in the event of need for maintenance, power outage has farther reaching impacts on consumers than both SC and DC TLs.

The double-circuits TL minimizes land take per unit power transmitted than the SC, requires more initial cost than the SC but it is more economical, eventually.

Towers Types (Tubular / Lattice) Alternatives

There are two basic tower types, namely the tubular and the lattice steel towers. The choice of tower type was based on considerations of available corridor width and cost. The tubular towers are more compact than the lattice type, requiring shorter width but shorter spans and therefore more number of towers. Against this background, therefore, the lattice type will be used for the entire 330kV DC line.

Underground versus overhead transmission Alternatives

The underground transmission is very expensive and is often necessary where there is not enough land for the required corridor for the overhead tower infrastructure. It is also aesthetically wholesome and reduces environmental risks and impacts. On the other hand, the overhead transmission alternative is cheaper, easier to construct and maintain and equally sustainable when all identified impacts and risks are eliminated or minimized. Hence surface transmission was selected.

2.6.3 Site and Line Route Alternatives

The general characteristics of the line route considered are:

- short, to minimize cost and the impact on the environment,
- rectilinear, to minimize the angles and the footprint,
- accessible, near roads, to facilitate maintenance,
- surrounding towns and villages, to facilitate electrification, and
- bypassing towns and villages, to minimize the demolition of the built environment and relocation of populations.

The factors to avoid are:

- exclusion zones of airports and airfields
- soils with low load-bearing capacity, thus, far from wetlands and floodplains

- hills and ridges
- protected areas, forest reserves, classified forests, Ramsar sites and other sites, which aim to protect natural areas and species
- Physical cultural resources (PCR), archaeological, paleontological, historical, architectural, religious (including graveyards and burial sites) and aesthetic or other cultural significance.
- Bird migration corridors, feeding, rest areas and nesting grounds.

The Alternative Line Routes and location of substation

Transmission Line

(i) Proposed 330kV Transmission line from Ejio – Likosi/Dejuwogbo (48.74km)

The proposed JICA line route from Ejio to Likosi/Dejuwogbo was followed from AP1 at Ejio Substation up to AP3 across the river at Ejio. Between AP3 and AP4, the line crosses the NGC Gas Pipeline, Proposed railway line under construction and Existing railway line. The line crosses Ogun River between AP5 and AP6 to Okeoko Community through the swampy forest to avoid massive developing residential estates after the river at Ofada and Loburo town. The line crosses Ofada Road between AP9 and AP10 to pass across Omu Apempe, Ori, Otere Apena, Otere Parapo and Oguji to cross Lagos – Ibadan expressway beside Wichtech Roofing Industry thereby avoiding Makun City Residential and Industrial estates. The new option passes behind villages and areas with low developmental rates comprises of mainly farmlands, forests, poultries farms, etc. The length of the proposed best JICA line is 43.285km while the length of the new route is 48.74km

(ii) Proposed 132kV 2 x DC Transmission line from Likosi/Dejuwogbo – Ikorodu/ Sagamu (2.41km)

Due to the proposed re-arrangement and re-configuration of Likosi/Dejuwogbo Substation, the 132kV Transmission Lines are been moved Northward as against the previous arrangement in the JICA report. Due to this re-arrangement, the line was moved away from the previous position proposed by JICA to the proposed position eastward from Likosi/Dejuwogbo substation to join the existing Ikorodu/ Sagamu Transmission line immediately after Thames Valley College. The length of the proposed JICA line is 2.334km while the length of the new route is 2.41km.

(iii) Proposed 132kV Transmission Line from Likosi/Dejuwogbo – Redeem (7.83km)

Due to the proposed re-arrangement and re-configuration of Likosi/Dejuwogbo Substation, the 132kV Transmission Lines are been moved Northward as against the previous arrangement in the JICA report. Due to this rearrangement, the line was moved away from the previous position proposed by best JICA line to the proposed position westward from Likosi/Dejuwogbo substation at AP1. AP1 and AP2 are new angle points, North of the existing 330kV Ikeja West Transmission Line. The line will cross the existing 330kV Ikeja West Transmission line between AP2 and AP3 and crosses Likosi/Dejuwogbo – Shimawa road between AP 3 and AP4 along the Proposed JICA route. Due to the intersection of the Transmission line with the Redeem Christian Church of God (RCCG) proposed 3km x 3km Auditorium, a new substation site was proposed thereby changing the length and direction of the line from AP6 to AP7. The length of the transmission line route is 7.83 km.

(ii) Proposed 330kV Transmission Line from Existing Ikeja West - MFM (4.99km)

There is no deviation from JICA option. It passes through swampy forest with fewer developments. The length of the proposed best JICA line is 4.99 km.

The summary of alternative line routes is in Tables 2.5. 1 -2.5.4. Also, the recommended route maps are presented in Figures 2.5. 1 -2.5.4

Substation

Three (3) substations falls within the scope of Lot 2 project namely; Likosi/Dejuwogbo (formerly known as Ogijo) Substation, Redeem Substation and MFM substation. Ejio substation served as the main hub in the entire project where several transmission lines emanated from including Ejio – Likosi/Dejuwogbo Transmission Line.

During visitation to the communities affected by Ogijo substation site, it was learnt that the location of the substation site is not Ogijo but around Likosi/Dejuwogbo area. 25 hectares substation site is situated at Dejuwogbo and Alado communities with approximate 9.0 and 16.0 hectares belonging to Alado and Dejuwogbo respectively. During a stakeholders meeting, it was unanimously agreed that the substation should be named after the community that has the largest share of the land which is Dejuwogbo.

The Two (2) previous sites allocated for the Redeem substations were affected by the Oloparun resettlement site and the 3km x 3km new auditorium of the RCCG. The new substation site has been allocated Abule Oba which is being recommended for the substation.

The 20 hectares substation site situated within the Mountain Top University (MFM substation) at Makogi. The substation site was shifted Northward because of the new Land acquisition by the Mountain Top University while size is still intact.

Table 2.6.1: Alternative Analysis 1 - Section between proposed Ejio – Likosi/Dejuwogbo 330kv Transmission Line Route

| | | Route 1 | Route 2 | Route 3 |
|---|--|--|---|---|
| Description | | Straight route with the lowest construction cost. | It avoids crossing an existing Ejio-Olorunsogo 330KV line. It avoids build-up areas and settlement to minimize land acquisition. It avoids Ofada town, OPIC residential/ industrial estate and crosses Lagos-Ibadan expressway into Likosi/Dejuwogbo substation where there are minimal built-up areas. | To reduce impact by land acquisition, it avoids settlements and built-up areas |
| Distance (km) | | 36.5 | 48.74 | 42.3 |
| Social Aspect | Number of Buildings in Way Leave (Estimated) | 189 | 355 (Majority are under construction) | >400 |
| Natural Aspect | Access Road | Some existing roads are present, but construction of access roads may be necessary in some areas. It goes through the Loburo town. | Some existing roads are present but upgrading of existing access roads may be necessary in some areas. | Some existing roads are present, but construction of access roads may be necessary in some areas. |
| | Land Use | Commercial areas, congested residential areas, farmland, vegetation, river | Farmlands, vegetation, settlements, river, swampy forest | Farmlands, vegetation, settlements, river |
| | Impact on Natural Environment | Some vegetation needs to be cleared. No difference from the other route. | Some vegetation needs to be cleared. No difference from the other route. | Some vegetation needs to be cleared. No difference from the other route. |
| Geographical Conditions (Topography, ground stability, etc) | | None in particular | Relatively flat terrain with gentle slopes in few areas. | None in particular |
| Natural Disaster Risk | | None | None | None |

| | | | |
|-------------------|---|---|---|
| Technical Aspect | No difference from the other alternatives | Construction across river and major expressway. | No difference from the other alternatives |
| Cost | Δ | o | o |
| Recommended Route | | This option is being recommended | |

Table 2.6.2: Alternative Analysis 2 - Section between proposed Likosi/Dejuwogbo – existing Ikorodu/ shagamu 132kv 2 x DC Transmission Line route

| | | Route 1 | Route 2 | Route 3 |
|----------------|----------------------------------|--|---|--|
| Description | | Turning-in /out point is between Ikorodu Substation and Shagamu Substation. There are some shops and houses around the turning –in and –out point. | By moving Turning–in/out point 2.3km to north-east, it is possible to run within the way leave of the existing 330kV line. It also enables to connect straight at the starting and ending points. | About 700m length passes through a developing area after Likosi/Dejuwogbo substation towards Mologun and Gbepa community. The lands at the 2 communities are not developed and it connects Existing Ikorodu/ Shagamu 132kV TL after Thames Valley college. |
| Distance (km) | | 1.5 | 2.3 | 2.41 |
| Social Aspect | Number of Buildings in Way Leave | 7 | 0 | 51 |
| Natural Aspect | Access Road | Some existing roads are present, but construction of access roads may be necessary in some areas. | Some existing roads are present, but construction of access roads may be necessary in some areas. | Many existing roads are present around Likosi/Dejuwogbo Substation and along the proposed Transmission line, Construction of access roads may not be necessary. |
| | Land Use | Vegetation, farmlands, some settlements | Vegetation, farmlands | Developing/ residential areas, farmlands and vegetation |
| | Impact on Natural | Vegetation in way leave needs to be cleared. | Since the way leave can be shared with the | Some vegetation needs to be cleared and land |

| | | | | |
|---|-------------|---|--|--|
| | Environment | Since there is another transmission line in west, vegetation will be segmented. | existing line, impacts on vegetation by clearing or segmenting are lower than Route 1. | acquired. |
| Geographical Conditions (Topography, ground stability, etc) | | None in particular | None in particular | None in particular |
| Natural Disaster Risk | | None | None | None |
| Technical Aspect | | No difference from the other alternative. | No difference from the other alternative. | Construction of special terminal tower |
| Cost | | ◎ | ○ | ○ |
| Recommended Route | | | | This option is being recommended |

Table 2.6.3: Alternative Analysis 3- Section between proposed Likosi/Dejuwogbo – Redeem 132kv DC Transmission Line route

| | | Route 1 | Route 2 | Route 3 |
|----------------|----------------------------------|---|---|---|
| Description | | Straight route with the lowest construction cost | It avoids settlements to minimize impacts by land acquisition. | The route was redirected from the Likosi/Dejuwogbo substation to suit the proposed substation design. It crosses existing 330kV Ikeja west TL and follow path taken by Route 1 and terminate at the newly acquired substation site. |
| Distance (km) | | 10.1 | 10.3 | 7.83 |
| Social Aspect | Number of Buildings in Way Leave | 7 | 6 | 157 |
| Natural Aspect | Access Road | Some existing roads are present, but construction of access roads may be necessary in some areas. | Some existing roads are present, but construction of access roads may be necessary in some areas. | Many existing roads are present around Likosi/Dejuwogbo Substation and along the proposed Transmission line, upgrading of existing roads may be necessary |
| | Land Use | Farmlands, vegetation, Settlements | Farmlands, vegetation, Settlements | Farmlands, vegetation, Settlements |

| | | | | |
|---|-------------------------------|--|--|--|
| | Impact on Natural Environment | Some vegetation needs to be cleared. No difference from the other route. | Some vegetation needs to be cleared. No difference from the other route. | Some vegetation needs to be cleared. No difference from the other route. |
| Geographical Conditions (Topography, ground stability, etc) | | None in particular | None in particular | Undulating terrain, Valleys and gentle slopes |
| Natural Disaster Risk | | None | None | None |
| Technical Aspect | | No difference from the other alternative(s) | No difference from the other alternative(s) | Crossing existing 330kV TL |
| Cost | | ◎ | ○ | ○ |
| Recommended Route | | | | This option is being recommended |

Table 2.6.4: Alternative Analysis 4 - Section between proposed existing Ikeja West – MFM 330kv DC Transmission Line route

| | | Route 1 | Route 2 | Route 3 |
|----------------|----------------------------------|---|--|--|
| Description | | Straight route with the lowest construction cost | The starting point is the existing transmission line tower closest (same as Route 1) but avoiding a built-up area. | To minimize impacts by land acquisition, the starting point is set at the south of MFM substation so that the route can avoid built-up areas completely. |
| Distance (km) | | 2.7 | 3.4 | 4.99 |
| Social Aspect | Number of Buildings in Way Leave | 162 | 116 | 50 |
| Natural Aspect | Access Road | Construction of access roads is not necessary due to many existing roads. | Some existing roads are present, but construction of access roads may be necessary in some areas. | Some existing roads are present but upgrading of existing access roads may be necessary in some areas. |
| | Land Use | Residence | Residence, Vegetation | Residential, Vegetation, farmlands, vacant Land |
| | Impact on Natural Environment | None to be noted | Vegetation will be cleared and segmented. | Vegetation will be cleared and segmented. |

| | | | |
|--|---|---|---|
| Geographical Conditions (Topography, ground stability, etc) | None in particular | None in particular | Low land |
| Natural Disaster Risk | None | None | None |
| Technical Aspect | No difference from the other alternatives | No difference from the other alternatives | No difference from the other alternatives |
| Cost | ◎ | ○ | ○ |
| Recommended Route | | | This option is being recommended |

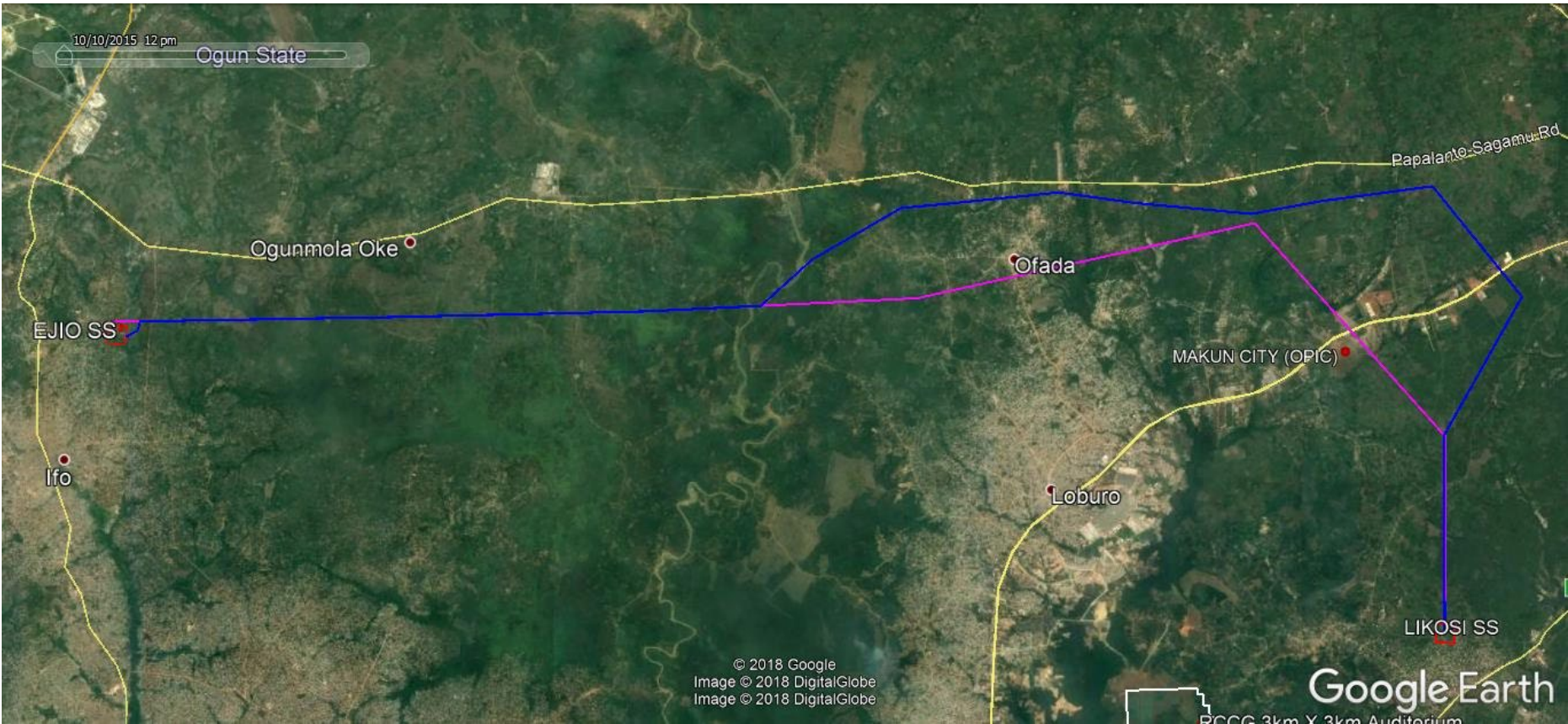


Figure 2.6.1: The recommended Option for Ejio – Likosi/Dejuwogbo 330kV Transmission Line

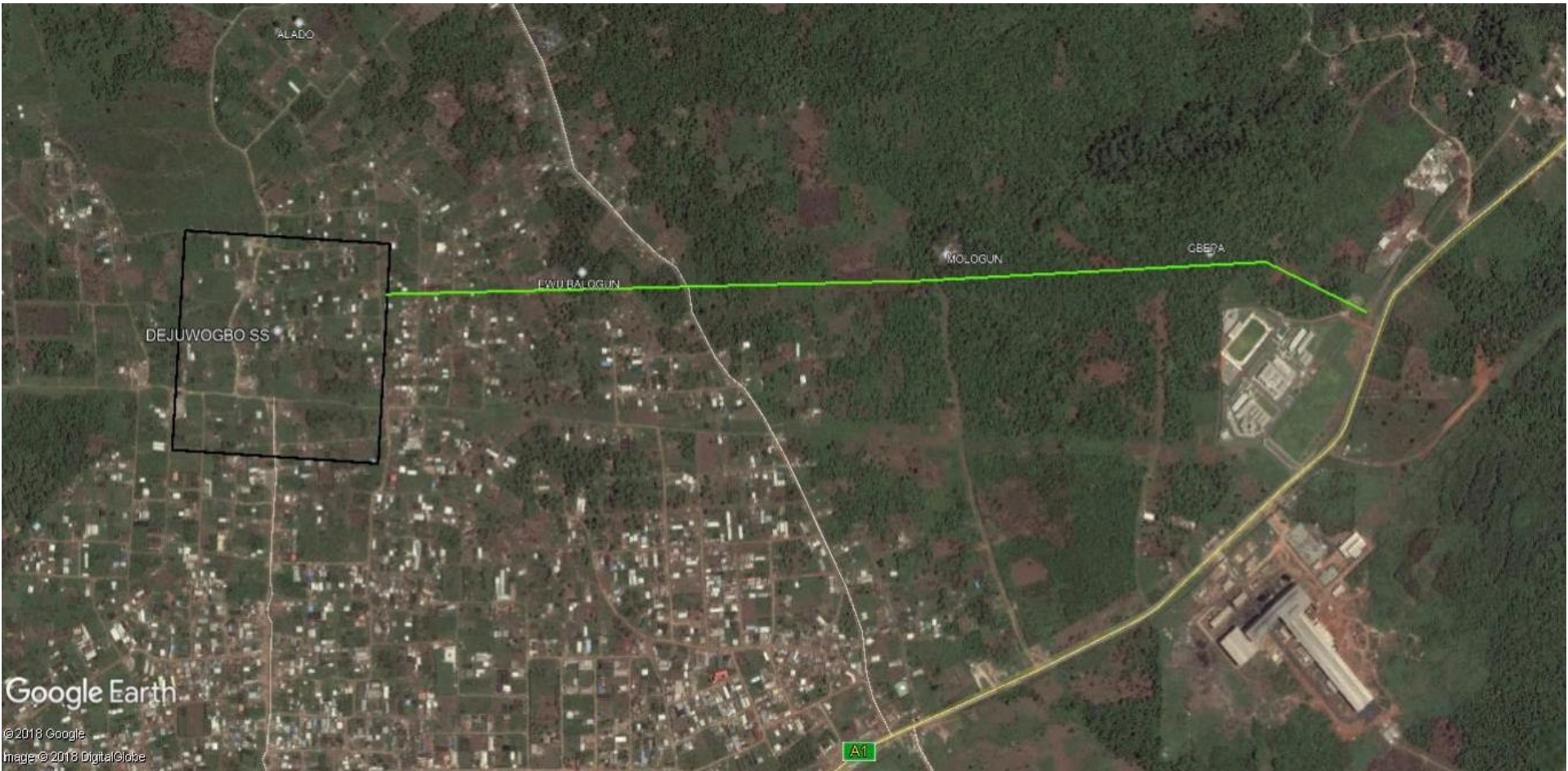


Figure 2.6.2: The recommended Option for Likosi/Dejuwogbo – Ikorodu/ Sagamu 132kV 2 x DC Transmission Line

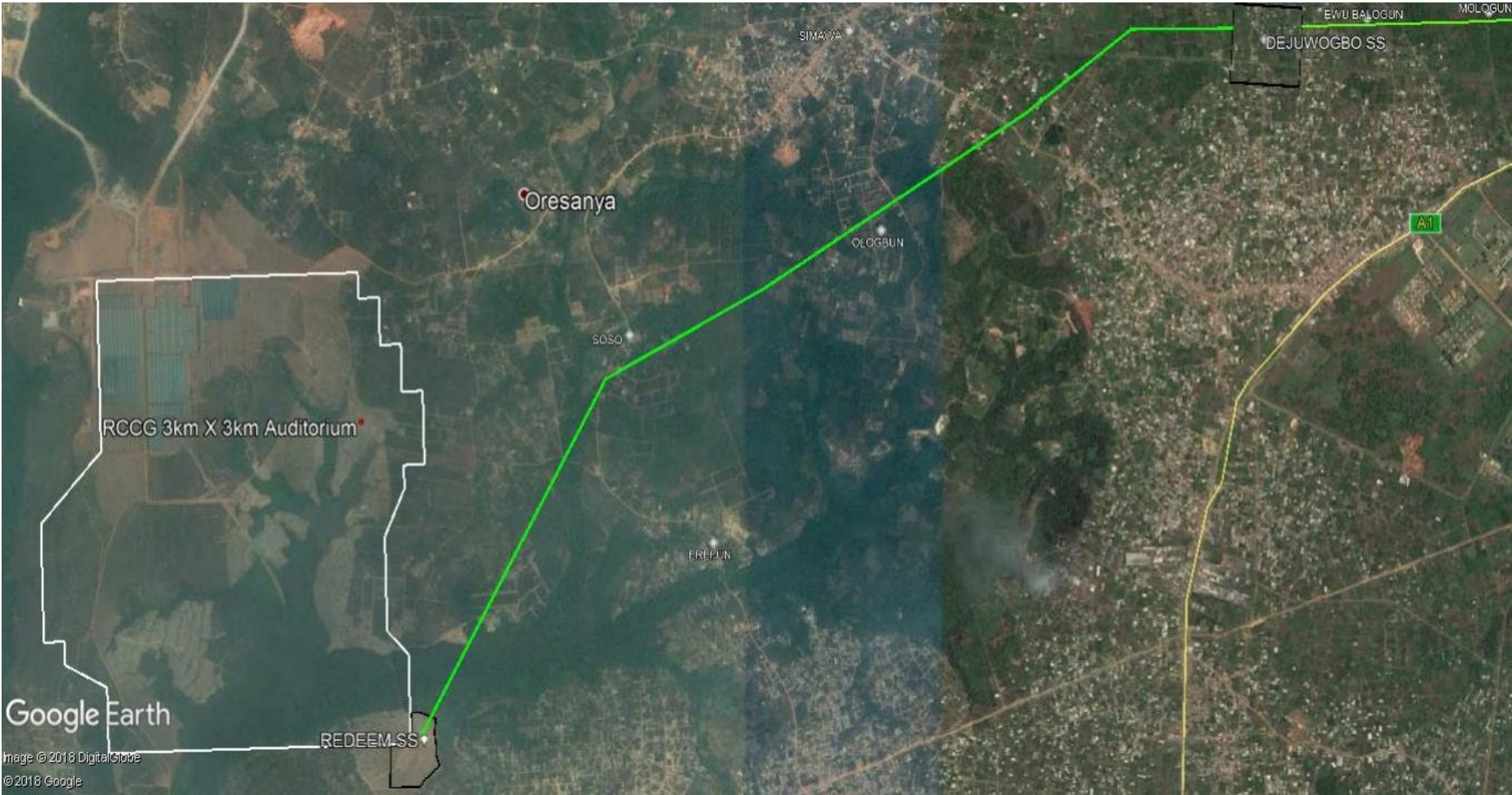


Figure 2.6.3: The recommended Option for Likosi/Dejuwogbo – Redeem 132kV Transmission Line

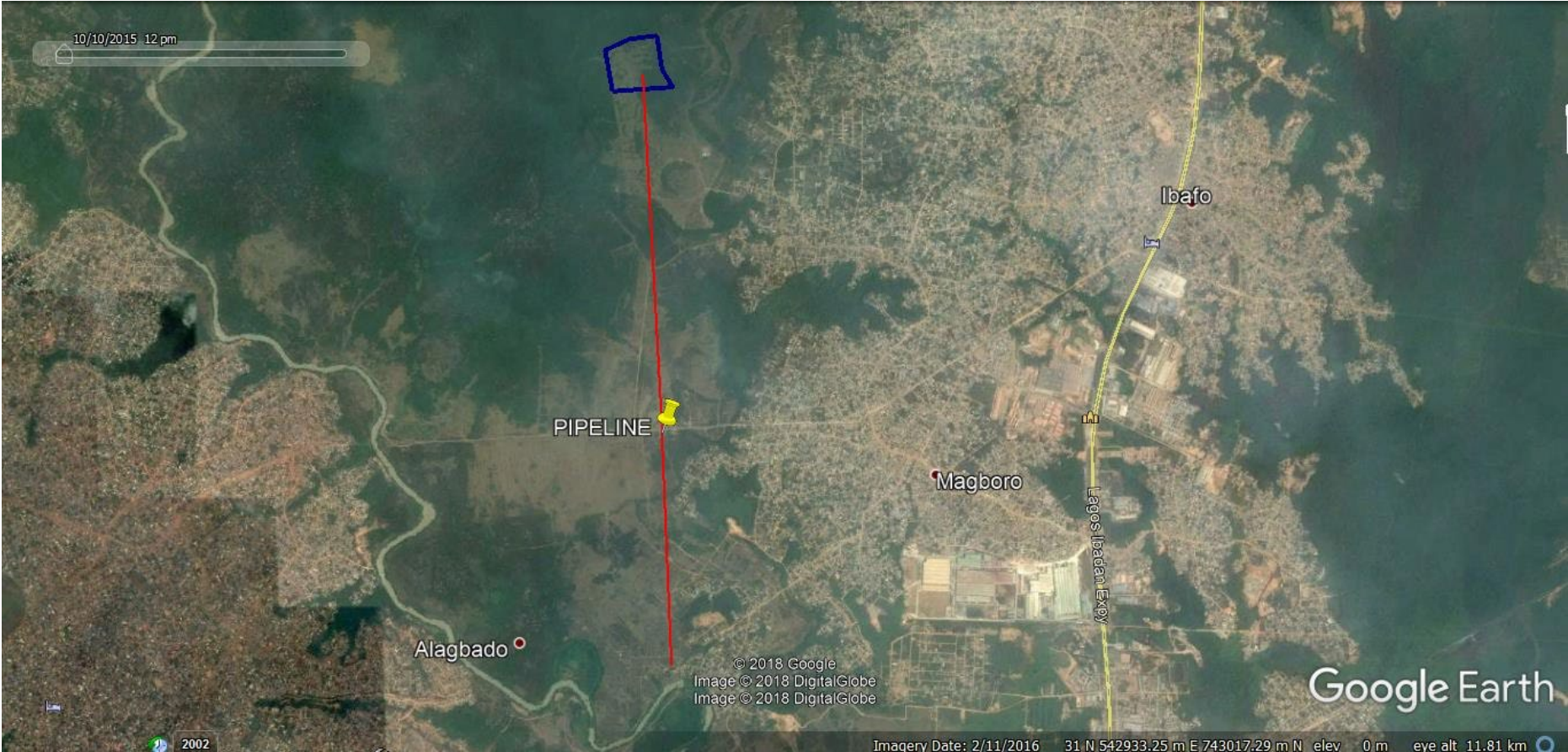


Figure 2.6.4: The recommended Option for Existing Ikeja West 330kV – MFM Substations

2.7 DESCRIPTION OF THE PROJECT COMPONENTS

2.7.1 Voltage Level and Number of Circuits

The proposed project, the construction of 63.97km, 330/132kV Double Circuit Transmission Line involves:

- Construction of Ogijo (Likosi/ Dejuwogbo) to Arigbajo (Ejio) 48.74km 330kV Double Circuit Transmission Line,
- Construction of 2.41km 132kV, 2-Double Circuits Transmission Line from Ogijo (Likosi/ Dejuwogbo) to the Existing Ikorodu/Shagamu 132 kV Transmission line,
- Construction of 7.83 km 132kV Double Circuit Transmission Line from Ogijo (Likosi/ Dejuwogbo) to Redeem (Abule Oba),Construction of 4.99km 330kV Double Circuit Transmission from MFM(Makogi) to the Existing Benin (Omotosho)/Ikeja West 330kV Transmission Line,
- Construction of 330/132kV Substation with 2x300MVA 330/132kV and 2 x 100MVA 132/33kV Transformer capacities at Ogijo (Likosi/ Dejuwogbo),
- Construction of 2x60MVA, 132/33kV Substation at Redeem (Abule Oba),
- Construction of 132/33kV Distribution Substation with 2x150MVA, 330/132kV +and 2x60MVA 132/33kV Transformer capacities at MFM (Makogi).
- Development of land access (from nearby roads) to TLRoW to facilitate construction and maintenance
- Construction of incoming feeders and outgoing feeders which are connected to the existing transmission system

2.7.2 Phase Conductors

The line is designed for live line maintenance. As such, the power frequency and impulses do not only determine the geometry withstand clearances required, but also by live line maintenance approach and working distances. A minimum safe approach distance of 2,030mm for live bare hand work is required for 330/132kV line.

For low wind periods, the wind pressure used in calculating the swing angles is 0.1 kPa. For high wind periods, the wind pressure was calculated for a 200-year wind return period and converting the 3 second gust to a 5 minutes gust. The 5-minute guest wind will provide a satisfactory operational performance with a probability of exceeding the calculated swing angle of 1%.

2.7.3 Ground Wires

The underground transmission is very expensive and is often necessary where there is not enough land for the required corridor for the overhead tower infrastructure. It is also aesthetically wholesome and reduces environmental risks and impacts. On the other hand, the overhead transmission alternative is cheaper, easier to construct and maintain and equally sustainable when all identified impacts and risks are eliminated or minimized. Hence, surface transmission was selected.

2.7.4 Tower Types

There are two basic tower types, namely the tubular and the lattice steel towers. The choice of tower type was based on considerations of available corridor width and cost. The tubular

towers are more compact than the lattice type, requiring shorter width but shorter spans and therefore more number of towers. Against this background, therefore, the lattice type will be used for the entire 330kV DC line.

2.7.5 Foundations

Tower foundation shall mean the tower footing and footing and the supporting soil, which together resist the applied tower loads. Tower footings are the structural element (piles, grillages, pad and chimneys, etc.) that transmit the load to the soil. The soil types and soil engineering parameters shall be adequate and properly taken into account.

For this project, the determination of type and size of a tower foundation, soil details from geotechnical investigations shall be used and complemented with additional investigations where required. All foundations shall make adequate provision for horizontal shear forces at the ground line. The foundation types chosen for the proposed TL project shall be constructed using concrete and reinforcement as major materials. Due to the possibility of the corrosion of foundation materials by underground water, surface water and soil, the following shall be used: The foundation protection thickness shall be enlarged to over 50mm while the top of the foundation shall be minimum 500mm above ground level.

High strength concrete shall be used.

Antiseptic such as bitumen shall be applied on the area that shall have direct contact with the soil. Specific high-grade cement shall be used in the concrete mixture.

Standard Foundations

Standard foundations for towers shall be concrete pad and chimney. The height of the chimney shall be determined according to expected buoyancy (e.g. floods, tidal water level changes). The use of displacement method for calculating bearing pressure in pad and chimney foundation, reducing the unit weight of concrete in account of excavated earth overburden shall not be accepted.

Special Foundations

In areas of low soil bearing capacity, special foundations will be required for the set-up of TL towers. Special foundations comprise but are not restricted to: Pad and chimney with enlarged pad (soil bearing capacity!) Raft foundations (soil bearing capacity!)

Pile foundations,

Combined pile and raft foundations

For design of these foundations, special considerations shall be made concerning water levels, buoyancy, concrete quality, etc.

Transmission Lines Design for Actual Conditions:

The design and foundation selection shall be done based on the actual ground conditions at each site, taking into account the differences in design methods applicable to granular and cohesive soils and considering the maximum and minimum ground water elevation at each site, whichever is critical, in the determination of the foundation and protective requirements. Initial identification of the soil type has been based on visual examination of the soils present throughout the length of the RoW. Soils have been identified as either granular or cohesive on the basis of the field identification procedures.

Loading on Foundation: The foundations are designed from the loads worked out from the tower design at the base of the tower and these loads are increased by 10% in case of suspension tower and 20% in case of tension tower. These loads are considered as working loads for the design of the foundation.

2.7.6 Clearing of Right-of-Way

Generally, the easement will be inspected in conjunction with the inspections of the structures. If necessary, vegetation control activities will be carried out. Two basic types of control will be employed:

Hand clearing: In sensitive areas or in areas too steep for mechanical control, hand clearing of re-growth is used. Only a portion of the re-growth is removed to keep the disturbance to a minimum. A team of up to 4 people could be used on this work; and

Mechanical control: Tractor driven brush cutting equipment capable of clearing small trees are commonly used to maintain access tracks and where heavy re-growth is occurring within the easement. A work team of up to 3 persons could be involved.

In any section of the transmission line the easement does not contain any vegetation, but buildings and other infrastructure instead, it will be important to govern or restrict further development that impinges on the safe electrical clearances required for the 132/330 kV easements.

National Security and Civil Defence Corps (NSCDC) have legal responsibility for safeguarding national assets such as power lines, railway lines, pipelines and other public utilities. Therefore, it is NSCDC's responsibility to prevent encroachment on transmission lines. However, TCN being the owner of these lines, shall facilitate and provide logistics support.

2.7.7 Access Road

Access to each structure location will be required for a crane, elevated platform, trucks transporting the materials and construction equipment, materials, and vehicles. Access will also be required to temporary sites needed for storing conductor drums, winching and braking equipment during the overhead earth wire stringing.

Apart from the existing community tracks (where they exist) which none in current condition will accommodate larger equipment necessary for the construction activities, several access tracks for the construction work will be require repair and existing ones upgraded. There are several specific locations where tracks and swamp crossings will require upgrading or access re-evaluated. These upgrades will be identified during detailed design and form part of the construction contractor's responsibility. Recommendations have been made where significant or important vegetation communities exist will be re-grown. These recommendations form part of the development project, as described in the ESMP.

The entire line route corridor has adequate existing roads and tracks that can used to access it. Hence, new tracks will be constructed only where necessary. Any new access road to be constructed upgraded will be limited to 5m, while tracks to be constructed under the line is

limited to 3m. These will be used during construction and maintained for maintenance purpose. However, final route of access road will be determined in consultation with the landowner, giving consideration to environmental impacts. Where new tracks are required, road plant may be used to construct the track and for final trimming and construction of drains.

There is no specific need for continuous access along the entire route of the transmission line, although continuous access generally provides the simplest and least extensive method of access to individual structures and the proposed easement area. Access tracks will be upgraded progressively as construction works progress.

Erosion and Sediment Control measures for all works will be implemented, in accordance with the respective regulatory standards. EPC contractors shall prepare an Erosion and Sediment Control Plan (ESCP) in accordance with regulatory standards and submit to FMEnv for approval prior to the commencement of works and maintain same during works. Measures may include installation of silt fences, straw bales, and drains. It is TCN's policy that the tracks be maintained in a condition suitable for the construction work until the completion of the works. The tracks are then maintained to ensure maintenance and inspection works can be undertaken during operation of the transmission line.

2.8 REQUIREMENTS

2.8.1 Construction

The construction program will have several discrete activities and these are described below. The specific pattern of construction activities will generally follow this sequence although some activities may be carried on concurrently.

Campsites / Logistics Bases

Campsites / logistics bases will be located at Likosi/ Dejuwogbo, Redeem (Abule Oba) and MFM (Makogi) substations. Material storage during the construction of the lines will be restricted within the acquired RoW. The campsites / logistics bases at these locations will be required only for storage and fabrication, while workers shall be accommodated in existing hotels around the area.

Foundation Construction and Erection

The construction of structure foundations generally involves boring or excavating a hole for each leg or pole, installing steel reinforcing and the stub leg, and then pouring concrete. All surplus soils from excavations and boring would be used in filling low lying areas of the access roads, provided that this soil is not polluted. Where the soils are contaminated, this should be reported to Ogun State Ministry for guidance on the most appropriate disposal depending on the nature and extent of contamination.

In poor ground conditions and for the heavier tension towers, more substantial foundations are required involving open excavation, the installation of formwork, pouring of concrete, and subsequent backfilling of the excavation. These foundations take longer to install and

will cause more disturbance than the construction of bored tower foundations. In steeper terrain, it may be necessary to create a level bench at some tower sites to provide a working area for construction crew and equipment.

The construction of tower and pole foundations will require a workforce of approximately eight (8) persons, an auger type borer or backhoe excavator and arrangements for supply of premixed concrete, by truck. The construction of foundations for a typical tower or pole might take up to three days, although the time could be a week or more where difficult foundation conditions are encountered. Foundations will be under construction at several sites at any one time.

At each new tower sites, the crane and drill rig will require a flat platform to work on. Although the new tower sites are generally flat, there may be a need for the construction of a level pad. The pad will need to be cut into the slope close to the foundation site and access for concrete trucks will be necessary along the access tracks to each structure.

Erosion and sediment control measures will be implemented, and the level area will be retained and vegetation cover rehabilitated following completion of construction works.

Tower Construction

For this project the lattice tower type shall be used. The conductors are vertically arranged, and the earthing conductors are above conductors. Towers of overhead power lines consist of tower body, earth wire peaks and cross-arms. The transmission voltage, the number of circuits, the height of the towers and other aspects determine the tower design and material, whereby galvanized steel is used. The towers dominate the aesthetic impact of an overhead line, govern the operational reliability. They need to withstand reliably the conductor forces and external loads.

Conductor and Earth Wire Stringing

Following erection of the new structures at either end of the line, stringing of the conductors and earth wires will occur. A process known as "tension stringing" is normally used. This ensures that the conductors remain above ground at all locations in each stringing section. This requires specialized truck mounted equipment. This process will be undertaken gradually along the line as construction progresses.

The process of stringing starts with a light wire, called the draw wire, being fed through "sheaves", or pulleys, supported from the ends of the insulators. Where possible, the draw wire will be run along the ground between structures and through the sheave attached to each structure. The draw wire is then tightened and pulled into the air. Where it is not possible to run the draw wire along the ground, because of terrain difficulties, water bodies, roads or disturbance to vegetation, a nylon draw wire will be fed between two structures using a hurdle and catch cradle arrangement to support the draw wire above ground. The nylon rope

will be held at tension above the ground and is "pulled through" the sheaves to draw the normal steel draw wire into the sheaves.

The draw wire will be attached to the end of the conductor and the conductor will be pulled through the sheaves. The conductors will be drawn from the drums and a braking machine applies tension to the conductor as it is pulled out. The tension keeps the conductor from touching the ground, or trees and other obstacles.

At the completion of the "pull", the tension in the conductors will be adjusted to ensure that correct ground clearance is obtained. The conductor will then be fixed in position at each structure and the sheaves recovered and moved along the line to be used again. Stringing requires specialized truck mounted equipment, known as the "winch" and the "brake", to pull out the conductor and to maintain and adjust the tension in the conductors. These two pieces of plant are normally positioned to allow up to 7 km of the transmission line to be strung in a single "pull". For this project the pull distance will be less due to shorter distances between tension structures and the need to minimize outage length. The conductor and earth wire are stored on reels, called "drums", approximately 2 m in diameter. Each drum holds about 3.5 km of conductor so several drums will be stored at each brake site. Plant required at each site includes the winch and/or brake equipment, trucks for delivery of conductor drums, and concrete anchor blocks. Winch and brake sites are normally located adjacent to tension towers but can also be in the centre of a span. Sites that are relatively level and flat will be required to allow the drums to be maneuvered easily and safely.

The stringing operations will involve approximately 15 to 20 persons, spread over the section being strung. It is expected that each section of line will take several months to string with the actual "pulling out" of the conductors taking only two days. The rest of the time will be spent on preparation and final tensioning in between outage periods.

The stringing and tensioning equipment is normally truck mounted and does not require any specific earthworks or establishment activities. However, the stringing and tensioning activities will involve truck and vehicle access along the section being strung which may result in some surface disturbance. No specific erosion or sedimentation controls will be required however any incidental soil disturbance will be rehabilitated on completion of the construction program.

Substation Construction

The chart for the substations is shown in Figure 2.6.1

Construction activities for the substations will involve the following:

- Upgrading of the substation access road to Redeem substation
- Existing untarred road at Likosi/ Dejuwogbo and MFM substations will be upgraded.
- Removal of vegetation within substation footprint.

Terracing and levelling of the sites.

Installation of foundations for infrastructure such as transformers, control room and radio

tower: - The project area is made up of different types of soils and varying geological conditions which will require geotechnical studies. Excavations will be conducted to create holes for erecting or installing the pylons. After excavation, foundations will be constructed for supporting the pylons. The excavation and construction of the foundations shall involve the use of hand tools like crow bars, mixers, vibrators, trappers, etc. But in case of rocky areas compressors and drills will be used. The equipment to be used in project construction will require various forms of energy which will include manpower, charged battery or fossil fuel. The manual equipment to be used in the development project includes crow bars, spanners and ropes. About 75% of materials for the substation construction are expected to come from offshore locations while 25% will be sourced locally.

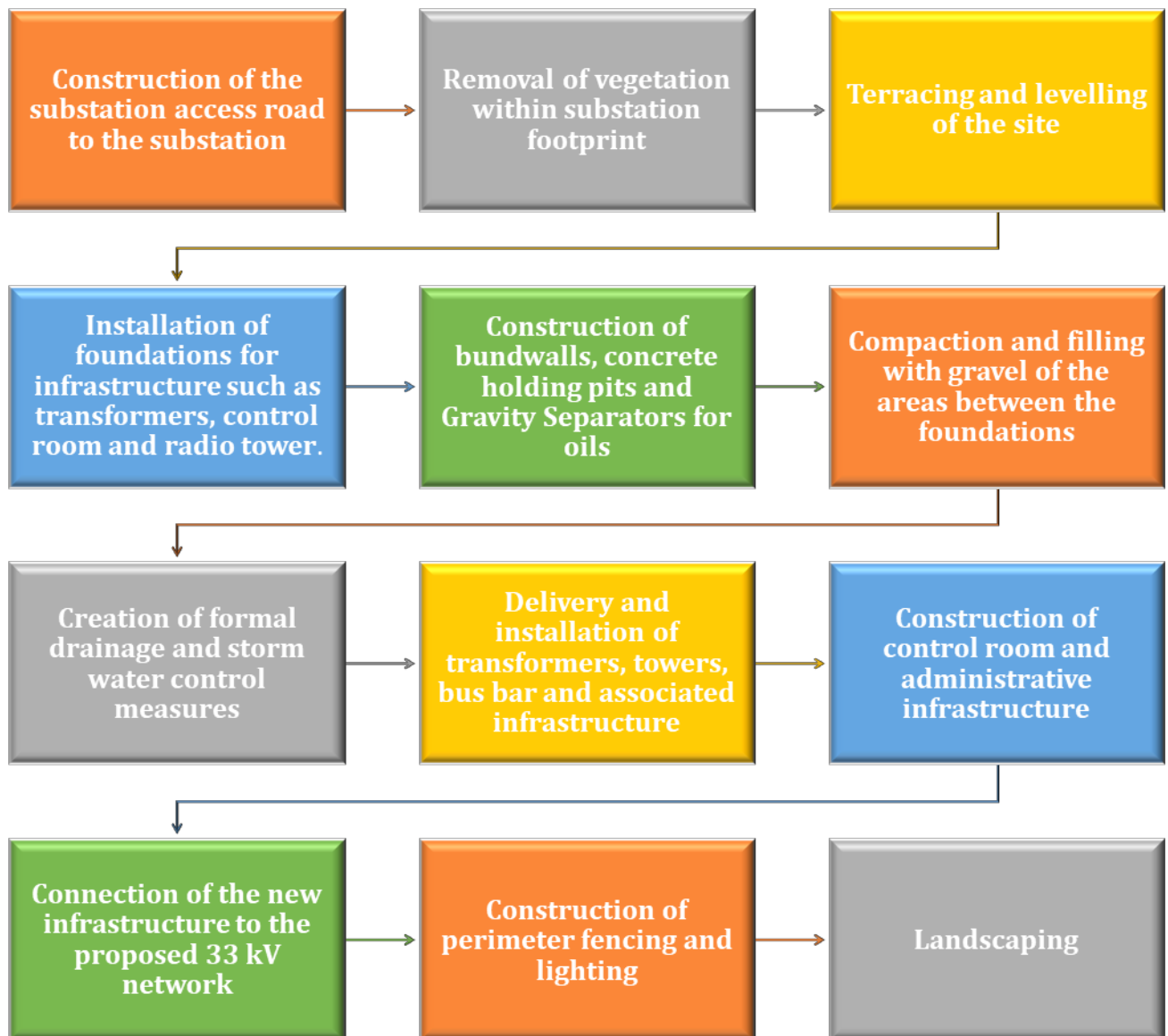


Figure 2.8.1: Construction Activities of the Substations

Fuel based equipment to be used will include mixer, vibrators, compressors, and drills. The construction of the foundations will involve masonry work and related activities. General masonry and related activities to be undertaken will include concrete mixing, construction of foundations, erection of steel tower and curing of fresh concrete surfaces. These activities

shall utilize labour from the neighbourhood to supplement some machinery works such as that by the concrete mixers; thus, creating employment for the local population.

- Construction of bunds and oil holding dams (for emergency holding of transformer oil in the event of a spill) and wall safety walls
- Compaction and filling with gravel of the areas between the foundations
- Creation of formal drainage and storm water control measures
- Delivery and installation of transformers, towers, bus bar and associated infrastructure
- Construction of control room and administrative infrastructure
- Connection of the new infrastructure to the proposed 33 kV network
- Construction of perimeter fencing and lighting
- Landscaping: - After successful completion of the project construction work, the project contractor will rehabilitate the project sites that had been subjected to clearing by planting indigenous plant species.

Transportation

Transportation requirements during the construction period will vary per the work required at each tower site. For new structures, the vehicles likely to be used are as follows:

- Articulated truck for steel sections and transformers delivery from Lagos (Tin Can or Apapa port) where these offshore components of the required materials will be shipped through Ikorodu;
- Non-articulated flatbed truck;
- Concrete truck;
- Track or 4WD mounted drill rig;
- Crane;
- Bulldozer/grader/excavator/backhoe;
- 4WD vehicles;
- Elevated work platform; and
- Brake and winch truck

The nomination above for the main earthmoving equipment will vary between the structure sites and will likely be transported to several sites at different times. For example, some foundation sites will require an excavator for the foundation work while others will only need a backhoe. It is not anticipated that earthworks requiring the use of a dozer would be required.

Each site would require an elevated platform or similar for connection of the conductor pulleys. For the stringing operations, two heavier brake and winch trucks and one truck delivering conductor wire, earth wire, and temporary anchor blocks will need access to specific sites along the route.

The EPC contractor shall prepare a Traffic Management Plan (TMP), as a part of the CEMP. TMP is to focus on the construction phase of the project and in addition, must also include (but not be limited to including):

- The management of the delivery of equipment;
- Access to and from structure sites;
- Work methodologies for restringing across roadways;
- Arrangements for temporary road closures;
- Parking; and
- Any security access arrangements.

Workforce and Hours of Operation

Workforce

The workforce engaged on the project will vary during the construction program and will be dependent on the specific activities underway. Labour requirements will generally be a maximum of 32 at each route, comprising approximately 10 on access track and foundation work, 10 on structure erection and 12 on stringing work, with several others engaged on miscellaneous other activities. As outlined above, it is anticipated that most activities will be undertaken gradually in accordance with the requirement to keep the existing line in service during peak demand periods.

Hours of Operation

Given the need to undertake most of the work in planned system outages, the construction program will include work outside normal construction hours and will include night time and weekend periods as required. All construction activities that are likely to generate noise shall not be undertaken during night time.

Regulatory Requirements

The contractors shall ensure compliance with the following laws and regulations:

- The Factories Act, 1987
- Wages Board and Industrial Council Act, 1974
- Workers' Compensation Act, 1987
- IFC Performance Standard 2: Labour and Working Conditions
- International Labour Organisations (ILO) requirements

These are elaborated in Section 1.4

Clean-Up and Final Inspection

The following steps will be taken to clean up the construction sites and conduct final inspection, preparatory to commissioning:

- On completion of works, the concrete shall be thoroughly cleaned.
- All packing and surplus materials from site and all rubbish and waste shall be removed as well as trees from transmission line right of way and access roads.
- Required burning permits shall be obtained, to comply with government regulations.
- There shall be no disposal of rubbish, waste or any debris in rivers and do not pile such materials in stream beds, river terraces, or any unauthorized place.
- Any irrigation ditches which had been temporarily blocked to facilitate the line construction shall be cleared and cleaned.
- All irrigation facilities shall be restored to the condition existing before arrival on site.

- Natural drainage in areas where temporary facilities have been made for construction purposes shall be restored.
- Any fences, gates, etc., which have been damaged during construction shall be restored.
- Access roads shall be restored to their original conditions.

Towers shall be inspected to ensure proper installation of all items including signs and accessories, hardware, dampers and spacer dampers, insulators and to ensure that bolts are tightened, no members and bolts are missing, conductors and overhead shield wires are properly sagged with specified clearances maintained, ground leads are removed and towers and foundations are installed within the specified tolerance. Inspection shall be carried out along the transmission line to ensure that rubbish and waste are disposed, fences are mended, holes and over-excavations are filled, drainage is restored, damages to property are made good and the transmission line right-of-way is reinstated.

2.8.2 Operation

The proposed Transmission Line maintenance will be the responsibility of TCN. The maintenance is described in the following sections.

Structure and Conductor Maintenance

Once the transmission line construction is completed, maintenance patrols will make periodic inspections of the structures, the easement and the conductor and line hardware, taking note of clearance conditions, damage to components or evidence of vandalism.

Easement Maintenance

As outlined in TCN Easement and Access Track Maintenance Policy maintenance of the transmission line easement is necessary to ensure that the safe electrical clearances are not infringed due to growth of vegetation.

Generally, the easement will be inspected in conjunction with the inspections of the structures. If necessary, vegetation control activities will be carried out. Two basic types of control will be employed:

Hand clearing: In sensitive areas or in areas too steep for mechanical control, hand clearing of re-growth is used. Only a portion of the re-growth is removed to keep the disturbance to a minimum. A team of up to 4 people could be used on this work; and

Mechanical control: Tractor driven brush cutting equipment capable of clearing small trees are commonly used to maintain access tracks and where heavy re-growth is occurring within the easement. A work team of up to 3 persons could be involved.

In any section of the transmission line the easement does not contain any vegetation, but buildings and other infrastructure instead, it will be important to govern or restrict further development that impinges on the safe electrical clearances required for the 132/330 kV easements.

National Security and Civil Defence Corps (NSCDC) have legal responsibility for safeguarding national assets such as power lines, railway lines, pipelines and other public

utilities. Therefore, it is NSCDC's responsibility to prevent encroachment on transmission lines. However, TCN being the owner of these lines, shall facilitate and provide logistics support.

Rehabilitation Program

Disturbed areas (e.g., construction pads, winch sites and tracks) that are not required for future use or access will be shaped and seeded in consultation with each landowner. Rehabilitation of work sites will be carried out as work proceeds and as soon as possible after the completion of work on each site. A rehabilitation plan shall be included in the project's ESMP.

Erosion control measures, in accordance with the Blue Book will be implemented at each work site during the work period and following the completion of work at the site, measures to restore the pre-existing ground condition will be implemented and are further discussed in Chapter 5.

Re-vegetation techniques such as loosening of ground compacted by construction equipment, improving soil quality of excavated material spread around structure sites, spreading of fertilizer and grass seeding will be implemented as required. Special re-vegetation techniques will be necessary if acid sulphate soils are encountered. These areas may also require follow up maintenance to ensure that vegetation cover is successful.

In some areas, specialized rehabilitation works will be required or otherwise agreed with the landowners. As such, the ESMP that will need to be developed on a site-by-site basis to reflect the prevailing conditions and the level of rehabilitation required. Farmlands for example may prefer to leave the disturbed area tilled but not sown as they will be returned to vegetable production. Other areas, which may involve tree clearing, will require replanting of trees in areas located outside the easement and the agreement of respective land owners.

These trees will be replaced at a ratio of four to one and planted within the riparian corridor outside the easement. This work will be undertaken in consultation with all affected Local Government Councils.

Project Decommissioning/ Closure

This is the last phase of this project. Decommissioning of the substations and Transmission Lines will be affected when the active life of the substation has expired. The project will involve removing the substation apparatus and reclaiming the land where necessary.

Equipment to be removed includes:

- The transformers;
- Associated substation equipment; and,
- The substation fence.

The aim is to return the disturbed site to equivalent land capability following the substation decommissioning. The guidelines outlined under FMEnv and NESREA's Environmental Protection Guidelines for Transmission Lines for the reclamation of decommissioned substation sites will be applied in for the substations. These include:

- Assessing soil conditions;
- Protecting the environment during the decommissioning activities; and,

- Ensuring the site is reclaimed to the pre-disturbance land capability and is compatible with current adjacent land use.

Generally, if a decision is made to decommission the lines and SS, the following steps will be taken towards the process in the two study areas:

- Dismantling of the towers and condition
- Dismantling of tower foundations
- Removal of all material from transmission line
- Dismantling and all material and equipment within the substations.
- Restoration of land to its original situation as much as possible

PROJECT WASTES

A lot of wastes of different kinds are expected and generated during construction, decommissioning/dismantling, operation, and maintenance. Table 3.6.1 shows estimated quantity, sources, disposal method, place of disposal and the responsible party.

Waste Generation

Below is a list of envisaged project wastes and their potential sources:

- Leaves, branches, trunks, grasses from the clearing of the vegetation along ROW and Substation spaces.
- Kitchen wastes from human feeding and activities involving many workforces.
- Scrap metals – from cuttings, fittings, pylon member, nuts, bolts, and welding etc.
- Concrete waste – from foundations and plinths, including housing complex and control room construction.
- Nylons/Plastics – from human activities wrappings, water sachet, food etc.
- Oil spills from heavy duty machinery and equipment, transformers, breakers, and vehicle engines, either during normal run of old machines or maintenance work.
- Human wastes – from activities of personnel involved in the work or secondary business group.
- Operational activities – nylons, paper materials/office, human waste etc.

PCB is a toxic substance contained in certain transformer oil, which shall not be used in this project. Nevertheless, to control an accidental spill, provision shall be included in the project design for an API gravity oil separator as well as a bundwall or underground chamber as an integral part of transformer foundation is required to control PCB spillage.

SF 6 is an inert gas which possesses very high insulation resistance to high voltage and also acts as a very good medium for high voltage arc quenching. It is therefore deployed in high voltage switchgear operations

Waste Disposal

Waste disposal methods will include:

- Composting of biodegradables
- Selling metal, wood, and plastic scraps to buyers
- Reuse of materials e.g., packages, concrete, etc
- Dumping of remaining wastes at approved sites

Sewage from site camps will be vacuum-sucked into septic tanked trucks and taken to facilities approved by OGEPA. The EPC contractor shall contact these agencies during mobilisation stage to arrange the modalities.

Spent oils generated during transformer fillings, retrofitting and maintenance work will be stored in oil trench and oil sump at the substations and in line with requirements of the Basel Convention.

It is recommended to use mobile toilets at construction sites, and soak-a-way pits at camp sites.

Table 2.8.1 Expected Type and Source(s) of Waste for the Proposed Transmission Line and Substations Project

| Project Phase | Type of waste | Form of Waste | Source of Waste | Colour Code |
|-------------------------------|---------------|---|-----------------------------------|--|
| Site preparation/ Clearing | Degradable | Vegetation, kitchen waste | Camp, TLRoW | Green |
| Construction | Degradable | Kitchen waste | Camp, TLRoW | Green |
| | Mixed | Metal scrap, wood, Nylon/plastics, spilled concrete | Camp, TLRoW | Brown /black |
| | Sewage | Camp sites | Personnel | Black |
| Operation and Maintenance | Degradable | Vegetation | TLRoW | Green |
| | Hazardous | Spent oils | Transformer | Brown/ black |
| | | SF6 gas | Transformer / circuit breakers | Colourless and odourless green house gas |

Source: Field Survey, 2017

Overview of emissions and wastes

Air emissions

Air emissions will be limited to fugitive dust and other emissions (e.g. from vehicle traffic, land clearing activities, and materials stockpiles) during the construction phase of the Project.

Noise emissions

During the construction phase, noise will be generated by heavy equipment's and truck traffic. During the operational phase, the corona of overhead transmission line conductors and high frequency currents of the transmission line may result in the creation of radio noise in the form of buzzing or humming. Typically, a transmission line RoW and conductor bundles are created to ensure radio reception at the outside limits remains normal. However, periods of rain sharply increase the streaming corona on conductors and may affect radio reception in residential areas near transmission lines.

Electromagnetic fields (EMF)

The power transmission through the proposed transmission line during operational phase will result in development of electromagnetic fields (EMF). Electric fields are produced by voltage and increase in strength as the voltage increases. Magnetic fields result from the flow of electric current and increase in strength as the current increases. Electric fields are shielded by materials that conduct electricity, and other materials, such as trees and building materials. Magnetic fields pass through most materials and are difficult to shield. Both electric and magnetic fields decrease rapidly with distance. It is expected that with the clearance requirements give in exposure will stay within the limits set by the International Commission on Non-Ionizing Radiation Protection (ICNIRP).

Solid wastes

Solid wastes will include sludge, food wastes, paper, batteries, glass, plastic, used parts, consumable items such as filters, packing materials, and other materials. A comprehensive waste management system will be in place that allows separation of waste streams to facilitate reuse or recycling. All hazardous materials, such as oily contained rags and filters, and batteries, shall be separated and stored separately.

To reduce waste, where possible the Project will require suppliers to provide consumable items in reusable containers or packaging. All wastes will be disposed of by waste registered contractors by Ogun State Environmental Protection Agency (OGEPA) who have been licensed by the appropriate authority.

2.9 PROJECT COST AND SCHEDULE

TCN is strongly committed to the completion of the proposed Lagos and Ogun States Transmission Lines and substations, which have estimated life span of 50 years, and every effort is geared towards actualizing this goal. The proposed project execution schedule is presented in Tables 2.9.1, 2.9.2 and 2.9.3 (Gantt Chart) and indicates construction commencement in Q1 2019 and commissioning scheduled for Q1, 2022.

The implementation schedule for the construction of the transmission lines and substations would follow the under-listed duration. It should be noted that some of the phases and activities will run concurrently to save time.

Table 2.9.1: Implementation schedule for construction of Transmission lines

| Transmission Lines | | |
|-----------------------------------|---|----------------------------------|
| Phase I | Phase II | Phase III |
| Pre-construction | | |
| Line Route Studies ESIA RAP | Engineering Procurement and Construction (EPC) Final Acceptance Test (FAT) | Commissioning Project closure |
| 12 months | 24 months | 3 months |

Table 2.9.2: Implementation schedule for construction of Substations

| Substations | | | |
|--------------------|--------------------------------|---|-----------------------------------|
| Phase I | Phase II | Phase III | Phase IV |
| Design & Approval | Procurement & Manufacturing | Construction | Communication, Project closure |
| 6 months | 12 months | 24 months (can run concurrently with part of phase 2) | 6 months |

Invariably, some percentage variation is allowed in the duration for contingencies. In that case, the average total duration for the entire project execution is put at 36 months. Construction works shall be scheduled at time crops have been harvested.

Table 2.9.3: Proposed Project Implementation Schedule

| ID | Task Mode | Task Name | Duration | Start | Finish | Schedule | | | | | | | | | | | |
|----|-----------|--|----------------|--------------|--------------|----------|----------------|-------|----------------|-------|----------------|-------|----------------|-------|----------------|-------|----------------|
| | | | | | | Qtr 3 | 1st Half Qtr 1 | Qtr 3 | 1st Half Qtr 1 | Qtr 3 | 1st Half Qtr 1 | Qtr 3 | 1st Half Qtr 1 | Qtr 3 | 1st Half Qtr 1 | Qtr 3 | 1st Half Qtr 1 |
| 1 | ★ | Lagos and Ogun States Proposed Transmissions and Substations Projects | 51 mons | Mon 04/01/16 | Fri 29/11/19 | | | | | | | | | | | | |
| 2 | ★ | Feasibility studies | 12 mons | | Fri 02/12/16 | | | | | | | | | | | | |
| 3 | ★ | Line-route studies | 4 mons | Thu 15/09/16 | | | | | | | | | | | | | |
| 4 | ★ | Environmental and Social Impact Assessment (EIA) | 9 mons | Wed 08/06/16 | Tue 14/02/17 | | | | | | | | | | | | |
| 5 | ★ | Resettlement Action Plan (RAP) | 9 mons | Wed 08/06/16 | Tue 14/02/17 | | | | | | | | | | | | |
| 6 | ★ | Front End Engineering Design | 12 mons | Tue 05/01/16 | Mon 05/12/16 | | | | | | | | | | | | |
| 7 | ★ | EPC contract award Process | 6 mons | Tue 06/12/16 | Mon 22/05/17 | | | | | | | | | | | | |
| 8 | ★ | Mobilization | 2 mons | Thu 08/06/17 | | | | | | | | | | | | | |
| 9 | ★ | Check survey of EPC contractor | 1 mon | Wed 09/08/17 | Tue 05/09/17 | | | | | | | | | | | | |
| 10 | ★ | Transmission line and substations detailed design | 2 mons | Thu 07/09/17 | Wed 01/11/17 | | | | | | | | | | | | |
| 11 | ★ | Material production (tower members, conductor, insulator, line hardware) | 7 mons | Mon 04/12/17 | Fri 15/06/18 | | | | | | | | | | | | |
| 12 | ★ | Material testing | 4 mons | | | | | | | | | | | | | | |

| | | | | | | |
|---|--------------------|--|-----------------------|--|--------------------|--|
| Project: project schedule for afst. Date: Tue 29/11/16 | Task | | Inactive Summary | | External Tasks | |
| | Split | | Manual Task | | External Milestone | |
| | Milestone | | Duration-only | | Deadline | |
| | Summary | | Manual Summary Rollup | | Progress | |
| | Project Summary | | Manual Summary | | Manual Progress | |
| | Inactive Task | | Start-only | | | |
| | Inactive Milestone | | Finish-only | | | |

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| ID | Task Mode | Task Name | Duration | Start | Finish | Gantt Chart | | | | | | | | | | | | | | | | | | | |
|---|-----------|---|----------|------------------|--------------|----------------|----------------|-----------------------|----------------|----------------|----------------|------------|----------------|-----------------|----------------|---------------|----------------|-----------------------|--|------------------|--|---------------|--|--------------------|--|
| | | | | | | Qtr 3 | 1st Half Qtr 1 | Qtr 3 | 1st Half Qtr 1 | Qtr 3 | 1st Half Qtr 1 | Qtr 3 | 1st Half Qtr 1 | Qtr 3 | 1st Half Qtr 1 | Qtr 3 | 1st Half Qtr 1 | | | | | | | | |
| 13 | | Material shipment | 2 mons | | Fri 24/08/18 | | | | | | | | | | | | | | | | | | | | |
| 14 | | Clear and grub site along transmission line corridor | 1 mon | Mon 08/01/18 | Fri 02/02/18 | | | | | | | | | | | | | | | | | | | | |
| 15 | | Foundations for tower installation and substation works | 4 mons | Thu 01/03/18 | Wed 20/06/18 | | | | | | | | | | | | | | | | | | | | |
| 16 | | Tower erection and substation works | 8 mons | Mon 02/07/18 | Fri 08/02/19 | | | | | | | | | | | | | | | | | | | | |
| 17 | | Conductor stringing | 6 mons | Fri 15/02/19 | | | | | | | | | | | | | | | | | | | | | |
| 18 | | Commissioning and testing | 1 mon | | | | | | | | | | | | | | | | | | | | | | |
| 19 | | Reinstating and clean up | 1 mon | | Fri 15/11/19 | | | | | | | | | | | | | | | | | | | | |
| 20 | | Demobilization | 0.5 mons | | Fri 29/11/19 | | | | | | | | | | | | | | | | | | | | |
| 21 | | Commissioning | 1 day | | | | | | | | | | | | | | | | | | | | | | |
| Project: project schedule for afst. Date: Tue 29/11/16 | | Task | | Inactive Summary | | External Tasks | | External Milestone | | Deadline | | Progress | | Manual Progress | | Manual Task | | Manual Summary Rollup | | Manual Summary | | Start-only | | Finish-only | |
| | | Split | | Duration-only | | Manual Task | | Manual Summary Rollup | | Manual Summary | | Start-only | | Finish-only | | Inactive Task | | Inactive Milestone | | Inactive Summary | | Inactive Task | | Inactive Milestone | |

2.10 SOCIAL BASELINE AROUND THE PROJECT AREA

Social baseline data was gathered using a combination of desk-top studies and household surveys, Focus Group Discussions ('FGDs') and in-depth interviews with community leaders, affected persons, like community key stakeholders like youth, women and vulnerable members. Field study was conducted to identify and characterize all assets and persons along the proposed project corridor. Prior to field study, adequate consultations were made to all stakeholders along the RoW as well as government and traditional institutions. Also, in order to meet the objectives of the study, the consultants were adopted systematic, integrated, participatory and collaborative approaches in the preparation of this RAP. A baseline census survey was conducted in the affected project area. Information was gathered through document reviews, community consultations, questionnaire administrations, Focus Group Discussions (FGDs), in-depth interviews (IDI), key informant interviews with relevant stakeholders including traditional and political leaders, opinion leaders, as well as heads of relevant government agencies at both State and Local Government levels, and selected persons from the communities. Topographic survey was conducted and the baseline census survey/enumeration and valuation exercise were also being conducted by the consultants on the transmission line route. Non-participatory observation techniques and visual photography sessions were also being utilized as complimentary data collection tools.

The details of baseline outcome of study area are presented in Chapter 5.

CHAPTER THREE: POLICY, LEGAL AND INSTITUTIONAL FRAMEWORK

3.1 FRAMEWORK IN NIGERIA

Land use and ownership in Nigeria is governed by the Land Use Act of 1978. Prior to the promulgation of the Act, there was a multiplicity of land tenure systems in Nigeria with the Maliki Law system dominant in pre-colonial northern Nigeria until 1910 when an Ordinance conferred on the colonial governor control of all lands in that part of the country. In the rest of Nigeria, land was owned by extended families, lineages or whole communities with the head of the families or communities having custodial rights over land.

Under the differing land tenure systems existing before the Land Use Act, particularly in southern Nigeria, individuals typically only had a right to use communal or family land, either for a definite or an indefinite period. Such usufruct rights could not translate into personal ownership of the land.

The land tenure system in existence before the Land Use Act encouraged multiple sales of the same parcel of land to different people because of the absence of a titling system or public record of extant land holdings. It also made it difficult for foreign entities and governments to acquire land for public infrastructure projects, due to the customary reluctance of communities to cede ownership of land to non-natives.

With the promulgation of the Land Use Act, the ultimate title of all lands situated in Nigeria now vests in the Governor of each State, in trust and for the common benefit of all Nigerians (3). Ultimately, the Land Use Act was promulgated to support fair and equitable access to land, and to encourage its productive use through: (i) a system of registration of titles; (ii) placing a cap on tenure of rights over land; (iii) the issuance of paper titles (Certificates of Occupancy); and (iv) the institution of a regime of rents, fees and taxes. The policies and regulatory frameworks listed below guided the preparation of this RAP.

3.1.1 Institutional Framework

In order to ensure the successful implementation of the RAP, an institutional framework has been developed with clearly defined roles and responsibilities. The design keeps all stakeholders in continuous contact through the project life. The institutional actor for resettlement and compensation includes project team, State Government, community leaders, NGOs, and PAPs. This framework elaborates the role of various stakeholders in the implementation and administration of the RAP. It further clarifies the role of PAPs and their responsibilities in the entire exercise. The major groups that will be involved in the compensation/resettlement process are the Project Implementation Unit (PIU) and the Chemical Resettlement and Environment (CR&E) Departments of TCN and a constituted PAPs Committee, comprising of key stakeholders including representatives of the Federal Ministry of Environment (FMENV), Ogun State Government team and the National Electricity Regulatory Commission (NERC), etc.

3.1.2 Legal and Regulatory Framework

One of the principles of the Resettlement Action Plan (RAP) is that resettlement planning should adhere to national policies and legislation, and international best practices. The legal framework of this RAP describes all laws, decrees, policies, and regulations relevant to the resettlement activities associated with the proposed project.

This section provides a brief overview of the Nigeria laws and provisions related to land use, planning, acquisition, management and tenure, and more specifically the legislations related with land expropriation or acquisition, land valuation and land replacement. It also provides the World Bank Policy on resettlement.

3.1.2.1 National Policies

Some of the policies and laws related to resettlement social issues in Nigeria are:

Environmental Impact Assessment Act (Decree 86) of 1992 – which requires that all projects be screened using the procedure stated in the Act to determine the kind of assessment to be carried out for the project.

Nigeria Land Use Act, 1978 (revised in 1990): The Land Use Act addresses all matters relating to land acquisition and resettlement. This Act vests all land on the Governor of each state to hold in trust for the general public. The Governor exercises control over all urban land while non-urban land is in the control of the Local Government Authority. According to this Act, statutory rights of occupancy are granted by the Governor and customary rights of occupancy are granted by the local government authority. Land administration is usually handled by the ministry of lands in the various states. Lands in the Federal Capital Territory are managed by the Federal Capital Development Authority (FCDA) but the Abuja Geographic Information System (AGIS) is the custodian of all land data in the FCT.

Based on the provisions of this Act the Governor can revoke statutory rights of occupancy in the interest of the general public. NEPA (PHCN) used to have power to acquire land for power projects but this power was lost to the reforms that brought about the implementation of the Power Sector Reform Act of 2005. TCN now has to acquire land like every other individual or organization as provided by law and adequate compensation now has to be paid where resettlement issues are involved. The RPF covers land acquisition in detail.

The Mineral Resources Act of 1990 requires that transmission line corridors not be established through Mineral and Natural Resource Areas, so as to protect their economic value.

The Wild Animal Preservation Act of 1990 prohibits transmission line construction through areas formally designated as Wild Preservation Areas or national parks.

The Federal Environmental Protection Agency ‘Environmental Impact Assessment (EIA) Act’ requires the assessment of impacts and provision of mitigations prior to project implementation

3.1.2 National Laws

The Land Use Act Cap 202, 1990 Laws of the Federation of Nigeria is the key legislation that has direct relevance to the project. Relevant Sections of these laws as may relate to this Project with respect to land ownership and property rights, resettlement and compensation are

summarised in this section.

The Land Use Act is the applicable law regarding ownership, transfer, acquisition and all such dealings on Land. The provisions of the Act vest every Parcel of Land in every State of the Federation in the Executive Governor of the State. He holds such parcel of land in trust for the people and government of the State. The Act categorized the land in a state to urban and non-urban or local areas. The administration of the urban land is vested in the Governor, while the latter is vested in the Local Government Councils. At any rate, all land irrespective of the category belongs to the state while individuals only enjoy a right of occupancy as contained in the certificate of occupancy, or where the grants are “deemed”.

The concept of ownership of land as known in the western context is varied by the Act. The Governor administers the land for the common good and benefits of all Nigerians. The law makes it lawful for the Governor to grant statutory rights of occupancy for all purposes; grant easements appurtenant to statutory rights of occupancy and to demand rent. The Statutory rights of Occupancy are for a definite time (the limit is 99 years) and may be granted subject to the terms of any contract made between the state Governor and the holder.

The Local Government Councils may grant customary rights of Occupancy for agricultural (including grazing and ancillary activities), residential and other purposes. But the limit of such grant is 500 hectares for agricultural purpose and 5,000 for grazing except with the consent of the Governor. The local Government, under the Act is allowed to enter, use and occupy for public purposes any land within its jurisdiction that does not fall within an area compulsorily acquired by the Government of the Federation or of relevant State; or subject to any laws relating to minerals or mineral oils.

The State is required to establish an administrative system for the revocation of the rights of occupancy, and payment of compensation for the affected parties. So, the Land Use Act provides for the establishment of a Land Use and Allocation Committee in each State that determines disputes as to compensation payable for improvements on the land (Section 2 (2) (c)).

In addition, each State is required to set up a Land Allocation Advisory Committee, to advise the Local Government on matters related to the management of land. The holder or occupier of such revoked land is to be entitled to the value of the unexhausted development as at the date of revocation (Section 6) (5). Where land subject to customary right of Occupancy and used for agricultural purposes is revoked under the Land Use Act, the local government can allocate alternative land for the same purpose (section 6) (6).

If Local Government refuses or neglects within a reasonable time to pay compensation to a holder or occupier, the Governor may proceed to effect assessment under section 29 and direct the Local Government to pay the amount of such compensation to the holder or occupier (Section 6) (7).

Where a right of occupancy is revoked on the ground either that the land is required by the Local, State or Federal Government for public purpose or for the extraction of building materials, the holder and the occupier shall be entitled to compensation for the value at the date of revocation of their unexhausted improvements. Unexhausted improvement has been defined by the Act as:

“Anything of any quality permanently attached to the land directly resulting from the expenditure of capital or labour by any occupier or any person acting on his behalf and increasing the productive capacity the utility or the amenity thereof and includes buildings plantations of long-lived crops or trees, fencing walls, roads and irrigation or reclamation works, but does not include the result of ordinary cultivation other than growing produce”.

Developed Land is also defined in the generous manner under Section 50(1) as follows:

“Developed land means land where there exists any physical improvement in the nature of road development services, water, electricity, drainage, building, structure or such improvements that may enhance the value of the land for industrial, agricultural or residential purposes”.

It follows from the foregoing that compensation is not payable on vacant land on which there exist no physical improvements resulting from the expenditure of capital or labour. The compensation payable is the estimated value of the unexhausted improvements at the date of revocation.

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

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

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

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

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

In respect of crops on land, the quantum of compensation is an amount equal to the value as prescribed and determined by the appropriate officer.

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

Electricity Supply Regulations

National Electric Power Authority - NEPA (now TCN) guidelines established a minimum horizontal distance between a building and overhead wires as:

7.5 meters for 11 kV wires (reportedly revised to 4.5 meters)

15 meters for 33 kV wires (reportedly revised to 7.5 meters)

30 meters for 132 kV wires, and

60 meters for 330 kV wire.

The safety requirement for electrical lines is set out in the Electricity Supply Regulations of 1996 made under sections 3 and 4 of the Electricity Act. Sections 60 and 61 of these regulations specify that power lines must be clear from buildings and other structures by specified distances as shown in Table 3.1.

Table 3.1: Required Distances between Structures and Power Lines

| Line Voltage | Distance (Meters) |
|---------------------|--------------------------|
| 330KV | 6.0 |
| 132KV | 4.0 |
| 33KV | 3.0 |
| 11KV and Under | 2.4 |

Source: Sections 60, 61, S.I. 6 of 1966 Electricity Supply Regulations, Federal Republic of Nigeria Official Gazette, No. 17, Vol. 83, April 2, 1996. Lagos: Federal Government Press

The transmission line has been designed to incorporate safe recommendations for distances to structures and settlements as well as human exposure. TCN took into consideration the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines for human exposure to electromagnetic fields as well as local electricity supply regulations in Nigeria.

National Electricity Regulatory Commission

Section 96 of the Electric Power Sector Reform Act 2005 (Act No. 6 of 2005) empowers the National Electricity Regulatory Commission (NERC) to regulate the operations of the power sector. In a draft regulation on acquisition of land and access rights for power projects, the commission outlines the following general guidelines for acquiring land or rights of way:

The Commission shall discourage compulsory acquisition of land and encourage Licensees to enter into negotiations with PAPs for voluntary acquisition.

Compulsory acquisition in accordance with the provisions for the Land Use Act shall only be adopted and allowed where the PAP unreasonably withholds or refuses to give the Licensee Free Prior Informed Consent to acquire land voluntarily by negotiation, and the commission evaluates an application by the licensee, and makes declaration that the land is required by the licensee. Prior to acquiring any land, the Licensee shall comply with applicable State or Federal laws and this regulation but may be exempted from complying with this regulation to any extent permitted by the commission, where voluntary acquisition is not feasible.

The Licensee, prior to acquisition, shall submit its project design to the Commission for review to ensure that Project impacts are reduced or minimized and the Commission may require a Licensee to explore all viable alternative project designs where the design would entail large scale adverse social and environmental impact.

To ensure that best practices are adopted, the Licensee shall as far as possible follow procedures consistent with the Regulation during all the phases of acquisition of Land.

PAPs shall be consulted and enabled by the Licensee to participate in the planning, implementation and monitoring of the acquisition and resettlement of displaced persons.

Where it is not feasible to obtain consent of the land owner the licensee shall:

Apply to the Commission in the form of Application for Acquisition of land

Prepare a Resettlement Action Plan (RAP) where the design would entail large scale adverse social and environmental impact, which will contain measures to improve the livelihoods and standards of living of PAPs or at least restore them to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

The Commission shall issue the necessary declaration for compulsory acquisition of land in accordance with the Land Use Act upon being satisfied that:

The Licensees' best efforts to acquire land voluntarily by negotiation with PAPs have failed.

The Licensee has proven that the project cannot be sited on another property other than the one that is the subject matter of the application.

The application made by the licensee pursuant to bullet point 7 (1) (a) of the Regulation; and
The RAP made pursuant to clause 7 (1) (b) of the Regulation which together with government measures will address the relevant standards of the Regulation.

Law on Compensation for Land and Other Assets

The Land Use Act makes it lawful for the Governor to revoke a right of occupancy for overriding public interest. For both statutory and customary rights of occupancy, public interest includes the requirement of land for mining purposes or transmission line or for any associated purposes. Any such revoked right of occupancy shall be entitled to compensation based on the provisions of the Land Use Act. However, no compensation shall be awarded with respect to unoccupied land as defined in the Land Use Act, except to the extent and circumstances specified in the Land Use Act (Section 20, Subsection 4).

By the provision of the Land Use Act as well as that of the NEPA Operational Decree No.24 of 1972, TCN as a federal agency, was also empowered to acquire land. Furthermore, since the

Land Use Act gives to the State the ownership of all land, compensation by TCN will be restricted to structures, installations, and improvements on the land, not the land itself. However, the act does require the State or Local Government to provide alternative land for affected people who will lose farmland and alternative residential plots for people who will lose their houses. TCN generally did this for hydropower resettlement programmes, but not for transmission line and sub-station projects, or for distribution projects. Alternative land was not provided to people who lost land for tower base construction, or who were relocated to clear the right of way. In some areas closer to towns and cities, additional cash compensation was paid, on a case by case basis, to people who lost building plots, other land, or houses to make way for substations. Alternative land was not provided.

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 determines 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 Ogun State, the Ministry of Lands and Survey is the main government agency in the State. The Ministry has a good knowledge of land ownership in the state, and also has its own estate surveyor that takes part in the assessment and determination of valuation.

The lands to be acquired in most of the communities are rural land. The provisions of the Land Use Act vests the administration of rural land in the hands of the Local Government Council; in reality, the community leadership and traditional authorities remain the custodians of rural land, and play a vital role in determining ownership and resolving disputes. It is for this purpose that it becomes needful to rely on the traditional authority in the affected communities, and to also seek out the local chiefs, and community leadership for assistance in identifying landowners as well as resolution of disputes.

Land Acquisition, Resettlement / Re-location Laws

In Nigeria, the legal framework for land acquisition and resettlement is formulated in the Land Act Use of 1978 (modified in 1990) that in most regards is in accord with the World Bank Group policy for resettlement. The key differences between the Land Use Act and the World Bank's OP 4.12 and PS 5 are related to rehabilitation measures, which are neither proscribed nor mandated in the Act.

The Land Use Act provides for the establishment of a Land Use and Allocation Committee in each State that has responsibility for advising the State Governor on any matter connected with resettlement. This Act provides an option of resettlement in case of revocation of right of occupancy in respect to any developed land on which a residential building has been erected. Under this Act, the Governor or Local Government may use official discretion to offer in lieu of compensation, resettlement in any other place or area by way of a reasonable alternative accommodation. While within the national and local legal system, the land-for-land arrangements are discretionary; TCN makes every effort to collaborate with State Governors and the Local Governments. This will allow the affected owners to decide whether they might want cash compensation or opt for alternative land with similar characteristics (plus sufficient compensation to replace the loss assets, such as homes, fish ponds/traps, tombs, etc.).

3.1.3 TCN Policy

TCN is the only successor company under PHCN. PHCN formerly called NEPA, used to be the sole electricity utility in Nigeria responsible for electric power generation, transmission and distribution. The change in name to PHCN was affected by the implementation of the Power Sector Reform Act (2005). This Act unbundled NEPA into six generating companies (GenCos), eleven distribution companies (DisCos) and one Transmission Company of Nigeria (TCN). These companies were initially government-owned parastatals but all except TCN have been privatized.

The transmission company of Nigeria is responsible for the transmission of electric power from the generating stations to the Discos through the national grid. This company is responsible for maintaining the national grid and wheeling energy to the distribution companies.

TCN has an environment department (ERSU-TCN) which was set up as part of the investments under NTDP. They are responsible for ensuring compliance with environmental regulations in TCN such as environmental assessment and management of projects sites health and safety.

National Electricity Regulatory Commission (NERC): The National Electricity Regulatory Commission was established by the implementation of the Power Sector Reform Act (2005). NERC, by this Act is charged with the responsibility of regulating the activities of the electric power sector. As part of its functions, the commission is to set rules and regulations and also enforce them. NERC also issues licenses and ensures compliance with market rules and other operating guidelines. The commission is headed by a chairman and is assisted by a vice-chairman together with other commissioners.

The Electric Power Implementation Committee (EPIC): This committee was established by the National Council on Privatization (NCP) to carry out the synchronization, coordination and monitoring of all activities leading to restructuring and privatization of the electric power sector. The duties of EPIC include: formulation of blueprints for the reformation of the electric power sector; formulation and review of policies aimed at entrenching a vibrant and transparent power sector; source for sustainable private sector involvement in the power sector; and supervise the activities of all government agencies involved in the activities leading to the final privatization of NEPA.

National Electric Power Policy: In March 2001 the Federal Government approved an Electric Power Policy put together by EPIC to serve as a guide for the power sector reform process. This policy divides the reform process into Transition stage (coming on stream of Project Implementation Plans (PIPs), Emergency Power Providers (EPPs), restructuring and unbundling of NEPA and privatization of selected DisCos), Medium Stage (post privatization of NEPA – energy trading between GenCos, TCN and DisCos) and Long Run (competitive market and competitive pricing of energy to ensure the sustainability of investments by private sector. All Generating, Transmission and Distribution companies are expected to be fully privately owned as time goes on).

3.2 INTERNATIONAL FUNDER POLICIES, PROCEDURES AND GUIDELINES

3.2.1 World Bank Safeguard Policy

The World Bank's Operational Policy 4.12 was updated in March 2007. The OP includes safeguards to address and mitigate impoverishment risks related to project development and involuntary resettlement.

World Bank OP 4.12 addresses direct economic and social impacts that both result from Bank-assisted investment projects and are caused by the involuntary taking of land (resulting in relocation or loss of shelter, loss of assets or access to assets and/or loss of income sources or means of livelihood) or the involuntary restriction of access to legally designated protected areas resulting in adverse impacts on the livelihoods.

The OP establishes three overall objectives:

Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs.

Where it is not feasible to avoid resettlement; resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits. Displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programmes.

Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

The project proponent is responsible for preparing, implementing, and monitoring a resettlement plan (or a resettlement policy framework) that adequately documents the resettlement planning process and agreed procedures. Under OP 4.12, the implementation of resettlement activities is linked to the implementation of the investment component of the project to ensure that displacement or restriction of access does not occur before necessary measures for resettlement are in place. Specifically, the taking of land and related assets may take place only after compensation has been paid and, where applicable, resettlement sites and moving allowances have been provided to the displaced persons.

World Bank's OP 4.12 specifies that resettlement compensation¹ and assistance should be offered to all displaced persons regardless of the total number affected, the severity of impact, and whether or not they have legal title to the land.

This project will comply with the World Bank's Operational Policy 4.12 on involuntary resettlement and Performance Standard 5 on Land Acquisition and Involuntary Resettlement.

¹ Payment in cash or in kind for an asset or a resource that is acquired or affected by a project at the time the asset needs to be replaced.

Due to the high voltage capacity of the proposed transmission line, TCN's practice is to avoid built up areas in order to reduce public exposure. Avoidance of involuntary resettlement was therefore a key consideration in the selection of the transmission line RoW. The line routes were designed so as to cause the least possible displacement and/or disruption to the host population.

OP 4.12 aims to ensure that the following key principles of resettlement are in place:

The Project Affected Persons² (PAPs) are being offered choices including alternative relocation options that are technically and economically feasible to them and are culturally appropriate. Preferences are given to land-based resettlement strategies of the displaced people whose livelihoods are land-based and are indigenous (But, no indigenous person by the definition of the World Bank is present in the project areas). Such strategies must be compatible with their cultural preferences and should be prepared in consultations with them. The primary objective of consultations is to identify and promptly address the concerns of the PAPs regarding their rights and interests. This was accomplished through diverse forms of consultative forums that reached out to the various categories and groups of persons in the affected areas. SEEMS has carried out detailed consultations with identified stakeholders within the project area. Consultation activities covered the Ogun State Government, and the main Local Government Areas that will be affected by the project. After consultation and sensitisation programmes at the State and LGA levels, SEEMS also initiated and had consultations with traditional rulers, leaders of affected communities, and identified family heads/individuals that will be affected by the project.

When the impacts require physical relocation, the compensation measures must include: provision of assistance during relocation (moving allowance), residential housing or housing sites that are at least equivalent to the old site in terms of productive potential and location advantages.

Resettlement should include measures to ensure that the affected people are offered support for a reasonable transition period based on the estimate of time required to restore the original level of their livelihoods and standards of living. Affected persons shall be paid adequate compensation to move during the transition period.

The affected people should also be provided with development assistance for losses incurred. Presently, the information obtained from the enumeration and valuation exercise had being entered into a database to facilitate compensation/resettlement planning, implementation and monitoring. SEEMS Nigeria is responsible for developing the database and ensuring that all the identified persons, whose properties will be affected by the proposed project, are captured in the database. Efforts will be made to ensure that resettlement/compensation payments are properly computed and that the database is maintained accordingly.

Compensations in line with the JICA Guidelines and World Bank's OP 4.12/PS 5 as well as TCN's procedures will be made to owners of affected land, structures, shrines, farmlands and other properties before demolitions. TCN has in place a standard procedure for RoW acquisition, enumeration, evaluation, resettlement, and compensation activities. Particular attention should be

² Any person who, as a result of the implementation of a project, loses the right to own, use, or otherwise benefit from a built structure, land (residential, agricultural, or pasture), annual or perennial crops and trees, or any other fixed or moveable asset, either in full or in part, permanently or temporarily.

paid to the needs and concerns of the poor and vulnerable groups including peoples with disability, the landless, women, and children including the elderly, and ethnic minorities' compensation. Twelve (12) individuals with disabilities were identified during the survey. These physically challenged persons were impacted by the proposed RoW; their buildings which have reached completion levels are directly affected by the line routes. Two of these disabled are cripples while another two have sight problem. These four individuals will require special attention and should be given preference in the process of implementation, and appropriate action taken to protect their interest. One of them cripples, Mr Taiwo Enock Ayininuola, a 52 year old stock broker specifically requested for resettlement. He has four (4) bedroom bungalow and two (2) rooms self-contained at the back of the main building.



A cripple man: Mr Taiwo Enock Ayininuola.



Another vulnerable man affected by the project

Compensations must be made in cash or in-kind depending on the preferences made by the affected people. However, virtually all affected persons with the exception of one who has physical disability opted for compensation in cash rather than in kind. The compensation should be made promptly, in form of a single payment and shall be at a market value, which shall be considered as full replacement cost³ for the lost assets.

In accordance with the Land Use Act, all lands belong to the Federal Government. Compensation shall be paid for revocation of rights of occupancy on lands and in the absence of that compensates only for improvements and assets on the land. The law is known by the affected communities. However, this project will comply with the World Bank OP.12 PS 5 and the affected persons will be duly compensated for the land.

³ The rate of compensation for lost assets (with regard to land and structures) must be calculated at full replacement cost, that is, the market value of the assets plus transaction costs.

Steps were taken to ensure that every affected property and owner was identified, confirmed, and documented for due compensation. Based on the data collected so far from the baseline survey and valuation exercise, some rights of occupancy will be revoked in the areas. Some of the affected lands had crops and economic trees; some had completed and uncompleted structures that serve various purposes; there were shops, shrines and tombs in few of the affected areas. The affected persons enumerated and documented during the survey of the transmission line route have one or a couple of the listed assets which will form the basis for compensation.

A fair and equitable set of compensation options shall be utilized. Displaced persons shall be compensated for their losses at current market prices. Cash compensation for lost assets may be appropriate under the following circumstances:

Where the livelihoods are land based, but the land acquired by the project is a small fraction of the affected asset and the residual is economically viable.

Where there is a sufficient supply of land, housing and labour which can be used by the displaced person; and

Where the livelihoods are not land based

This RAP aims to promote participation of affected people in resettlement/compensation planning and implementation. Displaced persons shall be meaningfully consulted and provided opportunities to participate in planning and implementing resettlement or compensation programmes. They shall also be assisted in their efforts to improve their livelihoods and standards of living. In compliance with OP 4.12 and PS 5, their standard of living shall at least be restored, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of the project implementation, whichever is higher. Compensations will be paid based on the current market price for the assets that will be affected by the RoW and for properties in one of the substations at Likosi/ Dejuwogbo. This will be paid using enumeration and valuation data and will be completed prior to project commencement.

The budget for the RAP will be determined using the data acquired during the baseline census enumeration and valuation exercise of the affected communities. The compensation rates have been reviewed in line with current market prices for affected properties within the state. The budget will include 10% mark-up to cover the RAP administration and monitoring costs.

The budget is currently being finalized ahead of payment. TCN will ensure that resettlement/compensation costs are built into the overall project budget as up-front costs and also ensure that payment for resettlement/compensation of PAPs are completed before the proposed project activities commence.

The OP 4.12 indicates that compensation should be made to the following three categories of affected population:

Those who have formal rights to land, including customary and traditional rights recognized under the local laws

Those who do not have formal rights to land at the time the census began but have a claim to such lands or assets, and

Those who have no recognisable legal right or claim on land they are occupying.

In regard to public consultation and disclosure, the OP 4.12 indicates that:

The affected people should be identified and informed about their options and rights in regard to resettlement and should be given the opportunity to participate in planning, implementing, and monitoring of the relocation activities.

A census of the affected population and broad consultations in the affected communities should be undertaken in order to not only identify those to be affected, but also to discourage inflow of people not eligible for assistance.

Participants in the consultations must include community leaders, NGOs, CBOs and other interest groups active in the project area.

An independent monitoring and grievance procedure will be put in place for the successful implementation of the RAP. In addition to internal monitoring that will be provided by TCN, an independent team will be responsible for the external monitoring of the resettlement/compensation process. TCN management will engage and pay for the services of the independent monitoring team. Relevant resources such as transportation, access to the RAP strategies and programs, and to PAPs, among others, shall be provided by TCN. The independent monitoring team will be retained by TCN to periodically carry out external monitoring and evaluation of the implementation of the RAP process. The independent monitoring team will provide quarterly reports to TCN and the Project Affected Persons' Committee which comprises of the PAPs, the State Government and relevant stakeholders.

3.2.2 IFC Performance Standards for Investment

International Finance Corporation (IFC) Performance Standards on Social and Environmental Sustainability. The International Finance Corporation adopted new Performance Standards on Social and Environmental Sustainability in April 2006. The outcome-based Performance Standards (PS) updated existing IFC safeguard policies, strengthening social and environmental policy, and prescribing more comprehensive and integrated impact assessments. The IFC approved updated Performance Standards on Social and Environmental Sustainability in May 2011, effective January 2012.

Performance Standard 1, Social and Environmental Assessment and Management System, and Performance Standard 5, Land Acquisition and Involuntary Resettlement, are most directly relevant to this Resettlement Action Plan.

Performance Standard 1 structures the way in which environmental and social issues are to be handled and serves as the core around which the other Standards are framed.

Performance Standard 1 requires that affected communities be appropriately engaged on issues that could potentially affect them. Key requirements include:

- Ensuring free, prior and informed consultation and facilitating informed participation,
- Obtaining broad community support,
- Focusing on risks and adverse impacts, and proposed measures and actions to address these
- Undertaking consultation in an inclusive and culturally appropriate manner
- Tailoring the process to address the needs of disadvantaged or vulnerable groups.

The IFC's *Performance Standard 5: Land Acquisition and Involuntary Resettlement* recognizes that project-related land acquisition and restrictions on land use can have adverse impacts on communities and persons that use this land and has the following key objectives:

- 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 (market value of the asset plus transaction costs) 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
- To improve living conditions among physically displaced persons through the provision of adequate housing with security of tenure (i.e. resettled to a site that they can legally occupy and where they are protected from the risk of eviction at resettlement sites).
- Requires that the project proponent identify, via a census, those persons who be displaced and establish a cut-off date to establish eligibility for compensation
- Requires project proponent to offer land-based compensation, where feasible, where livelihoods of displaced persons are land-based, or where land is collectively owned
- Suggests application of the Performance Standard in situations where displacement unrelated to land acquisition has occurred because of the adverse economic, social or environmental impacts of project activities
- Introduces the concept of negotiated settlements to avoid forcible removal of people
- Requires preparation of a Resettlement Action Plan, which demonstrates how displacement will be managed in accordance with the Performance Standard.
- Requires that standards for compensation be transparent and consistent within a project, and established with the participation of those impacted.

Involuntary resettlement in IFC PS 5 refers both to physical displacement (relocation or loss of shelter) and to economic displacement (loss of assets or access to assets that leads to loss of income sources or means of livelihood) as a result of project-related land acquisition. Resettlement is considered involuntary when affected individuals or communities do not have the right to refuse land acquisition which results in displacement. Where it is unavoidable, appropriate measures to mitigate adverse impacts on displaced persons and host communities must be carefully planned and implemented.

Project proponents must, according to the Performance Standard, offer displaced persons and communities' compensation for loss of assets at full replacement cost and other assistance to help them improve or at least restore their standards of living or livelihoods.

Replacement value is defined as follows:

Agricultural Land - The market value of land of equal productive use or potential located in the vicinity of the affected land, plus the cost of preparation to levels similar to or better than those of the affected land, plus the cost of any registration and transfer taxes.

Land in Urban Areas - The market value of land of equal size and use, with similar or improved public infrastructure facilities and services preferably located in the vicinity of the affected land, plus the cost of any registration and transfer taxes.

Household and Public Structures: The cost of purchasing or building a new structure, with an area and quality similar to or better than those of the affected structure, or of repairing a partially affected structure, including labor and contractors' fees and any registration and transfer taxes.

In determining the replacement cost, depreciation of the asset and the value of salvage materials are not taken into account, nor is the value of benefits to be derived from the project deducted from the valuation of an affected asset.

Where national law or policy does not provide for compensation at full replacement cost, or where other gaps exist between national law or policy and the requirements with respect to displaced people, the Performance Standard advises that project proponents consider alternative measures to achieve outcomes consistent with the objectives of Performance Standard (e.g. supplementary allowances in cash or in kind).

In the case of physically displaced persons, the Performance Standard requires that project proponents offer the choice of replacement property of equal or higher value, equivalent or better characteristics and advantages of location, and security of tenure, or cash compensation at full replacement value where appropriate.

If land acquisition for the project causes loss of income or livelihood, regardless of whether or not the affected people are physically displaced, project proponents are required to: Promptly compensate economically displaced persons for loss of assets or access to assets at full replacement cost.

In cases where land acquisition affects commercial structures, compensate the affected business owner for the cost of re-establishing commercial activities elsewhere, for lost net income during the period of transition, and for the costs of the transfer and reinstallation of the plant, machinery or other equipment.

Provide replacement property (e.g., agricultural or commercial sites) of equal or greater value, or cash compensation at full replacement cost where appropriate, to persons with legal rights or claims to land which are recognized or recognizable under the national laws
Compensate economically displaced persons who are without legally recognizable claims to land for lost assets (such as crops, irrigation infrastructure and other improvements made to the land) other than land, at full replacement cost.

Provide additional targeted assistance (e.g., credit facilities, training, or job opportunities) and opportunities to improve or at least restore their income-earning capacity, production levels, and

standards of living to economically displaced persons whose livelihoods or income levels are adversely affected.

Provide transitional support to economically displaced persons, as necessary, based on a reasonable estimate of the time required to restore their income-earning capacity, production levels, and standards of living.

3.2.3 JICA Guideline

As specified in the JICA Guidelines:

Involuntary resettlement and loss of means of livelihood are to be avoided when feasible by exploring all viable alternatives. When, after such an examination, avoidance is proved unfeasible, effective measures to minimize impact and to compensate for losses must be agreed upon with the people who will be affected.

People who must be resettled involuntarily and people whose means of livelihood will be hindered or lost must be sufficiently compensated and supported by project proponents etc. in a timely manner. Prior compensation, at full replacement cost, must be provided as much as possible. Host countries must make efforts to enable people affected by projects and to improve their standard of living, income opportunities, and production levels, or at least to restore these to pre-project levels. Measures to achieve this may include: providing land and monetary compensation for losses (to cover land and property losses), supporting means for an alternative sustainable livelihood, and providing the expenses necessary for the relocation and re-establishment of communities at resettlement sites.

Appropriate participation by affected people and their communities must be promoted in the planning, implementation, and monitoring of resettlement action plans and measures to prevent the loss of their means of livelihood. In addition, appropriate and accessible grievance mechanisms must be established for the affected people and their communities.

For projects that will result in large-scale involuntary resettlement, resettlement action plans must be prepared and made available to the public. In preparing a resettlement action plan, consultations must be held with the affected people and their communities based on sufficient information made available to them in advance. When consultations are held, explanations must be given in a form, manner, and language that are understandable to the affected people. It is desirable that the resettlement action plan include elements laid out in the World Bank Safeguard Policy, OP 4.12, Annex A.

The project is also in compliance with the JICA principles and guidelines for environmental and social considerations (2004). JICA recognizes a wide range of environmental and social issues must be addressed. For this reason, JICA asks stakeholders for their participation and incorporates their opinions into decision-making processes by ensuring meaningful participation of stakeholders in order to reach a consensus on any issue that might have arisen.

On Information disclosure, JICA encourages project proponents to disclose and present information about environmental and social considerations to local stakeholders. The information is disclosed well in advance when they have meetings with local stakeholders in cooperation with JICA.

JICA encourages consultation with local stakeholders. The project proponents are expected to engage in consultation with local stakeholders through means that induce broad public participation to a reasonable extent, in order to take into consideration, the environmental and social factors in a way that is most suitable to local situations, and in order to reach an appropriate consensus. In order to have meaningful meetings, JICA encourages project proponents to publicize in advance that they plan to consult with local stakeholders, with particular attention to directly affected people. It encourages project proponents to prepare minutes of their meetings after such consultations occur.

JICA respects the principles of internationally established human rights standards such as the International Convention on Human Rights and gives special attention to the human rights of vulnerable social groups including women, indigenous peoples, persons with disabilities, and minorities when implementing cooperation projects.

As specified in the JICA guidelines, there are certain laws/regulations and standards of reference which must be adhered to by project proponent. Among these are the following:

The project must meet the requirements for environmental and social considerations highlighted in the Guidelines by ensuring that projects comply with the laws or standards related to the environment and local communities as posited by the Federal, State and Local Governments of the host countries; JICA also ensure that the project conform to those governments' policies and plans on the environment and local communities.

JICA confirms that projects do not deviate significantly from the World Bank's Safeguard Policies and refers as a benchmark to the standards of international financial organizations; to internationally recognized standards, or international standards, treaties, and declarations, etc.; and to the good practices etc. of developed nations including Japan, when appropriate. When JICA recognizes that laws and regulations related to the environmental and social considerations of the project are significantly inferior to the aforementioned standards and good practices, JICA encourages project proponents etc., including local governments, to take more appropriate steps through a series of dialogues, in which JICA clarifies the background of and reasons for the inferior regulations and takes measures to mitigate the adverse impacts when necessary.

JICA takes note of the importance of good governance surrounding projects in order that measures for appropriate environmental and social considerations are implemented. JICA also discloses information with reference to the relevant laws of project proponents etc. and of the government of Japan.

3.3 GAP ANALYSIS

3.3.1 Comparison between Land Use Act and World Bank OP 4.12

The World Bank Operational Policy explicitly makes adequate provision for project affected persons who are either displaced or suffer other losses, as a result of projects, to be adequately catered for. Livelihoods of persons to be affected must be preserved, but in cases when this is inevitable, minimal displacements should occur. In instances where displacement is unavoidable, compensation should be paid to PAPs to help them to restore their social, economic and

environmental livelihoods.

The Land Use Act makes provision for compensation to be paid to only persons who have suffered any loss and can produce any form of title that is legal in the form of right of occupancy/ownership or legally binding tenancy agreement to the land in question. Whereas the law relating to land administration in Nigeria is wide and varied, entitlements for payment of compensation are essentially based on right of ownership. The Bank's OP4.12 is fundamentally different from this and states that affected persons are entitled to some form of compensation whether or not they have legal title if they occupy the land by a cut-off date.

Therefore, as this is a Bank funded project, the principles of World Bank OP 4.12 and JICA Guidelines are not negotiable and must be adhered to. As a result, all land to be acquired by for this project would be so acquired subject to the Laws of Nigeria and the Bank OP4.12. Where there are differences in the national law and World Bank Policies, the higher standard will apply. As noted in the Tables below, World Bank OP 4.12 and PS 5 will take precedence over national/state policies. Presented in Tables 3.2 and 3.3 are comparisons and contrasts between the International Best Practices and the Local legislations as affecting Project Displaced Persons.

Table 3.2: Land Use Act and World Bank OP 4.12 on Compensation

| Category of PAPs/ Type of Lost Assets | Nigerian Law | World Banks' OP 4.12/IFC's PS |
|---------------------------------------|---|--|
| Project Proponent | Explore all viable alternative project design to ensure minimization of impacts (i.e. NERC Act) | Land acquisition to consider avoidance on involuntary resettlement where feasible or minimize through project design |
| PAPs | Same provision is made in the Environmental Impact Assessment (EIA) Act of FEPA | Where not feasible to avoid resettlement, project shall give displaced persons opportunity to share in project benefits |
| PAPs | Same provision is made in the EIA Act | Determination of eligibility for compensation through meaningful consultations with the affected persons and communities |
| Land Owners | Cash compensation based upon market value | Recommends land-for-land compensation, or cash compensation at replacement cost |
| Land Tenants | Entitled to compensation based on the rights they hold upon land | Entitled to some form of compensation subject to the legal recognition of their occupancy |
| Owners of Permanent Buildings | Cash compensation based on prevailing market value | Entitled to in-kind compensation or cash compensation at full replacement cost including labour and relocation expenses, prior to displacement |
| Owners of "Non-permanent" | Cash compensation based on market value. | Entitled to in-kind compensation or cash compensation at full replacement cost |

| | |
|-----------|--|
| Buildings | including labour and relocation expenses, prior to displacement. |
|-----------|--|

Table 3.3: Gap analysis between World Bank OP 4.12/PS 5 and Local Legislations

| Issues | OP 4.12/PS 5 | GAP in Local Legislations |
|--|--|--|
| Displaced Person's right to information | Lender shall address impacts through information of PAPs of their rights on resettlement alternatives in addition to the provision of prompt and effective compensation at full replacement cost | Gives provision for resettlement through cash compensation but government and not PAPs has the discretion in respect of alternatives |
| PAPs Restoration Level | Living standards, income opportunities, and production levels of project affected people should be improved or at least restored to their pre-project levels. | This is not provided for in the local legislations |
| Displacement/Restrictions of PAPs | Ensure that displacement/restriction of PAPs does not occur before necessary measures for resettlement | This is not well-defined in the local legislations |
| Establishment of support system for socially vulnerable groups | Socially vulnerable groups tend to be exposed to environmental and social impacts. In addition, they have limited access to decision making processes. Thus, it is necessary to give appropriate consideration to them | There is no description about support to socially vulnerable groups. |
| Grievance Redress of PAPs | Lender must provide for appropriate access to grievance redress in RAP | Some provisions are made for this in the local legislations but not as comprehensively done in the OP 4.12/PS 5 |
| Enhancement of public participation in planning and implementation of resettlement plans | Appropriate participation by the affected people and their communities should be promoted in planning, implementation and monitoring of involuntary resettlement plans and measures taken against the loss of their means of livelihood. | There is no description about participation of project affected people and communities in the preparation and implementation of measures, as well as in conducting monitoring. |
| Provision of an Accessible Draft RAP which conforms | Requires the provision of a draft resettlement instrument which | This is not provided for in the local legislations |

| | | |
|---|---|--|
| with OP 4.12/PS 5 to PAPs | conforms to OP 4.12/PS 5 and making it available at a place accessible to the displaced persons and local NGOs in understandable language | |
| **Compensation for land acquisition with replacement Cost | Regarding environmental and social considerations, reference is made to regulations and good practices of international agencies. In this project, compensation will be done with replacement cost in according with OP4.12 of World Bank on Involuntary Resettlement. | There is no description about replacement cost. Compensation amount is evaluated based on the market value at the time of the laws issued for land acquisition and resettlement for a specific project |
| Assistance to PAPS without recognizable legal right | Requires the provision of resettlement assistance to those who have no recognizable legal right or claim to the land they are occupying | This is not provided for in the local legislations |
| Gender | The consultation process must ensure that women's perspectives are obtained and that their interests are factored into all aspects of resettlement planning and implementation. Addressing livelihood impacts may require intra-household analysis in cases where women's and men's livelihoods are affected differently. Women's and men's preferences in terms of compensation mechanisms, such as compensation in kind rather than in cash, should be explored. | This is not provided for in the local legislations |

Source: SEEMS Study Team

***Replacement cost does not mean a market value or governmental rate. Replacement cost include: i) market cost for materials to build a replacement structure with an area and quality similar or better than the project scope; ii) cost for transporting materials to a new site; iii) cost for labour and contractor fee; iv) cost for tax and registration. Depreciation of asset and value of salvage should not be taken into account in determining the replacement cost*

3.3.2 Requirements of World Bank OP 4.12 and PS 5 adopted by TCN for this RAP

For the implementation of the RAP in respect of this project, the following World Bank Operational Policy on Involuntary Resettlement and Performance Standard on Land Acquisition and Involuntary Resettlement will be adopted;

Necessary steps were taken to avoid/minimize the need for resettlement.

Resettlement/compensation measures were conceived and will be executed as development activities to provide sufficient resources to PAPs and opportunity to share in the project benefits. Affected persons, communities and local authorities are being meaningfully consulted and consultations will continue throughout the life cycle of the project.

Work may not commence on the PAP's properties until compensation has been made.

Development assistance in addition to compensation measures, such as job opportunities will be made available to PAPs.

Particular attention will be paid to any vulnerable groups identified in the proposed project areas. Communities will be given opportunities to participate in the planning, implementation and monitoring of resettlement/compensation.

RAP includes early screening, scoping of key issues, choice of resettlement/ compensation instrument and information required to prepare the resettlement component.

Having identified the need for involuntary resettlement in this project, SEEMS had carried out census, enumeration and valuation of assets to identify persons who will be affected by the project. This is to determine who will be eligible for assistance and discourage inflow of ineligible people for assistance.

Resettlement/compensation is linked to Project Implementation Plan in which the resettlement costs are included in the overall project budget and displaced PAPs will be compensated before they are affected by project activities.

TCN will adequately implement, monitor and evaluate this RAP. Provision is made for post compensation Grievance Redress.

This draft RAP conforms to World Bank OP 4.12 and PS 5 and JICA Guidelines and will be provided to the two bodies for assessment and approval. It will also be made available at a place that is accessible to displaced persons and NGOs in a readable form and in English language.

3.3.3 Project Compliance with World Bank Policy Objectives

Although the local legislation, including those regulating the right of way/set-backs belonging to the state does not require application of measures similar to those required by OP 4.12 to acquire land, TCN has fulfilled the requirements of the Involuntary Resettlement Policy as follows:

Census survey of all affected persons has been carried out with affected persons dully registered for appropriate compensations

Consultations were held with the relevant stakeholders.

Socioeconomic surveys of affected persons along the corridors has been conducted

Compensation methods have been agreed with the affected persons

TCN has agreed to set-up a RAP implementation team consisting of government agencies and representative of key stakeholders to participate in the resettlement and compensation of affected persons.

3.4 TRADITIONAL/POLITICAL GOVERNANCE AND COMMUNITY ORGANIZATION

The people have a well-defined hierarchical social structure with traditional leadership through kings, *Obas*, *Baale*/chiefs and elders. The Traditional Institution in the project affected area has four established “kingdoms” The *Elejio* of Ejio, *Ewusi* of Sagamu, *Olu* of Orile Igbeyin and *Oniro* of Oke Iro. The affected communities are under these paramount rulers. However, in each of the communities, there are traditional heads known as *Baale* who directly oversee each of the communities.

At the community level, the traditional authority structure hardly varies from one community to another with the traditional head (*Baale*) and chiefs jointly administering the political, economic and social affairs of the community. Authority in each community is at two levels. The first is the traditional ruling council composed of the village chiefs and headed by the village head (the *Baale*). The second level is the Community Development Association (CDA) comprising an elected Chairman and some executive members. The Community Development Association (CDA) mobilizes the different sections and interest groups in the Community for development purposes. The CDA reports to the Council of Elders. There is also a Youth Organization with elected Chairman and members.

Generally speaking, three broad groups are identifiable in each of the communities – male elders, youths and women. The role of male elders is traditional governance of the communities, while the youth leaders are usually at the bottom rungs of the ladder of authority, traditional roles including constituting a labour force in development projects, security of the community and to enforce law and order. Traditionally, there is a limit to the involvement of women in the political governance of these local settlements. Women play a subdued role in the communities, usually placed at the background. The community has a patriarchal familial arrangement.

CHAPTER FOUR: CONSULTATION

4.1 STAKEHOLDER IDENTIFICATION AND METHOD OF PARTICIPATION

Stakeholders are all those with a stake in the outcome of a project who participate in decisions on planning and management of the proposed development. Stakeholders share information and knowledge and may contribute to project activities. Stakeholder involvement is essential in the RAP process. The detailed consultation with identified stakeholders within the project area was coordinated by SEEMS and TCN. Consultation activities covered the four Local Government Areas (Sagamu, Ifo, Ewekoro and Obafemi/Owode) and the communities that may be directly or indirectly affected by the project. After Consultation and sensitisation programmes at the State and LGA levels coordinated by TCN, SEEMS initiated a three-tier system of consultations. At the top of the tier were the traditional rulers of each identified LGAs, affected communities, as well as the identified family heads/individuals that will be affected by the project.

Consultations are major features of the socio-economic component of a RAP for any proposed project, which in this case incorporates all individuals and communities that may be directly or indirectly affected. Consultations were carried out to inform relevant stakeholders about the intentions and plans of the proposed project, the scope and the need for the community to own and safeguard the project as beneficiaries and stakeholders. Other objectives are to identify, address, and document the concerns and views of all stakeholders with a view to minimising potential conflicts that could arise during project implementation. The consultations for the Project were planned and carried out fully covering both the project EIA and RAP.

The following process guided the public consultations:

The Social safeguard team first identified the built- up areas, particularly, the areas with potentials for involuntary resettlement. Name of communities, the administrative organization and leadership structure were sought, and subsequently, a visit was made to the leaders and/or representatives of these communities. Public forum with stakeholders on the project matter

Identification of PAPs and their social-economic baseline

Inventory of PAPs and affected assets

4.1.1 Notification to Stakeholders

Letters of introduction were written to key stakeholders including the concerned State Governments, relevant agencies and parastatals, Local Government Authority (LGA) and the heads of various communities that will directly or indirectly be affected by the projects as well as some other important key stakeholders, to secure permission to work in the respective LGAs and communities. The general public was also notified on the project through meetings and information delivered through their respective community leaders and representatives.

The established procedure for right of way acquisition is generally divided into four phases/steps. These steps are discussed in the following sub-sections.

Step I: Notification / Sensitization

Prior to the survey and administration of study questionnaires, TCN officials and the Project Consultants from SEEMS engaged all stakeholders in due consultations to inform and educate them on the purpose of the project and the possible associated impacts. During the consultations, the stakeholders were provided adequate information on the proposed project and the likely impacts as well as TCN's plan to ensure that the project does not impoverish them in any way. The stakeholders consulted included: State Government, representatives of the affected Local Government Areas, traditional rulers and leaders of the affected communities, youth leaders, etc. TCN shall also ensure that all stakeholders identified in this RAP report will be adequately notified before the commencement of resettlement and project execution. All properties affected by the proposed civil works have been valued and assessed according to laid down procedure. Owners of affected properties have been notified in several ways. These include one-on-one notification during the socio-economic survey, and also during consultation.

Step II: Identification, Census, Enumeration and Valuation

After the approval of the route survey and line profile by TCN, census, enumeration and valuation of properties along the RoW were commenced by SEEMS consultants.

Claimants are notified of the date of enumeration of their properties in specified areas. They are required to be present to identify their properties. During the enumeration, a thorough and comprehensive identification, census and assessment is carried out and a photograph of each claimant is taken in his/her property or premises. During this process, the representatives of the various communities shall witness and confirm every enumerated property and owner. This process ensures that rightful owners are documented and compensated for affected properties.

Step III: Payment of Resettlement/Compensation

Payment of compensation is based on the value of affected properties, also referred to as claims in the compensation schedule that will be approved for implementation (Appendix V). Payment will be made directly into the account of the owners of the property after consultations with affected parties as well as community head to properly identified real owners. Payment will be by e-payment. The claimant is expected to sign the TCN/TCN indemnity form 128 (Form IV of Appendix III) to confirm the collection of compensation payment. Payment exercise is usually witnessed by the community heads or their representatives. Pictures and videos may be used to visually document payment.

Step IV: Post-Compensation Issues

PAPs will be encouraged to direct all post-compensation grievances that may arise to TCN for investigation and verification through the Grievance Redress Committee. All complaints arising from enumeration and payment of compensation will be treated on their merit and properly documented. Work activities will not commence until resettlement/compensation payments have been made to all affected persons. The Engineering, Procurement and Construction (EPC) contractor will commence construction activity after the confirmation of payment of compensation by TCN Headquarters and the expiration of the notice to PAPs for removal of their valuables from acquired land.

4.1.2 National and LGA Stakeholder Meetings

The stakeholders consulted were very receptive and open in their discussions of issues pertaining to the project (see Plate 4.1). Virtually all of them put a lot of emphasis on compensation/resettlement issues and what would be impacts of the project on the environment. Majority of the stakeholders consulted expressed their enthusiasm about the project; they see it as one of the project that bring development and hoped that the power interconnection project will improve power supplies, stabilize the quality of the electricity and provide diverse source of power in the region, and further create employment for the generality and especially for the people in the affected States. The Chairmen of Local Government interacted with expressed their readiness to fully support the project and are prepared to encourage members of the LGA to cooperate with those that will be working on the project. However, some stakeholders are concerned that the proposed power interconnection may negatively affect their proposed projects in the areas. There are a number of estates and holdings along the line route (Carol, Aina Gold, Unilag, Mayflower, Platinum, Eminent, Gloryland, Cassavila, Yinka Property Mart, Green Spring, Unique, Ore Meta, Mercy, and Treasure Park Estates). Some of the estate owners expressed their displeasure and concern for their proposed projects like schools, Hotels, Housing Estate etc. the path of which the lines traversed. Some hunters along the route from Ibokuru to Asabala and from Kori Oja towards Orile Igbehin claimed that the project will affect local biodiversity particularly in wildlife. The proposed development would interfere with the natural habitat and could trigger soil erosions in highlands slopes particularly when crossing the rift valley at Ologbun Sofuyi and Oke Ate. Majority however believed that the intensity of damage potentially caused by the proposed development is going to be minor, given the nature of the project.



Carol: the Owner
of Carol Estate

Plate 4.1.: Consultation with the owner of Carol Estate

Table 4.1: Stakeholder Engagement Activities to Date for the TCN Project

| Stakeholder Engagement | Engagement Activity | Stakeholders | Number of Participants | Venue | Date/Time | Specific Discussion Areas |
|---|---|---|------------------------|---|---|--|
| STAGE 1: SCOPING | | | | | | |
| Government Agencies – Federal, State and Local Government Authority Regulatory Authorities. | Meeting with State and Local Council Officials. | Federal Ministry of Environment, Abuja. | 6 | Environment House, Abuja | May 10, 2017 July 11, 2017 | <input type="checkbox"/> Registration of the Project; <input type="checkbox"/> Scope of data collection and ToR approval; <input type="checkbox"/> Issues concerning site visitation; <input type="checkbox"/> EIA process and scope of the EIA; <input type="checkbox"/> Approval for one season waiver; and <input type="checkbox"/> Approval for the substation and the lines. |
| | | Ogun States | 35 | Governor’s office Secretariat | May 3, 2017 Every last Thursday of the Month | |
| | | Sagamu, Ewekoro, Owode Obafemi & Ifo LGA | 7 | Each Secretariat | November 19 -30 January 10, 2018 | |
| STAGE 2: Line Route survey/ESIA/RAP Studies | | | | | | |
| Baseline Data Collection: Community Engagement, engagement with local groups and traditional leaders. | Meeting with Traditional Rulers and Youths. | The head and chiefs of host communities. | 129 | Each Affected Community | December 18 -23, 2017 | <input type="checkbox"/> Formal presentation of the project; <input type="checkbox"/> Discussion of community concern; and <input type="checkbox"/> The need for a grievance |
| Government Agencies – Federal, State and Local Government Authority Regulatory Authorities. | Meeting with Local Government Officials. | Sagamu South; Sagamu West and Ofada/Mokoloki LCDAs and others | 155 | Sagamu South LCDA Secretariat, Ejio Town Hall and Ofada/Mokoloki LCDA Secretariat | December 15-16, 2017 | <input type="checkbox"/> Engagement with affected communities; <input type="checkbox"/> Potential positive impacts (provision of electricity and employment of opportunities for local people; and <input type="checkbox"/> Community |
| | | Federal Ministry of Environment, | 18 | Redemption Camp | July 11, 2017 | <input type="checkbox"/> Issues pertaining to appropriate location of the |

| | | | | | | |
|---------------------------------|--|---|----|-----------------------------|----------------------|---|
| | | Abuja. Transmission Company of Nigeria, Abuja. | 10 | Redemption Camp | December 20, 2017 | <input type="checkbox"/> Engagement with Redeem Officials to take decision on the appropriate substation location |
| Non-Governmental Agency (NGO) – | | Nigerian Conservation Foundation (NCF) | 12 | NCF Office, Lekki, Lagos | March 7, 2018 | <input type="checkbox"/> Discussion on potential impacts of proposed projects on biodiversity <input type="checkbox"/> NCF shows their interest for the collaboration of TCN's project if there is any opportunity |

4.1.2.1 Community Perception and Concerns

As indicated in the ESIA, development projects usually generate impacts on their host communities which may be positive or negative, real or perceived and may affect the people's receptiveness of the development project and relationship with the project proponents. When asked if the proposed project development would have any effect on them, the respondents perceived greater benefits from the transmission line and substations since it is intended to bring development. They based their expectations on the benefits the inhabitants had derived from previous projects in the area. For instance, some of the respondents mentioned what they have benefitted from the existing industries such as: the provision of pipe borne water, lockup shops, construction of earth road and culverts, provision of electricity and electric transformer, Primary Health Centre, and boreholes to some communities in the area. Some of them perceived the project to lead to increase in business activities most especially during construction; they hope to benefit from the influx of workers. Some believe that the project will bring employment opportunities to the youth and some hope to be involved by supplying sand and blocks for construction. However, a few, who appear very enlightened, raised issues regarding air pollution, noise and biodiversity displacement. They pleaded with the socio-economic team to ensure that adequate mitigation measures are put in place to forestall all negative impacts to the community. The team allayed their fears on the level of pollutants and promised an environmentally friendly project. On biodiversity displacement, the team assured them that wildlife will change location.

Table 4.2: Issues and Concerns Raised by Stakeholders and Responses during meetings

| Topic | Concerns and Comments | Stakeholders having made the comment / recommendatio | Actions to Address Concerns |
|------------------------------|---|---|--|
| Social Infrastructure | There is a general concern regarding the provision of basic social infrastructure and amenities such as health facilities, schools, and potable water supply. These facilities are grossly inadequate in the affected communities | Affected Communities Leader | The participants were informed that the project will attract development to the communities. |

| | | | |
|---------------------------------|---|---|---|
| <p>Health and Safety</p> | <ul style="list-style-type: none"> <input type="checkbox"/> Concern on the likely problem for the neighbouring communities and the fear that the project would not generate additional problems like vibration, noise, EMF and gaseous emission; <input type="checkbox"/> Concern on health hazard and EMF effect; and <input type="checkbox"/> Hoped that the substations would be built in line with the highest safety standards and would create the minimum disruption to communities | <p>Affected Communities (Community Leader, Women Leader Youth Leader)</p> | <p>The interests and concerns of the community will be put into consideration.</p> <p>Their project will be executed with the highest standard and in a way that their safety and health will not be jeopardized.</p> |
|---------------------------------|---|---|---|

| Topic | Concerns and Comments | Stakeholders having made the comment / recommendation | Actions to Address Concerns |
|--------------------|--|---|---|
| <p>Electricity</p> | <ul style="list-style-type: none"> <input type="checkbox"/> Non-availability of power to aid artisanship, thereby affecting quality of life. <input type="checkbox"/> Where available, power supply has been irregular | <p>Affected Communities (Community Leader, Women Leader Youth Leader)</p> | <p>The participants were informed that the transmission line will evacuate power to the substations which will in turn step it down before it is distributed through the national grid where it will get to the populace and enhance the quality of life.</p> |

| | | | |
|-------------------------------------|---|---|--|
| <p>Compensation for lost assets</p> | <p>The issue of fair and adequate compensation was raised in virtually all communities especially for those whose occupation will be affected by the TL RoW</p> | <p>Local Government Chairmen/Affected Communities (Community Leader, Women Leader Youth Leader)</p> | <p>The stakeholders were informed that the project already has in place a RoW acquisition process which includes enumeration, valuation and compensation. They were informed that this process will be followed with community survey to ensure that all affected persons are identified and included in the compensation program. They were also assured that compensation payment will be in line with current market prices. In addition, a grievance redress mechanism will be developed and communicated to all affected parties in</p> |
|-------------------------------------|---|---|--|

| Topic | Concerns and Comments | Stakeholders having made the comment / recommendation | Actions to Address Concerns |
|--------------|--|--|--|
| | | | case there are issues |
| Employment | <ul style="list-style-type: none"> □ Requested that some of their indigenes who are qualified are given special consideration in employment so as to forestall a situation whereby their folks can only be labourers; and □ Appeal for employment of their youths in order to give empower them economically | Local Government Chairmen/Affected Communities (Community Leader, Women Leader Youth Leader) | The participants were informed that a Community Relations and Engagement Plan will be developed prior to project commencement that will cover all terms and modalities of engagement to ensure that affected communities are equitably represented |

4.1.3 Community Meetings

Several meetings were held in the affected communities (most especially in Likosi, Dejuwogbo, and Alado where many individuals had encroached on TCN already acquired land), to create awareness and ensure that everybody concerned is aware or was informed about the project. The team ensured that women attended and participated to the meetings. The meetings were designed to inform the communities about the project and its potential associated impacts. The affected communities were sensitized regarding their right to be compensated and items to be compensated for including land, crops, and/or houses. Those present in each of the meetings were given opportunity to ask questions, raise their concerns and provide. Interviews were also conducted with heads and some selected leaders of these communities using already prepared community questionnaire (Appendix I) to obtain detailed information regarding the community, likely properties to be affected, their preference concerning benefits from the proposed project, indigenous trees and areas of environmental importance located in the communities.

4.1.4 Consultation of Project Affected Persons

Project affected persons (PAPs) include all persons whose land will be crossed by the proposed transmission line and those that will lose some other properties like structure, seasonal crops, business premises etc. The enumerators walked through the proposed wayleave and, with the help of community representatives, identified the landowners or property owner. A face-to-face

interview was then conducted with the head of household or another adult member of the household available at the time of the visit to fill the household questionnaire. Socioeconomic information was collected about household members, livelihood, income and production, land ownership, livestock, crops, trees, as well as structures. Concerns raised about the wayleave and how the transmission line project could affect the households were also gathered. Results from the household survey are presented in Chapter 5. A total of 158 people completed the household survey, including 2279 individuals that will be affected by the project. This control group is formed of people that will not be affected by the project but who are living in the same area.

CHAPTER FIVE: SOCIO-ECONOMIC BASELINE OF THE PROJECT AREA AND PROJECT AFFECTED PERSONS

5.1 PREAMBLE

The socio-economic assessment studies were aimed at examining the socioeconomic conditions of the PAPS. This will be relevant for measuring and monitoring the progress of this RAP implementation.

5.2 DEMOGRAPHICS OF AFFECTED PEOPLE

The study intends to identify and document the demographic data of the project communities such as population, literacy level, occupation, dependency level, housing and social amenities. These data will be useful not only in establishing the importance of the resettlement of the affected persons but equally in quantifying the environmental and social impacts of the planned works which will help determine the management plans for the said project. More importantly, the baseline data will be useful for monitoring and evaluating the post implementation condition of the community and by implication the success of the project.

Table 5.1: Project Affected Households

| Lot2 | LGA | No of communities | Estimated length of RoW across LGA's (km) | No of PAPS | Total Amount |
|------|---------------|-------------------|---|-------------|-------------------------|
| | Ewekoro | 3 | 11.72 | 367 | 86,382,438.50 |
| | Ifo | 12 | 3.21 | 171 | 65,240,620.00 |
| | Obafemi Owode | 32 | 24.78 | 708 | 730,727,341.92 |
| | Sagamu | 30 | 24.25 | 1033 | 1,194,561,435.90 |
| | Total | 77 | 63.96 | 2279 | 2,076,911,836.32 |

Source: SEEMS, 2018

Table 5.2: Summary of Distribution of Properties in Communities by LGA

| LGA | Residential Houses | Uncompleted Houses | Land | Crops/Economic Trees | Tomb | Shrines | Factory/Shop | Total |
|---------------|--------------------|--------------------|-----------|----------------------|-----------|-----------|--------------|-------------|
| Ewekoro | 3 | 69 | 0 | 276 | 8 | 11 | 0 | 367 |
| Ifo | 0 | 2 | 0 | 157 | 0 | 12 | 0 | 171 |
| Obafemi Owode | 35 | 241 | 81 | 335 | 3 | 18 | 0 | 713 |
| Sagamu | 120 | 453 | 0 | 450 | 13 | 7 | 2 | 1045 |
| Total | 158 | 765 | 81 | 1218 | 24 | 48 | 2 | 2296 |

5.2.1 Age and Sex Structure

Table 5.3: Population Data of the Affected Local Government AREA (as at 2006)

| Lot 2 | State | LGA | Male | Female | Total |
|-------|-------|---------------|------------------|------------------|----------|
| | Ogun | Obafemi Owode | 118, 574 (50.4%) | 116, 497 (49.6%) | 235, 071 |
| | | Ifo | 269, 206 (49.9%) | 269, 964 (50.1%) | 539, 170 |
| | | Ewekoro | 28, 212 (51.2%) | 26, 881 (48.8%) | 55, 093 |
| | | Sagamu | 126, 855 (49.6%) | 129, 030 (50.4%) | 255, 885 |

Data Source: NPC, 2006

Table 5.4: Population Data in Project Affected Households

| Lot 2 | State | LGAs | Age | Population | Percentage |
|-------|-------|---------------|------------------|------------|------------|
| | | Obafemi Owode | 0 – 14 years | 76 | 36 |
| | | | 15 – 44 years | 79 | 37 |
| | | | 45– 64 years | 53 | 25 |
| | | | 65 years above | 6 | 3 |
| | | | Sub-Total | 214 | 100 |
| | | Ifo | 0 – 14 years | 5 | 39 |
| | | | 15 – 44 years | 3 | 23 |

| | | | | | |
|--|---------|--|--------------------|------------|------------|
| | Ogun | | 45– 64 years | 5 | 39 |
| | | | 65 years above | 0 | 0 |
| | | | Sub-Total | 13 | 100 |
| | Ewekoro | | 0 – 14 years | 34 | 30 |
| | | | 15 – 44 years | 54 | 48 |
| | | | 45– 64 years | 18 | 16 |
| | | | 65 years above | 6 | 6 |
| | | | Sub-Total | 112 | 100 |
| | Sagamu | | 0 – 14 years | 214 | 37 |
| | | | 15 – 44 years | 230 | 39 |
| | | | 45– 64 years | 139 | 24 |
| | | | 65 years above | 4 | 7 |
| | | | Sub-Total | 587 | 100 |
| | | | Grand Total | 926 | |

Data Source: SEEMS, 2018

Table 5.5: Population Data in Project Affected Area (For Household Heads)

| Lot 2 | State | LGAs | Age | Population | Percentage |
|-------|-------|---------------|------------------|------------|------------|
| | Ogun | Obafemi Owode | 15 – 34 years | 5 | 14.7 |
| | | | 35 – 49 years | 21 | 61.8 |
| | | | 50 – 64 years | 7 | 20.6 |
| | | | 65 years above | 1 | 2.9 |
| | | | Sub-Total | 34 | |
| | | Ifo | 15 – 34 years | 0 | 0.0 |
| | | | 35 – 49 years | 1 | 33.3 |
| | | | 50 – 64 years | 2 | 66.7 |
| | | | 65 years above | 0 | 0.0 |
| | | | Sub-Total | 3 | |
| | | Ewekoro | 15 – 34 years | 4 | 23.5 |
| | | | 35 – 49 years | 6 | 35.3 |
| | | | 50 – 64 years | 5 | 29.4 |
| | | | 65 years above | 2 | 11.8 |
| | | | Sub-Total | 17 | |
| | | Sagamu | 15 – 34 years | 7 | 6.7 |
| | | | 35 – 49 years | 69 | 66.3 |
| | | | 50 – 64 years | 20 | 19.2 |
| | | | 65 years above | 8 | 7.7 |
| | | | Sub-Total | 104 | |
| | | | Grand Total | 158 | |

Data Source: SEEMS, 2018

It was gathered from the field survey that majority of the Household heads are males (97%) with only 5 (3%) of the households headed by females. This implies that vulnerability concerns concerning household heads on the basis of sex composition may not apply as there is very small proportion of female headed households.

Household (on Residential and Encroacher)**Table 5.6: Project Affected Households**

| Lot 2 | Local Government Areas (LGAs) | Gender of Heads of Households | | Total (Project Affected Households) |
|-------|-------------------------------|-------------------------------|--------|-------------------------------------|
| | | Male | Female | |
| | Obafemi Owode | 34 | 0 | 34 |
| | Ifo | 3 | 0 | 3 |
| | Ewekoro | 17 | 0 | 17 |
| | Sagamu | 99 | 5 | 104 |
| Total | | 153 (97%) | 5 (3%) | 158 (100) |

Data Source: SEEMS, 2018

Affected household heads are predominantly married people (almost 99%). However, in Sagamu LGA, there is one household headed by a man who is still single and there is another woman in the divorced/separated category serving as the head of her household. The significance of this result is that majorly of household heads are men who are the breadwinners and help mates in their respective households.

Table 5.7: Marital Status of Heads of Households

| Lot 2 | LGA | Marital Status | | | | Total |
|--------------|---------------|----------------|----------------|----------|----------------------|----------------|
| | | Single | Married | Widowed | Divorced / Separated | |
| | Obafemi Owode | - | 100 | - | - | 100 |
| | Ifo | - | 100 | - | - | 100 |
| | Ewekoro | - | 100 | - | - | 100 |
| | Sagamu | 1 | 98 | - | 1 | 100 |
| Total | | (0.6%) | (98.8%) | - | (0.6%) | (100.0) |

Data Source: SEEMS, 2018

The survey shows that most of the PAPs (45%) run large households (between 3-10) (Table 5.8). Forty-six percent of the PAPs have between 6-10 children and another 45% have between 3-6 children while barely 3.2% have families of 1-2 members. This goes to show that the level of dependent on the Head of Household will be much and there will be a heavy burden on the family if involuntary displacement occurs.

Table 5.8: Household Size in the Project Area

| Lot 2 | LGA | Household Size | | | | | Total |
|--------------|---------------|----------------|----------------|-----------------|---------------|----------|--------------------|
| | | 1 – 2 | 3 – 5 | 6 – 10 | 11 - 15 | >15 | |
| | Obafemi Owode | 0 | 41 | 47 | 12 | 0 | 100 |
| | Ifo | 0 | 67 | 33 | 0 | 0 | 100 |
| | Ewekoro | 0 | 35 | 59 | 6 | 0 | 100 |
| | Sagamu | 5 | 47 | 44 | 4 | 0 | 100 |
| Total | | 5 (3%) | 71(45%) | 73 (46%) | 9 (6%) | - | 158 (100.0) |

Data Source: SEEMS, 2018

5.3 EDUCATION AND LITERACY

Literacy and educational characteristics are basic indices of human development. Evidence from field survey as well as focus group discussions and in-depth interview indicate that education and literacy rates are low among the population in the affected communities however, with the exception of Sagamu LGA where almost 50% had secondary education and another 40% attained tertiary level of education (Table 5.9).

Majority of the inhabitants of other Local Government Areas did not go beyond secondary school. Generally, as much as 30% of the household members in Obafemi Owode LGA had primary or no formal education. As shown in Table 5.10, literacy level is generally low for youth and female members of the project area; the gender differences are wide enough to stimulate measures to reverse the pattern. Also, the youth of the various communities should be assisted and encouraged to pursue education.

Table 5.9: Educational Status in the Project Area

| Lot 2 | Local Government Areas (LGAs) | Educational Status | | | | |
|--------------|-------------------------------|---------------------|-----------------|-----------------|-----------------|------------------|
| | | No formal Education | Primary | Secondary | Tertiary | Total |
| | Obafemi Owode | 5 | 29 | 32 | 32 | 100 |
| | Ifo | 0 | 33 | 0 | 67 | 100 |
| | Ewekoro | 0 | 18 | 41 | 41 | 100 |
| | Sagamu | 1 | 11 | 49 | 39 | 100 |
| Total | | 3 (2%) | 25 (16%) | 69 (44%) | 61 (39%) | 158 (100) |

Data Source: SEEMS, 2018

5.4 ECONOMICS

5.4.1 Occupation and Industry

Majority of inhabitants of the affected communities are artisans (Table 5.10). Other subsidiary occupations are industry, trading, and farming. For most of the people, farming is their secondary occupation. Women are mainly involved in trading as their primary occupation while farming is regarded as their secondary occupation. Farming which is the secondary occupation of majority of people in the affected communities is both tree cropping and subsistent with maize, rice, cassava, plantain and sugarcane as the main crops. The economic cropping found in the area includes kolanut, sugarcane, and oil palm (growing wild). A few of the inhabitants are hunters, with hunting carried out at subsistence level as well as for recreation. Evidence from focus group discussions indicates that the level of unemployment (for salaried jobs which the people especially the youths prefer) is high. One of the challenges faced by communities affected by the project is lack of alternative economic activities such as employment. As indicated above and presented in Table 5.10, most of the communities regarded agriculture as secondary occupation. The only LGA where a significant proportion of members regard farming or hunting as one of their main occupation is Ifo. Also because of the presence of some industries in the State many of which are situated in Ewekoro LGA (though not in the affected communities within the LGA), many of the youths leave their area to work in these industries. This is the case with most of the youths from Ewekoro LGA who have moved out of their communities to secure employment in Lafarge and some other industries within the State. However, it is expected that some jobs will be available during the construction of the transmission line for the local population to be employed, mainly as casual labourers. However, the employment opportunities will be temporary and the community will only benefit during construction phase.

Table 5.10: Occupation in the Project

| Area | State | Local Government Areas (LGAs) | Occupation (%) | | | | | |
|------|-------|-------------------------------|-----------------|----------|------------------|-----------|-----------|------------|
| | | | Farming/Hunting | Trading | Teaching/Nursing | Industry | Artisan | Total |
| | Ogun | Obafemi Owode | 12 | 6 | 3 | 15 | 64 | 100 |
| | | Ifo | 33 | 0 | 0 | 33 | 34 | 100 |
| | | Ewekoro | 6 | 6 | 6 | 53 | 29 | 100 |
| | | Sagamu | 3 | 17 | 1 | 18 | 61 | 100 |
| | | | 14 | 7 | 3 | 30 | 47 | 100 |

Data Source: SEEMS, 2018

5.4.2 Personal Income

The income level of majority of the people in the area is low because most of them are artisans or working as labour in companies around their vicinity. Also, evidence from FGDs shows that a significant proportion of the youths are not gainfully employed and are not in any form of school for career development. Most of the aged are poor, except those whose children are in the city, who send money home. Some of the women are successful traders while some are house wives. There is dominance of the informal sector jobs (farming, trading, artisanship, etc) which accounts for more than 90% of the employment and thus explains the low income levels of the inhabitants of the area as the sector is characterized by low productivity and income. There is need to address this problem of low level of income to avoid a restive environment in the future; hence the need for CSR policy objective.

Even though the household that will be impacted by the project have a significant diverse annual income with most of them having an income that is above ₦60,000, but those with this relatively high income are mainly those with multiple economic activities such as agriculture and business and are mainly in urban areas or close to urban areas (Table 5.11). It is evident from the outlook of most of the affected communities that majority of those in the rural locations have low income derived mainly from farming and artisanship. The impacts of the project on the sources of livelihood of many of the households may have adverse impacts on their income sustenance and standard of living, especially with the low rate of saving culture in the less developed countries.

****Table 5.11: Perception on Economic Scenario of Project Area**

| Lot 2 | State | Local Government Areas (LGAs) | Estimated Monthly Income (%) | | | | Savings (%) | | | | |
|-------|-------|-------------------------------|------------------------------|---------------|---------------|---------|-------------|-------|------------|---------------|---------|
| | | | <20,000 | 20,000-39,000 | 40,000-59,000 | 60,000+ | No savings | <5000 | 5000-10000 | 10,001-20,000 | 20,000+ |
| | Ogun | Obafemi Owode | 2 | 24 | 24 | 50 | 0 | 3 | 6 | 18 | 73 |
| | | Ifo | 0 | 0 | 0 | 100 | 0 | 0 | 0 | 33 | 67 |
| | | Ewekoro | 6 | 0 | 24 | 70 | 0 | 6 | 0 | 0 | 94 |
| | | Sagamu | 6 | 8 | 16 | 70 | 3 | 0 | 1 | 12 | 84 |

Data Source: SEEMS, 2018

****Because of the current value of Naira (Nigeria currency), the income range as suggested in the template may not be appropriate.**

5.4.2 Monthly Family Expenditure Pattern

Table 5.12: Monthly Expenditure Pattern per Family

| Lot 2 | State | LGA | Necessities | | | | | Rent (%) | Transportation (%) | Water and others (%) |
|-------|--------------------------------------|---------------|-------------|----------|------------|---------------|--------------|----------|--------------------|----------------------|
| | | | Food (%) | | Health (%) | Education (%) | Clothing (%) | | | |
| | Ogun | Obafemi Owode | 48 | 5 | 9 | 10 | 12 | 4 | 9 | 3 |
| | | Ifo | 40 | 8 | 11 | 17 | 10 | 6 | 6 | 2 |
| | | Ewekoro | 49 | 5 | 8 | 15 | 11 | 4 | 5 | 3 |
| | | Sagamu | 33 | 6 | 10 | 19 | 13 | 5 | 8 | 6 |
| | Project Affected Area Average | | 34 | 6 | 10 | 15 | 12 | 5 | 7 | 4 |

Data Source: SEEMS, 2018

5.5 EMPLOYMENT/UNEMPLOYMENT

The project may not likely lead to any loss of employment. Rather, through the engagement of both skilled and unskilled persons in the communities, during the construction of transmission line RoW, employment and contract opportunities will be created, which will enhance standard of living. Findings from the study show that majority of those affected by the proposed project are artisans. Others affected include traders and farmers.

5.6 LAND OWNERSHIP/LAND USE

The properties owned by the respondents in the communities are of two main types. These are farmlands and land. Evidence from In-depth interviews showed that the common patterns of land ownership in the community are through inheritance, outright purchase, tenant/lease and family. With the exception of lands that have been sold to some individuals, land in the project area is joint property of the extended family system, leading to fragmentation and small sizes of non-contiguous farm holdings.

Table 5.13: Land Ownership/Land Use

| S/N | LGA | Private Land | | | | Community own land | | | | State/LGA own | | | |
|-----|---------------|--------------|-------------|------------|------------|--------------------|-------------|------------|------------|---------------|-------------|------------|------------|
| | | Residential | Agriculture | Commercial | Industrial | Residential | Agriculture | Commercial | Industrial | Residential | Agriculture | Commercial | Industrial |
| 1 | Obafemi Owode | 372 | 335 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 | Ifo | 14 | 157 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3 | Ewekoro | 91 | 276 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4 | Sagamu | 582 | 450 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Total | 1059 | 1218 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Source: SEEMS, 2018

Lands are transferred down the family line through inheritance. In similar manner, community or family lands are also passed on from one generation to another down the family line. Lands can be purchased or leased. Sometimes, conditions are attached to land acquisition (especially leased or pledged land). For example, length of lease of land could be for a single or several planting seasons depending on the agreement reached between the original owner and the acquiring party. In cases where there are economic trees like Kolanut on pledged or leased land, the condition could forbid the temporary owner from harvesting the produce. In that case, the original owner retains the right to harvest the economic trees though the new owner is responsible for planting and harvesting of other food crops. For individually owned lands, owners reserve the right to sell or lease as they choose. However, for family lands, family members are not authorized to sell or lease part or all of such lands without the full consent and agreement of all family members. Every family member is entitled to the family land.

In Ogun State, it is a common practice to have the family lands to be shared in small proportions in order to ensure that each family member retains a portion as a right. The portions assigned to individuals are clearly demarcated so that each member is fully aware of the boundaries of his/her portion.

With proximity the State to Lagos, communities nowadays attach great value to land in their locality. Because of industrial activities and the presence of a number of industries in the State, every land owners now wish to be accorded necessary recognition and to be duly compensated for their land irrespective of the size. One peculiar feature of the State is that women retain full rights of land tenure apart from outright purchases. Family lands are shared with female members notwithstanding their marital status. The children of these female members are also entitled to the lands after the demise of their mothers.

5.7 BUILDING PATTERNS/HOUSING STRUCTURE/ASSETS

In the course of going round the affected communities, it could be deduced that settlements in the affected communities exhibit nucleated (clustered) settlement patterns. With the exception of Likosi, Ganun and Simawa, all buildings and structures that will be affected by the project are located in rural settings. Most of the buildings affected by the project are made from cement brick and with corrugated iron or zinc roofing (Plates 5.1-5.7). Some of the uncompleted buildings are already habited, even though they have only been completed to certain stage. The uncompleted buildings and some of the graves along the RoW are made of cement while the shrines are made of mud, woods, and straw. Some of the completed buildings were at foundation level, some at DPC level, some have been constructed up to window Cill and lintel level, some other were at roof level.





Plates 5.1 – 5.7: Typical Structures in the Project Affected Area

5.8 FIELDS AND CROPS AFFECTED BY THE WAYLEAVE

Virtually all affected communities are located in areas where significant portions of lands are entirely used for agriculture where crops such as cassava, maize, plantain, sugarcane, kolanut, oil palm etc. are mainly grown. All of the impacted households have cultivated parcel or farming area affected by the wayleave. A total of 1218 households were growing crops and economic trees in the wayleave (Table 5.14). Cassava is the most common food crops in the affected communities especially in Likosi/Dejuwogbo, Omu Pempe, Oluwo Oshin, Abisodun, Adewolu, and Otere Apena etc. Sugarcane is a popular cash crop in Asa Bala, Asa Elegun and Abese while Kolanut is a common crop grown in Sagamu area.

Table 5.14: Summary of Distribution of Assets (except for building) in LGAs

| S/N | LGA | Asset | | | | |
|-----|---------------|-------|---------------------|----------------------|----------------------|---------------------|
| | | Fence | Fish/Pond | Trees | Crops | Tomb |
| 1 | Obafemi Owode | | 1,250,000.0 | 28,081,425.00 | 37,234,494.50 | 150,000.00 |
| 2 | Ifo | | 0 | 3,113,730.00 | 17,041,155.00 | |
| 3 | Ewekoro | | 0 | 2,399,935.00 | 15,684,094.00 | 400,000.00 |
| 4 | Sagamu | | 0 | 8,198,555.00 | 19,918,040.00 | 650,000.00 |
| | Total | | 1,250,000.00 | 41,793,645.00 | 89,877,783.50 | 1,200,000.00 |

Source: SEEMS, 2018

Table 5.15: Summary of Distribution of Public Properties in Communities

| S/N | LGA | Asset | | | | |
|-----|---------------|---------------|-----------|----------|---------------|-----------------|
| | | Cemetery/Tomb | Shrine | School | Church/Mosque | Public Facility |
| 1 | Obafemi Owode | 3 | 17 | 0 | 2 | 1 |
| 2 | Ifo | 0 | 13 | 1 | 0 | 0 |
| 3 | Ewekoro | 8 | 11 | 0 | 1 | 0 |
| 4 | Sagamu | 13 | 7 | 3 | 6 | 2 |
| | Total | 24 | 48 | 4 | 9 | 3 |

Source: SEEMS, 2018

5.9 POVERTY AND INEQUALITY

Poverty could be considered in absolute terms, as falling below some fixed minimum consumption level, or could be in relative terms to mean inability to afford what average people have. Poverty is the lack of essential items such as food, clothing, shelter and safe drinking water, all of which determine the quality of life. It may also include the lack of access to

opportunities such as education and employment which aid the escape from poverty and/or allow one to enjoy the respect of fellow citizens. Inequality commonly referred to as relative poverty is defined as unequal distribution of income/expenditure across the entire population. Based on low infrastructural development which is described below, the quality of life of the people in most of the project area can be described as poor. For instance, majority of the residents of the affected areas cannot be sustained by their monthly incomes which is often less than ₦60,000 in a month. These income levels as given by the respondents were subjective. Evidence from in-depth interviews with community leaders clearly showed that many of the inhabitants may not be earning as much as they have indicated. Many of them opined that their response would influence the compensation that would be paid on their properties. Evidence from the survey showed that a substantial number of residents in the project area could not access adequate food for a functional life. In view of this, many of them depend on secondary occupations like farming and hunting for sustenance and for additional means of income generation.

Therefore, considering the competing household needs as regards this income levels, the majority of the PAPs could be termed as being poor hence the need to consider cushioning mechanisms to avoid destabilizing such households further. A general improvement in the quality of the lifestyle of the people is therefore expected from the enhancement of the infrastructures and economic activities that will be associated with these development interventions.

5.10 INFRASTRUCTURAL BASE

The quality and quantity of available basic infrastructure including water supply, educational, health, markets, electricity, and transport facilities have been used as indicators of the level of development and quality of life. Based on low infrastructural development, the quality of life of the people in the affected communities can be described as poor. A general improvement in the quality of the lifestyle of the people is therefore expected from the enhancement of the infrastructures and economic activities that will be associated with these development interventions.

5.10.1 Market Facilities

The project will not affect any of the markets. Aside from Sagamu, which will not be affected by the project, there is no other functional market in any of the affected communities. The inhabitants of the area carry their goods to Mowe, Ifo, Sagamu and Abeokuta which are far from their communities. In the alternatives many of the inhabitants also patronize local shops and kiosks located all over some of the communities. They also purchase whatever they need from these markets.

5.10.2 Access Road/Public Transportation

Most of the communities are connected to the main trunk roads (Ifo-Abeokuta express and Lagos-Ibadan express) by a network of roads, although many of the roads are in a state of disrepair. These roads which are dilapidated are currently begging for the attention of the State and Local Governments; even the roads leading to the headquarters of LGAs which these

communities belong to are in bad shape. Transportation is majorly by commercial motor vehicles and motorized cycles. Porterage on heads or shoulders is also a common activity, especially by the female gender.

5.10.3 Electricity Supply

Some of the communities (Ejio, Likosi, Dejuwogbo, Alado Sagamu, Simawa, Makogi, Soso, and Ganun etc.) are connected to national grid; although electricity supply to these communities was reported to be irregular and unreliable. Most of the affected communities are not supplied with electricity; those Majority of the households use kerosene for lighting, while fuel wood is used for cooking inhabitants. Very few of the houses in communities with electricity, have refrigeration and washing machines in their houses.

5.10.4 Educational Facilities

With the exception of few communities (Ejio, Likosi, Ewu Lisa, Ganun, Simawa, Sagamu) Primary schools are not easily accessed within a 1–5 km radius of settlements. Secondary schools are not so easily accessed. This may be one of the reasons for the low educational level of most of the inhabitants of the area. Majority of the Secondary school-age children attend schools at Sagamu, Ifo, Abeokuta or one of the neighbouring communities outside the project area. The project area has not benefitted from the free and free and compulsory education of Ogun State government. The proposed project will not be affecting any the schools in the areas.

5.10.5 Postal/Telecommunication Facilities

Members of the affected communities are benefitting from the services of the major GSM telecommunication providers (MTN, Airtel, Globacom, and Etisalat); though the coverage is not as effective as the main cities. But with few exceptions, most of these communities are connected to at least one of these service providers. The capital cities and other major towns in the study areas are fully covered by one or the other of these networks. It is therefore quite easy to communicate socially and also carry out business transaction within any part of the State. None of the communities including the major ones has postal services in their vicinity. So the project will not affect any telecommunication or postal services in the areas.

5.10.6 Health Facilities

With the exception of the Primary Health Care Centre at Likosi and Sagamu General Hospital, there is no medical clinic or pharmacy in the Project area. Residents are required to use the public health centre or private clinics in Likosi, or in cases of more specialized treatment, Sagamu General Hospital.

Disease Prevalence

Evidence from the quantitative data showed that malaria is the commonest disease suffered in the project area followed by Cough and Diarrhoea in that order. Malaria is the number one cause of morbidity in sub-Saharan Africa, and the project area is devoid of potable water, thus the high rate of water-borne diseases.

Most of the affected persons consider themselves as ‘very healthy’ (51%) and another 18% believe that they are ‘healthy’. However, the people’s idea of health may be limited to ‘physical well-being’ and not being admitted in the hospital for medical treatment. This may not be so if health were to be considered as the state of physical, mental and social well-being and not merely absence of sicknesses or diseases. This however cannot be taken as the true health status of the community since most of them rarely go to hospitals except when they are very sick. Evidence from the focus group discussions revealed that the health seeking behaviour of most communities is poor. Data from the health survey also revealed that for their medical attention, about 28% of the respondents use public health facilities; about 23% would use Traditional Health Clinics while another 17% would use patient medicine stores. Attendance of Antenatal care clinic is equally poor; only very few mothers attend antenatal clinics prior to the delivery of the last baby. They rely on local herbs. Evidence from health surveys indicates that majority of the inhabitants rely on traditional medicine (herbs) for their health needs. From the survey, it was found that visits to health centres and hospitals for treatment become essential only as the last resort for majority when it becomes absolutely necessary (when the use of herbs proves ineffective and when the sickness is getting out of control). Many of the inhabitants avoid health centres/hospitals because of waiting time, cost of treatment and the attitude of health workers among others. Many of them patronize Patent Medicine Stores and itinerant drug vendors in spite of the fact that the efficacy of dispensed drugs cannot be ascertained.

5.10.7 Water Supply

Evidence from the survey and in-depth interviews showed that majority of residents of the project area do not have access to potable water supply. Most of the households in the affected communities have borehole which form forms the main source of water supply. The main sources of water for consumption and domestic use to some other households are pipe borne water and sunk wells. Very few rely on river or stream. None of the communities have access to government supplied potable water sources and there is nothing to indicate government readiness towards provision of portable water to the communities. Majority of the residents utilize private boreholes (often at a cost to them).

Table 5.16: Drinking Water Sources in the Study Area

| Lot 2 | State | Local Government Areas | Water Resources | | | | |
|--------------|-------|------------------------|------------------|-----------|------------|----------|----------|
| | | | Pipe Borne Water | Borehole | Sunk Wells | River / | Rain |
| | Ogun | Obafemi Owode | 12 | 74 | 9 | 6 | - |
| | | Ifo | - | 100 | - | - | - |
| | | Ewekoro | 6 | 59 | 35 | - | - |
| | | Sagamu | 10 | 83 | 5 | 1 | 1 |
| Total | | | 10 | 76 | 9 | 4 | 1 |

5.11 SUMMARY OF PAPS

Table 5.17: Project Affected Structure

| Type of Primary Structure | | Number of Owner (HHs) | Number of Physically displaced persons | Number of Economically displaced persons | Number of owner (HHs) | Number of Physically displaced persons | Number of Economically displaced persons |
|---|----------------------|-----------------------|--|--|-------------------------------|--|--|
| | | Title holder | | | Non-title holder (Encroacher) | | |
| Residential | Occupied | 73 | | | 82 | 82 | |
| | Unoccupied | 563 | | | 267 | 267 | |
| Residential tenant structure | | | 37 | | 0 | 0 | 0 |
| Commercial Structure | | 1 | 1 | 1 | 1 | 1 | 1 |
| Public facility (tomb, shrine, school etc.) | Public and Religious | 56 | 56 | | 16 | 16 | |
| Total | | 693 | 693 | 1 | 366 | 366 | 1 |

Source: SEEMS, 2018

Table 5.18: Project Affected Land

| | Land Use | Number of owner (Project Affected Units) | Area Size (m ²) | Relocation Assistance Needed |
|-----------------|-------------------------|--|-----------------------------|------------------------------|
| Government Land | Residential Land | | | No |
| | Commercial Land | 455 | 250,000.00 | |
| | Agricultural Land | | | |
| | MFM | | 199,900.00 | |
| | Redeemed (Donated Land) | | 96,200.00 | |
| | Sub-Total | 455 | 546,100.00 | |
| Community Land | Residential Land | 689 | 795,859.89 | Yes |
| | Commercial Land | 4 | 3,136.14 | |
| | Agricultural Land | 1129 | 1,957,600.00 | |
| | Non-used Land | 0 | 0.00 | |
| | Others | 2 | 236.00 | |
| | Sub-Total | 1824 | 2,756,832.03 | |
| | Grand Total | 2279 | 3,302,932.03 | |

Source: SEEMS, 2018

Table 5.19: Project Affected Agricultural Land and Associated PAPs

| | Project Affected Units (Number of Agricultural Land) | Project Affected Persons (Number of Economically Affected Persons) |
|---------------------------|---|---|
| Government Land | 285 | 285 |
| Community or Private Land | 933 | 933 |
| Total | 1218 | 1218 |

Source: SEEMS, 2018

Table 5.20: Affected Trees and Crops

| | | Unit |
|-------------|-------|---------|
| Agbalumo | Stand | 24 |
| Apara | Stand | 3 |
| Bamboo | Stand | 7,916 |
| Banana | Stand | 697 |
| Beans | Stand | 300 |
| Bitter kola | Stand | 2 |
| Bitter leaf | Stand | 5 |
| Cashew | Stand | 25 |
| Cassava | Stand | 239,540 |
| Cherry | Stand | 26 |
| Citrus | Stand | 279 |
| Cocoa | Stand | 396 |
| Coconut | Stand | 44 |
| Cocoyam | Stand | 5,450 |
| Date palm | Stand | 88 |
| Ewe leaf | Stand | 495 |
| Ewedu | Stand | 1,000 |
| Eweran | Ha | 0.09 |
| Fruit | Stand | 1 |
| Garden egg | Stand | 600 |
| Guava | Stand | 203 |
| Hard wood | Stand | 12,886 |
| Idi | Stand | 281 |
| Idin | Stand | 637 |
| Idingo | Stand | 129 |
| Kola nut | Stand | 4,084 |
| Maize | Ha | 1 |
| Mango | Stand | 91 |
| Moringa | Stand | 14 |
| Oil palm | Stand | 4,293 |
| Okro | Stand | 5,800 |
| Orange | Stand | 24 |

| | | |
|-------------|-------|--------|
| Paw paw | Stand | 567 |
| Pear | Stand | 2 |
| Pepper | Stand | 11,120 |
| Pineapple | Stand | 3,464 |
| Plantain | Stand | 9,436 |
| Raffia palm | Stand | 2,174 |
| Shea butter | Stand | 32 |
| Soft wood | Stand | 15,196 |
| Sugarcane | Stand | 34,200 |
| Tomato | Stand | 555 |
| Vegetable | Stand | 9,700 |
| Walnut | Stand | 1 |
| Yam | Stand | 900 |

Source: SEEMS, 2018

CHAPTER SIX: IMPACT OF THE PROJECT ON HUMAN ENVIRONMENT

6.1 PREAMBLE

This type of projects usually generates either positive or negative impacts on their host communities, however, these impacts may be real or perceived and may affect the people's receptiveness of the development project and relationship with the project proponents. Generally, the attitude of the host communities towards the project seems to be positive as most of the key stakeholders engaged in in-depth and focus group discussions perceived greater benefits from the transmission line project since it is intended to enhance.

The following paragraphs summarize the impacts. The following main categories of affected people have been identified:

153 owners of plots with houses and/or a secondary structure in the wayleave
753 Uncompleted structures
81 Undeveloped lands
72 monuments (shrines and tombs)
1218 individuals have crops/economic trees along the route

A certain number of households are affected by multiple impacts.

Owners of plots with houses or other structures in the wayleave will be affected by:

- Loss of land and houses in which they are living;
- Loss of other buildings and structures (factory, workshop etc);
- Productive time lost to participate in the evaluation of impacts and other administrative tasks.

There are 153 buildings affected along the RoW; some community sites are also affected. In particular 48 shrines and 24 tombs will be affected. These communities opted for compensation for these properties.

Most of the affected land have been sold and cut to plots while there are developers that bought large expanse of land along the line routes. So apart from household and crop owners that will lose their properties, some of the estates' owners will equally lose part of their lands to the project. Within some of the Estates, some individuals who have bought land from these estate owners will also lose their buildings and some other properties. For instance, within Aina Gold Estate some number buildings owned by individuals will be lost.

6.2 IMPACT OF TRANSMISSION LINES AND SUBSTATIONS

6.2.1 General

This type of projects usually generates either positive or negative impacts on their host communities; these impacts may affect the people's receptiveness of the development project and relationship with the project proponents. This section therefore presents a detailed description of the Project impacts. The potential environmental impacts of the installation of the power transmission lines from Ejio to Likosi/ Dejuwogbo, Likosi/ Dejuwogbo to Redeem, and Likosi/ Dejuwogbo to Sagamu and substations were assessed using data collected from field investigations in January to February, 2018, consultations with government officials, review of relevant documents and consultation with various stakeholders as well as PAPs. There are two categories of residents in the project affected areas. These are the resident and non-resident households:

6.2.1.1 Resident Households

As at the end of the census and socio-economic baseline study, the Project RoW was occupied by 989 full-time residents, residing in 153 households, all of whom will be physically displaced by project development. Most of the 153 resident households have ownership rights to a primary residential structure and land in the affected area. Some houses were occupied by separate tenant households as of the census time. Some resident households also have ownership rights to an area of agricultural land.

6.2.1.2 NON-RESIDENT HOUSEHOLDS

Two thousand, and Fifty-Four (2,054), additional families have ownership rights to structures and/or plots in the Project RoW but do not reside in the area. These households are classified as non-resident households. These non-resident landowners will be economically displaced by the Project and are therefore eligible for compensation.

The details of the affected communities are presented in Appendix IV while Appendix V provides the assets that will be affected in each of the communities.

6.2.2 Houses and Secondary Structures

In all, a total of 906 houses including 153 completed and 753 uncompleted (which are at various levels of completion) are located in the RoW. Likosi/ Dejuwogbo/Dejuwogbo substation alone has 366 structures (82) completed and 284 uncompleted) (Appendix II). Other two substations (Mountain of Fire and Redeem substations) are open land and no structure exists on them. Most of these houses are made from brick, and with corrugated iron or zinc roofing. These houses are classified as modern, traditional or a combination thereof depending on the construction materials used (concrete, thatch etc.). In total there are 153 households that have a house affected. Apart from house, there other structures that are impacted by the project. These include shops, block-making factory and some public facilities.

Public facilities located in the Project RoW Footprint are limited to the three (4) Primary school

at Ewu Lisa, Ologbun Shofidiya, Ganun, and Likosi/Dejuwogbo; nine (9) worship centres (Mosques/Churches) in Ibokuru, Ori, Kori Oja, Ewu Lisa, Alado, Gbara, Simawa, Soso and Likosi/Dejuwogbo communities. The primary school and some of the churches and mosques used by residents are affected by RoW.

6.3 CUMULATIVE IMPACT

Some of the communities will experience cumulative impact from this project. Specifically, Likosi/ Dejuwogbo substation, Alado and some of the communities where the existing 132 kV transmission lines pass through are already associated with some impacts of loss of land (due to the construction of access roads) or restricted cultivation practices (tree cultivation in the wayleave). The new line will increase the size of the wayleave were these cultivation restrictions apply. However, the acquisition of Likosi/Dejuwogbo substation land and access roads already present in this substation will reduce the impacts in this portion of the project. For instance, there will no compensation for land in the substation; people will only be compensated for the structures and crops (which are mainly seasonal crops) in this substation. However, all other communities where the new transmission lines are passing through will be compensated for the loss of land, structures and crops as a result of this project

Apart from Likosi/ Dejuwogbo, the substation site, some other communities are already affected by the existing transmission lines but will again be affected by the new proposed transmission lines. One of the proposed power interconnection lines from Ejio to Likosi/ Dejuwogbo also traverses an area where there is a railway project but the survey team had found a way to by-pass this rail line to avoid the impact this would have had on the project.

6.4 ECONOMIC IMPACT OF CONSTRUCTION AND MAINTENANCE

6.4.1 Employment

Majority of residents of the affected communities and farmers are engaged in subsistence farming. One of the challenges faced by these communities affected by the project is lack of alternative economic activities such as employment in the formal sector or industry. It is expected that some jobs will be available during the construction of the transmission line for the local population to be employed, mainly as casual labourers. However, the employment opportunities will be temporary and the communities will only benefit during construction phase. A sizeable number of the affected communities have a lot of experienced workers that can be engaged during construction. These local artisans and entrepreneurs (where feasible) should be given opportunity to work with the construction company that will handle the project. Again, the project will attract a minimal positive impact on employment as only a few people are likely to be employed. It is therefore recommended that the community leaders should be encouraged by TCN and the contractor to form a project liaison group to assist them in distributing jobs to local communities.

It was observed that four PAPs who own shops/factory at Ori, Ewu Lisa, Simawa, and Likosi/Dejuwogbo within the project area might lose their major source of livelihood as these structures may be removed during the civil works. As the primary economic activity in the Project Footprint is agriculture, the impact on land-based livelihoods is high. However, the people mainly engage in subsistence farming. The major crops grown in the area cassava and maize and the common cash crops are kolanut, sugarcane and oil palm.

6.4.2 Infrastructure

In terms of infrastructure, the RoW is likely to affect schools, religious institutions and shrines. As the community survey showed, the following community infrastructures will be impacted and need to be relocated:

Three (4) Schools at Ewu Lisa, Ologbun Shofidiya, Gaun, and Likosi/Dejuwogbo

Three (3) Public Facilities at Ori, Alado and Likosi/Dejuwogbo

Forty-seven (48) Shrines

Twenty-two (24) Tombs at Ejio, Ibokuru, Ori, Likosi/Dejuwogbo

The impact of the project on these infrastructures will be significant bearing in mind the number of people that use them, most especially the Schools which is serving a number of communities around the area. Therefore, the public school affected by the project will be demolished and relocated to sites outside the proposed RoW. The communities have land outside the RoW to reconstruct these buildings, and the community leaders presented no objection to their displacement if proper valuation and compensation are provided before the commencement of project activities in the area.

6.4.3 Estate

There are 32 Estates affected by the project RoW. These Estates developers purchased hectares of land from the original land owners. Virtually all of these Estate owners have title documents some of which were sighted by the survey team. Some of the Estates are already built up, some have building foundations own by individuals, some are busy with the development of the estate, while some have spent substantial amount of money on architectural design of the prospective projects the land was acquired for. Some Estate owners have sold substantial parts of their estates to individuals who have erected or are erecting structures therein. The Project RoW substantially affected these estates, their project design and some of the structures within. Therefore, these properties owners are due for compensation.

Table 6.1: List of Estates Affected by the RoW

| S/No. | Name of Organization | Community | Remarks |
|-------|---|------------------|---------|
| 1 | Aina Gold Estate | Ibokuru | Ewekoro |
| 2 | Da | Eleworo | Obafemi |
| 3 | Royal Life Estate | Olosan | Obafemi |
| 4 | Unknown Estate | Asa Elegun | Obafemi |
| 5 | National Directorate of Employment Estate | Asa Elegun | Obafemi |
| 6 | Unilag Unique Estate | Asa Elegun | Obafemi |
| 7 | Mercy Estate | Asa Elegun | Obafemi |
| 8 | Mathew Ashimolowo Holdings | Ori | Obafemi |
| 9 | Yinka Property Mart Estate | Otere Oba, Peki, | Obafemi |
| 10 | Mayflower Estate | Otere | Obafemi |
| 11 | Ore Meta Estate | Orile Igbehin | Obafemi |
| 12 | Ling Company Group | Ijemo – | Shagamu |
| 13 | Caroline | Makun | Shagamu |
| 14 | Alabukun | Oke Ate Ajebo | Shagamu |

| | | | |
|----|--|--------------|---------|
| 15 | Cement | Ogundipe | Shagamu |
| 16 | Unkown Estate | Ewu Lisa | Shagamu |
| 17 | Arishab Estate | Ewu Lisa | Shagamu |
| 18 | Bashmoh Homes and Properties | Aberebi | Shagamu |
| 19 | Treasures Parks | Igbepa | Shagamu |
| 20 | Treasures Parks | Ologbun | Shagamu |
| 21 | Property Mart | Ologbun | Shagamu |
| 22 | Mayfair Estate | Simawa | Shagamu |
| 23 | Unnamed Estate | Simawa | Shagamu |
| 24 | Lagos State inland Revenue Corporative | Simawa | Shagamu |
| 25 | Unnamed Estate | Simawa | Shagamu |
| 26 | Fayoff Estate | Gaun | Ifo |
| 27 | BKA Universal Estate | Gaun | Ifo |
| 28 | Eminent Estate | Gaun | Ifo |
| 29 | Glory Land Estate | Gaun | Ifo |
| 30 | Cassavilla Capital | Gaun (Igodo) | Ifo |
| 31 | Green Spring Estate | Gaun (Igodo) | Ifo |
| 32 | Platinum Estae | Makogi | Ifo |

6.4.4 Community Sites

Evidence from socio-economic survey indicates that on the whole 77 community sites will be affected. The most important, numerically, are the 48 community shrines and 24 tombs that will be affected by the RoW. For these shrines, the compensation payment covers the cost of relocation and the associated ceremonies (undertaken by the community representative). The State Government and its representatives ensure that TCN pays the appropriate compensation to the right people and at the right time so that PAPs are able to carry out the required relocation activities. They also ensure that sufficient time, which is between 2 to 6 months, is provided for the PAPs to relocate their assets. Neither TCN nor the government representatives will participate in the ceremonies. However, ensuring the payment of the appropriate compensation and signing off the indemnity form confirms that each party has fulfilled their roles accordingly thereby allowing property owners to carry out their traditional rites without interference of strangers. In communities where there are sacred forests (for instance in Ibokuru), community administrators and elders must be consulted to obtain permission to cross-over those sites. There is no cemetery in any of the communities; but there are graves (tomb) in the frontage of some structures and some specific location within some of the communities. These sites are highly valued by the people and considered sacred and encroachment in such areas would attract serious resentment from the communities. Therefore, compensation should be paid for relocation of such sites.

6.4.5 Loss of Economic Trees and Crops

Substantial hectares of land will be affected, essentially during construction. The number of households with trees, crops in the RoW is 1218 of the affected households.

As is the case in some other settings, experience has shown that in Nigeria, many farming activities have been found to be ongoing in already acquired land or RoW which is considered TCN land. Experience shows that in various parts of the country people do cultivate, mainly seasonal crops along the RoW. It is therefore recommended that TCN may allow PAPs to pursue those activities that have no impact to the pillars and insure security of the PAP. The farming households can thus continue with their farming activities in the RoW after construction.

In the construction period crops will have to be destroyed or delayed in the wayleave area. It is difficult to assess the exact impact on the annual harvest since the exact period and duration of construction in each locality are not known. For this reason, compensation of a year of harvesting of the area under cultivation in the wayleave should be given to all the households. In addition, crops that may be removed from land to be temporarily used for construction purposes (camp, access road) will also have to be compensated on the same base (cash equivalent to the value and quantity of crops). The exact amount is not evaluated since at this stage the exact location of camps and others facilities are not known. The contractor will be asked to plan its work and facilities in a way to minimized construction impacts.

6.5 IMPACTS ON GENDER

Generally, the project will affect all the property owners in the affected areas but it will affect each gender differently. The project will mostly affect the farmers, majority of whom are men. Most of the household heads are men and farming activities in the area are carried out by men. Women are mostly involved in domestic work, though there are few women that also engage in farming activity. The land lost due to the project and subsequent loss of crops (annual and perennial) will affect these men more than women. With the exception of the property owners who are not resident in the area, majority of the men rarely go out of the area to look for work elsewhere. They engage in farming activity within their vicinity and they use whatever they can get from their farming activity to maintain their family. Though there are very few female headed households, this notwithstanding, these few women head of households could still be assisted to reduce the impact on their livelihood. During construction and to a lesser degree during the maintenance and decommissioning operations, women will benefit from opportunities to provide goods and services to the workers and as well engage in cooking and cleaning services.

6.6 IMPACTS ON VULNERABLE GROUPS

Among affected PAPs are vulnerable groups who cannot meet their basic needs and who require special treatment or consideration. They will need support during and after relocation so that they can maintain or improve their pre-project living conditions.

There are four physically challenged persons (two cripples and two with sight problem) were identified. No mentally disabled persons were identified as part of the PAPs.

The objective of income restoration measures for the vulnerable persons is to ensure that they are reasonably assisted to overcome potential economic shock from the project and maintain the

quality of life not less than their pre-project state because; they are at higher risk than others based on their vulnerability disadvantage. These physically challenged persons' structures are affected by the transmission line. Specially, one of the cripples requested for resettlement rather than compensation. The fear of not been able to put up another structure in the area and that because his wife is also physically challenged (being crippled), they may not have the energy to supervise such project again couple with the fear of land grabbers (popularly called '*Omo Onile*') The kind/cash assistance for vulnerable group and PAPs in general shall be administered by TCN through the resettlement committee or through NGOs in consultation with the PAPs. To ensure that income restoration measures are effective all the articulated resettlement measures will be carried out prior to the project implementation. The income restoration plan (skill acquisition, assistance) to vulnerable PAPs shall be funded through the amount to be set aside for administration within the resettlement budget. This fund will be set aside by the TCN through its counterpart responsibility to project's due diligence and shall preferably be operated/administered by the resettlement committee/NGO to be appointed and supervised by the PMU during RAP implementation.

From the socioeconomic survey, it is estimated that only 3.2% impacted households in the communities crossed by the wayleave were headed by a woman. Culturally, among the major ethnic group in the area, women rarely own land; but in the course of conducting the socioeconomic survey, a significant number of women showed up as owners of landed properties in the area. These properties were portions assigned to them from family land inherited which have been shared among the siblings. This has however not affected the norm of non-involvement of women in community decision making among the ethnic groups.

6.7 IMPACT ON MINORITY GROUPS

Most of the affected communities are homogenous with regard to ethnicity; mainly Yoruba of Ogun extraction. There are no specific marginalized or stigmatized minority or indigenous people in the area that need special attention because of their status.

CHAPTER SEVEN: VALUATION AND COMPENSATION

7.1 PREAMBLE

Land taking typically entails compensation for land, houses, business and other structures on that land, as well as other assistance in order to mitigate the adverse consequences that affect people and communities when they give up property for public good. The form of resettlement agreeable to the PAPs for both the permanent properties and temporary structures affected by the project is monetary compensation.

The Nigerian Electricity Regulatory Commission (Acquisition of Land and Access Rights for Electricity Projects) Regulations, 2012 has carried out a great reform on the Nigerian Land Use Act of 1978 as regard acquisitions and payment of compensations on landed property for overriding public interests such as to conform with the World Bank OP 4.12 and IFC PS 5. The relevant sections of these regulations as regard the fair right of the PAPs were taken into consideration.

Majority of the affected communities and LGAs were largely agrarian; however, few of the communities (Dejuwogbo, Likosi/ Dejuwogbo, and Ejio) are currently experiencing sub-urban development. This has had an adverse effect on the value of landed property in the area. The improved status of some of the affected Local Government Areas because of their proximity to Lagos State has had a spilling effect on some of the communities, with property market maintaining an upward trend. The market analysis of recent sales of land in the neighbourhood shows that land ripped for house development which almost cost nothing before now worth between ₦500.00 and ₦1200.00 per metre square while agriculture land sell for between ₦350.00 and ₦500.00 per metre square.

Current market values will be utilized for compensation of resources that will be affected by the project. The rates are uniform for the same asset types and sizes. The uniformity in rates were established to eliminate persons or groups feeling under or overpaid in comparison to others. These rates will be used for the compensation of the identified properties on the RoW and Likosi/ Dejuwogbo Substation. TCN will provide indemnity forms as shown in Form IV of for each property that is being compensated for.

TCN valuation and payment of compensation procedure utilizes prevailing market prices as compensation rates for all affected assets/properties as at the time of enumeration and valuation, to meet the World Bank's OP 4.12/PS 5. Methods for valuation and payment of compensation for different categories of losses due to RoW acquisition for the transmission line and substations are briefly discussed below:

Replacement Cost Method

In valuing the subject properties, we have considered the Replacement Cost method of valuation. By Replacement Cost method, we imply estimating the cost of putting up the structure in its present state using current cost of construction. This method was used in estimating the value of the property/structure and is based on the assumption that the capital value of an existing development can be equated to the cost of reinstating the development on the same plot using

current cost of labour, material and other incidental costs. The resultant figure is then added to an open fair market value of land in order to arrive at total value of compensation. In other words, the estimated value will comprise of the cost of the property as if new. For permanent structures that will be displaced or removed permanently due to the project such as residential houses, walls/fences, etc., the compensation was structured to cover the replacement cost discussed above. It also covered the disturbance, loss, and other contingences that may be incurred in the course of movement. Agreements have been reached between TCN, the State Government, and the owners of affected structures that they will receive compensation and given adequate time to relocate their structures. This resulted to the 6 months relocation period for residential structures as against the 2 months for temporary structures only.

For crops and economic trees, reliance has been placed on the Federal Government harmonized rates for the Southwest Geopolitical zone for the Crops/Economic Trees (a copy is hereby attached for your scrutiny and information).

The rates were determined at market price of products/assets. The compensation payment was structured to cover the total yield. A percentage of outgoings such as labour, transportation, and market prices, were factored in to determine the net loss in annual income. The gestation period for assets like trees, crops, and fishes, were determined for the planting or reproduction of each at a premium market rate of return for agricultural investments, compounded per annum over the gestation period of each tree/crop, and multiplied by the net income loss. The market cost of seedlings was also determined and added to the total loss. The determined value was multiplied by the number of project affected crops/tree for each of the claimant.

For shrines and tombs, the compensation payment covers the cost of relocation and the associated ceremonies, which is undertaken by already identified property owners to be compensated. The State Government and its representatives ensure that TCN pays the appropriate compensation to the right people and at the right time so that PAPs are enabled to carry out the required relocation activities. They also ensure that sufficient time, which is between 2 to 6 months, is provided for the PAPs to relocate their assets. Neither TCN nor the government representatives will participate in the ceremonies. However, ensuring the payment of the appropriate compensation and signing off the indemnity form confirms that each party has fulfilled their roles accordingly thereby allowing property owners to carry out their traditional rites without the interference of strangers.

The total compensation payable for the PAPs along the Transmission Line is in the sum of ₦2,076,911,836.32 (Two Billion, Seventy-Six Million, Nine Hundred and Eleven Thousand, Eight Hundred and Thirty-Six Naira and Thirty-Two Kobo) only. The breakdown of the figure amongst the various communities is as shown in the Appendix V.

7.2 COMPENSATION FOR LAND

In line with the World Bank's OP 4.12//PS 5 requirement, the compensation for the losses has been designed to ensure that the quality of life for affected persons will be restored to a minimum of pre-project status. After construction, farming can be resumed. However, for safety reasons, TCN does not allow the planting of economic trees on the RoW.

The Land Use Act makes it lawful for the Governor to revoke a right of occupancy for overriding public interest. For both statutory and customary rights of occupancy, public interest includes the requirement of land for mining purposes or transmission line or for any associated purposes. Any such revoked right of occupancy shall be entitled to compensation based on the provisions of the Land Use Act. However, no compensation shall be awarded with respect to unoccupied land as defined in the Land Use Act, except to the extent and circumstances specified in the Land Use Act (Section 20, Subsection 4).

Compensation for the Substations' land

The three substations covered in this report are Likosi/ Dejuwogbo (25.00 Ha), Redeem (9.62 Ha) and Mountain of Fire (MFM) (19.99 Ha) substations. One of the substations, Redeem substation was donated to the project. From available information, Likosi/ Dejuwogbo substation land had already been acquired by TCN since 2008 but was not put to use. This gives room for some development on the land by people who encroached on the land. Some of the encroachers had put structures on the land and some have been using the land for farming and some other activities. Under World Bank OP 4.12, lack of legal title is no bar in extending assistance and support to those affected by the project development. Land in the two substations donated to the project will not be compensated for but compensation will be paid for the structures, crops (which are not seasonal) and other properties existing within Likosi/ Dejuwogbo substation. Compensation will be restricted to structures, installations, and improvements on the land, not the land itself. However, owners of seasonal crops (mainly cassava) on this land should be allowed to harvest their crops before the commencement of the project so as to avoid unnecessary compensation costs. Based on the current market value, the total replacement cost of the structures in Likosi/ Dejuwogbo substation is ₦662,042,328.30 (Six Hundred and Sixty-Two Million, Forty Two Thousand, and Three Hundred and Twenty-Eight Naira and Thirty Kobo) only (Appendix V).

7.3 COMPENSATIONS FOR HOUSES

In all, a total of 153 residential structures, 753 uncompleted structures, 1218 crops and economic trees, 24 tombs, and 48 shrines, 4 schools, 9 worship centres (churches/mosque), 81 undeveloped land and 2 business facilities will be affected and thereby compensated for, by the proposed project. No archaeological structures, medical centres will be affected by the transmission line.

As shown in Table 7.1 the total replacement cost of the houses is ₦1,679,918,207.82 (One Billion Six Hundred and Seventy-Nine Million, Nine Hundred and Eighteen Thousand, Two Hundred and Seven Naira and Eighty-Two kobo) only.

Table 7.1: Compensation for Some Affected assets including Structures

| COMPENSATION ASSESSED VALUE FOR STRUCTURE | | | | | | |
|--|-------------------------|------------------------------|----------------|----------------------|-------------------|---------------------------------|
| S/ N | ITEM DESCRIPTION | LOCAL GOVERNMENT AREA | | | | Total Assessed Value (₦) |
| | | Ew eko | Ifo (₦) | Obafemi Owode | Sagamu (₦) | |
| 1 | Church/Mosque | 357,700.00 | 0.00 | 8,602,000.00 | 30,679,675.00 | 39,639,375.00 |
| 2 | Shrine | 2,200,000.00 | 2,400,000.00 | 3,480,000.00 | 1,500,000.00 | 9,580,000.00 |
| 3 | School | 0.00 | 2,159,400.00 | 0.00 | 5,878,200.00 | 8,037,600.00 |
| 4 | Tomb | 400,000.00 | 0.00 | 150,000.00 | 650,000.00 | 1,200,000.00 |
| 5 | Public Facility | 0.00 | 0.00 | 500,000.00 | 5,728,900.00 | 6,228,900.00 |
| 6 | Factory | 0.00 | 0.00 | 301,950.00 | 15,938,460.00 | 16,240,410.00 |
| 7 | Building | 38,481,911.50 | 319,535.00 | 417,045,972.50 | 962,332,102.30 | 1,418,179,521.30 |
| 8 | Land | 4,378,798.00 | 16,200.00 | 127,678,099.92 | 48,739,303.60 | 200,872,401.52 |
| 9 | Total For | 45,818,409.50 | 4,895,135.00 | 557,758,022.42 | 1,071,446,640.90 | 1,679,918,207.82 |

Source: SEEMS, 2018

7.4 COMPENSATION FOR PUBLIC INFRASTRUCTURE

Few public buildings (mainly Schools, Churches and Mosques), are located along the right-of-way and very close to the substations and will be affected by the project. These public buildings like churches or mosques whose symbolic value can be important and which several communities will hesitate to move will be compensated for. The replacement cost of the public buildings has been included in the calculation of the project. It should be noted that for most affected public structures, the owners would prefer in-kind compensation.

Table 7.2: Compensation Assessed Value for Public Facility

| COMPENSATION ASSESSED VALUE FOR PUBLIC FACILITY | | | | | | |
|---|-----------------|-------------|---------|---------------|--------------|--------------------------|
| S/N | ITEM DESCRIPTIO | | | | | Total Assessed Value (₦) |
| | | Ewekoro (₦) | Ifo (₦) | Obafemi Owode | Sagamu (₦) | |
| 1 | Public Facility | 0 | 0 | 500,000.00 | 5,728,900.00 | 6,228,900.00 |

7.5 COMPENSATION FOR AGRICULTURAL PRODUCTION

The total area required by the project is estimated at 331 hectares. TCN will compensate for loss of land, economic trees and crop, structures, etc. and thus acquire a right-of-way for safety reasons; households and communities will not be allowed to use the way leave for agricultural operations (crops, grazing). No construction will be allowed along the right of way and within the substations. The compensation costs for the harvest lost during the construction works will vary depending if affected people had time to make harvest or not. The compensations for crop losses will be calculated during project implementation on the basis of its commercial value in addition to the restoration cost of crops.

Table 7.3: Compensation Cost for Loss of Annual Crops, Economic Trees, Well/Boreholes and Lands

| S/No. | Local Govt. | Annual crops | Ponds and well/boreholes | Economic Trees | Land Relocation Allowance =N= | Total Assessed Value (₦) |
|-------|---------------|---------------|--------------------------|----------------|-------------------------------|--------------------------|
| 1 | Ewekoro | 2,399,935.00 | 0 | 15,684,094.00 | 22,480,000.00 | 40,564,029.00 |
| 2 | Ifo | 3,113,730.00 | 0 | 17,041,155.00 | 42,350,000.00 | 62,504,885.00 |
| | | | | | | 0.00 |
| 3 | Obafemi Owode | 28,081,425.00 | 1,250,000.00 | 37,234,494.50 | 104,244,000.00 | 170,809,919.50 |
| | | | | | | 0.00 |
| 4 | Sagamu | 8,198,555.00 | 0 | 19,918,040.00 | 94,998,200.00 | 123,114,795.00 |
| | | | | | | 0.00 |
| | Total | 41,793,645.00 | 1,250,000.00 | 89,877,783.50 | 264,072,200.00 | 396,993,628.50 |

7.6 COMPENSATION FOR TREES

Even though there very few hard wood in the project affected area, but a lot of affected families have areas with some other economic trees which include kola nut trees, cocoa and palm trees and some other trees that are used for construction and firewood. Also common in the areas are fruit trees like Cashew, Orange and cocoa etc. These trees are available in most of the affected communities. For instance, Sagamu Local Government area is reputable as an area where Kola nut trees thrive very well. These are some other medicinal trees like baobab, acacia that have multiple uses to the communities. These trees will have to be uprooted and cannot be replaced because of the project. The loss generated by the complete deforestation of the line routes and substations will have a significant impact on the households. The compensation for the loss is a complex procedure since the compensation given to each tree is depending on its size. Evaluation of the number of trees for each of the PAPs was carried out by specialist from Ogun State Ministry of Agriculture and the cost for each of the communities has been estimated.

The total cost is estimated at ₦89, 877,783.50 (Eighty-Nine Million, Eight Hundred and Seventy-Seven Thousand Seven Hundred and Eighty-rty-Three Naira and Fifty Kobo) only (APPENDIX V).

7.7 COMPENSATION FOR LOSS OF TURNOVER

Business premises including logistics base, warehouses, open shops or other facilities were identified along the proposed RoW during the route topographical survey and enumeration and valuation exercise. Because most of the affected areas are rural and considering the difficulties of relocating the businesses into areas which may not be easily accessible to those patronizing them, it is evident that these businesses will lose some income. Therefore, the businesses and trade income losses will be evaluated individually. A cost equivalent to six months of turnover will be established as a basis for compensation.

CHAPTER EIGHT: INCOME AND LIVELIHOOD RESTORATION STRATEGIES

The Transmission Company of Nigeria (TCN) is encouraged to use the guidelines below and involve the affected communities, local leaders, NGOs and other stakeholders to gather opinions in order to assess livelihood restoration procedures.

The World Bank (WB)'s OP, 4.12 paragraph (6c), states the following:

“Displaced persons should be offered support after displacement, for a transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and standards of living; and provided with development assistance, such as land preparation, credit facilities, training, in addition to the compensation they receive.”

Additionally, WB OP 4.12, paragraph (2c), requires that displaced individuals be given assistance for their efforts to improve their living standards or to at least restore them to the highest standard between pre-displacement or standards prevailing prior to the beginning of the project implementation.

In an effort to define income and develop livelihood restoration strategies, TCN should involve participation for purposes of fostering ownership at an early stage. Assistance will be especially critical to the individual that is to be relocated far away, due to reconstruction costs that may be otherwise avoided.

It is recommended that TCN hire a consultant or partner with an NGO to coordinate the restoration programme.

8.1 COMMUNITIES WITHIN THE TRANSMISSION LINE'S ROW

As discussed in chapter 7 of this report, it is recommended to inform the PAPs of the project at least 3 months before the start of the construction.

In all cases, PAPs shall be advised to construct new structures at locations near the previous ones within the affected community to reduce disruption of community life, established spatial organization and services.

Also worthy of mentioning is the fact that many communities along the ROW have experienced workers that can be hired during the construction phase. Local experienced workers and entrepreneurs with necessary experience and capacity should be given priority work opportunities, if applicable. Also, as suggested through consultations, the general contractor

should liaise with village chiefs to maximise local hiring as well as the purchase of relevant local materials and services.

8.2 INCOME RESTORATION AND IMPROVEMENT

Different restoration packages will be required for each of the various categories of PAPs and will depend on the type and magnitude of loss suffered, the vulnerability level of the PAPs' household, the indicated preferences associated to their family characteristics and other relevant circumstances.

8.2.1 Land base

As stated in chapter 7 of this report, the households that will lose a piece of land will receive sufficient compensation to be able to buy a new land, off-set loss of crops and rehabilitate the land to similar production level.

Further investigations paired with experience on similar projects indicate that in most cases it would be difficult and cumbersome for the TCN to find and propose replacement land for different reasons (risk of speculation, administrative burden, PAP lack of trust, etc.). It is thus preferable to pay cash compensation to the PAPs to provide them with an opportunity to purchase new land and condition it themselves and continue farming.

However, to limit impoverishment risk, adequate compensation level and implementation conditions are essential. The conditions discussed in chapters 7, 9 and 10 needs to be given to PAPs and are summarized below:

- Sufficient time to find and evaluate their option and possible replacement land and organize the resettlement;
- Support for all legal aspects of the transaction;
- All “transaction costs” such as registration fees, transfer taxes, or customary tributes are to be compensated;
- Adequate control of PAPs' use of compensations by project authorities through different mechanisms like progressive verification of land purchase should be taken.

PAPs whose crops are to be negatively impacted by the project should be provided seedlings and seeds for their gardens and crops on their replacement land.

Furthermore, compensation should cover cost of improvement (fertilized, tilled, weeded, fenced, etc.) to reach the productive condition of the original plot. Affected households will be paid by the project to do this work as much as possible, by themselves.

Additionally, technical assistance will be provided for at least a two-year period to help the impacted households improve their situation. As discussed in chapter 9 Project Implementation Unit is encouraged to engage the services of an experienced Agronomist who will also ensure coordination with governmental agricultural departments for the coordination and efficiency of

the work. This specialist will assess concerns, needs and the most relevant aspects of livelihood improvement with PAPs and local administration as well as it will propose improvement and support activities.

This help could include the following:

- Practical training courses on improved agricultural techniques;
- Improved crop varieties;
- Fertilization;
- Small scale irrigation;
- Animal traction and related equipment;
- Post-harvest grain conservation;
- Agroforestry, other relevant techniques.

8.2.2 Trees

Trees will be destroyed during the construction of the transmission line since no trees taller than 4 meters are being kept in the wayleave. Compensation to households will be allocated according to the prescribed rates up to replace these trees. The PIU specialist will help the affected households to plant trees to restore their source of income and livelihoods.

8.2.3 Structures

In a limited number of cases, houses and other structures that are located in the wayleave will have to be displaced. In that case and during the survey campaign, the PAPs indicated that with adequate compensation they would not have problem obtaining an available land to relocate their houses to.

Those buildings should therefore be rebuilt on new land where the risk of spatial disruption of household activities is the lowest. All necessary steps will be taken by the TCN and the PIU or consultants in charge of compensation to make sure that the PAPs find a suitable land for reconstruction and enough time for reconstruction and proper compensation is paid. Reconstruction is to be done on parcels adjacent to the piece of land being displaced, where possible.

Each of these household will receive additional compensation to cover the following expenses:

- A moving allocation to pay for moving their goods and belongings;
- An income support for of the household to mitigate the inconvenience and time constraints related to the resettlement.
- Cost land administration, taxes and other charges associated with land acquisition.

8.2.4 Vulnerable Groups

A special focus must be given to the livelihood improvement of vulnerable groups prior to the construction of the project. Vulnerable groups include low income families, women, child (under 18 years heading a household) or handicap headed households.

Vulnerable households will be consulted at the onset of the operation to evaluate their concerns and needs. Special help that could be provided include, among others:

- Support to open bank account;
- Help for administrative transactions (land titling);
- Relocation logistics and other support for the physically resettled households such as :
 - Transport assistance;
 - Reconstruction advice (on materials, type of structures, etc.) to ensure the quality of construction;
- Psychological support (information, counseling, discussion);
- Special transitional funds specific to vulnerable households.

Members of affected households should also benefit from the proposed training programs. Household members within vulnerable households are to be given priority for the allocation of project related employment and other benefits.

Given the current place of females in rural communities, when cash compensations is the only acceptable option, the following possible mitigation measures should also be examined and implemented when feasible:

- Awareness programs on issues directed towards authorities, local administrators and communities;
- Assistance of the PIU to inform and assist vulnerable people and groups;
- Seeking full consent of females in the households and explaining to them the proposed compensation options;
- Payment of large amounts of cash compensation (larger than N 200,000) through carefully distributed instalments (it can be over several months) to mitigate the potential for cash misuse;
- Careful monitoring.

8.2.5 Non-Financial Components

Employment and Other Benefits

Priority should be given to all able bodied members of resettled households during the labour recruitment process. This applies to the following employment and contract opportunities : clearing of the corridor; portorage for movement of construction materials to transmission pylon development and other sites, construction of access roads and construction camps, reconstruction of community buildings and houses, provision of services and goods to the workers; administration of the compensation program, monitoring activities, etc.

Furthermore, all the affected households and communities should be given all the wood that is cut on their parcel for their own use or sale. The materials salvaged from the affected structures should also be left to the affected households and communities.

All goods and services (sand, cement, food, etc.) should be bought locally when possible. This applies to all contractors and specific provisions to that effect must be included in the construction Terms of Reference.

CHAPTER NINE: RAP IMPLEMENTATION AND ACCOUNTABILITY

9.1 GENERAL

The implementation schedule for this RAP covers the periods from the preparation of the RAP to the conclusion of the proposed project, the time that the transmission line construction phase and when the project becomes fully operational. The Implementation schedule defines the duration and timing of the key milestones and tasks.

It is important to note that the implementation of the project will be broken down into phases. This will start with the notification of the PAPs before their displacement and conclude with compensation and their resettlement (if it involves resettlement). PAPs will be compensated in accordance with this RAP and the resettlement policy framework that had been prepared prior to the commencement of any activity.

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 for the proposed project starts.

The timing mechanism of these measures would ensure that no individual affected would be displaced (economically or physically) due to civil works activity before compensation is paid and resettlement sites with adequate facilities (if necessary) are prepared and provided to the individual or community affected. The major components of the schedule include:

- Consultation and Disclosure
- Preparation of RAP
- Final Investment Decision
- Consultations with the PAPs on the resettlement / compensation procedures
- Notification of PAPs prior to the activities that will affect them
- RoW acquisition, Compensation and/or Supplementary assistance
- Commencement of project operations
- Monitoring and evaluation, including baseline update
- Implementation of Community Development programme.

The implementation of RAP is a critical aspect of the entire project and will require a properly constituted structure for the administration of the same.

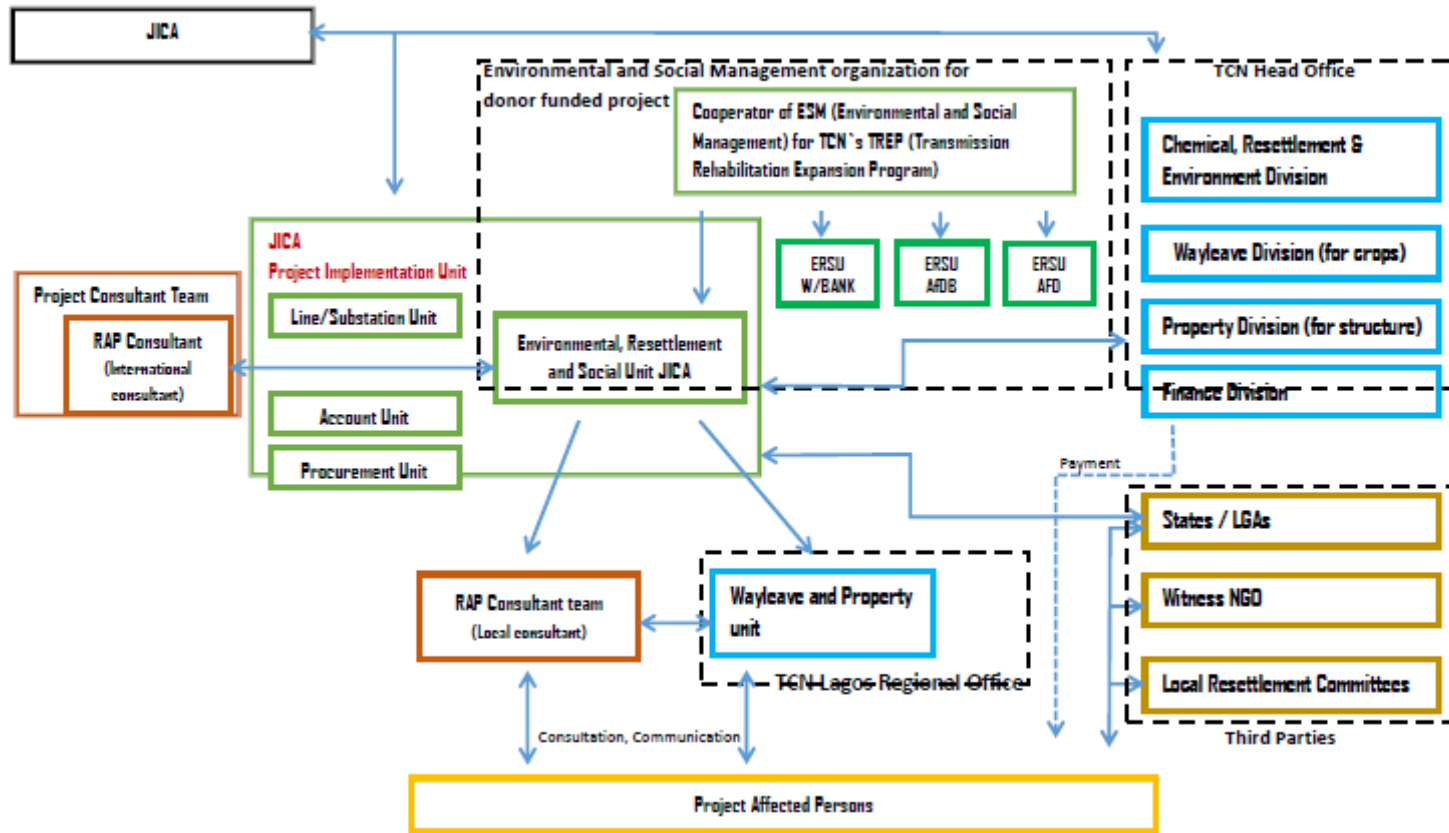


Figure 9.1: RAP Implementation Organization Chart

Source: TCN JICA PIU (2018)

9.2 INSTITUTIONAL FRAMEWORK

In order to ensure the successful implementation of the RAP, an institutional framework has been developed with clearly defined roles and responsibilities (Table 9.1). The framework will be the interface for all stakeholders involved in RAP implementation, allowing for continuous contact throughout the project life between the project team, State Government, community leaders, NGOs and PAPs. This framework elaborates the role of various stakeholders in the implementation and administration of the RAP. It further clarifies the role of PAPs and their responsibilities in the entire exercise.

As presented in Table 9.1, the major groups that will be involved in the compensation/resettlement process are the Project Implementation Unit (PIU) Wayleave and the Chemical Resettlement and Environment (CR&E) Departments of TCN and a constituted PAPs Committee, comprising of key stakeholders including representatives of the Federal Ministry of Environment (FMEnv), Federal Ministry of Power etc.

The roles and responsibilities of the institutions regarding Resettlement Implementation and Grievance redress are summarised in Table 9.1 below:

Table 9.1: Institutional Arrangement and Responsibilities for RAP

| S/No | Stakeholders/Institutions | Responsibilities |
|------|---|---|
| 1. | Transmission Company of Nigeria (TCN) Project Implementation Unit (PIU) | <ul style="list-style-type: none"> Establishment of Resettlement Implementation Committee (RIC) Ensuring that the project conforms to World Bank safeguard policies, including implementation of the Resettlement Action Plan (RAP), as required Co-ordinate all policies, programmes and actions of all related agencies in the states. Engaging the services of contractors and consultants to carry out preparation and implementation of RAP and subsequent engaging the service of external monitors for the RAP implementation Approval of payments to consultants for RAP activities carried out under the project Cooperate through a Steering Committee that provides guidance to the technical aspects of all project activities Internal monitoring and evaluation of RAP activities Maintain and manage all funds effectively and efficiently for the sub-projects Preparation of a detailed and well documented reports on RAP implementation Submission of Reports to TCN and World Bank for review |

| | | |
|----|--|---|
| 2. | World Bank | <p>Overall responsibility of ensuring that the OP 4.12 is complied with in the RAP</p> <p>Responsible for the final review, clearance and approval of the RAP</p> <p>Conduct regular supervision throughout the project implementation and monitor the progress of the project construction</p> <p>Recommend additional measures for strengthening the management framework and implementation performance</p> |
| 3. | TCN Wayleave, Chemical, Resettlement and Environment (CR&E) Department | <p>Oversee compensation and resettlement activities of the project.</p> <p>Liaise with the TCN Way-Leave/RoW department on RoW acquisition process.</p> <p>Verify the compensation rates/budget and schedule as used in RAP to ensure proper implementation and provide recommendations to Project Implementation Unit for improvement/approval.</p> <p>Internal monitoring and evaluation of RAP activities.</p> <p>In co-ordination with TCN-PIU and PAPs Committee, organise meetings with PAPs and communal authorities, to disseminate copies of Resettlement Information Booklet (RIB) and entitlement forms.</p> |
| | | <p>Document the complaints and grievances raised by complainants and ensure timely solution by responsible institutions in line with the project approved RAP.</p> <p>Organize seminars to disseminate the RAP report to relevant stakeholders, communities, etc.</p> <p>Assist local people in overcoming the difficulties during the implementation period</p> <p>Perform other functions as is required by the department in the TCN Organogram.</p> |
| 4. | *Chemical, Resettlement and Environment (CR & E) Officers | <p>Ensure that there are sufficient resources (time, money and people) to supervise the implementation of compensation</p> <p>Ensure that any changes during implementation process that have significant environmental or social impact are communicated to the AGM TCN CR & E in time and advice on actions to be taken and costs involved</p> <p>Ensure that the PIU is sufficiently informed on monitoring results</p> |

| | | |
|----|---|--|
| 5. | **Resettlement Implementation Committee (RIC) | <p>Liase with Wayleave and CR & E to ensure the successful implementation of RAP in the respective communities</p> <p>Responsible for guiding compensation and resettlement activities in project areas</p> <p>Form a survey team to carry out Detailed Measurement Survey (DMS) for affected PAPs and assets; finalize DMS and Entitlement forms for each PAPs</p> <p>Checking the unit prices of compensation as used in Resettlement Plans, offers suggestions for adjusting the unit prices in conformation with market prices/replacement costs (if required) to Project Implementation Unit for approval</p> <p>In co-ordination with TCN/Consultant, organize meetings with PAPs communal authorities, disseminate copies of Resettlement Information Booklet (RIB) and entitlement forms</p> <p>Based on the policy and proposed process/mechanism in RAP, the RIC prepare the detailed implementation plan and together with TCN/Consultant pay entitlements to PAPs and implement other activities in a timely manner</p> <p>Settling the complaints and grievances raised by complainants and suggest solutions for the outstanding issues to responsible institutions for improvement of the RAP implementation.</p> <p>Organize seminars to disseminate the RAP report to relevant stakeholders, communities, etc.</p> <p>Assisting local people in overcoming the difficulties during the implementation period.</p> |
| 6. | Contractor | <p>Ensure that there are sufficient resources (time, money and people) to manage the compensation/resettlement issues of the works.</p> <p>Be responsible for ensuring that all site staff, including sub-contractors and subcontracted activities comply with the project's RAP.</p> <p>Ensure that any changes during the implementation process that may have significant social-economic impact on PAPs are communicated to the Supervising Engineer in time and manage them accordingly.</p> <p>Ensure that the RAP Monitoring and Evaluation Officer is sufficiently informed of contractor's monitoring results.</p> <p>Organise meetings on weekly or bi-monthly basis.</p> |
| 7. | Project Affected Persons (PAPs) | <p>Giving their own opinions and/or support on alternative project designs during focus group discussions</p> <p>Support Community-based development projects</p> <p>Participating in all phases of RAP preparation and implementation</p> |
| 8. | Community Based NGO/Trade Union | <p>Assist in resolving grievances of PAPs</p> <p>Ensures that social values are not interfered with</p> <p>Ensure community participation in mobilizing and sensitizing community members etc.</p> <p>Oversee the development needs of the entire community</p> <p>Oversee and coordinate/feedback on the consultation process of the project</p> |

| | | |
|----|----------|--|
| 9. | TCN/JICA | Provide funds for the implementation of the RAP and the proposed Project Support development and approval of the Resettlement Action Plan to meet The World Bank requirements. Resettlement/compensation of project affected persons to ensure that it is in line with the approved processes Establishment of the grievance and monitoring mechanisms for the successful implementation of the RAP and for relevant improvements where necessary |
|----|----------|--|

**Officials who will serve in the unit will receive capacity enhancement training prior to the commencement of the civil works to enable them to deliver the resettlement and rehabilitation components effectively over time. Training will cover the following:*

Understanding the Policy Guidelines

Understanding the Implementation Schedule activities

Understanding of the Land Acquisition Act and its procedure

RAP implementation, monitoring and reporting

Understanding the economic rehabilitation schemes

***To ensure a broad representation with the intent of minimizing any conflict, it is recommended that the Resettlement Implementation Committee (RIC) members be drawn from amongst the following:*

Representative of Ogun State Ministry of Land and Survey / State Surveyor General

Representative of the FMENV and relevant Ogun State team

The LGAs Valuers

Representative of traditional Ruling Councils (TRC) from affected LGAs

Two representatives of identified Non-Governmental Organisation (NGOs)/CBOs, local interest and civil groups

A representative of the EPC contractor

One each Officer from Wayleave and CR&E department of TCN

The PC shall have a Chairperson and a Secretary appointed or elected by its members.

9.2.1 TCN Project Implementation Unit

Based on previous experiences and in compliance with the approved process, the following are the responsibilities of TCN – PIU in the implementation of the proposed project and the RAP:

- Ensure that the project conforms to World Bank safeguard policies, including implementation of the RAP, as required.
- Ensure that initial baseline data is collected for the purposes of monitoring and evaluation report as per the indicators provided by the RAP.
- Engage the services of contractors and consultants to carry out preparation and implementation of RAP and subsequent engagement of the service of external monitors for the RAP implementation.
- Approval of payments to consultants for RAP activities carried out under the project.
- Preparation of quarterly and annual progress reports on RAP implementation.
- Ensure participation of the affected people in the planning of their resettlement and post resettlement circumstances.
- Accept financial responsibility for payment of compensation and other designated resettlement related costs.

- Ensure appropriate identification, enumeration, valuation, documentation, and compensation/resettlement of affected properties.
- Pay the affected people compensation to the appropriate amounts and ensure they are given sufficient notice to relocate
- Ensure monitoring and evaluation of the PAPs and the undertaking of appropriate remedial action to deal with grievances and to ensure that income restoration are satisfactorily implemented.

The PIU Coordinator must rely on a team of professionals and support staff able to conduct all relevant and important tasks. It is recommended that each PIU have:

Support staff: secretarial services, drivers, security and legal personnel, general accountants;

Survey, Identification & Valuation Team: surveyors, valuers, “option disclosure and agreement” officers;

Cash compensation: compensation officers, accountant, security officer;

Database management: database officers;

Livelihood restoration and community forest: agronomist/agro-foresters;

Assistance to vulnerable people and displaced households: social workers;

LRS community project: community mobilisation specialists / sociologists; technicians or engineers on ad-hoc basis providing technical advices for projects.

9.2.2 TCN Chemical Resettlement and Environment (CR&E)

In compliance with the approved process, the TCN Chemical, Resettlement and Environment (CR&E) department will deal with issues relating to the successful resettlement of PAPs. This will include the following:

Oversee compensation and resettlement activities of the project.

Verify the compensation rates/budget and schedule as used in RAP to ensure proper implementation and provide recommendations to Project Implementation Unit for improvement/approval.

Internal monitoring and evaluation of RAP activities:

- In co-ordination with TCN-PIU and PAPs Committee, organise meetings with PAPs and communal authorities, to disseminate copies of Resettlement Information Booklet (RIB) and entitlement forms.
- Document the complaints and grievances raised by complainants and ensure timely solution by responsible institutions in line with the project approved RAP.
- Organize seminars to disseminate the RAP report to relevant stakeholders, communities, etc.
- Assist local people in overcoming the difficulties during the implementation period
- Perform other functions as is required by the department in the TCN Organogram.

CR&E Officers for the project are responsible for:

Ensuring that there are sufficient resources (time, money and people) to supervise the environmental issues of the works.

Ensuring changes during implementation process that have significant environmental or social impact are communicated to the AGM TCN CR&E in time and advice on actions to be taken and

costs involved.

Ensuring that the PIU is sufficiently informed via AGM CR&E on monitoring results. Officials who will serve in the unit will receive capacity enhancement training prior to the commencement of the civil works to enable them to deliver the resettlement and rehabilitation components effectively over time. Training will cover the following:

- Understanding the Policy Guidelines
- Understanding the Implementation Schedule activities
- Understanding of the Land Acquisition Act and its procedure
- RAP implementation, monitoring and reporting
- Understanding the economic rehabilitation schemes

9.2.3 PAPs Committee

Under the guidance and coordination of the TCN CR&E department, the Project Affected Persons Committee (PC) will be formed one month prior to the payment of the compensation. This committee will act as a voice to the PAPs as well as other key stakeholders in the project.

The committee will be responsible for the following:

Liaise with CR&E to ensure the successful implementation of RAP in the respective LGAs.

Public Awareness: Facilitate extensive consultation with the affected people so that they can air their concerns, interests and grievances.

Compensation: Ratify compensation rates/payments and also serve as dispute resolution body to negotiate and solve any problem that may arise relating to resettlement process. If it is unable to resolve any such problems, it will channel them through the appropriate grievance procedures laid out in this RAP.

Monitoring and Evaluation (M&E): Helps to monitor the implementation of RAP

Logistics: Involves exploring all mechanisms by which RAP can be implemented.

Employment, Training and Counselling as approved by the PIU via CR&E: Involves employment protocol in the project (if any) for those who cannot find alternative employment. The committee will also counsel the PAPs both socially and economically.

Members of the committee will be drawn from the following:

Representative of Ogun State Ministry of Land and Survey / State Surveyor General

Representative of the FMEnv and relevant Ogun State team

Representative of Federal Ministry of Power

Four LGA Valuers

One representative from each of the four LGAs traditional Ruling Councils (TRC)

Two representatives of identified Non-Governmental Organisation (NGOs)/CBOs, local interest and civil groups

A representative of the EPC contractor

One representative Officer from the Wayleave, CR&E departments of TCN

The PC shall have a Chairperson and a Secretary appointed or elected by its members. The chairperson shall be from the local area.

9.2.4 Contractor

The roles of the contractor in the implementation of RAP are to:

Ensure that there are sufficient resources (time, money and people) to manage the compensation/resettlement issues of the works.

Be responsible for ensuring that all site staff, including sub-contractors and subcontracted activities comply with the project's RAP.

Ensure that any changes during the implementation process that may have a significant social-economic impact on PAPs are communicated to the Supervising Engineer in time and manage them accordingly.

Ensure that the RAP Monitoring and Evaluation Officer is sufficiently informed of contractor's monitoring results.

Organise meetings on weekly or bi-monthly basis.

9.2.5 Project Affected Persons

The project affected persons will also be expected to:

Support Community- based developmental projects

Be actively involved in the work of the PAPs Committee.

Table 9.2: Tasks for RAP implementation and responsibility for each Task

| Task | PIU (ESMP and RAP) | TCN Head office | | Regional office staff (RAP) | | | Consultant team (the team can participate after consultant selection process completed) | | others |
|--|--------------------------|---|---|--------------------------------|-------------|-------------------------------------|--|---------------------|---------|
| | | Chemical, Resettlement and Environment Division | Wayleave and Property Division | Environment unit | OHS unit | Wayleave And property unit | International consultant <i>(Compensation and Resettlement Manager)</i> | Local consultant | |
| Location | Abuja | Abuja | Abuja | Lagos | | | | | |
| # of staff assigned (plan) | 2 | 1-2 | 2 | 1 | 0 | 1 | 1 | 3-6 or more | |
| Engagement with PAPs - Informed Consent, Consultation to all PAPs (and communities) and agreement with PAPs regarding the entitlement matrix | X | | | | | x | x | X | (LRC) |
| - Supporting to PAPs (e.g. opening bank account, supports for vulnerable groups) | X | | | | | support | x | x | |
| - Signing on agreement with all PAPs | X | | | | | Support | x | x | |
| Establishment of organization - PIU (and consultant group?) - Local resettlement committee(s) in each communities | x | | | | | x | | x | LRC |
| Administrative activity - Identification of land, structures and assets | x | | | | | x | x | x | Witness |

| Task | PIU (ESMP and RAP) | TCN Head office | | Regional office staff (RAP) | | | Consultant team (the team can participate after consultant selection process completed) | | others |
|--|--------------------------|---|---|--------------------------------|-------------|-------------------------------------|--|---------------------|--|
| | | Chemical, Resettlement and Environment Division | Wayleave and Property Division | Environment unit | OHS unit | Wayleave And property unit | International consultant <i>(Compensation and Resettlement Manager)</i> | Local consultant | |
| Location | Abuja | Abuja | Abuja | Lagos | | | | | |
| # of staff assigned (plan) | 2 | 1-2 | 2 | 1 | 0 | 1 | 1 | 3-6 or more | |
| (variations from original RAP is expected due to arraignment of Line route) | | | | | | | | | NGO |
| - Compensation evaluation (re- evaluation to finalize) | x | | x | | | | | | State (Land bureau etc.) |
| - Entitlement document review for qualification of compensation | | | X (visited sites and met all PAPs) | | | | x | x | |
| - Financial approval for payment to PAPs | | | | | | | | | TCN management including MD, finance, TSP |
| - Payment (transfer to bank account) | x | | | | | | | | TCN finance team will pay |
| - Payment (direct by check) | x | | | | | x | x | x | |
| - Data base management | x | | | | | x | x | | |
| - Communication with PAPs | | | | | | | X | x | (LRC) |

| Task | PIU (ESMP and RAP) | TCN Head office | | Regional office staff (RAP) | | | Consultant team (the team can participate after consultant selection process completed) | | others |
|---|--|---|---|--------------------------------|-------------|-------------------------------------|--|----------------------------|---|
| | | Chemical, Resettlement and Environment Division | Wayleave and Property Division | Environment unit | OHS unit | Wayleave And property unit | International consultant (<i>Compensation and Resettlement Manager</i>) | Local consultant | |
| Location | Abuja | Abuja | Abuja | Lagos | | | | | |
| # of staff assigned (plan) | 2 | 1-2 | 2 | 1 | 0 | 1 | 1 | 3-6 or more | |
| - Physical resettlement assistance when needed | x | | | | | x | x | x | (NGO, LRC) |
| Monitoring - Check the progress of compensation, relocation and RoC acquisition | X | | | | | x | x | X weekly and monthly | |
| - External monitoring | | | | | | | | | X, JICA |
| - Reporting at least every quarter to JICA | x (based on monthly report from consultant) | | | | | | x | | |
| - RAP completion audit | X | | | | | | | | Witness NGO, JICA |
| Certificate of Occupancy issuance - confirmation of completion of compensation | | | | | | | | | State (land bureau) (payment document review or site audit, not specified) |
| - land title (CoO) issuance | | | | | | | | | State |
| Grievance Management | | | | | | | | | |

| Task | PIU (ESMP and RAP) | TCN Head office | | Regional office staff (RAP) | | | Consultant team (the team can participate after consultant selection process completed) | | others |
|--|---|---|---|--------------------------------|-------------|-------------------------------------|--|-------------------------|---------------------|
| | | Chemical, Resettlement and Environment Division | Wayleave and Property Division | Environment unit | OHS unit | Wayleave And property unit | International consultant (<i>Compensation and Resettlement Manager</i>) | Local consultant | |
| Location | Abuja | Abuja | Abuja | Lagos | | | | | |
| # of staff assigned (plan) | 2 | 1-2 | 2 | 1 | 0 | 1 | 1 | 3-6 or more | |
| - Identification | X (reported from consultant or LRC directly) | | | | | | | X(reported from LRC) | LRC |
| - Solution | X | | | | | | | X | |
| - Reporting | X | | | | | | | | LRC |
| Livelihood restoration | | | | | | | | | |
| - Training | | | | | | | x | x | NGO |
| - Restoration assistance (technical support, material support, etc.) | x | | | | | | x | x | NGO, contractors |

9.3 COMMUNITY CONSULTATION

The RAP undertook a broad-based participation/consultation of the relevant stakeholders, especially the project affected persons. The essence was to ensure a broad-based partnership for achieving harmonious working relationship for implementing and monitoring the project with successful outcomes.

Consultations with the project affected communities and persons will be on-going throughout the life span of the project. This has been enshrined in guiding principle 2 of the World Bank Group on involuntary resettlement adopted in the preparation of this RAP.

Stakeholders for the purpose of this project are defined as all those people and institutions that have an interest in the successful planning and execution of the project. This includes those positively and negatively affected by the project. The key stakeholders identified include leaders in the communities, individuals who own properties that will be directly or indirectly affected and business owners, special interest groups such as NGOs/CBOs, etc.

Public consultation and participation are essential because they afford PAPs the opportunity to contribute to both the design and implementation of the project activities and reduce the likelihood for conflicts between and among PAPs and the Project Implementation. For the project to be successfully meaningful, effective and close consultation with local communities was seen as a pre-requisite. In particular, attention was paid to public consultation with the project affected individuals.

The consultation process ensured that all those identified as stakeholders, especially the project affected persons were consulted. One-on-one meeting was used during the survey of the socio-economic activities along the RoW. Stakeholders meeting were held in the affected communities. Amongst the persons met during the consultations are the community heads, Local Government Chairmen of affected LGAs, community representatives and leaders of some important community Association and Youth leaders among others.

At the meeting the overview of the proposed project and appreciation of RAP and other related instruments were presented. Furthermore, the challenges that could impede the implementation of the project and the support needed from all parties to ensure effective project and successful implementation were also discussed. Some of the discussed issues are:

- Environmental and Social Impact Assessment of the Project.
- Mechanisms for asset valuation.
- Mode of compensation.
- Extent of compensation i.e. who are entitled for compensation and why.
- Location of payment of compensation

9.4 COMPENSATION OF PAPs

In line with the World Bank operational policy on involuntary resettlement (OP 4.12), TCN will

ensure that the conditions of the PAPs are restored to the status that is in the worst case similar to the pre-project status. To ensure that the interests of displaced persons are fully protected in accordance with both the Land Use Act and World Bank OP 4.12 PS 5, TCN will adopt the following basic resettlement principles and guidelines:

Affected persons are defined as those who stand to lose land and/or assets where they conduct their business and earn income;

All affected persons are equally eligible for compensation and rehabilitation assistance, irrespective of land ownership status, to ensure that those affected by the project shall be at least as well off, if not better off than they would have been without the project;

The compensation packages shall reflect replacement costs for all losses where appropriate;

Compensation and resettlement will be satisfactorily completed before the commencement of civil works;

Affected persons will be systematically informed and consulted about the project;

The consultative process shall include not only those affected, but also the local governments, community leaders, youths, NGOs/CBOs etc.;

List of all PAPs has been documented in the PAP register for each affected Community. This Register will be used during payment of compensations by TCN. Compensation to PAPs shall be made before mobilisation of EPC contractor. This will be done at a location designated by the respective village heads or any other place considered appropriate by both TCN/and community leadership. Payment is scheduled to commence immediately after the approval of the RAP and concluded before mobilization of EPC Contractor to site. The payments to all the communities are planned to run back-to-back across the affected communities. The schedule and strategy of compensation, which is currently being developed by TCN, using data generated from the enumeration and valuation exercise, will be communicated to all the affected persons. Similar method of information dissemination used for earlier consultations and enumeration/valuation will be employed. Such information will include but limited to:

- Dates and locations of payment
- List of eligible people and amount
- Mode of payment
- Location of payment

Notifications and communications through heads of villages, towns, clans, and family heads down to the respective affected families, will be engaged to ensure proper dissemination of information. After compensation, between 2 (for temporary structures) and 6 months' (for residential structures) notice shall be given to the affected people before the construction exercise commences. This will enable them to salvage all that they deem valuable from the affected areas.

Vulnerable persons (widows and the aged) will be given priority during compensation. They will be given speedy attention prior to other PAPs. Payment will be made by crediting the account of the affected persons. The use of both modes of payment is adopted in order to easily accommodate literate PAPs (who could make bank transactions) and others who may not easily transact with the bank. In the event that an individual is absent during payment, the compensation committee will communicate a new date of payment to such PAP(s).

CHAPTER TEN: MONITORING, REVIEW AND EVALUATION

10.1 GENERAL

Monitoring and Evaluation (M and E) procedures for the RAP have been designed to monitor the effectiveness of all the resettlement activities, including the physical progress of its resettlement and rehabilitation activities, the disbursement of compensation, the effectiveness of public consultation and participation activities and the sustainability of the project's livelihood restoration and development efforts. Monitoring of the implementation of this RAP is planned to ensure the success of the project's resettlement/compensation process. It will be considered part of the proposed project management process. The objectives of resettlement monitoring will be to ensure that:

- actions and commitments described in the RAP are implemented;
- early identification of implementation challenges so they can be corrected in a timely manner;
- appropriate feedback is provided to stakeholders;
- eligible project affected people receive their full compensation prior to the project execution;
- RAP actions and compensation measures have helped the people who sought cash compensation in restoring their lost incomes and in sustaining/improving pre-project living standards;
- complaints and grievances lodged by project affected people are followed up and, where necessary, appropriate corrective actions are taken

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

The Project's monitoring plan will have three key components; namely:

- (i) Internal performance monitoring by TCN
- (ii) Impact monitoring commissioned to specialized firms and
- (iii) External audits or RAP Completion Audit.

To effectively report on the effectiveness of RAP implementation and in keeping with World Bank requirements on involuntary resettlement, TCN will monitor the following key indicators:

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

Box 1: RAP Monitoring Framework

Verify internal RAP implementation reports by a field check of the following:

Payment of compensation including its levels and timing

Settlement of land/resource access claims

Provision of employment, its adequacy and income levels

Adequacy of training and other developmental inputs

Rehabilitation of vulnerable groups

Infrastructure repair, relocation or replacement

Enterprise relocation, compensation and its adequacy

Transition allowances

Interview a random sample of affected people in open-ended discussion to assess their knowledge and concerns regarding the resettlement process, their entitlements and rehabilitation measures.

Observe public consultations with affected people at the community level.

Observe the function of the resettlement operation at all levels to assess its effectiveness and compliance with the RAP.

Check the type of grievance issues and the functioning of grievance redress mechanisms by reviewing the processing of appeals at all levels and interviewing aggrieved affected people.

Survey the standards of living of the affected people (and of an unaffected control group where feasible) before and after implementation of resettlement to assess whether the standards of living of the affected people have improved or been maintained.

Advise project management regarding necessary improvements in the implementation of the RAP, if any

Adapted from the World Bank Resettlement Source Book

Table 10.1: RAP Monitoring Framework

| Component Activity | Type of Information/Data Collected | Source of Information/Data Collections Methods | Responsibility for Data Collection, Analyses and Reporting | Frequency/Audience of Reporting |
|--|---|--|--|--|
| Internal Performance Monitoring | Measurement of input, process, output and outcome indicators against proposed timeline and budget, including compensation disbursement | Quarterly narrative status and compensation disbursement reports | TCN RAP team, including public relations representatives | Semi-annual or as required by TCN RAP management team and JICA |
| Impact Monitoring | Tracking effectiveness of inputs against baseline indicators Assessment of affected people's satisfaction with inputs, processes and outputs | Bi-annual quantitative and qualitative surveys. Regular public meetings and other consultation with project affected people. Review of grievance mechanism outputs | TCN RAP team, including public affairs representatives Panel of Experts | Bi-annual |
| RAP Completion Audit | Evaluation of the implementation as stated by the RAP as well as | Review of the RAP Report and RAP Implementation report. | TCN RAP team, including public affairs | Annual |

| | | | | |
|--|--|--|-----------------------------------|--|
| | other notable areas of improvement suggested by impact monitoring over implementation period | | representatives, Panel of Experts | |
|--|--|--|-----------------------------------|--|

TCN's monitoring will provide the RAP management team with feedback on RAP implementation and help ensure that adverse impacts on affected people are mitigated in a timely manner. RAP M & E activities will be adequately funded implemented by qualified specialists and integrated into the overall project management system.

The establishment of appropriate indicators for RAP implementation monitoring is very essential. Indicators will be created for affected persons as a whole, for key stakeholder groups, and for special categories of affected groups such as women. Performance monitoring as an internal management function will allow the Project to measure physical progress against milestones established in the RAP. Key performance indicators for monitoring as presented in Table 10.1 above are commonly divided into categories for World Bank/Externat funded Agency (JICA) financed activities:

Input indicators include the resources in terms of people, equipment and materials that go into the RAP. Examples of input indicators in the RAP are the sources and amounts of funding for various RAP activities.

Output indicators concern the activities and services, which are produced with the inputs. Examples of output indicators in the RAP include (i) a database for tracking individual compensation; and (ii) the payment of compensation for loss of assets.

Process indicators represent the change in the quality and quantity of access and coverage of the activities and services. Examples of process indicators in the RAP include: (i) The creation of grievance mechanisms (2) The establishment of stakeholder channels so that they can participate in RAP implementation; and (3) Information dissemination activities.

Outcome indicators include the delivery of compensation and other mitigation to avoid economic and physical displacement caused by the Project. They measure whether compensation is paid and received, whether the affected populations who preferred cash compensation to in-kind resettlement assistance offered to them was able to use compensation payment for sustained income.

Apart from performance monitoring, there will also be impact monitoring which gauges the effectiveness of the RAP and its implementation in meeting the needs of the affected communities. The purpose of impact monitoring is to provide the Project with an assessment of the effects of resettlement, to verify performance monitoring and to identify adjustments in the implementation of the RAP, as required.

In consultation with external and independent Panel of Professionals, TCN will commission social and economic impact monitoring studies. These studies shall include Federal Ministry of

Environment, Ogun State Government/Ministry of Land and Housing, Ogun State Ministry of Environment and other relevant Ministries in Ogun State. TCN RAP management team and the Panel shall review the outcome of studies. The results of impact studies as well as internal monitoring efforts shall be disclosed through the regular information outlets of TCN and JICA info-shop.

TCN will include the affected persons in all phases of impact monitoring, including the identification and measurement of baseline indicators. One baseline has already been established through the preliminary socio-economic studies of the population and area affected by the project. Impact monitoring will also review consultation and grievance mechanism outputs such as the types of grievances identified and the outcomes.

Finally, there will be external resettlement evaluations to be conducted by an independent third party to determine whether project efforts to restore or improve the living standards and livelihoods of the affected people have been properly conceived and executed. TCN shall commission an external party to undertake an evaluation of RAP's physical inputs to ensure and assess whether the outcome of RAP complies with the involuntary resettlement policy of the World Bank. The completion audit shall be undertaken after RAP inputs. The audit shall verify that all physical inputs committed in the RAP have been delivered and all services provided. It shall evaluate whether the mitigation measures prescribed in the RAP have the desired effect. The completion audit should bring to closure TCN's liability for resettlement.

The project will take advantage of internal and external monitoring to ensure successful implementation of the RAP. The charter for the monitoring will be developed by TCN and will guide the activities of the monitoring team from inception to completion of the programme. The charter will define the processes and strategies that will be engaged in order to ensure that the objectives of the RAP will be accomplished. The charter will also define means of checking and following up with complaints to ensure that they are receiving due and timely attention as defined in the grievance procedure. Findings from the monitoring will be used where necessary to enhance the RAP processes and ensure that implementation is as duly approved.

10.2 INTERNAL MONITORING

Implementation of the RAP will be supervised and monitored by Wayleave, Chemical Resettlement and Environment Department of TCN through its assigned officers. The key objective of this will be to determine the effectiveness of the RAP implementation programme with respect to the affected persons and the project schedule. This monitoring will engage continuous consultations and the grievance procedure to ensure that compensation payment and restoration of affected persons are done accordingly. Findings will be recorded in quarterly reports to be furnished to the TCN - PIU and relevant stakeholders.

Responsibilities of the Monitoring and Evaluation Officer

Verify that the baseline information of all PAPs, collected during the valuation of assets, and the provision of compensation, resettlement and other rehabilitation entitlements have been effected in accordance with the provisions of this policy framework and the respective inventory and

RAP.

Ensure that the RAP is implemented as approved.

Verify that funds for implementing the RAPs are provided to the respective authorities in a timely manner, in amounts sufficient for such purposes and that the funds are used in accordance with the provisions of the RAP.

Ensure the identification and signature/thumb print of PAPs before and during receipt of compensation entitlements.

Record all grievances and their resolution and ensure that complaints are addressed in a timely manner.

After one year of completion of expropriation and necessary assistance to the PAP has been fulfilled, there will be an impact evaluation to assess whether the PAPs have improved their living conditions in relation with the baseline socioeconomic status collected during the socioeconomic studies.

10.3 INDEPENDENT MONITORING

An independent unit comprising of members of TCN, the State Government as well as Local Government representatives will be set up to periodically carry out monitoring and evaluation of the implementation of the RAP. TCN will engage a third party of experts who will be responsible for the independent monitoring of the RAP process. Relevant resources such as transportation, access to the RAP strategies and programmes, and to PAPs, among others, shall be provided by TCN. The team will monitor the effectiveness of the implementation of the RAP via inspections and audits to ensure that implementation is in line with approved processes. The team will develop the strategies and schedules for its monitoring activities, which will include spot checks targeted at discovering lapses or effectiveness of the process being implemented. The independent monitoring team will be retained by the TCN to carry out external monitoring and evaluation of the implementation of the RAP and provide reports to TCN Management, the Project Affected Person's Committee which comprises of the PAPs, Ogun State Government and relevant stakeholders on the outcomes, challenges, and areas of improvement in order to enhance the implementation process. In addition to verifying the information furnished on the internal supervision and monitoring reports, the independent monitoring team will visit a sample of 10% of the PAPs in each relevant community, six months after the RAP has been implemented to:

- Determine whether the procedures for PAPs participation and delivery of compensation and other rehabilitation entitlements have been done in accordance with the RAP.
- Assess if the RAP objective or enhancement or at least restoration of living standards and income levels of PAPs have been met.
- Gather qualitative indications of the social and economic impacts of project implementation on the PAPs.
- Recommend modification in the implementation procedures of the RAP, as the case may be, to achieve the principles and objectives of this policy framework.

Using existing baseline information as well as data compiled from the identification and enumeration/valuation programme, the Monitoring and Evaluation (M&E) advisors will be in position to note changes that may have occurred before and after resettlement.

One of the baseline indicators that are pertinent to this study is the income statistics. This implies that the average annual family income within the communities should not fall below an agreed upon factor in the first 18 months after compensation/resettlement. Data should indicate that the socio-economic situation of the affected people is stable after one year. If, after a year, the situation of PAPs are found to be deteriorating (unemployment, increasing poverty, etc.), further interventions may be considered.

10.4 METHODOLOGY FOR MONITORING

Monitoring will commence at the early stage of the project. Besides the charter comprising of the details of the monitoring strategy will be developed by the team, the approaches and methods used would require regular dialogue and surveys of the affected communities. The dialogue will provide a forum for affected parties to air any grievances or complaints that may arise. The survey will provide a more objective form of progress measurement to complement the more subjective consultations/dialogue. Findings from the monitoring as well as post-resettlement/compensation monitoring results shall be subject to review by representatives of the affected communities through the PAP Committee and TCN Wayleave and CR&E Department. The Monitoring Team will write its reports at the end of each visit and submit them to the TCN Project Manager and the PAPs' Committee (PC).

The World Bank OP 4.12, states that particular attention should be paid to the needs and concerns of the poor and vulnerable groups including the landless, women, and children including the elderly, ethnic minorities, and indigenous compensation. Therefore, during the whole monitoring process, the identified vulnerable households and individuals should be monitored to ensure that they are adequately taken care of and are benefitting from the income restoration and improvement special measures intended for them and are receiving in an appropriate manner the compensations they are entitled to. Some of the monitoring indicators for the vulnerable households and individuals include the following:

- ✓ Number of vulnerable households and individuals affected by project activities;
- ✓ Number of vulnerable households and individuals physically displaced as a result of project activities;
- ✓ Number of vulnerable households and individuals economically displaced (crop, shops and activities affected, etc.) as a result of project activities;
- ✓ Grievances and complaints by vulnerable households and individuals;
- ✓ Amounts of compensation paid for each category of lost assets (structures, land, crops, others) and other benefits obtained by vulnerable households and individuals;
- ✓ Affected vulnerable PAPs and households economic and livelihood situation (revenue, health and social status, well-being).

CHAPTER ELEVEN: GRIEVANCE REDRESS MECHANISMS

11.1 GENERAL

The objectives of the grievance and appeals procedure are to respond to the complaints of the project affected persons (PAP) in a timely and transparent manner, maintain trust with the stakeholders and also to ensure that a plan is in place for effective management of complaints and concerns for the successful implementation of the RAP. Possibilities of grievances and disputes could arise as a result of ownership disputes, valuation of properties, compensation to identified owners, attitude of contractors and workers, and problems related to the time and manner of payment of compensation among others. So apart from maintaining an effective grievance mechanism to facilitate an effective and sensitive resettlement process, there is also a need to avoid delays that may arise through community disaffection with project execution.

In view of the above, grievance procedure has been designed to be simple and easy to follow by the PAPs and stakeholders. The grievance redress mechanism shall take into cognisance the line of reporting based on traditional tiers of authority, which is the established line of conflict redress amongst people along the route. It takes advantage of the existing and familiar traditional line of authority whereby complainants have free and direct access to the family leaders in order to express their concerns. The procedure will be communicated to all stakeholders, especially the PAPs for their use if need be. The procedures will also be documented and adhered to during RAP implementation, while the roles and responsibilities of those involved will be communicated to Stakeholders.

11.2 STEPS FOR SUBMITTING GRIEVANCES

A Grievance Redress Committee will be set up by TCN to address complaints from RAP implementation. This committee will be directly under the TCN CR&E department with oversight by TCN-PIU. Its members will include legal and accounts representatives of TCN and PAP Committee, and the legal expert from TCN shall be the secretary. The traditional line of authority equally plays a significant role in the grievance redress mechanism by mediating between the PAPs, nominated family and community representatives and the grievance redress committee.

Complaints, which may be oral or written can be made or forwarded to the Grievance Redress Committee through the Community Liaison Officer (CLO). The Grievance Redress committee will provide ample opportunities to redress complaints informally, in addition to the existing formal administrative and legal procedures. There shall be regular meeting between the community heads and the community liaison officer to ensure prompt and due attention. The liaison officer will utilize the local languages where necessary to ensure effective communication between PAPs, the project, and the Grievance Redress Committee. The functions of the Grievance Redress Committee are to:

- Provide support to PAPs on problems arising from loss of private properties and livelihood (if any).

- Record the grievance of the PAPs, categorize and prioritize the grievances that need to be resolved by the committee, and
- Report to the aggrieved parties about the developments regarding their grievances and the decision of the project authorities.

The committee will provide ample opportunity to redress complaints informally, in addition to the existing formal administrative and legal procedures. Grievance procedure shall take advantage of the existing and familiar traditional line of authority whereby complainants have free and direct access to the family heads in order to express their concerns. This procedure will also provide a mechanism to mediate conflict and cut down on lengthy litigation, which often delays such infrastructural projects. It will also provide people who might have objections or concerns about their assistance, a public forum to raise their objections and through conflict resolution, address these issues adequately. The procedure will be communicated to all stakeholders, especially the PAPs for their use if need be. It will also be documented and adhered to during RAP implementation, while the roles and responsibilities of those involved will be communicated to Stakeholders.

11.2.1 Stage One: Community Level

At the first stage, PAPs will register their complaints through their extended family head via nuclear family head to the Community head. The community head shall present grievances to the grievance redress committee which will have to provide a written response to the PAPs through the extended family head, within fifteen calendar days of receiving the complaint.

At the community levels, a series of customary avenues exists to deal with dispute resolutions. Those avenues should be employed, when and where it is relevant as a “court of first appeal”. Such customary avenues should provide a first culturally and amicable grievance procedure that will facilitate formal and/or informal grievance resolution for grievances such as:

- PAPs not listed or missed out of register
- Wrongly recorded personal or community details;
- Losses not identified correctly
- Wrongly recorded assets including land details and/or affected acreage;
- Change of recipient due to recent death or disability;
- Recent change of asset ownership;
- Dispute over ownership
- Wrong computation of compensation;
- Inadequate assistance;
- Delay in disbursement of assistance and improper distribution of assistance.

At the community level, grievance committees to be known as Site Committee should be established with the following members:

- Traditional leader or head of the Community
- Community Development Secretary (CDS)
- Elected representative of the community at the LG
- representatives of the PAPs (1 female and 1 male)
- Affected local government Land Officer

One officer of the Survey, Identification & Valuation Team of the PIU.

PAPs' complaints should first be lodged verbally or in writing through this process. It is expected that the community/village committees will deal with the grievances they receive within three days of receipt of the complaint. If the complaint cannot be resolved at this level, or if the plaintiff is not satisfied with the settlement proposed, the plaintiff should then be referred to the second stage which is the local government level. As the first order of call in resolving grievances, the Site Committee members will deal with any grievance that comes up. This will ensure equal treatment across cases and elimination of nuisance claims and satisfy legitimate claimants at low cost.

11.2.2 Stage Two: LGA Level

If the PAPs are not satisfied with the decision of the Site Committee, the Local Government Desk Officer, who liaises with the Site committee members and the Grievance Committee as well as the PIU will try and resolve the grievance. If this fails, the local government Resettlement Action Plan Committee (LGAPC) will step in. This committee presided over by the LGA Chairman will comprise of the PAPs representative, affected communities (represented by their leaders), elected representative of the community at the Local Government level, affected local government Land Officer and representative of PIU officer in charge of grievances. Grievances that could not be resolved at this stage should then be referred to the third stage.

11.2.3 Stage Three: State Level

If the PAPs are not satisfied with the decision at the second level, the case may be submitted for consideration of the TCN-PIU. If the complainant remains dissatisfied and a satisfactory resolution cannot be reached, the complainant has the option to pursue appropriate recourse via judicial processes.

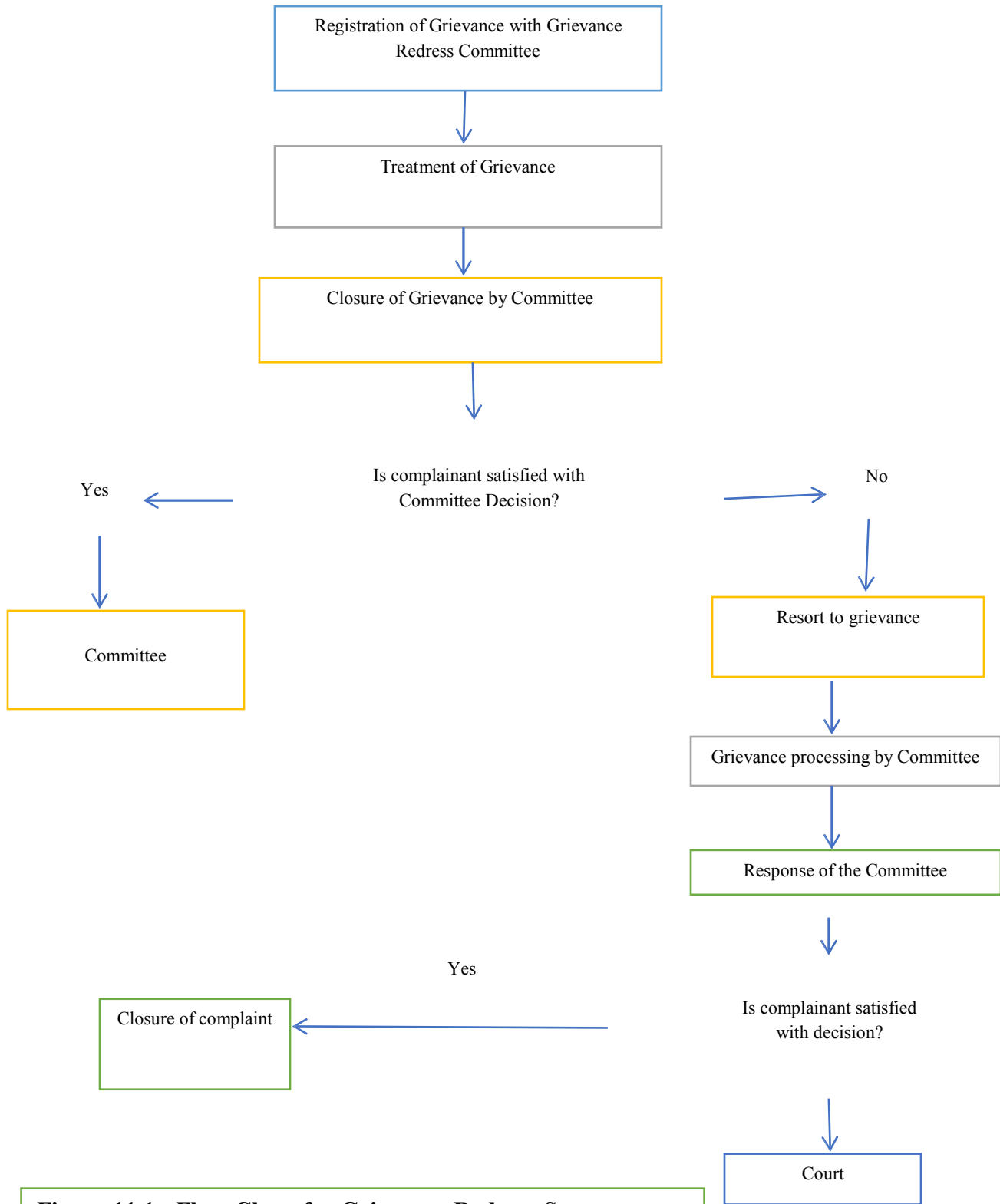


Figure 11.1: Flow Chart for Grievance Redress Steps

Table 11.2: A Typical Reporting Format for Grievance Redress

| Community Project & Name of Complainant | Type of Grievance | | | | | Grievance resolution | | | |
|--|---|--|---|--|-------|----------------------|---------------|---------|----------------------------------|
| | Affected, but not informed about impacts and options | Compensation awarded is inadequate | Compensation not paid before asset acquisition | Resettlement benefits awarded are not provided | Other | Date of complaint | Date resolved | Pending | Case referred to the Court |
| Community Project 1 | | | | | | | | | |
| Complainant A | | | | | | | | | |
| Complainant B | | | | | | | | | |
| Complainant C | | | | | | | | | |
| Community Project 2 | | | | | | | | | |
| Complainant D | | | | | | | | | |
| Complainant E | | | | | | | | | |
| TOTAL | | | | | | | | | |

11.3 FOLLOW-UP ACTIVITIES

Follow-up activities on grievance mechanisms should follow these steps:

- Ensure constant consultation with project affected people on ways to improve on grievance mechanism.
- Document the complaint and regularly report back to PAPs on any actions taken in resolving the grievance.
- Publicize either through public meetings, or written pamphlets or any media any complaint that has been successful resolved.
- Once the complaint is resolved, in a timely manner, check the status of complaints, track progress, measure effectiveness, and timely report to concerned parties.
- Document lessons learned throughout the process of handling grievances as this can help in ensuring continual improvement of the future operations.
- The process of redressing grievances will start by registration of each grievance with the Grievance Redress Committee who will register and then forward it to the appropriate committee.
- Grievances will be discussed at the TCN-PIU monthly meetings and the resolution of the meeting communicated to the parties concerned through the community liaison officer.

CHAPTER TWELVE: RAP IMPLEMENTATION BUDGET AND SCHEDULE

12.1 RAP AND LIVELIHOOD RESTORATION STRATEGY (LRS) BUDGET

The RAP, Livelihood Restoration Strategies (LRS) implementation and monitoring budget is summarized in **Table 12.1 below**. This includes all costs involved in the execution of all RAP and LRS activities. The total budget is:

Table 12.1: RAP, Livelihood Restoration Strategies and Monitoring Cost

| RAP IMPLEMENTATION BUDGET SUMMARY | | |
|-----------------------------------|--|-------------------------|
| S/No | Element | Amount =N= |
| 1 | Crops | 396,993,628.50 |
| 2 | Structures | 1,679,918,207.82 |
| 3 | Sub-total for structures and crops | 2,076,911,836.32 |
| | Support to vulnerable groups(Identified according to Valuation Matrix) | 6,132,145.40 |
| 4 | Allow for Security, bank charges, stamp duty and other logistics, for compensation payment (2.5%) for crops | 9,924,840.71 |
| 5 | Allow for Security, bank charges, stamp duty and other logistics, for compensation payment (2.5%) for structures | 41,997,955.20 |
| 6 | Allow for demolition and salvage of structures (5%) | 83,995,910.39 |
| 7 | Allow 5% contingency for structures + crops) | 103,845,591.82 |
| 8 | Livelihood restoration and Training support (1% of A & B) | 11,933,663.71 |
| 9 | Sub Total | 257,830,107.23 |
| 10 | Grand Total | 2,334,741,943.55 |

12.2 SCHEDULE

The implementation schedule for this RAP covers the periods from the preparation of the RAP to the conclusion of the proposed project, the time that the transmission line construction phase and when the project becomes fully operational. The Implementation schedule defines the duration and timing of the key milestones and tasks.

It is important to note that the implementation of the project will be broken down into phases. This will start with the notification of the PAPs before their displacement and conclude with compensation and their resettlement (if it involves resettlement). PAPs will be compensated in

accordance with this RAP and the resettlement policy framework that had been prepared prior to the commencement of any activity.

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 for the proposed project starts. The RAP has to be completed and PAPs adequately compensated before operation in the designated ROW of the project.

The timing mechanism of these measures would ensure that no individual affected would be displaced (economically or physically) due to civil works activity before compensation is paid and resettlement sites with adequate facilities (if necessary) are prepared and provided to the individual or community affected.

However, the timeline is only indicative since the external factors not envisaged at this period such as delay in reviewing and addressing comments and other administrative and operational matters may cause a delay in the project time line. TCN has in place a schedule for the transmission line project. The RAP schedule will ensure the implementation of the following key activities:

- Consultation, Sensitization and Disclosure
- Route Topographical Survey
- Socio-economic baseline survey
- Preparation of the RAP
- Final Investment Decision (FID) and continued consultations with affected people
- Right of Way acquisition (RoW)
- Notification
- Baseline Census Survey/Enumeration/valuation
- Resettlement/compensation of affected persons
- Post-compensation monitoring
- TCN Confirmation of resettlement/compensation
- EPC Contractor Mobilisation / Construction
- Reinstatement of land at the completion of construction of each section of the project
- Commencement of project operations, and
- Monitoring and evaluation, including baseline update.

Table 12.2 summarizes the implementation schedule of the Resettlement Action Plan by phase, responsibilities and completion time for the construction and rehabilitation project

Table 12.2: Timetable for Resettlement Action Plan

| Road Project Cycle | Phase | Activities | Date | Responsibility |
|---------------------|-------------------------------------|---|------|--|
| PLANNING | Scoping and Screening | Initial site visits and consultation Identification of Resettlement and Social Issues Application of safeguard policies Categorization Action plan Screening Report JICA No-Objection | | Consultant; Supervision by TCN-PIU |
| DESIGN | Preparation of RAP and consultation | Draft RAP Constructions JICA No-Objection | | Consultant; Supervision by TCN-PIU |
| | Disclosure | Disclosure of RAP locally and to World Bank Info Shop | | TCN-PIU World Bank |
| | Finalization and Incorporation | Final version of RAP Incorporation of RAP into contract documents JICA No-Objection | | Consultant; Supervision by TCN-PIU |
| EXECUTION | Implementation and monitoring | Implementation Monitoring and reporting on environmental and social mitigation measures Monitoring and reporting of Resettlement and livelihood issues | | Contractors; Supervision by TCN-PIU and the community |
| POST-IMPLEMENTATION | Operation and maintenance | Maintenance Monitoring and reporting of Resettlement and social livelihood issues | | Contractors; Supervision by TCN-PIU and the community |

Table 12.3: RAP Implementation and Follow-up Schedule

| S/N | Activity | Responsibility | Implementation Period | | | | | | | | | | | |
|-----|--|----------------------|-----------------------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| 1 | Preparation of RAP Report | Consultants/TCN | | | | | | | | | | | | |
| 2 | Establish institutional framework | TCN | | | | | | | | | | | | |
| 3 | Establish grievance mechanism | TCN | | | | | | | | | | | | |
| 4 | Community consultation and engagement | TCN/Consultants | | | | | | | | | | | | |
| 5 | PAPs Notification | TCN | | | | | | | | | | | | |
| 6 | Space acquisition and Compensation payment | TCN/State Government | | | | | | | | | | | | |
| 7 | Commencement of project operations | TCN | | | | | | | | | | | | |
| 8 | Monitoring and evaluation | TCN/NGO/CBO | | | | | | | | | | | | |

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APPENDICES

APPENDIX I: SURVEY INSTRUMENTS

FORM CODE: TCN/PPC/S/.....

**INSPECTION SHEET ON
STRUCTURE**

- 1) PROJECT NAME:
.....
- 2) DATE OF INSPECTION:
- 3) NAME OF PROJECT AFFECTED PERSON:
.....
- 4) PAP IDENTIFICATION NO.:
.....
- 5) LOCAL GOVERNMENT AREA:
- 6) LOCATION/COMMUNITY:
- 7) COORDINATES:
.....
- 8) TYPE OF PROPERTY/ STRUCTURE [BUILDING/ DEITY/ SEPULCHRE]
- 9) PROPERTY DESCRIPTION:
.....
- 10) CONSTRUCTION DETAILS:
 - WALL:
.....
 - WINDOW:
.....
 - DOOR:
.....
 - FLOOR:
.....
 - CEILING:
.....
 - ROOF:
.....
 - TOILET:
.....

WALL FENCE:

.....

- 11) CONDITION:
- 12) TYPE OF USE: (a) Residential... (b) Commercial... (c) School... (d) Church or Mosque... (e) Shrine... (f) Hospital... (g) Others (specify).....
- 13) TYPE OF FLOOR: (a) Earth/Mud.... (b) Concrete... (c) Tiles... (d) Others (specify)...
- 14) TYPE OF ROOF: (a) Thatch... (b) Tin... (c) Tin with Ceiling... (d) No Roof.....
- 15) ACCOMMODATION (No. of Rooms).....

16) TITLE:

.....

17) MEASUREMENT: (LENGTH X BREADTH)

.....

- 18) DO YOU WANT TO BE COMPENSATED (CASH PAYMENT)(1) OR RESETTLED(2)
- 19) PICTURE OF PAP AND STRUCTURE (TO BE TAKEN TOGETHER)

- 20) NAME OF ASSESSING OFFICER:
- 21) SIGNATURE OF ASSESSING OFFICER:
- 22) OWNER/CLAIMANT.....
- 23) COMMUNITY REPRESENTATIVE.....
- 24 OGUN STATE GOVERNMENT REPRESENTATIVE.....
- 25 ESTATE SURVEYOR.....

FORM CODE: TCN/PPC/C/.....

INSPECTION SHEET ON FARM CROPS/ECONOMIC TREES

- 1) PROJECT NAME:
- 2) DATE OF INSPECTION:
- 3) NAME OF PROJECT AFFECTED PERSON:
- 4) PAP IDENTIFICATION NO.:
- 5) LOCAL GOVERNMENT AREA:
- 6) LOCATION/COMMUNITY:
- 7) COORDINATES:
- 8) TYPE OF FARM/ECONOMIC TREES.....

| S/No. | Crop Types | Tenure | Qty | Area Covered (m ²) | Seedling | Immature | Matured |
|-------|------------|--------|-----|--------------------------------|----------|----------|---------|
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

- 9) CONDITION:
- 10) TITLE:
- 11) DO YOU WANT TO BE COMPENSATED (CASH PAYMENT)....(1) OR RESETTLED.....(2)
- 12) PICTURE OF PAP AND FARM/ECONOMIC TREES (TO BE TAKEN TOGETHER)

13) NAME OF ASSESSING OFFICER:

- 14) SIGNATURE OF ASSESSING OFFICER:
- 15) OWNER/CLAIMANT.....
- 16) COMMUNITY REPRESENTATIVE.....
- 17) OGUN STATE GOVERNMENT REPRESENTATIVE.....
- 18) ESTATE SURVEYOR.....

**LAGOS AND OGUN STATE PROPOSED TRANSMISSION LINES AND ASSOCIATED SUBSTATION PROJECTS (LOT2) QUESTIONNAIRE
AND IN-DEPTH INTERVIEW GUIDE**

HOUSEHOLD INFORMATION

PROJECT NAME:

..... NAME OF

PROJECT AFFECTED PERSON:

PAP IDENTIFICATION NO.:

.....

LOCAL GOVERNMENT AREA:

.....

LOCATION/COMMUNITY:

..... COORDINATES:

.....

| Household Number | Position | Household size | Sex (M F) | Marital Status | Highest Educational Level | Primary Occupation | Secondary Occupation | Ethnicity | Income per month | Length of Stay in |
|-------------------------|-----------------|-----------------------|------------------|-----------------------|----------------------------------|---------------------------|-----------------------------|------------------|-------------------------|--------------------------|
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

BACKGROUND CHARACTERISTICS OF RESPONDENT

QUESTIONNAIRE NO.:

..... PROJECT NAME:

..... NAME OF

PROJECT AFFECTED PERSON: PAP

IDENTIFICATION NO.:

..... LOCAL

GOVERNMENT AREA:

COMMUNITY:

.....

DATE OF INTERVIEW: INTERVIEWER'S NAME:

| | | |
|----|--|--|
| 1 | Name | |
| 2 | Phone number | |
| 3 | Sex | Male |
| 4 | | Female |
| 5 | Marital Status | Single Married Widowed Divorced |
| 6 | Period of living in the present place of residence | 1. Less than one year 2. Between 1 and 5 years 3. More than |
| 7 | Age in completed years | |
| 8 | Highest Level of Education | None Primary Secondary Tertiary |
| 9 | Your main occupation (Type of Business) | |
| 10 | Employment Status | Self-employed.....1 Government Employment.....2 Private Agency.....3 Unemployed.....4 |
| 11 | Employment Type | Agriculture.....1 Industry.....2 Services.....3 Others (specify).....4 |
| 12 | How much do you save monthly (in ₦)? | i. No Saving.....1 ii. Less than 5,000.....2 iii. 5,000 – 10,000.....3 iv. 10,001 – 20,000.....4 v. Above 20,000.....5 |
| 13 | Daily turnover from business (Amount in Naira) | |

| | | |
|----|---------------------------------|--|
| 14 | Household Expenditure per Month | i. Food.....1 ii. Clothing.....2 iii. Fuel.....3 iv. Education.....4 v. Health.....5 vi. Others (specify).....6 |
| 15 | Religion | Christianity Islam Traditional |

| | | |
|----|--|--|
| 16 | Household Structure and Assets | <p>TYPE OF STRUCTURE</p> i. Mud and Wattle Thatch.....1 ii. Mud and Wattle Zinc.....2 iii. Earth Block/Thatch.....3 iv. Earth Block/Zinc.....4 v. Cement Block/Zinc.....5 vi. Cement Block/Asbestos.....6 vii. Timber Wall/Thatch.....7 viii. Timber Wall/Zinc.....8 |
| | | <p>WATER</p> i. Pipe Borne 1 ii. Borehole 2 iii. Sunk well 3 iv. Stream/River 4 v. Rain 5 |
| | | <p>ENERGY SOURCE</p> i. Electricity 1 ii. Generator 2 iii. Kerosene 3 iv. Charcoal 4 v. Gas Cooker 5 |
| | | <p>TOILETS/BATH TYPE</p> i. Water system 1 ii. Pit Latrine 2 i) Bush/Open Dug pit 3 |
| | | <p>OTHER ASSETS</p> i. Car/Bus 1 ii. Motorcycle 2 iii. Bicycle 3 iv. Fan 4 v. Others (specify) 5 |
| 17 | How solid waste disposed off? | i. Burning.....1 ii. Burying.....2 iii. Dumping.....3 iv. Dump in Running/Stagnant water.....4 |
| 18 | What are the common diseases and pest found in this community? | |

| | | |
|----|---|--|
| 19 | Disability or long-term illness that you are currently suffering from | Dumbness Deafness Blindness Crippled Other (specify) |
|----|---|--|

QUESTIONNAIRE NO.:
 PROJECT NAME:
 NAME OF PROJECT AFFECTED PERSON:
 PAP IDENTIFICATION NO.:
 LOCAL GOVERNMENT AREA:
 COMMUNITY:
 DATE OF INTERVIEW: INTERVIEWER'S NAME:

COMMUNITY INFORMATION

| | | |
|----|--|--|
| 1 | Composition of the community (None, ¼, ½, ¾, All | RELIGION i. Christian.....1 ii. Muslim.....2 iii. Traditional Religion.....3 STATUS i. Better off.....1 ii. Poor.....2 GENDER i. Male.....1 ii. Female.....2 MIGRATION STATUS i. Indigenes.....1 ii. Migrants.....2 ETHNICITY i. Major ethnic group.....1 ii. Minor ethnic groups.....2 |
| 2 | Name the major traditional gods of your community and shrines | |
| 3 | Name the major cultural festivals in this community | |
| 4 | How many cultural sites of importance do you have in this community? | |
| 5 | What categories of people are common in this community? | Landlords.....1 Tenants.....2 |
| 6 | What proportion of this community would you consider to be poor? e.g. ½; 1/3; ¼ etc | |
| 7 | What do you think are the reasons for poverty in this community? | |
| 8 | How is the general health status of people in this community? | i. Good.....1 ii. Just Fair.....2 iii. Poor.....3 |
| 9 | What are the common diseases affecting people here? | |
| 10 | Are there reasons for particular health problems here? | |
| 11 | What has been done by the community/government to reduce the presence of above mentioned diseases and pests? | |

| | | |
|----|--|--|
| 12 | i. How would you characterize this community in terms of cooperation and social harmony? ii. Do people work together or are there cases of fighting between groups within the community? iii. What are the likely causes of such conflicts, there have been any? | |
| 13 | In case of conflict between groups within the community, how are such problems resolved? | |
| 14 | Have there been any recent cases of conflict with groups outside the community? YES.....; NO..... If Yes, what were the causes? | |

15. Which of the following activities are practiced in this community? Indicate if women, men or both are engaged in each activity. Also indicate if each activity is declining or not.

| | Gender (M/F/B) | Tick if activity is threatened or declining | If threatened, give reasons |
|--|----------------|---|-----------------------------|
| Crop farming | | | |
| Trading | | | |
| Livestock rearing | | | |
| Fishing | | | |
| Hunting | | | |
| Food processing | | | |
| Carpentry, Fashion Designing, Shoe Making etc. | | | |
| Crafts | | | |
| Food selling/Snacks | | | |
| Hired Labourer | | | |
| Others | | | |

**M = Males only engage in this activity; F =females only; B = both males and females engage in this activity*

16. Over the last 1-5 years, have there been any changes in these activities?

17. Which activities have improved and which has remained the same?

18. List the major crops grown in this community.

19. List 2 important income-generating activities in this community

20. How far from human habitation are of the TCN facilities in your community?

21. Do TCN officials ever come to discuss their activities with your community? If yes, what do they discuss?

22. How would you characterize the relationship between TCN and your community?

23. Have there been cases of electricity related problems in this community? Yes.....(1) No.....(2) I don't know.....(3)

APPENDIX II: RAP PREPARATION METHODOLOGY

| S/N | Task | Activity |
|-----|---|--|
| 1 | Literature and Policy/Legal Review | Receipt of the corridor design from RSDT for the corridor |
| | | Obtain and review maps covering the project corridor to better understand the project route. |
| | | Develop data gathering Instrument and Checklist in preparation for detailed field survey |
| | | Commence definitive field investigation |
| 2 | Consultations | Continual Consultation w |
| 3 | Field Investigation and Data Collection | <u>Field Investigation:</u> |
| | | Socioeconomic Survey of activities on the corridor |
| | | Census and of Affected properties and Businesses |
| | | Census of the project corridor in relation to number of various features identified trees affected, , affected structures, displaced persons, infrastructural facilities affected etc. |
| | | Valuation |
| | | <u>Data Entry</u> |
| | | Field data quality check will be carried out on return from the field to ensure consistency and elimination of errors before data entry commences. |
| 4 | Analysis of Social Data | Assess data from the field instrument against the checklist. |
| 4 | Analysis of Social Data | Evaluate the impact of the project on the environment |
| | | Calculation of compensation rates/values |
| | | Findings and Recommendations from analysis |
| 5 | RAP preparation | Identification of impacts |
| | | Design mitigation and management plans |
| | | Development of RAP Implementation process and Schedule |

APPENDIX III: TCN FORM 128 – INDEMNITY

Whereas the Transmission Company of Nigeria (TCN) paid to me _____
 _____ the sum of _____
 ₦ _____ by way of compensation in full and complete satisfaction and discharge of
 the claim made by me in respect of damages caused by the said Power
 Holding Company of Nigeria and crops at _____ the receipt of which sum
 I hereby acknowledge.

Now, I hereby undertake that all times hereafter well and sufficiently indemnify and keep indemnified the said
 Transmission Company of Nigeria against all claims made by any person or persons whatsoever in respect of
 the damage to the said property for which I have received the said compensation and against all liability in
 respect thereof and against all actions, suits proceedings, demands, cost and expenses whatsoever which may
 be taken or made against or be incurred or become payable the said Transmission Company of Nigeria (TCN)
 in respect thereof.

Dated this _____ day of _____ 20

 Signature or mark

To: The Transmission Company of Nigeria (TCN)

I certify that I have read over and interpreted the above correctly in the Yoruba/Hausa/Ibo

_____ language to _____ of _____

_____ who appeared to understand the same fully

 Signature of interpreter

No fee or reward has been or is to be charged or taken for writing and completing the foregoing on behalf of

 (Name of person granting indemnity)

One number of copy of the foregoing has been written or completed by me.

 Name of writer

TCN FORM 128

APPENDIX IV: COMMUNITIES IN THE PROJECT AREA

| S/N | Section | LGA/State | LCDA | Community | | | |
|-----|---------------------------------|---------------------|---------------|-----------|------------------|--------|------------|
| 1 | Ejio – Likosi | Ewekoro, Ogun State | | Ejio | | | |
| 2 | | | | Abese | | | |
| 3 | | | | Ibokuru | | | |
| 4 | | Ifo | | | Apode | | |
| 5 | | | | | Mose Ejiogbe | | |
| 6 | | | | | Moro | | |
| 7 | | | | | Oloko | | |
| 8 | | | | | Igbo Aare | | |
| 9 | | | | | Iyedi Balogun | | |
| 10 | | | | | Jagunna | | |
| 11 | | | | | Odofin | | |
| 12 | | | | | Yanbi | | |
| 13 | | | | | Erifu Olorunsogo | | |
| 14 | | | | | Luwani | | |
| 15 | | | | | Shodipo Agbawajo | | |
| 16 | | | | | Gaun | | |
| 17 | MFM – Existing Benin (Omotosho) | | | | | Makogi | |
| 18 | | | | | Obafemi | | Lukosi Ode |
| 19 | | | | | | | Koole |
| 20 | | | Aworan | | | | |
| 21 | | | Ikija | | | | |
| 22 | | | Agbawon Etido | | | | |
| 23 | | | Onibadan | | | | |

| | | | |
|----|--|--------|-------------------|
| 24 | | | Oniyan / Aiyetoro |
| 25 | | | Afidipan |
| 26 | | | Oke Oko |
| 27 | | | Adewolu |
| 28 | | | Oluwo Oshin |
| 29 | | | Abisodun |
| 30 | | | Eleworo |
| 31 | | | Lajioku |
| 32 | | | Ropo |
| 33 | | | Olosan |
| 34 | | | Mosadomi |
| 35 | | | Asa Elegun |
| 36 | | | Asa Bala |
| 37 | | | Omu Penpe |
| 38 | | | Ori |
| 39 | | | Kori Oja |
| 40 | | | Otere Alase |
| 41 | | | Otere Apena |
| 42 | | | Olatilewa |
| 43 | | | Otere Oba |
| 44 | | | Otere Peki |
| 45 | | | Orile Igbehin |
| 46 | | | Gbarawe |
| 47 | | | Ogunji |
| 48 | | Sagamu | Ijemo |
| 49 | | | Isore |
| 50 | | | Shofidiya |

| | | | |
|----|----------------------------------|--|--------------------|
| 51 | Ogijo-Existing Ikorodu/Sagamu | | Ogunkanra |
| 52 | | | Onileowo |
| 53 | | | Oshile |
| 54 | | | Agbonmagbe |
| 55 | | | Makun-Sagamu |
| 56 | | | Lakaye |
| 57 | | | Oke-Oko Onileowo |
| 58 | | | Oke Ate Ajebo |
| 59 | | | Ewu-Ogun |
| 60 | | | Ogundipe |
| 61 | | | Ewu-Lisa |
| 62 | | | Erelu |
| 63 | | | Aberebi |
| 64 | | | Igbepa |
| 65 | | | Alado |
| 66 | | | Ewu-Balogun Sokoya |
| 67 | | | Mologun Onipeteye |
| 68 | | | Gbara |
| 69 | | | Dejuwogbo |
| 70 | | | Ologbun Ogunberu |
| 71 | | | Ologbun Shofidiya |
| 72 | | | Ologbun Maporo |
| 73 | | | Simawa |
| 74 | | | Soso |
| 75 | | | Alaga Awolate |
| 76 | | | Ranodu |
| 77 | | | Likosi |

APPENDIX V: RAP IMPLEMENTATION BUDGET DETAILS

