



FEDERAL MINISTRY OF FINANCE

COUNTRY : FEDERAL REPUBLIC OF NIGERIA
SUB-PROJECT : ABIA STATE INTEGRATED INFRASTRUCTURE DEVELOPMENT PROJECT:
ABA PRIORITY ROADS
INSTRUMENT : RESETTLEMENT ACTION PLAN

PROJECT CONTACT DETAILS

Name	Role	Email / Number
Zainab Ahmed	Minister of Finance	enquiries@fmf.gov.ng +234 92346979 +234 92346290-5
Bob Chiedozie Ogu	Project Coordinator/Honourable Commissioner, Abia State Ministry of Works	bobcogu@gmail.com +2348033172174



August, 2022



Project Consultant: ENVIPLAN TCDS

Quality Assurance:

	Name	Function	Signature	Date
Checked & Reviewed by	Robert Martins	Environmental & Social Safeguard Expert		
Compiled by	ESV Maureen Ugwu	Lead Estate Valuer		
Version	Status			
01	Draft RAP Report			August 2022



Table of Content

Contents

EXECUTIVE SUMMARY	10
1.0 DESCRIPTION OF PROJECT	1
1.1 Introduction	1
1.2 Project components	4
1.3 Aim and Objectives of the Resettlement Plan	6
2.0 Legal and Administrative Framework Governing Resettlement	7
2.1 Introduction	7
2.2 Applicable Legal and Administrative Framework	7
2.3 Abia State Integrated Infrastructure Development Project (ABSIIDP).....	12
2.4 Institutional Framework	13
2.5 International Standards and Guidelines related to Involuntary Displacement.....	14
2.6 Benchmarking of Relevant Nigerian Legislation and the AfDB's OS 2	15
2.7 Compensation Framework	21
2.8 Method of Valuation	30
2.9 Definitions Applicable.....	33
2.10 Arrangements for Compensation	33
3.0 CENSUS AND SOCIO-ECONOMICS.....	35
3.1 Introduction	35
3.2 Scope of the Study	35
3.2 Demography of the Study area	37
3.4 Socio-cultural Resources	46
3.5 Roles of Women and Youth in Community Development.....	51
3.6 Gender Issues.....	51
3.7 Vulnerable Groups.....	53
3.8 Lifestyle and Social Indulgent Practices	54
3.9 Conflict Management and Security.....	55
3.10 Quality of Life.....	56
3.11 Local Economy	57
3.12 Available Infrastructure and their functional status.....	62
3.13 Health baseline information	63
4.0 INSTITUTIONAL ARRANGEMENTS FOR RAP IMPLEMENTATION	65
4.3 Institutional Arrangement	66
4.4 Grievance Mechanisms	66
Figure 4.2: Grievance Resolution Procedure.....	67
4.5 Compensation Plan.....	68
4.6 VALUATION AND COMPENSATION	69
4.7 Eligibility Criteria	69
4.8 Notification	70
4.9 Value of Land.....	70
4.10 Entitlement Matrix for Resettlement Activities.....	70
4.11 Proof of Eligibility	71



4.12	Basis for Valuation of Losses and Budgets	71
4.13	PAPs Losing Residential Land and Structures	74
4.14	PAPs Losing Agricultural Land and Crops.....	74
4.15	Compensation for Trees	75
4.16	Access Roads and Workers Camps.....	75
4.17	Implementation Schedule	75
4.18	PARTICIPATION AND CONSULTATION.....	76
5.0	MONITORING AND EVALUATION	80
5.1	Introduction	80
5.3	Internal Performance Monitoring.....	82
5.4	Impact Monitoring	82
5.5	Indicators	83
5.6	Internal Monitoring.....	84
5.7	External Monitoring and Evaluation	84
5.8	RAP Completion Audit	85
5.9	Reporting	86
6.0	RAP IMPLEMENTATION BUDGET AND	88
6.1	RAP Implementation Budget	88
6.2	RAP Implementation Schedule	91
	APPENDICES.....	93



List of Tables

Table 1.1: Aba priority roads	1
Table 2.1: Benchmarking of Nigerian Law and Principles of the AfDB on Involuntary Displacement	17
Table 2.2: Categories of PAPs and compensation according to Nigeria guideline and AfDB requirements	21
Table 2.3: Eligibility Criteria for Compensation	23
Table 2.4: Entitlement Matrix	25
Table 2.5: Building Rates for Construction of Structures	31
Table 3.1: Summary of PAPs by road	36
Table 3.2: Length and Classification of the roads	37
Table 3.3: Educational attainment of PAPs	40
Table 3.4: Age distribution of the project affected persons	43
Table 3.5: Marital status of the project affected persons	47
Table 3.6: Occupation of the Project affected persons	58
Table 3.7: Items of expenditure	61
Table 4.1: Implementation Plan for Grievance Redress Mechanism	68
Table 4.2: Entitlement Matrix	72
Table 4.3: Stakeholder Consultation Implementation	77
Table 6.1: Compensation and RAP Implementation Budget	89
Table 6.3 shows the compensation summary. Table 6.3: Compensation Summary Sheet	91



List of Figures

Figure 1.1: Map of Nigeria showing Abia State and the road locations	3
Figure 1.2: Map of Abia State showing the roads location in Aba axis	4
Figure 3.1: Religion adherence of the PAPs	55
Figure 3.2: Housing Types in the project-affected communities	56
Figure 4.1: Institutional Arrangements for RAP Implementation	66
Table 5.1: RAP Monitoring Plan	81



List of Abbreviations and Acronyms

ABSIIDP	Abia State Integrated Infrastructure Development Project
AfDB	African Development Bank
AIDS	Acquired Immuno-deficiency Syndrome
BOQ	Bill of Quantities
BPP	Bureau of Public Procurement
CBO	Community Based Organisation
CDU	Community Development Union
E&S	Environmental and Social
E.g.	For Example
Edu	Education
EPC	Engineering, Procurement and Construction
ESIA	Environmental and Social Impact Assessment
ESIA	Environmental and Social Impact Assessment
ESMP	Environmental and Social Management Plan
Etc.	Et cetera
FGD	Focus Group Discussion
FGDs	Focus Group Discussions
FMEEnv	Federal Ministry of Environment
GBV	Gender Based Violence
GIS	Geographic Information System
GRM	Grievance Redress Mechanism
GSM	Global System for Mobile Communication
HIV	Human Immunodeficiency Virus
IRM	Independent Review Mechanism
ISS	Integrated Safeguard Standard
Km	Kilometers (1000 m)
LFN	Laws of the Federation of Nigeria
LGA	Local Government Area
LRC	Local Resettlement Committee
LRF	Livelihood Restoration Framework
LRP	Livelihood Restoration Plan
LUA	Land Use Act
M	Meters
M&E	Monitoring and Evaluation
MDAs	Ministries, Departments and Agencies



N/A	Not Available
NDHS	National Demographic and Health Survey
NGN	Nigerian Naira
NGO	Non-governmental Organization
NNLTS	Northern Nigeria Land Tenure System
NTDF	National Technical Development Forum
OS	Operational Safeguard
PACs	Project Affected Communities
PAPs	Project Affected Persons
PG	President General
PIU	Project Implementation Unit
Prim	Primary
RAP	Resettlement Action Plan
RCM	Replacement Cost Method
RIC	RAP Implementation Consultant
ROW	Right of Way
S/N	Serial Number
Sec	Secondary
SNLTS	Southern Nigeria Land Tenure System
Sq.m	Square meter
STI	Sexually-transmitted Infection
USD	United States Dollar



PROJECT TEAM

NAME	QUALIFICATION	TASK
Robert Martins	MSc	Socioeconomics/ stakeholders engagement
Maureen Ugwu	MSc, RSV	Valuation/ stakeholders engagement
Emma Nwanjiobi	BSc, RSV	census & valuation
Ike Nwachukwu	BSc, RSV	census & valuation
Tony Ururuka	BSc, RSV	census & valuation
Nonso Onyebuchi	BSc, RSV	census & valuation
Ambrose Ozioko	BSc, RSV	census & valuation
Ifeyinwa Chukwukaeme	BSc, RSV	census & valuation
Ogechi Onuoha	BSc, RSV	census & valuation
Kazeem Oyebola	BSc, RSV	census & valuation
Jumbo Casmir	BSc, RSV	census & valuation
Anthony Chinanu	BSc, RSV	census & valuation
Prince Nkwocha	BSc	Documentation
Ehis Osajie	HND	Documentation
Mmefreukut Solomon	MSc	Documentation
Hope Udoh	BSc	Documentation
Chibuike Ihesie	BSc	Sensitizer
Chibuisi Oguru	HND	Sensitizer



EXECUTIVE SUMMARY

Introduction

The Abia State Government, through the Federal Ministry of Finance, the Federal Republic of Nigeria, has received financing from the African Development Bank towards the cost of implementing the Abia State Integrated Infrastructure Development Project in six investment subprojects, namely:

- i. 19 priority roads in Umuahia, covering 92 km;
- ii. 31 priority roads in Aba, covering 199.69 km;
- iii. One erosion control site in Umuahia;
- iv. One erosion control site in Aba;
- v. One waste transfer station in Umuahia; and
- vi. One waste management facility in Aba.

The dilapidated nature of the designated roads has made commuting in the urban and rural areas, the evacuation of farm produce from the hinterland, difficult; impede access to solid waste collection and transport. The erosion sites are encroaching fast on the adjoining roads. This RAP Report covers the 31 priority roads in Aba, listed in the table ES.1

Table ES 1: Aba priority roads

S/N	Aba City Roads	Minimum Width (m)	Design	Road Span (km)
1.	Asa Road – Port Harcourt Road	25		7.68
2.	Faulks Road	25		4.59
3.	Ohanku Road – Owerre Aba	25		6.61
4.	Omuma Road	14		2.14
5.	Ikot Ekpene Road	25		6.82
6.	Mbubo Umuogele Amachi Mgbokonta	14		12.72
7.	Umuala Mbawsi Eziala Osusu Okpuala Ngwa	14		12.64
8.	Omoba – Umuaja Amaede Ndiolumbe	14		8.17
9.	Mbawsi Layout – Ururuka	14		1.88
10.	Glass Factory Road	14		3.59
11.	Umuomiaukwu Agburike Umuomainta	14		4.83
12.	Uratta – Ugwuati	14		9.59
13.	Crystal Park Junction - Obohia Road	14		20.27
14.	Immaculate Avenue – ITF Rod Bridge	14		1.52
15.	Umuaro Nenu Road	14		4.76
16.	Eziama Ntigha – Nsirimo – Ubakala	14		9.06
17.	Mgboko – Omoba Umuezeukwu Mbawsi Road	14		8.06
18.	Ibeme Ndiakata- Nlugu Onicha Ngwa	14		2.81
19.	Pepple Road - Akpu Road	14		1.2
20.	Umuokpo- Owo Ahiafor Link Road	14		4.3
21.	Owerre Aba – Osusu Umuelendu – Osusuaku	14		4.01
22.	Umuojima Amapuife Eberi Omuma	14		9.98
23.	Umuimo Carol Pee. Ministry of Agric. Shopping Mall	14		1.48
24.	Ugwuati – Umuiku	14		4.01



S/N	Aba City Roads	Minimum Width (m)	Design	Road Span (km)
25.	Isicourt- Ururuka Umuosu Umuala Umunkpeyi	14		20.6
26.	Ama Emereole – Ekeonyeugba –Umokoromiri-Eketa	14		7.25
27.	Ajiwe – Brass	14		0.64
28.	Ahunanya – Immaculate	14		0.87
29.	Oron Road – Elizabeth Avenue – Sports Club	14		0.7
30	Umuala - Umuakwa - Ohuhu Nsulu – Oloko Ikwuano	14		13.56
31	Itungwa – Agburukwe road	14		3.35
	Total length of priority roads in Aba			199.69

Source: ABSIIDP, 2022

Project components

- Road surface (paved or graded).
- Road reserve (“hard shoulder”).
- Crossings (e.g. bridges, culverts).
- Drainage and erosion control structures.
- Safety and security measures (e.g. barriers and fencing).
- Other elements (e.g. signage).

Objectives of the Resettlement Plan

This RAP is an output of the ESIA for the sub-project. The specific objectives of the Resettlement Plan are, among others to:

- identify the affected persons in order to determine those likely to be adversely affected by the project works, the severity and extent of the impacts;
- identify the poor and vulnerable groups, to develop a strategy to ensure that they enjoy the project’s benefits;
- review the legal and institutional framework;
- develop mitigation measures in consultation with the affected people;
- prepare detailed entitlement matrix and an implementation plan;
- prepare a resettlement budget; and
- put in place a monitoring and evaluation and reporting system for the resettlement plan.

Legal and Administrative Framework Governing Resettlement

The legal framework relating to displacement and involuntary resettlement issues consists of the various Nigerian legislations and AfDB’s Operational Safeguards (OS 2).

Land Use Act

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



revoke rights of occupancy to the land and the compensation provisions that are required.

The African Development Bank Group's (AfDB) Integrated Safeguard System (ISS)

In 2013, the African Development Bank Group updated their policy on Involuntary Resettlement and created an Integrated Safeguards System (ISS) to improve clarity, coherence and consistency as well as overall operational effectiveness. Resettlement is covered under Operational Safeguard 2 (*Involuntary Resettlement: Land Acquisition, Population Displacement and Compensation*), which includes comprehensive notions of livelihood and assets, accounting for their social, cultural, and economic dimensions. It also adopts a definition of community and common property that emphasizes the need to maintain social cohesion, community structures, and the social interlinkages that common property provides. It furthermore stresses the importance of improving living conditions for PAPs through a Livelihood Restoration programme.

Eligibility Principles

PAPs are eligible for compensation entitlements if they are the owners or users of immovable built or planted assets within the project site footprint. This includes structures (such as fences or sheds), land, crops, trees, and other natural resources. PAPs are eligible for compensation for their assets if they have formal or recognisable rights to these assets.

Method of Compensation

The preference for cash (through bank cheque) compensation has been an individual choice although every effort was made to instill the importance and preference of accepting in-kind compensation especially when the loss amounts to more than 20 % of the total loss of productive assets, which is hardly the case for crops and economic trees, as this is a linear project.

CENSUS AND SOCIO-ECONOMICS

The study was conducted in communities along the 31 roads proposed for construction in Aba South, Aba North, Osisioma, Ugwunagbo, Obingwa, Isialangwa North, Ukwu East, Ukwu West, Umuahia South, Isialangwa South, and Ikwuano LGAs, Abia State. The project is expected to impact 3781 PAPs of which 874 are females and 2253 are males. 654 of the PAPs were not identified as they were absent during social survey and property enumeration in their area. Data from the educational attainment of the PAPs shows that more than 60 % of the identified PAPs have formal education and this will make PAPs' training for skill and technology transfer quite easy. Data obtained shows the highest number of PAPs (293) with higher education are along the Omoba – Umuaja Amaede Ndiolumbe Road. Data from the social census indicates that there are more PAPs within the ages of 45-54 (897), followed by the PAPs within 55-64 age bracket (824) and no PAP is underage (<15 years).

Language, Marriage, and Family

The official language, as in every state of the country, is English. However, Igbo, an indigenous language in the PACs, has gained wide acceptability as a medium of communication. The marriage process involves two basic stages, the knocking stage and the traditional marriage



proper. These stages involve the intending couple, their parents and relations, friends, and well-wishers. Parents and relations, however, play more prominent roles in the first stage than other parties. The family is recognized as a very important social unit and both nuclear and extended families exist in the PACs. The typical nuclear family is headed by the father, with the mother and children. The extended family includes members who are not biological offspring of the same parents but relations. A nuclear family where the father was dead could be headed by the mother if the children are juveniles or by the eldest son if he is a grown man and able to bear the financial responsibility of taking care of the family. The extended family is always headed by a male member. In terms of marital status of the PAPs, data obtained from the project affected area indicate 3021 PAPs, 32 PAPs are married and widowed respectively.

Residents of the Aba priority roads routes are mostly Christians. There are various Christian denominations with worship places spread across the project-affected communities. Christian denominations in the surveyed communities include Anglican, Living Faith Church, Assemblies of God Church, Catholic Church, Cherubim and Seraphim, Redeemed Christian Church of God, The Apostolic Church, Deeper Life Bible Church, Greater Evangelism Worldwide Crusade, among others. Christian worship places are generally present in all the settlements and they are revered among residents. The main Christian festivals of Christmas and Easter are celebrated across the project-affected communities.

Results from interactions in the surveyed communities show that the people still have a deity called various names and it is believed to be responsible for the protection of lives and properties in the area.

Livelihood Activities

Livelihood activities across the PACs are commerce and provision of services like trading, artisanship practices, and employment in the civil/public services. Artisanship practices inclusive of electrical repairs, tailoring, etc, are significant in all PACs. Civil/public service employees in the communities are mostly State, and Local Government workers, teachers, and health workers. Others are inclusive of a few residents who are involved in contracting. Farming is also a major activity, and many residents are engaged in both crop farming, and raising some livestock for subsistence.

Available Infrastructure and their functional status

Public access to the PACs is by dilapidated and poorly maintained tarred roads. Additionally, telecommunication services from GSM service providers are received in all parts of the PACs, although these services fluctuate in some of the PACs.

Education facilities in the PACs consist mainly of private and public primary, junior and senior secondary schools. The infrastructures in many of the schools are inadequate. The students' desks and chairs are broken and insufficient, classrooms are also insufficient, and some of their ceilings, windows, doors, and floors are broken. The schools do not have decent utilities like toilets and



they also do not have equipped libraries and laboratories. The student to teacher ratio in the public primary schools is high, as much as 60:1. Information gotten during FGDs revealed that teachers in the secondary schools are not enough to cover all the subject areas, and subjects like Mathematics, Physics, Introductory Technology, Agricultural Science, English Language, and Home Economics are often taught by teachers who did not study these core subjects in the tertiary institutions. The cumulative effect of these inadequacies is a lack of interest in schooling among many children in the area despite the free education policy of the state government. Parents who are interested in their children being properly educated and who can afford the cost send their children to private schools.

There is generally a dearth of functional government health facilities in the entire study area. FGDs revealed inadequate staffing, broken down and unmaintained equipment, and lack of drugs as the basic problem of hospitals in the area.

INSTITUTIONAL ARRANGEMENTS FOR RAP IMPLEMENTATION

A number of institutions were identified and consulted and will be involved in the overall implementation of this RAP.

These include:

- ✚ Abia State Integrated Infrastructure Development Project (ABSIIDP);
- ✚ Federal Ministry of Environment;
- ✚ Abia States Ministries of Environment, Agriculture, Lands and Survey & Justice;
- ✚ All the Affected LGAs; and
 - Aba South
 - Aba North
 - Osioma
 - Ugwunagbo
 - Obingwa
 - Isialangwa North
 - Isialangwa South
 - Ukwu East
 - Ukwu West, and;
 - Umuahia South
- ✚ Chiefdoms and Kingdoms
- ✚ NGO (Clement Glory Foundation and Inspire Africa)
- ✚ Community Development Association of each affected community

Grievance Mechanisms

During implementation of the project activities, it is possible that disputes/disagreements between the project proponent and the PAPs will occur especially in terms of compensation, boundaries, ownership of crops or land, etc. The practice of grievance arbitration over resettlement issues in Nigeria is conducted within the framework of the Land Use Act (LUA),



reviewed under CAP 202, 1990. Two stages have been identified, and shall apply, in the grievance procedure: customary mediation and judiciary hearings. A grievance procedure based on community grievance committees, one per LGA, will be established for resolution of the disputes and complaints.

MONITORING AND EVALUATION

The purpose of resettlement monitoring is to ensure that measures developed for compensating the losses were effective in restoring PAPs living standards and income levels. Monitoring will be implemented by the PIU. During monitoring phase, the existing grievance mechanism will be regularly reviewed for improving and correspondingly, additional and more user-friendly forms, which enable the field staff to forward complaints and demands of local people to the PIU. Throughout the Project lifecycle, monitoring and evaluation activities will be reviewed; restructured or removed in case that the previously produced tools and forms are inefficient.

Compensation Summary Sheet

#	Variables	Data
A. General		
1	State	Abia
2	LGAs	Aba South, Aba North, Osisioma, Ugwunagbo, Obingwa, Isialangwa North, Isialangwa South, Ukwu East, Ukwu West Umuahia South
3	Communities	Ogbor, Onicha-Nlagu, Umule, Owerre-Aba, Abayi Nchokoro, Umuaja, Ohanku, Mbubo-Umuogele, Amachi, Mgbokonta, Umuala-mbawsi, EzialaOsusu, Okpuala Ngwa, Omoba, Umuaja, Amaede, Ndiolumbe, Mbawsi, Okpulumobo, Umungasi, Umuomiaukwu, Agburike, Umuomainta, Uratta, Ugwuati, Obohia, Ohambele, Umungasi, Umuro, Nenu, Eziana Ntigha, Nsirimo, Ubakala, Mgboko, Omoba, Umuezeukwu, Mbawsi, Ibeme Ndiakata, Nlagu- Onicha- Ngwa, Umuokpo, Owo Ahiafor, Owerre Aba, Osusu Umuelendu, Osusuaku, Umuojima, Amapuife, Eber-Omuma, Umuimo, Ugwuati, Umuiku, Isicourt, Ururuka, Umuosu, Umuala, Umunkpeyi, Ekeonyeugba, Umokoromiri, Eketa, Umuala, Umuakwu, Ohuhu Nsulu, Oloko Ikwuano, Itungwa, Agburukwe
4	Activity(ies) that trigger(s) resettlement	Road expansion resulting to loss of Land, loss of customers' patronage, and restricted access to homes and business area during mobilization and construction.
5	Project overall cost	NGN 53.56b (USD 128.78m)
6	Overall resettlement cost	N10.06b (USD 24,184,561.90)
7	Applied cut-off date (s)	4 th April, 2022 (for inexhaustive improvement on the land)
8	Dates of consultation with the people affected by the project (PAPs)	5 th -30 th April, 2022, continuing
9	Dates of the negotiations of the compensation	5th April-30 th June, 2022



#	Variables	Data
	rates prices	
	B. Specific information	
10	Number of people affected by the project (PAP)	3,781
11	Number of Physically displaced	2,961
12	Number of economically displaced	872
13	Number of affected households	3,174
14	Number of females affected	874
15	Number of vulnerable affected	1,151
16	Number of major PAP	3,781
17	Number of minor PAP	0
18	Number of total right-owners and beneficiaries	3,781
19	Number of households losing their shelters	1,314
20	Total area of lost arable/productive lands (ha)	120 ha
21	Number of households losing their crops and/or revenues	2,467
22	Total areas of farmlands lost (ha)	54.16
23	Estimation of agricultural revenue lost (USD)	NGN159.92m (USD 384,475)
24	Number of building to demolish totally	1,532
25	Number of building to demolish totally at 50%	766
26	Number of building to demolish totally at 25%	383
27	Number of tree-crops lost	2,899
28	Number of commercial kiosks to demolish	295
29	Number of ambulant/street sailors affected	112
30	Number of community-level service infrastructures disrupted or dismantled	35
31	Number of households whose livelihood restoration is at risk	3,781
32	Option for compensation	Cash Compensation



1

1.0 DESCRIPTION OF PROJECT

1.1 Introduction

The Abia State Government, through the Federal Ministry of Finance, the Federal Republic of Nigeria, has received financing from the African Development Bank towards the cost of implementing the Abia State Integrated Infrastructure Development Project in six investment subprojects, namely:

- vii. 19 priority roads in Umuahia, covering 92 km;
- viii. 31 priority roads in Aba, covering 199.69 km;
- ix. One erosion control site in Umuahia;
- x. One erosion control site in Aba;
- xi. One waste transfer station in Umuahia; and
- xii. One waste management facility in Aba.

The dilapidated nature of the designated roads has made commuting in the urban and rural areas, the evacuation of farm produce from the hinterland difficult; impede access to solid waste collection and transport. The erosion sites are encroaching fast on the adjoining roads.

This RAP Report covers the 31 priority roads in Aba, listed in table 1.1 and figures 1.1-1.3. Constraint maps and coordinates of each road are in appendix 1.

Table 1.1: Aba priority roads

S/N	Aba City Roads	Minimum Width (m)	Design	Road Span (km)
1.	Asa Road – Port Harcourt Road	25		7.68
2.	Faulks Road	25		4.59
3.	Ohanku Road – Owerre Aba	25		6.61
4.	Omuma Road	14		2.14
5.	Ikot Ekpene Road	25		6.82
6.	Mbubo Umuogele Amachi Mgbokonta	14		12.72
7.	Umuala Mbawsi Eziala Osusu Okpuala Ngwa	14		12.64
8.	Omoba – Umuaja Amaede Ndiolumbe	14		8.17
9.	Mbawsi Layout – Ururuka	14		1.88
10.	Glass Factory Road	14		3.59
11.	Umuomiaukwu Agburike Umuomainta	14		4.83
12.	Uratta – Uguwati	14		9.59
13.	Crystal Park Junction - Obohia Road	14		20.27
14.	Immaculate Avenue – ITF Rod Bridge	14		1.52
15.	Umuaro Nenu Road	14		4.76



S/N	Aba City Roads	Minimum Design Width (m)	Road Span (km)
16.	Eziama Ntigha – Nsirimo – Ubakala	14	9.06
17.	Mgboko –Omobo Umuezeukwu Mbawsi Road	14	8.06
18.	Ibeme Ndiakata- Nlagu Onicha Ngwa	14	2.81
19.	Pepple Road - Akpu Road	14	1.2
20.	Umuokpo- Owo Ahiafor Link Road	14	4.3
21.	Owerre Aba – Osusu Umuelendu – Osusuaku	14	4.01
22.	Umuojima Amapuife Eberi Omuma	14	9.98
23.	Umuimo Carol Pee. Ministry of Agric. Shopping Mall	14	1.48
24.	Ugwuati – Umuiku	14	4.01
25.	Isicourt- Ururuka Umuosu Umuala Umunkpeyi	14	20.6
26.	Ama Emereole – Ekeonyeugba –Umokoromiri-Eketa	14	7.25
27.	Ajiwe – Brass	14	0.64
28.	Ahunanya – Immaculate	14	0.87
29.	Oron Road – Elizabeth Avenue – Sports Club	14	0.7
30	Umuala - Umuakwu - Ohuhu Nsulu – Oloko Ikwuano	14	13.56
31	Itungwa – Agburukwe road	14	3.35
	Total length of priority roads in Aba		199.69

Source: ABSIIDP, 2022

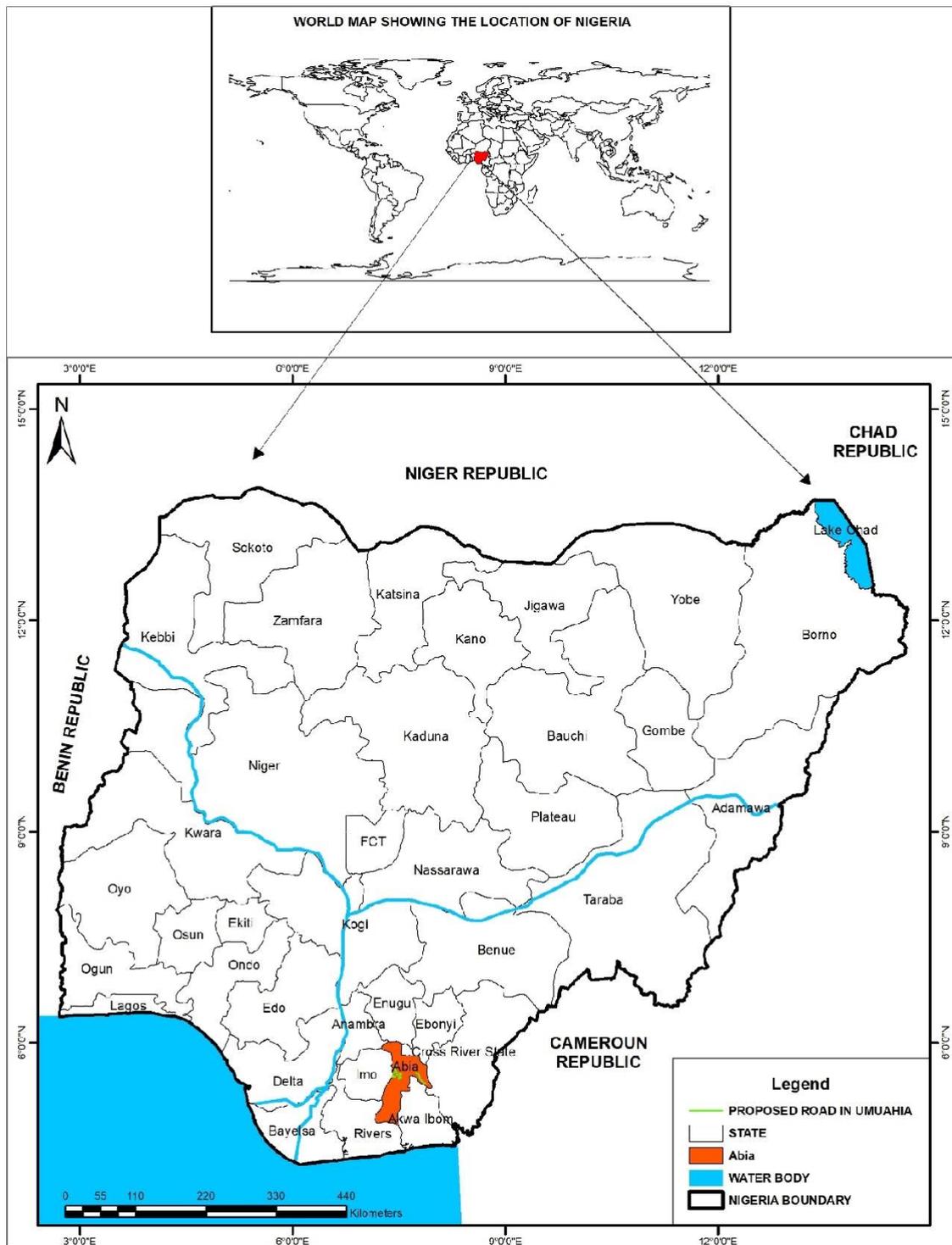


Figure 1.1: Map of Nigeria showing Abia State and the road locations

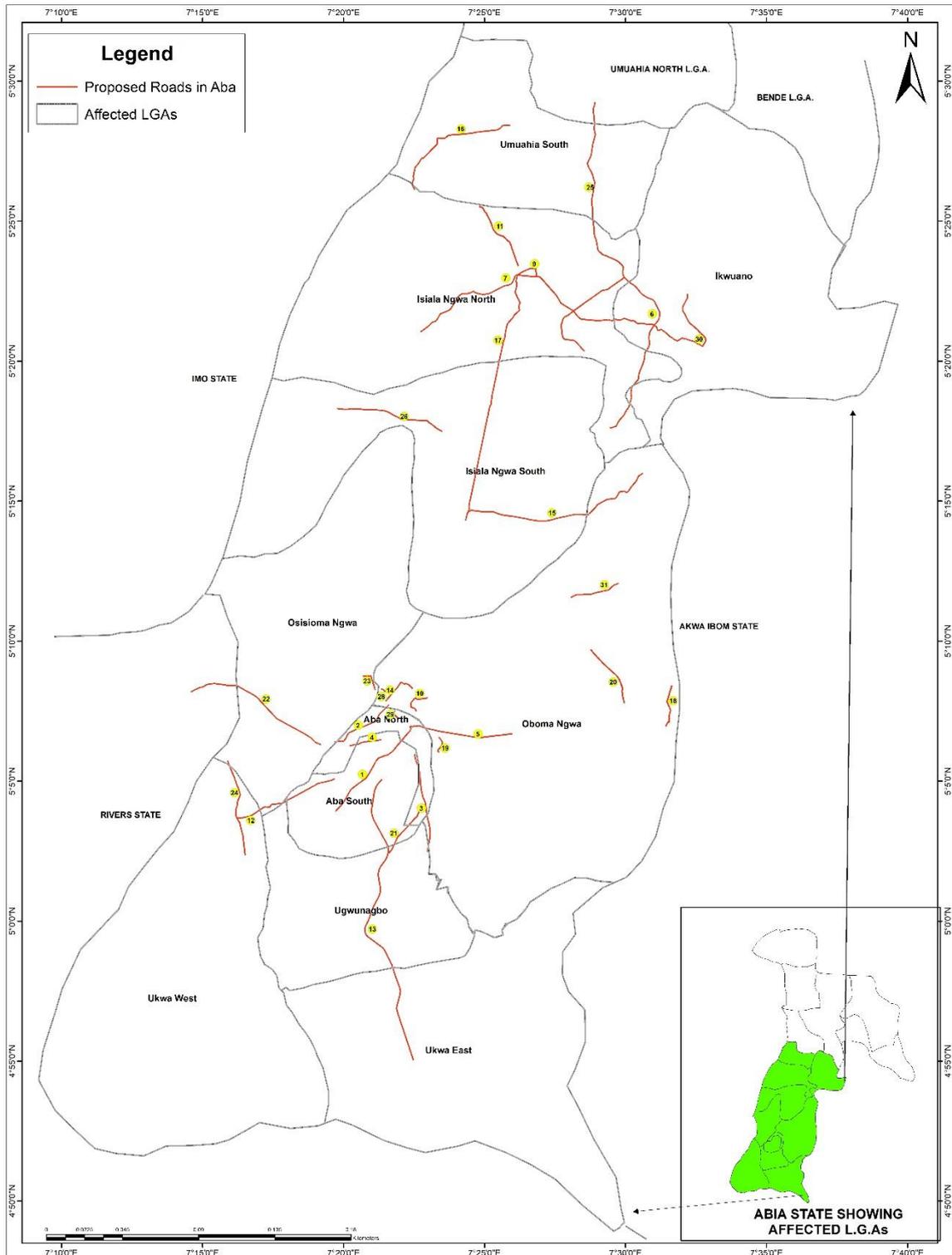


Figure 1.2: Map of Abia State showing the roads location in Aba axis

1.2 Project components

Road

- Road surface (paved or graded).

ABSIDP
Priority Roads in Aba
Draft RAP Report



- Road reserve (“hard shoulder”).
- Crossings (e.g. bridges, culverts).
- Drainage and erosion control structures.
- Safety and security measures (e.g. barriers and fencing).
- Other elements (e.g. signage).

Ancillary facilities

- Lay-bys or service areas.
- Temporary construction facilities (e.g. workshops, laydown areas, working corridors outside the road reserve, workers’ accommodation, and borrow pits)
- Security posts.
- Access roads within and between temporary facilities and the road being developed.
- Landscaping features, etc.

Construction activities will include:

- Establishing temporary access to work and ancillary areas, demarcating clearance zones, establishing access control.
- For road upgrading, erection of temporary diversions where needed to manage existing traffic.
- Clearance and leveling of the corridor, and major earthworks where required (e.g. cuttings, embankments).
- Location and development of borrow pits (and possibly quarries), import of materials, e.g. gravel, clay, bitumen.
- Sourcing and establishing of a water supply from surface and/or groundwater.
- Improvement of existing drainage and introduction of new road drainage, including culverts if required.
- Surfacing and sealing of the carriageway, including use of bitumen mixing plants where the road is to be sealed.
- Water crossings, e.g. construction or upgrading of bridges and culverts, including concrete batching for structures.
- Establishment or improvement of safety arrangements e.g. modification of camber, barriers, improving sight lines.
- Landscaping, as required.

The proposed construction works would lead to impacts on human settlements, causing the relocation of families and businesses, land acquisition, and loss of access to land. As part of preparation, ABSIIDP commissioned socioeconomic studies for the preparation of this a Resettlement Action Plan (RAP) for the construction/rehabilitation of selected roads in Aba, Abia State.



1.3 Aim and Objectives of the Resettlement Plan

The aim of the resettlement plan is to identify and develop a mitigation plan to ensure that all kinds of adverse impacts are exhaustively identified so that the affected individuals and communities' benefit from the project during and after construction of the proposed roads. This RAP is an output of the ESIA for the sub-project. However, the specific objectives of the Resettlement Plan are, among others to:

- identify the affected persons in order to determine those likely to be adversely affected by the project works, the severity and extent of the impacts;
- identify the poor and vulnerable groups, to develop a strategy to ensure that they enjoy the project's benefits;
- review the legal and institutional framework;
- develop mitigation measures in consultation with the affected people;
- prepare detailed entitlement matrix and an implementation plan;
- prepare a resettlement budget; and
- put in place a monitoring and evaluation and reporting system for the resettlement plan.



2

2.0 Legal and Administrative Framework Governing Resettlement

2.1 Introduction

The legal framework relating to displacement and involuntary resettlement issues consists of the various Nigerian legislations and AfDB's Operational Safeguards (OS 2). The legal basis for resettlement in Nigeria is the Land Use Act of 1978, modified in 1990. According to the Act, all land in Nigeria is vested in the Governor of each State, to be held in trust for the use and common benefit of all people. The administration of urban land is directly under the control and management of the Governor, whereas non-urban land is under the control and management of the Local Government Authority. The Governor has the right to grant statutory rights of occupancy to land while the Local Government has the right to grant customary rights of occupancy. Since the Land use Act gives to the State ownership of all land, compensation by projects and sub-projects is 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 farm land, residential, commercial, or industrial plots.

2.2 Applicable Legal and Administrative Framework

2.2.1 Land Use Act

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

Before 1978, the principal land tenure systems differed in Northern Nigeria and Southern Nigeria, with the Northern Nigeria Land Tenure System [NNLTS] and the Southern Nigeria Land Tenure System [SNLTS]. Traditionally, NNLTS was based on the premise that land belongs to the Government (i.e. no private ownership), while the SNLTS was based on the premise that land belongs to communities, families and individuals.



The Land Use Act came into force on 29th March 1978 and replaced all pre-existing land tenure systems in Nigeria. The Act essentially does three things:

- i. It places land into two categories: urban land and non-urban land, as designated by the Governor of a State wherein the land lies.
- ii. It redefines title in land to be a right to occupy or use the land, rather than to own it; namely:
 - o a statutory right or a deemed statutory right of occupancy for land in urban areas; and
 - o a customary right or a deemed customary right of occupancy for land in non-urban areas.
- iii. It empowers the Governor of a State to revoke rights of occupancy.

There were several key repercussions as a result of the Act:

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

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

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

However, this compensation is for the value of land improvements (“*unexhausted improvements*”) at the date of revocation (section 29). Depreciation is considered when assessing the value of these improvements based on the national process of land-taking. The term “*unexhausted improvement*” is defined in Section 51 of the Land Use Act as:

“anything of any quality permanently attached to the land directly resulting from the expenditure of capital or labour by an occupier or any person acting on his behalf and increasing the productive capacity the utility or the amenity thereof and includes buildings, plantations of



long-lived crops or trees, fencing, wells, roads and irrigation or reclamation works, but does not include the result or ordinary cultivation other than growing produce.”

Where occupancy rights are not claimed by any one individual, the Act states that the recipient of the compensation may be:

- i. the community;
- ii. the chief or leader of the community, to be disposed of by him for the benefit of the community in accordance with the applicable customary law; or
- iii. a community fund, to then be utilised for the benefit of the community (section 29(3)).

All rights of occupancy whether granted by the State or Local authority are typically for a fixed tenure and not usually more than 99 years. A person may not be entitled to compensation if the leasehold has expired. The Land Use Act has provisions for compensation in kind, rather than cash, through the provision of Resettlement Land. Section 33 of the Land Use Act stipulates that, when alternative land has been given, compensation will be deemed to have been made. The concerned party is thereby prevented by law from demanding further financial compensation.

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

2.2.1.1 Overview of the Land Take process in Nigeria

The process involves the following steps:

Step 1: Preparation of a Survey Description

This is a preliminary survey / mapping of the property intended for land-take. The survey description is to be prepared by the Abia State Ministry of Lands; and shall contain the following information:

- Position and dimensions of the land parcel to be acquired;
- Spatial relation to other properties in the area; and
- A list of all the communities on the property.

The survey description provides the basis / information upon which approval for the chosen property to be acquired is provided and the property is thus surveyed or marked out with suitable marking points (see Step 3).



Step 2: Publication of a Notice of Acquisition

This shall be prepared by the State Ministry of Lands; and will publish in three newspapers (one national and two local) and the Abia State Government's gazette, in order to enable any claims or objections to the intended acquisition to be made this will be done before compensation. These claims have to be made within the given period stated in the publication. The notice must also be approved and signed by the Governor, along with the survey description, before publication. Both documents will be forwarded to the Governor with a covering memo signed by the Honourable Commissioner for Lands.

Claims are then usually forwarded in writing to the Abia State Ministry of Lands, within the stipulated period stated in the publication of the notice, following which the processing of claims and the negotiation of compensation can begin.

Step 3: Surveying the Property

Surveying can be conducted immediately, and before the expiration of the notice period. This step involves detailed consultation with local communities on the RAP principles and the start of the direct consultation process with the affected individuals. PAPs or their representatives will have access to the project developer to verify issues relating to their properties through GRM.

Step 4: Assessment

This is the enumeration and valuation of unexhausted improvements on the land (estimates of compensation amount due to affected individuals) to determine the compensation liability of government and for tax purposes (in cases involving private purchase of land). The compensation amounts arrived at are then discussed with the affected persons, community or their attorneys. Once agreement is reached, the compensation is paid. Payments for compensation will not be made to attorneys but directly to the PAPs while the attorneys appointed by PAPs are paid their agreed with their clients (PAPs) fees from source. For land take, while AfDB prefers land for land compensation, the PAPs insist on cash compensation.

Step 5: Registration and Stamping

This process involves placing land sale agreements (including survey plans / maps clearly delineating the piece of land in the sale transaction) at the lands registry / records after they have been stamped at the office of Commissioner of Stamp Duties, upon the payment of a fee. The Certificates of Occupancy are also registered at the Lands Registry for records purposes, after stamping of the documents. In the case of compulsory land-take (as in the Project case) there are no sale documents for stamping or registration; however, the Certificates of Occupancy issued to ABSIIDP shall be registered with the Lands Registry.



Step 6: Preparation of Certificate of Occupancy

The Certificates of Occupancy is then prepared by the Ministry of Lands and signed by the Governor, after which they are issued to ABSIIDP. The overall land acquisition process may be concluded within approximately twelve to eighteen weeks.

Legal Mechanisms for Resolving Land-related Grievances

- The Constitution

The Constitution specifically guarantees the right of individuals to acquire and own immovable property [Section 43]. It further gives individuals the right to dispute decisions made in the courts of the country. If any person feels that their right to own and acquire property is threatened or their entitlement to compensation has been overlooked or underestimated, they may approach the High Court of a State for necessary redress [Sections 44 (a) and (b) and 46 of the Constitution].

- Land Use and Allocation Committee

The Land Use Act only makes provisions for a dispute in relation to compensation payable; stating that it should be referred to the relevant committees established by the governor of the concerned state. There are no provisions in place for challenges against the legitimacy of a revocation order by the governor. This may be connected to the Trusteeship position of the governor and the fact that such revocation is seen to be based on the overriding public good of the people.

An aggrieved party may approach the high court of a state in relation to compensation payable for improvements on land (Section 39 (2)). In urban areas, aggrieved persons or group of persons are to raise their grievances with the Land Use and Allocation Committee. For non-urban areas, such disputes are laid before the Land Allocation Advisory Committee. These two committees are constituted by the governor of a state.

Scope of the Land Use and Allocation Committee

The Terms of Reference of the Land Use and Allocation Committee are described in Section 2(2) (a) – (c) of the Land Use Act and includes:

- ✚ advising the governor on any matter connected with the resettlement of persons affected by revocation of right of occupancy on the grounds of overriding public interest; and
- ✚ determining disputes as to the amount of compensation payable under the Act for improvement on land.

The Committee is made up of at least two (2) people who are qualified under the civil service to be appointed estate surveyors or land officers.



- **Traditional Land Tenure in Nigeria**

The legal context of land tenure in Nigeria is complex, resulting from the co-existence of traditional (at times with Islamic influence) and state systems, neither of which is dominant.

Traditional land tenure in Nigeria is based on traditional laws under which land is considered community property. Title to land under traditional law is vested in the community; no individual within the unit can lay claim to any portion of it as a formal owner. Individuals only ever retain rights to use. Normally, the village chief of a community acts as the ‘manager’, holding the land for the use of the whole community, and they mediate disputes involving traditional landholdings.

An individual enjoys rights to the land for farming within his lineage or community area. The individual possesses the land to the extent that he uses it for his family’s or society’s benefit and passes the land on to heirs (i.e. traditional rights to land can be inherited) or pledges its use to satisfy a debt. The right of disposal belongs to the community only, which, acting through traditional authorities or family representatives, exercises this right in accordance with traditional law.

Where decisions about land use need to be made within a family, representative members of different branches are selected (e.g. from different branches within a polygamous family) and come to agreement about the issue. This happens most often regarding transactions between the family and third parties in conjunction with the village chief.

Under traditional land tenure women can inherit land from their fathers, but not from their husbands. While women may be “granted” plots by their husbands, often for crop production, they do not retain the right to use this land following their husband’s death. Rather, the total land holdings of the husband are subdivided equally according to the number of wives, and use rights pass directly to the children. This includes passing to female children, so women are able to inherit land from their fathers, through their mothers. They are then free to pass this land on to whomever they choose.

Certificates of Occupancy

The Nigerian mechanism to formalise customary land ownership is a Certificate of Occupancy, which is issued by an authorised Government Office as evidence of a holder’s right to occupy and use a specific piece of land under certain terms of contract. Certificates of Occupancy afford customary rights of occupancy to land in non-urban areas for agricultural, residential, grazing and other uses. Certificates of Occupancy can be granted for a period of time up to 99 years.

2.3 Abia State Integrated Infrastructure Development Project (ABSIIDP)

ABSIIDP adopts the Federal Government’s gazetted *Harmonised Rates for Economic Trees and Cash Crops for Compensation Assessment, July 21, 2009* which differ among the six geopolitical regions in Nigeria. The Southeast rates have been adopted for this RAP (appendix 2A). Likewise,



ABSIIIDP adopts the recommended rates for buildings by Nigeria's Bureau for Public Procurement (BPP) (Appendix 2B.).

2.4 Institutional Framework

Compensation and resettlement issues fall under the jurisdiction of various levels of government in Nigeria. They are also governed by a range of legislation. Some of the principal government institutions and laws and their impacts are described below.

2.4.1 Federal Government

Nigeria functions under a Presidential system of government. The President, elected for a maximum of two terms of four years each, serves as both head of state and head of government. The President wields executive power through the Federal Executive Council, which is also composed of the Vice President and a representative of each state as Ministers. Legislative power is vested in the bicameral National Assembly of Nigeria, whose members are popularly elected for four-year terms. The upper house (Senate) comprises 109 members while the lower house (House of Representatives) has 360 members. The Senate and House of Representatives have concurrent legislative functions. Bills are not deemed to be validly passed if they have not received the joint assent of both houses.

The Federal Government typically has limited involvement in land acquisition and resettlement, except in cases related to federal property, which is not the case for this Project.

2.4.2 State Government

Nigeria is a federal republic comprised of 36 states and a Federal Capital Territory in Abuja. The executive powers of each state are vested in the governor, who exercises these powers directly or through the deputy governor, commissioners or other designated state officials. The legislative powers of a state are vested in the House of Assembly. The House of Assembly has power to make laws for the peace, order and good government of the state.

In light of the fact that the Land Use Act (1978) prohibits challenge to the acquisition of land and gives the Governor of the State/Chairman of the Local Council authority to issue or revoke statutory or traditional rights of occupancy, the main focus of government engagement for land acquisition and resettlement is at the State and Local Government levels.

The ministries and parastatals at the state level that will have some input into or provide some oversight regarding land acquisition, land-take and resettlement planning include the Ministry of Land; Ministry of Agriculture; Ministry of Environment; Ministry of Water Resources; Ministry of Commerce; Ministry of Local Government; Ministry of Justice and Ministry of Women Affairs.

In the case of this project, Abia State Government and all the aforementioned ministries will be playing a vital role as all the proposed priority roads belong to the state government and within the state.



2.4.3 Local Government

At the local level, project and sub projects fall within a particular Local Government. A typical LGA is headed by an Executive Chairman, and has a Vice Chairman, Secretary to the Local Government, Treasurer and a Council Manager who, together with the department supervisors, form the Executive Committee. Key departments at the local government level which are likely to be of relevance to this project include: Women's Affairs and Poverty Alleviation; Education (specifically the Local Government Education Authority); Agriculture and Rural Development (including Culture and Tourism, and Community Development Associations); Works and Housing; and Health (Medical Officer of Health).

Local government administrations usually have a wide variety of functions prescribed under the Constitution, including but not limited to:

- Construction and maintenance of roads, streets, street lightings, drains, parks, gardens and open spaces.
- Provision and maintenance of public conveniences, sewage and refuse disposal
- Registration of births, deaths and marriages.
- Assessment of privately-owned houses or tenements for the purpose of levying such rates as prescribed by the House of Assembly of the State.
- Participation in the provision and maintenance of primary, adult and vocational education.
- The development of agriculture and natural resources, other than the exploitation of materials
- The provision and maintenance of health services.
- Establishment and maintenance of cemeteries, burial grounds and homes for the destitute or infirm.

2.4.4 Traditional Leadership

The traditional leaders are the custodians of the land who oversee day to day activities in the various communities. They are relevant for the engagement with affected persons and information dissemination. They also have local knowledge which could be relevant to the Project and are key in achieving community buy in. Their role is to facilitate stakeholder engagement at the community level, manage disputes and grievances, and provide information on community preferences and livelihood restoration options.

2.5 International Standards and Guidelines related to Involuntary Displacement

In addition to the need to adhere to Nigerian legislative requirements, RAPs of the ABSIIDP program projects will also need to be aligned to international best practice standards in involuntary land acquisition and compensation. As the main funding agency, the RAPs will need to be aligned with the requirements of the AfDB's Integrated Safeguards Standards (ISS) Operational Safeguards 2: Involuntary resettlement: land acquisition, population displacement



and compensation as well as the Bank's Involuntary Resettlement Policy of 2003. The policy was developed to cover involuntary displacement and resettlement of people caused by a Bank financed project and it applies when a project results in relocation or loss of shelter by the persons residing in the project area, assets being lost or livelihoods being affected.

2.5.1 The African Development Bank Group's (AfDB) Integrated Safeguard System (ISS)

In 2013, the African Development Bank Group updated their policy on Involuntary Resettlement and created an Integrated Safeguards System (ISS) to improve clarity, coherence and consistency as well as overall operational effectiveness. Resettlement is covered under Operational Safeguard 2 (*Involuntary Resettlement: Land Acquisition, Population Displacement and Compensation*), which includes comprehensive notions of livelihood and assets, accounting for their social, cultural, and economic dimensions. It also adopts a definition of community and common property that emphasizes the need to maintain social cohesion, community structures, and the social interlinkages that common property provides. It furthermore stresses the importance of improving living conditions for PAPs through a Livelihood Restoration programme.

OS 2 has the following specific objectives to:

- avoid involuntary resettlement where feasible, or minimise resettlement impacts where involuntary resettlement is deemed unavoidable after having explored all other alternative project designs;
- ensure that displaced people are meaningfully consulted and given opportunities to participate in the planning and implementation of resettlement programmes;
- ensure that displaced people receive significant resettlement assistance under the project, so that their standards of living, income-earning capacity, production levels and overall means of livelihood are improved beyond pre-project levels;
- mitigate the negative impacts of displacement and resettlement, actively facilitate social development and establish a sustainable economy and society; and
- set up a mechanism for monitoring the performance of involuntary resettlement programs and remedying problems as they arise so as to safeguard against ill-prepared and poorly implemented resettlement plans.

2.6 Benchmarking of Relevant Nigerian Legislation and the AfDB's OS 2

The primary difference between national legislation and AfDB's resettlement standards is that Nigerian law concentrates on compensation for lost assets, whereas the AfDB Safeguards have an additional focus on livelihood enhancement (or, as a minimum, restoration). Emphasis is not only on compensation for lost assets but also on assisting people to improve (or at least restore) standard of living, incomes, and livelihoods. This includes providing access to income-earning opportunities such as agricultural production or to natural resources deemed critical for subsistence.



Nigerian legislation does not provide any compensation for the value of lost land (except for reimbursement of any rent paid by the occupier during the year in which the right of occupancy was revoked). *OS 2 of the AfDB stipulates that affected people are compensated for all their losses at full replacement costs before their actual move; before land and related assets are taken; and, if the project is implemented in phases, before project activities begin for each particular phase.* The borrower or client gives preference to land-based resettlement strategies and as a matter of priority offers land-to-land compensation and/ or compensation-in-kind in lieu of cash compensation where feasible; further, the borrower or client clearly explains to affected people that cash compensation very often leads to rapid impoverishment.

With regard to loss of access to commonly held resources, Nigerian legislation provides that, where a right of occupancy of land owned by the community is revoked for public purposes, compensation for unexhausted improvements on the land, taking account of depreciation, may be paid to the community at the relevant governor's discretion and such payment may be to the relevant chief on behalf of the community or into a specially designated fund for the benefit of the community. OS 2 on the other hand provides for compensation to offset restrictions on access to communal resources. Assistance measures may include initiatives to enhance the productivity of the remaining resources, to which the community will continue to have access, in-kind or cash compensation for the loss of access, or access to alternative sources of the lost resource.

The ABSIIDP program will follow the Nigerian legislation and will also implement such additional measures as necessary to achieve outcomes that are consistent with AfDB's OS 2 requirements, in consonance with the applicable laws of Nigeria.

Table 2.1 below compares the AfDB Operational Safeguard 2 (OS 2) to Nigerian legislation for those categories of displacement impacts that the project activities are expected to incur. The table also prescribed what will be adopted for ABSIIDP.



Table 2.1: Benchmarking of Nigerian Law and Principles of the AfDB on Involuntary Displacement

Category	Nigerian Legislation (Land Use Act)	AfDB's OS 2	ABSIIDP
Minimise Land Take and Involuntary Displacement	Explore all viable alternative project design options to ensure minimisation of impacts (Land Use Act of 1978)	Project proponent to consider feasible alternative project designs, including re-siting and re-routing, to avoid or minimise physical or economic displacement.	AfDB's OS 2
Consultation and Disclosure	A notice of acquisition is usually prepared by the Ministry of Lands, in conjunction with the survey description. This notice is then published in two newspapers (one national and one local and the government gazette	Open, inclusive and effective consultation with local communities is required	AfDB OS 2 and Land use Act
Eligibility	Under Nigerian legislation, all land rights constitute occupancy rights rather than ownership rights and accordingly eligibility for compensation for loss of land is not provided for. Anyone possessing a statutory or customary right of occupancy to affected land is entitled to compensation for unexhausted improvements made to that land. Encroachers are not recognised as an eligible group, and are thus not entitled to any compensation provisions.	<p>AfDB identifies three groups of displaced people that shall be entitled to compensation or resettlement assistance for loss of land or other assets taken for project purposes:</p> <ul style="list-style-type: none"> • Those who have formal legal rights to land or other assets recognised under the laws of the country concerned. • Those who may not have formal legal rights to land or other assets at the time of the census / asset survey but can prove that they have a claim that would be recognised under the customary laws of the country. <p>Those who have no recognisable legal right or claim to the land they are occupying in the project area of influence, and who do not fall into either of the two categories described above, but are entitled to resettlement assistance in lieu of compensation for land to improve their former living</p>	AfDB's OS 2



Category	Nigerian Legislation (Land Use Act)	AfDB's OS 2	ABSIIDP
		standards (compensation for loss of livelihood activities, common property resources, improvements (structures and crops) etc.), provided that they themselves or witnesses can demonstrate that they occupied the project area of influence for a reasonable time (at least six months) prior to a cut-off date established by the borrower or client and acceptable to the Bank.	
Census and Asset Inventory	A survey to record the dimensions of the affected land parcels needs to be carried out. The enumeration process is asset driven and not household driven. There is no particular format which is currently used by the Land Department. The process mostly comprises of generic questions that are administered orally.	A census, asset inventory and comprehensive socioeconomic survey are required with gender disaggregated information.	AfDB's OS 2
Livelihood	No provisions	Strategies to improve livelihoods of PAPs are required.	AfDB's OS 2
Gender	No provisions	Special consideration has to be paid to the needs and rights of women. In the context of gender vulnerability, the client must consider actively facilitating consultation with both women and men in ways that are sensitive to the social and political constraints and barriers that women and men may face. The land-taking report (RAP or LRF/LRP) must include a specific protocol specifying safeguards for the quality and quantity of land to be allocated to women, especially widows and divorcees, to ensure their means to generate income	AfDB's OS 2



Category	Nigerian Legislation (Land Use Act)	AfDB's OS 2	ABSIIDP
		<p>and achieve food security.</p> <p>Specifically, applicable to resettlement, land titles at the resettlement site are to be in the name of both spouses or of single heads of household, regardless of gender, if this does not conflict with the borrower or client's own laws and legislation. Compensation payments to families are made to both husbands and wives when this is technically feasible and socially acceptable.</p>	
Cut-off date	Though a cut-off date is not defined by Nigerian legislation, there is a six-week notice period given for land to be acquired by a Project. This is not, however, a formal cut-off date.	There is a requirement to establish a cut-off date for eligibility that is acceptable to project financiers/lenders. The borrower or client establishes the cut-off date and disseminates information about it throughout the project area of influence in a culturally appropriate and accessible manner, before taking any action on clearing land or restricting local community access to land.	AfDB's OS 2
Timing of Compensation	Once the compensation amounts have been discussed with the affected people.	Compensation is to be made before land and related assets are taken; and, if the project is implemented in phases, before project activities begin for each particular phase.	AfDB's OS 2
Compensation	Cash compensation is generally made based upon government rate as well as depreciation value. Whilst in principle there is allowance for in-kind compensation or replacement of assets, cash compensation is common practice	PAPs are compensated for all their losses at full replacement cost. PAPs can be offered a range of different compensation packages, resettlement assistance, and livelihood improvement options. Engagement is key to determine the appropriate compensation packages.	AfDB's OS 2
Communal resources	Section 29 sub section 3 only provides for compensation where the holder or the	Page 32 of the ISS mentions compensation for the loss of communal resources.	AfDB's OS 2



Category	Nigerian Legislation (Land Use Act)	AfDB's OS 2	ABSIIDP
	occupier of land entitled to compensation is a community		
Livelihood Assistance	No provisions	Displaced people are provided with targeted assistance with the aim of ensuring that their standards of living, income-earning capacity, production levels and overall means of livelihood are improved beyond pre-project levels.	AfDB's OS 2
Vulnerable People	Many Nigerian policies address the needs of vulnerable people, such as the Gender Policy, Child Act or NEEDS framework. However, there are no specific provisions related to physical or economic displacement.	Special attention needs to be paid to vulnerable groups and special provisions required in the livelihood restoration process.	AfDB's OS 2
Grievances	Section 30 of the Land Use Act 1990 6 v: "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."	There is a requirement to establish a culturally appropriate and accessible grievance and redress mechanism to resolve, in an impartial and timely manner, any disputes arising from the land-taking process and compensation procedures. PAPs must be informed about the mechanism.	AfDB's OS 2
Monitoring	No provisions	An independent third party is required to monitor the implementation of large-scale or complicated resettlement or livelihood restoration plans, with regular feedback from PAPs. For largescale displacement operations quarterly reviews are recommended, and in-depth reviews of 6 months progress, consistent with the overall project scheduling, are critical.	AfDB's OS 2



2.7 Compensation Framework

Compensation refers to payment in cash or in kind for loss of land, access to land, and immovable asset or resources that is acquired or affected by a project.

2.7.1 Compensation Principles

The main compensation principles include the following:

- Provide transparent, fair and timely compensation (prior to land clearance or taking land) for displacement, including compensation for assets in accordance with national regulations and international standards, specifically the AfDB's OS 2;
- Compensate for lost assets at full replacement value; and
- Restore the livelihoods and welfare of PAPs and local communities such that their well-being is at the least, equal to their pre-resettlement conditions, or that they are better off.

Table 2.2: Categories of PAPs and compensation according to Nigeria guideline and AfDB requirements

S/N	Category of PAPs	Nigeria Law (Land Use Act)	AfDB's OS 2	ABSIIDP program do
1	Land owners	Cash compensation based upon market value.	Entitled to compensation for land, priority is given to land-to-land compensation and/or compensation-in-kind in lieu of cash compensation. When cash payments are made, the affected people should be provided with counselling to ensure that they have the knowledge to use the compensation wisely. Compensation for other assets at full replacement costs.	Adopt the provisions of AfDB's OS 2
2	Land Tenants	Entitled to compensation based on the amount of rights they hold on the land	Entitled to resettlement assistance and compensation for all their assets such as crops, structures and other livelihood activities at full replacement cost.	Adopt the provisions of AfDB's OS 2
3	Land users/Squatters	Not entitled to compensation for land, entitled to compensation for crops	Not entitled to compensation for land but are entitled to resettlement assistance including compensation for loss of livelihood activities, structures, crops etc to improve their former living Standards.	Adopt the provisions of AfDB's OS 2
4	Owners of "Non-permanent" Buildings	Cash compensation based on market value.	These groups are entitled to resettlement assistance to improve their former living standards (compensation for loss of livelihood activities, structures, crops etc.).	Adopt the provisions of AfDB's OS 2
5	Owners of "Permanent" buildings	Cash Compensation is based on	Entitled to resettlement assistance and compensation for all their losses at full replacement costs before their actual	Adopt the provisions of AfDB's OS 2



S/N	Category of PAPs	Nigeria Law (Land Use Act)	AfDB's OS 2	ABSIIDP program do
		market value. (that means depreciation is allowed)	move.	
6	Losers of livelihoods (farmers, business people, employees)	No consideration other than cash values for assets as described above by asset category	Compensation factors in the "total economic cost" including the social, health, environmental and psychological impacts of the project and the displacement, which may disrupt productivity and social cohesion. Considerations are given to the loss of livelihood and earning potential of the affected people. Affected people are provided with targeted resettlement assistance with the aim of ensuring that their standards of living, income-earning capacity, production levels and overall means of livelihood are improved beyond pre-project levels.	Adopt the provisions of AfDB's OS 2
7	Grievance Procedure	No specific requirement for establishing an independent grievance mechanism	Requires the establishment of a culturally appropriate and accessible grievance redress mechanism to resolve, in an impartial and timely manner, any disputes arising from the resettlement process and compensation procedure as early as possible in the resettlement process. The borrower or client is required to work with informally constituted local committees made up of representatives from key stakeholder groups and, in particular, vulnerable communities to establish the grievance and redress mechanism. The grievance redress mechanism, which should be monitored by an independent third party should not impede access to judicial or administrative remedies but must inform affected people about the Bank's Independent Review Mechanism (IRM).	Adopt the provisions of AfDB's OS 2
8	Rejection of Compensation	No categorical statement	No categorical statement	Put the compensation value in an escrow account and continue to negotiate using the GRM to resolve issues before



S/N	Category of PAPs	Nigeria Law (Land Use Act)	AfDB's OS 2	ABSIIDP program do
				proceeding with take over

2.7.2 Eligibility Principles

PAPs are eligible for compensation entitlements if they are the owners or users of immovable built or planted assets within the project site footprint. This includes structures (such as fences or sheds), land, crops, trees, and other natural resources. PAPs are eligible for compensation for their assets if they have formal or recognisable rights to these assets.

The typical eligibility criteria for compensation which may be implemented on the proposed project is presented in Table 2.3.

Table 2.3: Eligibility Criteria for Compensation

PAP Classification	Eligible for		
	Compensation	No Compensation	Assistance
Those with legal right	Land or asset at replacement cost	For land, assets, and structure on the land after the cut-off Date	Assistance needed
Those with temporary or leased rights at cut-off date	Land and assets at replacement cost	For land, assets, and structure on the land after the cut-off date	Assistance needed
Those who use land without any form of right	Assets on land At replacement cost	Assets on land after cut-off Date	Assistance Needed
Those with no legally recognized right but arrived before cut-off date.	Assets at replacement cost except that compensation may be "topped off" to allow the PAP to acquire a new residence.	Assets on land after cut-off Date	Assistance Needed
Those with business located within the Community	Assets and lost income as a result of lost business during project Duration	For business located in community after the cut-off date and outside the affected area.	Assistance Needed

2.7.3 Establishment of Entitlement Cut-off Date

Prior to the commencement of the census survey on 5th April 2022, consultations were conducted to explain the cut-off date to PAPs as the date after which any individual or a family who moved into the project area but is not listed in the census list of PAPs, will not be entitled to compensation. Notice of entry containing the cut-off date, which was set at 4th April 2022, was communicated officially to the PAPs, the communities and the public, in writing as well as in print media (see Appendix 2C).



2.7.4 Entitlements

Based on the census undertaken along the roads, the categories of assets that are likely to be affected are:

- farmland/land plots;
- crops and economic trees;
- completed commercial buildings;
- residential buildings both completed and uncompleted; and
- livelihood/business premises

The entitlement matrix applicable to this project is presented the Table 2.4.



Table 2.4: Entitlement Matrix

Asset	Impact	PAPs	Nigeria's country requirement	Additional compensation or measures in line with AfDB's OS 2 requirement	Livelihoods Support
Land	Permanent/ Temporary land take	Registered owners with title deed for land	<ul style="list-style-type: none"> • Compensation at state rates or support to find replacement land of similar size and quality. 	<ul style="list-style-type: none"> • PAPs are consulted to confirm their compensation preferences (land-for-land or cash). • Compensation at replacement cost (in-cash) or where possible, replacement land of the same quality and close to the location of the original land plot. • Livelihood restoration and alternative income earning opportunities e.g. skills training offered in modern crop production, preservation, processing, marketing; and artisanship and petty trading. • Support before, during and after taking cultivated land plots to cover a reasonable period of time necessary for PAPs to re-establish their new land plots (which they either were allocated, or bought with the received cash compensation). 	<ul style="list-style-type: none"> • Livelihood restoration options to affected farmers: continuous crop cultivation on alternative plots, agricultural skills improvement training, or small livestock package • Land plot transfer allowance - 10 % of market value payment (as one-off) in cash, to cover all administrative fees related to the purchase or provision of replacement land.
		Non-registered occupants of land who either cultivate such land based on customary ownership rights	<ul style="list-style-type: none"> • Compensated for lost assets other than land (such as crops and structures) at replacement cost. 		



Asset	Impact	PAPs	Nigeria's country requirement	Additional compensation or measures in line with AfDB's OS 2 requirement	Livelihoods Support
Crops and Economic Trees	Loss of crops and productive trees (fruit/nut)	All PAPs regardless of legal status	<ul style="list-style-type: none"> • None (crops are typically harvested prior to displacement) • Compensation for perennial crops at existing compensation rates • Trees are categorised as: saplings, productive, or old. 	<ul style="list-style-type: none"> • Cash compensation at replacement cost on the basis of type, age and market price of tree and crops (the compensation amounts to be determined by a certified evaluator during the LRP stage) 	<ul style="list-style-type: none"> • Crops-Training in improved agriculture methods and seeds provided for three seasons (18 months) • Trees-Training in improved agriculture methods and saplings provided for fruit trees and perennial crops
Permanent loss of Structure	Loss of homes / dwellings Tenants	Tenants and original owners of the house and land Physically displaced Economically displaced	<ul style="list-style-type: none"> • Cash compensation for loss of built-up structures at full replacement costs. • Owners of affected structures will be allowed to take and reuse their salvageable materials for rebuilding and rehabilitation of structure. • In case of relocation, transfer allowance to cover 	<ul style="list-style-type: none"> • Housing unit at chosen relocation site; or • Cash compensation at replacement cost value; • Relocation assistance such as transport of belongings within 25 km radius, etc. • One-time cash assistance equivalent to 4-month rent moving to alternate premise. 	<ul style="list-style-type: none"> • Compensation for loss of livelihood or livelihood development support for economically displaced • Transfer allowance to cover cost of shifting (transport plus loading/unloading) personal effects paid on actual cost basis or on current market rates
	Owners of the structures other than house, whether or not the land on which the	Tenants and original owners of the structures and land			



Asset	Impact	PAPs	Nigeria's country requirement	Additional compensation or measures in line with AfDB's OS 2 requirement	Livelihoods Support
	structure stands is legally occupied. Tenants		cost of shift (transport plus loading/unloading) the effect and material will be paid on actual cost basis or on current market rates		
Cultural, Religious and community structure facilities	School, church, mosque, water channels, pathways, and other community structures	All PAPs regardless of their legal status	Complete rehabilitation/ restoration by the project; cash compensation for restoring affected cultural/community structures and installation to the recognize patron/ custodian.	<ul style="list-style-type: none"> Construction of structure as other forms of compensation by the project where possible. 	<ul style="list-style-type: none"> Additional monetary incentives to succour losses
Special provision for vulnerable PAPs Re- establishing and/ or enhancing livelihood	Women headed household, disabled or elderly persons and the landless	Women headed household, disabled or elderly persons	<ul style="list-style-type: none"> Needs based special assistance to be provided either in cash or in kind. 	<ul style="list-style-type: none"> Empowerment training to be carried out alongside cash support. 	<ul style="list-style-type: none"> Support before, during and after training.



Asset	Impact	PAPs	Nigeria's country requirement	Additional compensation or measures in line with AfDB's OS 2 requirement	Livelihoods Support
Change in livelihood for women and other vulnerable Aps that need to substitute their income because of adverse impact Loss of grazing area	Vulnerable PAPs, particularly women. Owners whose landholding has been reduced to less than five acres	Vulnerable PAPs particularly women	Restoration of livelihood (vocational training) and subsistence allowance at agreed rate per day for a total of six months while enrolled in a vocational training facility. Relocation to new grazing area where possible to assist the cattle herdsman to locate new grazing field.	Needs based special assistance to be provided as incentives. Consider possible compensation for loss of income for the period of locating new grazing area	Support before, during and after training. Same as additional compensation or measures.



2.7.5 Entitlement Planning

The entitlement planning process entailed two primary tasks:

- Preliminary identification of the appropriate cash compensation rates at replacement value to compensate for specific impacts to eligible households, including crop compensation rates; and
- Design of complementary supportive measures to further mitigate the impacts of land-take, including livelihoods restoration initiatives, and vulnerable-person assistance measures.

The RAP Consultant has prepared a Valuation Report which is presented as part of the RAP and annexed in this report as Appendix 2D.

2.7.6 Method of Compensation

Individual and household compensations will be made in cash, in kind, and/or through assistance, in the knowledge and presence of both man and wife and adult children or other relevant stakeholders, where applicable. The preference for cash (through bank cheque) compensation has been an individual choice although every effort was made to instill the importance and preference of accepting in-kind compensation especially when the loss amounts to more than 20 % of the total loss of productive assets, which is hardly the case for crops and economic trees, as this is a linear project.

2.7.7 Entitlement for Compensation

Entitlements for compensation are based on the eligibility criteria and the various categories of losses identified earlier and the actual census during the preparation of the RAP.

2.7.8 Valuation

Valuation methods for affected land and assets depended on the type of asset. The following land asset types identified under Nigeria law in this policy framework include:

- State (urban and non-urban) owned Land

State owned land will be allocated free by the Governor or Local Government (perhaps except for processing and registration fees). The State Agency will be expected to pay compensation to acquire land in this category in cases where the state-owned land is being used by landlords or squatters, settled upon or otherwise being used.

- Privately owned Land

Privately owned property, will be acquired at replacement value. The guiding principle is that whoever was using the land to be acquired will be provided other land of equal size and quality or compensation.



- Assets held under Customary Law

According to Nigeria law, assets held under customary rights are in the Local Government jurisdictions only and will be valued according to the following method and compensation paid for. The project will compensate assets and investments, including buildings, and other improvements, according to the provisions of the resettlement plan. Compensation rates will be replacement cost in the same area as of the date and time that the replacement is to be provided. Under customary law land belongs to chiefdoms, towns and villages. The permanent loss of any such land will be covered by community compensation, which will be in-kind only. A customary land owner or land user on state owned land will be compensated for land, assets, investments, loss of access etc. at replacement rates at the time of the loss.

2.8 Method of Valuation

The method of valuation used took into consideration the Land Use Act, the AfDB's OS 2 and, most importantly, the statutory replacement cost method which is according to the dictates of the Nigerian Institution of Estate Surveyors and Valuers and whose body is empowered by law to carryout valuation. The cost of replacing a building is the cost of creating a building or improvement having the same or equivalent utility on the basis of current prices and using current standards of materials and design. It is also used where the law provides that this method shall be used whether or not there is a better alternative. For example, section 29, subsection 4, paragraph b, of the Land Use Act of 1978 recommended the cost approach in valuation for compensation in Nigeria.

2.8.1 Valuation Procedure Using the Replacement Cost Method

We obtained BOQs (Bills of Quantity) from three different quantity surveyors for constructing an equivalent replica type of structure within the project area. This formed part of the basis used in building up the rates applied for valuation. The affected structures are in the semi-urban and rural areas and predominantly constructed with sandcrete blocks and we applied the rates appropriate per meter square for the structures. This forms the estimated unit cost per square meter used in multiplying by the gross floor area:

- estimate the market value of the site as if vacant and undeveloped/ land replacement;
- add cost of movement and relocation allowance;
- no depreciation was deducted in compliance with the Bank's OS 2; and
- add the market value of the site to the indicated value of improvements to arrive at the value of the existing property.



Table 2.5: Building Rates for Construction of Structures

S/N	Component of Structure	Rural Area (Cost per sq.m/meter run)	Semi – Urban (Cost per sq.m /meter run)	Urban Area (Cost per sq.m /meter run)
1.	Bungalow built with sandcrete hollow block wall	N30,000	N40,000	N40,000 – N50,000
2.	Duplex or multi-floor structure built with sandcrete hollow block wall	N60,000	N80,000	N80,000 – N100,000
3.	Fence built with mud bricks	N1,000 – 1,500	N1,000 – 1,500	N2,000
4.	Bungalow built with mudbricks block wall	N8,000	N10,000	N15,000
5.	Fence built with sandcrete hollow block wall	N1,500	N1,500	N2,000
6.	Land replacement for structure/ building plot	NA	NA	NA
7.	Movement / disturbance allowance for structure	N50,000	N50,000	N50,000
8.	Valuation of crops & trees	Harmonized rates for compensation in the southeast geopolitical zone		
9.	Land replacement assistance for crops/trees	10 % of cost of compensation		
10.	Vulnerable persons	1 % of cost of compensation		
11.	Livelihood restoration program	5 % of cost of compensation		

Source: BPP, 2019



2.9 Definitions Applicable

- Rural Area: In general, a rural area is a geographic area that is located outside towns or cities with a low population density, small settlements and predominantly agricultural land uses.
- Semi Urban Area: A partly urbanized area.
- Urban Area: An urban area is a human settlement with high population density and infrastructure of built environment.
- Land- Replacement: Flat rate of N100,000, N300,000 and N500,000 for land replacement for structures
- Movement/Disturbance Allowance: A flat rate of N50,000 for movement/disturbance allowance for occupied structures
- Valuation of Economic Crops and Trees: prescribed harmonized rate for compensation in the Southeast geo-political zone, for economic trees and crops (the rate sheet attached as Appendix 2E).
- Land Replacement Allowance for Crops: ten percent of the value of crops/trees.

2.10 Arrangements for Compensation

A RAP Implementation Consultant shall be appointed and be responsible for planning, coordinating and monitoring of compensation and relocation activities. The compensation process will involve several steps to be carried out in accordance with the resettlement and compensation plan of the RAP. This will be in accordance with the project resettlement and compensation plans as outlined below:

2.10.1 Public Participation

This process seeks the involvement and concerns of the PAPs and the communities in a participatory approach with the project, from the beginning to implementation. Public participation with local communities is an on-going process throughout resettlement planning and this took off at the screening stage. PAPs were notified as early as possible and consulted throughout the ESIA and RAP processes. The subsequent socio-economic survey recorded all relevant information about the PAPs and this is accurately reflected in the RAP in order to allocate the appropriate compensation. Periodic monitoring will ensure that PAPs have been consulted and that compensation and relocation have been carried out satisfactorily. This will ensure that no affected individual household is simply “notified” one day that they are affected in this way.



2.10.2 Notification

Land users were notified by ABSIIDP, through its E&S consultant, that their properties were required for development of the road project. The user were informed through both a formal notification, both written and verbal, to be delivered in the presence of the community heads and the Coordination Committee. To ensure that any sensitive areas are accurately identified during this procedure, all necessary community heads, religious leaders, other elders and individuals will accompany the project team to the site.

2.10.3 Documentation of Holdings and Assets

ABSIIDP and the local community will arrange meetings with the project affected persons in the presence of the agency of government in charge of land to discuss the compensation process. For each individual or household affected, the project officials completes a compensation dossier containing necessary personal information on, the affected party and those individuals considered as household members, total land holdings, inventory of assets affected, and information for monitoring future arrangements. The dossier shall be confirmed and witnessed by village/community officials and will be kept up-to-date. This is necessary because it ensures monitoring of an individual over time. All claims and assets are documented in writing.

2.10.4 Agreement on Compensation and Preparation of Contracts

The types of compensation shall be clearly explained to the individual or household involved. ABSIIDP will draw up a contract, listing all property and/or land being surrendered, and the types of compensation (cash and/or in-kind). A person selecting in-kind compensation has an order form, which is signed and witnessed. The compensation contract and the grievance redress mechanisms are to be read aloud in the presence of the affected party and the representative of government, the project officials, and other community leaders prior to signing.

2.10.5 Settlement Sites

This is not applicable for the proposed project. It is a linear and existing project and the communities and PAPs, from the outcome of all stakeholders' engagement meetings, prefer cash compensation to relocation to resettlement site(s). This stems from the fact that the land reclamation from individuals/ families is insignificant in size, compared to the total lands owned by the individuals/families. They would rather receive some training and cash to enhance their productivity on the lands they have.



3

3.0 CENSUS AND SOCIO-ECONOMICS

3.1 Introduction

Socio-economic baseline assessment tools for this study were designed to capture the demography of the PAPs, PACs and to integrate the desires and aspirations of the project host communities with those of the project proponent. In line with project sustainability objectives, wide consultations were held, and communities' aspirations were also recorded. This socio-economic baseline survey conducted concomitantly with the enumeration of crops, economic trees and structures from 5th – 30th April 2022 seeks to determine the socio-cultural, demographic, and quality of life of the project affected persons. The questionnaire used in obtaining socio-economic data employed a combination of "open-ended" and "closed" questionnaire format. Qualitative data were generated through informed meetings and also observation in small groups of stakeholders in the various project-affected communities with homogeneous socio-economic backgrounds and interests.

Additionally, the study discusses the perceptions, concerns, and expectations of members and residents of these communities, and establishes the project's potential impacts, positive impact enhancement, and mitigation measures.

3.2 Scope of the Study

Communities identified as directly affected are those traversed by the ROW for the road. The communities, together with the physical footprint of the project will hereafter be referred to as the "Area of Influence" for the project. This section, therefore, examines, briefly, the macro socio-economic environment, the regional and local contexts, and then looks in more detail at how the communities, households, and individuals, directly affected by the project, currently exist.

The study was conducted in communities along the 31 roads proposed for construction in Aba South, Aba North, Osisioma, Ugwunagbo, Obingwa, Isialangwa North, Ukwa East, Ukwa West, Umuahia South, Isialangwa South, and Ikwuano LGAs, Abia State. The project is expected to directly impact 3781 PAPs of which 874 are females and 2253 are males while 654 of the PAPs were not identified as they were absent during the social survey and property enumeration exercise in their area. Table 3.1 summarizes the census of PAPs in the area.



Table 3.1: Summary of PAPs by road

SN	Road	Gender			Total
		Female	Male	Unidentified	
1	Asa Road – Port Harcourt Road	0	0	0	0
2	Faulks Road	0	0	0	0
3	Ohanku Road – Owerre Aba	28	145	381	554
4	Omuma Road	0	0	0	0
5	Ikot Ekpene Road	0	0	0	0
6	Mbubo Umuogele Amachi Mgbokonta	2	9	0	11
7	Umuala Nbawsi Eziala Osusu Okpuala Ngwa	9	19	30	58
8	Omoba – Umuaja Amaede Ndiolumbe	228	304	0	532
9	Mbawsi Layout – Ururuka	0	0	0	0
10	Glass Factory Road	0	0	0	0
11	Umuomiaukwu Agburike Umuomainta	10	19	0	29
12	Uratta – Ugwuati	6	20	0	26
13	Crystal Park Junction - Obohia Road	48	108	75	231
14	Immaculate Avenue – ITF Rod Bridge	4	6	3	13
15	Umuaro Nenu Road	36	137	4	177
16	Eziama Ntigha – Nsirimo – Ubakala	9	18	39	66
17	Mgboko –Omoba Umuezeukwu Mbawsi Road	52	148	16	216
18	Ibeme Ndiakata- Nlugu Onicha Ngwa	11	144	14	169
19	Pepple Road - Akpu Road	44	106	0	150
20	Umuokpo- Owo Ahiafor Link Road	25	153	3	181
21	Owerre Aba – Osusu Umuelendu – Osusuaku	0	0	0	0
22	Umuojima Amapuife Eberi Omuma	29	94	8	131
23	Umuimo -Carol Pee. Ministry of Agric. Shopping Mall	0	0	8	8
24	Ugwuati – Umuiku	13	48	1	62
25	Isicourt- Ururuka Umuosu Umuala Umunkpeyi	24	87	13	124
26	Ama Emereole – Ekeonyeugba –Umokoromiri-Eketa	25	217	32	274
27	Ajiwe – Brass	0	0	16	16
28	Ahunanya – Immaculate	16	51	0	67
29	Oron Road – Elizabeth Avenue – Sports Club	2	0	2	8
30	Umuala - Umuakwu - Ohuhu Nsulu – Oloko Ikwuano	216	272	1	489
31	Itungwa – Agburukwe road	37	148	4	189
	Total	874	2253	654	3781



3.2 Demography of the Study area

Abia State is in the southeastern part of Nigeria. The capital is Umuahia, and the major commercial city is Aba, which was formerly a British colonial government outpost in the region, and is also one of the most populated areas in Nigeria. Abia state was created in 1991 from part of Imo State. It is one of the constituent states of the Niger Delta region. It is also the 5th most industrialized state in the country, and has the 4th highest index of human development in the country, with numerous economic activities and fast-growing populations as recorded by the United Nations in early 2018. The 31 roads are peri-urban, urban and rural roads in Aba axis of the state totaling 216.29 km. Table 3.2, shows the length and classifications of the 19 roads and pictures showing the current state of these roads are in appendix 3.

Table 3.2: Length and Classification of the roads

SN	ROAD NO	LENGTH, KM	Classification
1.	Asa Road – Port Harcourt Road	7.78	Urban
2.	Faulks Road	4.59	Urban
3.	Ohanku Road – Owerre Aba	6.61	Urban
4.	Omuma Road	2.14	Urban
5.	Ikot Ekpene Road	6.82	Urban
6.	Mbubo Umuogele Amachi Mgbokonta	12.68	Rural
7.	Umuala Nbawsi Eziala Osusu Okpuala Ngwa	12.64	Rural
8.	Omoba – Umuaja Amaede Ndiolumbe	8.17	Rural
9.	Mbawsi Layout – Ururuka	1.87	Urban
10.	Glass Factory Road	2.07	Urban
11.	Umuomiaukwu Agburike Umuomainta	4.83	Urban
12.	Uratta – Ugwuati	9.58	Urban and peri-urban
13.	Crystal Park Junction - Obohia Road	22.05	Urban, and Rural
14.	Immaculate Avenue – ITF Road Bridge	2.52	Urban
15.	Umuaro Nenu Road	4.76	Rural
16.	Eziama Ntigha – Nsirimo – Ubakala	9.07	Rural
17.	Mgboko –Omoba Umuezeukwu Mbawsi Road	23.17	Rural
18.	Ibeme Ndiakata- Nlagu Onicha Ngwa	2.82	Rural
19.	Pepple Road - Akpu Road	1.20	Urban
20.	Umuokpo- Owo Ahiafor Link Road	4.30	Peri-urban
21.	Owerre Aba – Osusu Umuelendu – Osusuaku	4.01	Urban
22.	Umuojima Amapuife Eberi Omuma	9.98	Peri-urban
23.	Umuimo Carol Pee. Ministry of Agric. Shopping Mall	1.49	Urban
24.	Ugwuati – Umuiku	4.01	Rural



SN	ROAD NO	LENGTH, KM	Classification
25.	Isicourt- Ururuka Umuosu Umuala Umunkpeyi	20.62	Rural
26.	Ama Emereole – Ekeonyeugba –Umokoromiri-Eketa	7.25	Peri-urban
27.	Ajiwe – Brass	0.63	Urban
28.	Ahunanya – Immaculate	0.88	Urban
29.	Oron Road – Elizabeth Avenue – Sports Club	0.70	Urban
30.	Umuala - Umuakwa - Ohuhu Nsulu – Oloko Ikwuano	13.70	Rural
31.	Itungwa – Agburukwe road	3.35	Rural
	Total Length	216.29	

Source: ABSIIDP

3.2.1 Household Composition, Structure, and Size

A household is a person or group of related or unrelated persons who live together in the same dwelling unit(s), who acknowledge one adult male or female as the head of the household, who share the same housekeeping arrangements, and who are considered a single unit. The typical household unit across the project affected area has a head and several members. In many cases, the head is the father and members include his wife, children, and wards. The wards are often children of relations and, in some cases, friends. These are usually fed and generally catered for from the resources of the household. The household could also be composed of members who are not related but have agreed to live together under a common household head. This latter type of household group is not common in the study area.

The average household size in Nigeria according to National Demographic and Health Surveys (NDHS) 2018 is 4.7 persons while urban households are slightly smaller than rural households (4.3 persons versus 5.0 persons). A majority of the households in Nigeria are headed by men (82 %). Results obtained from the field indicate that about 874 PAPs are women and are heads of their various households. Omoba – Umuaja Amaede Ndiolumbe axis took the lead with a higher number of women (228) household headships. Women across the study area do not have the same inheritance rights, nor could they directly access critical resources such as land or credit and blamed their less mobility on family responsibilities, and in particular, the need to care for children. Women hardly take part in the decision-making process at the community level.

3.2.2 Literacy and Education

Education is a chief aspect of social and economic development. It improves capabilities and is strongly related with various socioeconomic variables such as lifestyle, income, and fertility for both individuals and societies. Education is a chief factor influencing a person's behaviour and opportunities. Data from the educational attainment of the PAPs shows that more than 60 % of the identified PAPs have formal education and this will make PAPs' training and technology transfer quite easy. Table 3.3 shows the educational attainment of PAPs. Data obtained showed



there are more PAPs (293) with higher education within the Omoba – Umuaja Amaede Ndiolumbe Road.

3.2.3 Age distribution of the PAPs

Data from the social census indicates that there are more PAPs within the ages of 45-54 (897), followed by the PAPs within 55-64 age bracket (824) and no PAP is underaged (<15 years). Table 3.3 shows the age distribution of the PAPs.



Table 3.3: Educational attainment of PAPs

S/N	Roads	Project Affected Communities (PACs)	LGAs	Educational Attainment of PAPs				
				No formal Edu (%)	Prim-Sec Edu (%)	Tertiary (%)	Unidentified PAPs	Total
1	Asa Road – Port Harcourt Road	Ogbor Onicha Nlagu	Aba South	0	0	0	0	0
2	Faulks Road	Umule	Aba North - Osioma	0	0	0	0	0
3	Ohanku Road – Owerre Aba	Owerre-aba Abayi nchokoro Umuaja Ohunku	Aba South - Ugwunagbo	0	101	72	381	554
4	Omuma Road		Aba North	0	0	0	0	0
5	Ikot Ekpene Road		Aba South - Obingwa	0	0	0	0	0
6	Mbubo Umuogele Amachi Mgbokonta	Mbubo Umuogele Amachi Mgbokonta	Isialangwa North	0	5	6	0	11
7	Umuala Nbawsi Eziala Osusu Okpuala Ngwa	Umuala Nbawsi Eziala Osusu Okpuala Ngwa	Isialangwa North	0	18	10	30	58
8	Omoba – Umuaja Amaede Ndiolumbe	Omoba Umuaja Amaede Ndiolumbe	Isialangwa South	0	239	293	0	532
9	Mbawsi Layout – Ururuka	Nbawsi	Isialangwa North	0	0	0	0	0
10	Glass Factory Road	Okpulumobo Umungasi	Aba North	0	0	0	0	0



S/N	Roads	Project Affected Communities (PACs)	LGAs	Educational Attainment of PAPs				
				No formal Edu (%)	Prim-Sec Edu (%)	Tertiary (%)	Unidentified PAPs	Total
11	Umuomiaukwu Agburike Umuomainta	Umuomiaukwu Agburike Umuomainta	Isialangwa North	0	7	22	0	29
12	Uratta – Ugwuati	Uratta Ugwuati	Osisioma – Ukwa East	0	13	13	0	26
13	Crystal Park Junction - Obohia Road	Obohia Ohambele	Aba South – Ukwa East	0	119	37	75	231
14	Immaculate Avenue – ITF Rod Bridge	Umungasi	Aba North	0	9	1	3	13
15	Umuaro Nenu Road	Umuaro Nenu	Obingwa	0	169	4	4	177
16	Eziama Ntigha – Nsirimo – Ubakala	Eziama Ntigha Nsirimo Ubakala	Umuahia South – Isialangwa North	0	12	15	39	66
17	Mgboko –Omoba Umuezeukwu Mbawsi Road	Mgboko Omoba Umuezeukwu Mbawsi	Obingwa – Isialangwa South – Isialangwa North	0	186	14	16	216
18	Ibeme Ndiakata- Nlagu Onicha Ngwa	Ibeme Ndiakata Nlagu Onicha Ngwa	Obingwa	2	153	0	14	169
19	Pepple Road - Akpu Road		Aba South – Aba North	0	78	72	0	150
20	Umuokpo- Owo Ahiafor Link Road	Umuokpo Owo Ahiafor	Obingwa	0	78	100	3	181
21	Owerre Aba – Osusu Umuelendu – Osusuaku	Owerre Aba Osusu Umuelendu Osusuaku	Aba South – Ugwunagbo	0	0	0	0	0



S/N	Roads	Project Affected Communities (PACs)	LGAs	Educational Attainment of PAPs				
				No formal Edu (%)	Prim-Sec Edu (%)	Tertiary (%)	Unidentified PAPs	Total
22	Umujima Amapuife Eberi Omuma	Umujima Amapuife Eberi Omuma	Osisioma	0	24	99	8	131
23	Umuimo -Carol Pee. Ministry of Agric. Shopping Mall	Umuimo	Aba North – Osisioma	0	0	0	8	8
24	Ugwuati – Umuiku	Ugwuati Umuiku	Ukwa East	1	21	39	1	62
25	Isicourt- Ururuka Umuosu Umuala Umunkpeyi	Isicourt Ururuka Umuosu Umuala Umunkpeyi	Umuahia South – Isialangwa North – Isialangwa South	0	9	102	13	124
26	Ama Emereole – Ekeonyeugba – Umokoromiri-Eketa	Ekeonyeugba Umokoromiri Eketa	Isialangwa South	0	119	123	32	274
27	Ajiwe – Brass		Aba North	0	0	0	16	16
28	Ahunanya – Immaculate	Umungasi	Aba North	0	9	58	0	67
29	Oron Road – Elizabeth Avenue – Sports Club	Umungasi	Aba North	0	1	5	2	8
30	Umuala - Umuakwu - Ohuhu Nsulu – Oloko Ikwuano	Umuala Umuakwu Ohuhu Nsulu Oloko Ikwuano	Isialangwa North – Ikwuano	0	256	232	1	489
31	Itungwa – Agburukwe road	Itungwa Agburukwe	Obingwa	0	98	87	4	189
	Total							3781



Table 3.4: Age distribution of the project affected persons

S/N	Roads	PACs	Age of PAPs								
			< 15	15 – 24	25 – 34	35-44	45 -54	55-64	>65	Unidentified	Total
1	Asa Road – Port Harcourt Road	Ogbor Onicha Nlagu	0	0	0	0	0	0	0	0	0
2	Faulks Road	Umule	0	0	0	0	0	0	0	0	0
3	Ohanku Road – Owerre Aba	Owerre-aba Abayi nchokoro Umuaja Ohunku	0	0	0	145	0	0	28	381	554
4	Omuma Road		0	0	0	0	0	0	0	0	0
5	Ikot Ekpene Road		0	0	0	0	0	0	0	0	0
6	Mbubo Umuoagele Amachi Mgbokonta	Mbubo Umuoagele Amachi Mgbokonta	0	0	4	0	6	0	1	0	11
7	Umuala Nbawsi Eziala Osusu Okpuala Ngwa	Umuala Nbawsi Eziala Osusu Okpuala Ngwa	0	1	1	1	13	1	11	30	58
8	Omoba – Umuaja Amaede Ndiolumbe	Omoba Umuaja Amaede Ndiolumbe	0	1	76	311	0	112	32	0	532
9	Mbawsi Layout – Ururuka	Nbawsi	0	0	0	0	0	0	0	0	0
10	Glass Factory Road	Okpulumobo Umungasi	0	0	0	0	0	0	0	0	0
11	Umuomiaukwu Agburike Umuomainta	Umuomiaukwu Agburike Umuomainta	0	1	20	0	0	6	2	0	29
12	Uratta – Ugwuati	Uratta Ugwuati	0	0	2	2	16	3	3	0	26
13	Crystal Park Junction - Obohia Road	Obohia Ohambele	0	11	4	32	41	68	0	75	231



S/N	Roads	PACs	Age of PAPs								
			< 15	15 – 24	25 – 34	35-44	45 -54	55-64	>65	Unidentified	Total
14	Immaculate Avenue – ITF Rod Bridge	Umungasi	0	2	1	3	3	0	1	3	13
15	Umuaro Nenu Road	Umuaro Nenu	0	8	50	20	65	30	0	4	177
16	Eziama Ntigha – Nsirimo – Ubakala	Eziama Ntigha Nsirimo Ubakala	0	0	0	3	3	12	9	39	66
17	Mgboko –Omoba Umuezeukwu Mbawsi Road	Mgboko Omoba Umuezeukwu Mbawsi	0	2	20	18	80	77	3	16	216
18	Ibeme Ndiakata- Nlagu Onicha Ngwa	Ibeme Ndiakata Nlagu Onicha Ngwa	0	3	33	18	19	71	11	14	169
19	Pepple Road - Akpu Road		0	3	49	79	8	9	2	0	150
20	Umuokpo- Owo Ahiafor Link Road	Umuokpo Owo Ahiafor	0	7	15	19	99	30	8	3	181
21	Owerre Aba – Osusu Umuelendu – Osusuaku	Owerre Aba Osusu Umuelendu Osusuaku	0	0	0	0	0	0	0	0	0
22	Umuojima Amapuife Eberi Omuma	Umuojima Amapuife Eberi Omuma	0	7	2	3	80	20	11	8	131
23	Umuimo Carol Pee. Ministry of Agric. Shopping Mall	Umuimo	0	0	0	0	0	0	0	8	8
24	Ugwuati – Umuiku	Ugwuati Umuiku	0	2	0	2	50	7	0	1	62
25	Isicourt- Ururuka Umuosu Umuala Umunkpeyi	Isicourt Ururuka Umuosu Umuala Umunkpeyi	0	2	3	0	6	98	2	13	124
26	Ama Emereole – Ekeonyeugba – Umokoromiri-Eketa	Ekeonyeugba Umokoromiri	0	2	5	10	200	15	10	32	274



S/N	Roads	PACs	Age of PAPs								
			< 15	15 – 24	25 – 34	35-44	45 -54	55-64	>65	Unidentified	Total
		Eketa									
27	Ajiwe – Brass		0	0	0	0	0	0	0	16	16
28	Ahunanya - Immaculate	Umungasi	0	3	1	2	29	23	9	0	67
29	Oron Road – Elizabeth Avenue – Sports Club	Umungasi	0	1	0	1	1	1	2	2	8
30	Umuala - Umuakwu - Ohuhu Nsulu – Oloko Ikwuano	Umuala Umuakwu Ohuhu Nsulu Oloko Ikwuano	0	5	106	100	76	200	1	1	489
31	Itungwa – Agburukwe road	Itungwa Agburukwe	0	2	0	40	102	41	0	4	189
			0	63	392	809	897	824	146	650	3781

Source: Fieldwork 2022



3.4 Socio-cultural Resources

3.4.1 Language, Marriage, and Family

Nigeria is pluralistic in ethnic composition, with a rich and diverse historical and cultural heritage. The official language, as in every state of the country, is English. However, Igbo, an indigenous language in the PACs, has gained wide acceptability as a medium of communication. The marriage institution is accepted and revered in all PACs. Marriages are contracted between adult males and adult females; there are no accounts of either same-sex or juvenile marriages. Monogamy and polygamy are practiced but local sources say that polygamy is on the decline. The marriage process involves two basic stages, the knocking stage and the traditional marriage proper. These stages involve the intending couple, their parents and relations, friends, and well-wishers. Parents and relations, however, play more prominent roles in the first stage than other parties. Drinks and gifts are usually presented by the groom's family to the bride's family during these meetings (the stages).

The family is recognized as a very important social unit and both nuclear and extended families exist in the PACs. The typical nuclear family is headed by the father, with the mother and children. The extended family includes members who are not biological offspring of the same parents but relations. A nuclear family where the father was dead could be headed by the mother if the children are juveniles or by the eldest son if he is a grown man and able to bear the financial responsibility of taking care of the family. The extended family is always headed by a male member. Considering that all the project affected communities are used to non-native residents, members have an accommodating social attitude. This attitude could be valuable for the road construction since itinerant workers would be attracted to the project affected communities and this kind of social attitude would foster healthy cross-cultural exchanges. This can also help in some way to limit conflicts that arise when people of different cultural backgrounds live together, thereby reducing the potentials for tension and social upheavals during the project execution.

In terms of marital status of the PAPs, data obtained from the project affected area indicate 3021 PAPs, 32 PAPs are married and widowed respectively. Table 3.5 shows the marital status of the PAPs in the project area.



Table 3.5: Marital status of the project affected persons

SN	Roads	Project Affected Communities (PACs)	Marital status of the project affected persons					
			Married (%)	Single (%)	Divorced/ separated (%)	Widowed	Unidentified	Total
1	Asa Road – Port Harcourt Road	Ogbor Onicha Nlagu	0	0	0	0	0	0
2	Faulks Road	Umule	0	0	0	0	0	0
3	Ohanku Road – Owerre Aba	Owerre-aba Abayi nchokoro Umuaja Ohunku	170	0	1	2	381	554
4	Omuma Road		0	0	0	0	0	0
5	Ikot Ekpene Road		0	0	0	0	0	0
6	Mbubo Umuogele Amachi Mgbokonta	Mbubo Umuogele Amachi Mgbokonta	1	4	0	6	0	11
7	Umuala Nbawsi Eziala Osusu Okpuala Ngwa	Umuala Nbawsi Eziala Osusu Okpuala Ngwa	24	1	1	2	30	58
8	Omoba – Umuaja Amaede Ndiolumbe	Omoba Umuaja Amaede Ndiolumbe	501	31	0	0	0	532
9	Mbawsi Layout – Ururuka	Nbawsi	0	0	0	0	0	0
10	Glass Factory Road	Okpulumobo Umungasi	0	0	0	0	0	0
11	Umuomiaukwu Agburike Umuomainta	Umuomiaukwu Agburike Umuomainta	29	0	0	0	0	29
12	Uratta – Ugwuati	Uratta	19	2	2	3	0	26



SN	Roads	Project Affected Communities (PACs)	Marital status of the project affected persons					
			Married (%)	Single (%)	Divorced/separated (%)	Widowed	Unidentified	Total
		Ugwuati						
13	Crystal Park Junction - Obohia Road	Obohia Ohambele	155	0	0	1	75	231
14	Immaculate Avenue – ITF Rod Bridge	Umungasi	6	1	3	0	3	13
15	Umuaro Nenu Road	Umuaro Nenu	171	0	1	1	4	177
16	Eziama Ntigha – Nsirimo – Ubakala	Eziama Ntigha Nsirimo Ubakala	24	0	3	0	39	66
17	Mgboko –Omoba Umuezeukwu Mbawsi Road	Mgboko Omoba Umuezeukwu Mbawsi	199	0	0	1	16	216
18	Ibeme Ndiakata- Nlagu Onicha Ngwa	Ibeme Ndiakata Nlagu Onicha Ngwa	149	0	1	5	14	169
19	Pepple Road - Akpu Road		144	3	1	2	0	150
20	Umuokpo- Owo Ahiafor Link Road	Umuokpo Owo Ahiafor	178	0	0	0	3	181
21	Owerre Aba – Osusu Umuelendu – Osusuaku	Owerre Aba Osusu Umuelendu Osusuaku	0	0	0	0	0	0
22	Umuojima Amapuife Eberi Omuma	Umuojima Amapuife Eberi Omuma	121	1	0	1	8	131
23	Umuimo Carol Pee. Ministry of Agric. Shopping Mall	Umuimo	0	0	0	0	8	8
24	Ugwuati – Umuiku	Ugwuati Umuiku	55	2	2	2	1	62
25	Isicourt- Ururuka Umuosu Umuala Umunkpeyi	Isicourt	108	3	0	0	13	124



SN	Roads	Project Affected Communities (PACs)	Marital status of the project affected persons					
			Married (%)	Single (%)	Divorced/ separated (%)	Widowed	Unidentified	Total
		Ururuka Umuosu Umuala Umunkpeyi						
26	Ama Emereole – Ekeonyeugba –Umokoromiri-Eketa	Ekeonyeugba Umokoromiri Eketa	242	0	0	0	32	274
27	Ajiwe – Brass		0	0	0	0	16	16
28	Ahunanya – Immaculate	Umungasi	63	1	2	1	0	67
29	Oron Road – Elizabeth Avenue – Sports Club	Umungasi	4	0	1	1	2	8
30	Umuala - Umuakwu - Ohuhu Nsulu – Oloko Ikwuano	Umuala Umuakwu Ohuhu Nsulu Oloko Ikwuano	476	4	1	7	1	489
31	Itungwa – Agburukwe road	Itungwa Agburukwe	182	2	0	1	4	189
			3021	55	19	36	650	3781

Source: Field work 2022



3.4.2 Social Structure and Organization

The PACs share a lot in common concerning social structures and organizations. Membership of socio-cultural groups (Community Development Unions, women groups, youth groups, CBOs, cultural groups, and social welfare groups) by household members is quite common. The roles played by these groups are distinct and significant. A group like the Community Development Union (CDU) is set up purely to perform local administrative roles and also to liaise between the PACs and all external bodies, and other communities. Similarly, a lot of the social clubs and CBOs actively participate in improving the welfare conditions of their members and by extension the community. The cultural groups mainly performed at cultural festivals, thereby ensuring the preservation of their cultural heritage.

Apart from these socio-cultural groups, the PACs are also made up of compounds. This structure that incorporates compounds allows the compounds some level of autonomy in their daily administration. The compounds are made up of extended families and their affairs are directly overseen by their appointed chiefs who are mostly the eldest male members of the compound.

3.4.3 Traditional Governance

The PACs have distinct but similar traditional administrative structures too. The structure comprises the traditional ruler assisted by chiefs and a CDU executive with the youths and women groups. The traditional rulers (Eze) are elected from eligible males. Eligibility is determined by age (minimum of 35 years) and standing/integrity. Occupants hold office for life except where they are deposed by the community or the government. The Eze can be deposed by the community or the government if they are believed to be working against the communities' interest or when they committed a heinous crime or became incapacitated by ill health. The affairs of the communities are managed by a group of elderly male members of the community each representing related lineages. The Chiefs are appointed by their respective clan and family to oversee the affairs of the community and represent them in community matters. They also have the role of advising the Eze.

The PACs also have CDUs each of which is headed by a President General (PG) and assisted by a Secretary in the day to day running of the union. They are often referred to as community PG and Secretary. Membership of the CDU executive is by election among adult males from the community. Members of the CDU serve a fixed term of four years. The CDC system serves as an administrative organ of the various communities that has responsibility for the day-to-day running of the communities, liaison with external bodies and agencies, and development planning. They report directly to the Eze. Other groups that make up the traditional administrative structure include the women and youth and both report to the PG of the CDU. Both are also headed by executive committees which include the President, Vice President, Secretary, among others. All adult female members of each community are eligible for membership of the women's group in their respective communities. Membership of the youth



groups are similarly open to adult community members of both sexes who are between 18 and 40 years. The roles of these organs of society are clearly defined and there were no indications of role conflicts. The traditional leaders, CDU, youth and women leaders are the group to dialogue and consult during project implementation.

3.5 Roles of Women and Youth in Community Development

Women are the fundamental human reservoir of every society as they control most of the non-monetary economy (subsistence, agriculture, bearing children, domestic labour, etc.) and play an important role in the monetary too. The exclusion of women at the highest level of politics has been identified in recent times as one of the major setbacks for economic development at the community and national levels. The women and youth groups in the project affected communities play important roles and serve to bring their members together as well as intervene in their welfare. During the survey across the project-affected communities, it was noted that culturally women could not, lead the communities, head the key organs of traditional administration, sit or participate with the men in taking major community decisions except on demand by the traditional leader when issues that will be deliberated is centred on them. This cultural inhibition is a clear indication of gender inequality and accounts for the poor number of female PAPs in the PACs.

The youth, on the other hand, is a strong force in the PACs. The youth across the study area is recognized as a formidable and critical segment of the population of the society whose strength and dynamism are essential in the process of development engineering. The roles of the youth in the surveyed communities include ensuring internal and external security, enforcing law and order, and development planning. Youth leadership, especially the President and Secretary are regularly invited to community meetings with the traditional councils, where decisions about development and security are taken.

3.6 Gender Issues

Observation in the study area revealed that women in the area are a significant but undermined force. Economically, they constitute the majority of the peasant labour force in the agricultural sector, while most of the others occupy the bottom of the occupational ladder and domestic occupations. The consequence of the unequal status between men and women is a high level of economic and political powerlessness among women, and powerlessness, in turn, retards development of any level, politically, economically, and socially. Interviews in the project-affected communities revealed gender inequality existed from the dawn of civilization among the people and has continued over centuries. Gender discrimination has created wide gender gaps in the project-affected communities, with very devastating social, economic and, health consequences on the members of the female gender, who have been intensely marginalized, and subjugated to the background.



Moreover, the culture of the people of the study area perceives and treats men as superior to women, this is well manifested in the “son preference syndrome” that is prevalent in the project affected communities. Male children in the project-affected communities often enjoy preferential treatment, like exemption from house chores; they enjoy the unlimited right to education, while the girls are limited. The culture of the area strictly restricts women to the stereotyped role of home keeping, childbearing, and childrearing. The negative outcomes outlined above are the result of systemic and deeply entrenched discrimination that not only undermines the life chances of millions of individual girls and women but adversely affects their future children and the whole community.

In the project area, the “Mothers’ Summit”, popularly known as “August Meeting”, is a concept common among women of the area who are resident in Nigeria or indeed abroad. This meeting, usually organized during the month of August, is the exclusive preserve of married women. These women gather in their home towns in a grand meeting that lasts for days to discuss and deliberate on issues that affect them in common. The meeting is structured so that the women first meet in their villages and wards to articulate ideas based on community development. From the second day, they converge at the central venue where all the women of the town will commence the five-day heated and fruitful discussions that have helped in different ways to erect town halls, community health clinics, civic centres, secondary schools etc. “August Meeting” is a force to reckon with in the project area.

3.6.1 Gender-Based Violence

Gender-based violence against women has been acknowledged worldwide as a violation of basic human rights. Increasing research has highlighted the health burdens, intergenerational effects, and demographic consequences of such violence (United Nations, 2006). Domestic violence can be defined as physical abuse, sexual abuse, emotional and verbal abuse between people who have at some time had an intimate or family relationship. What constitutes physical, sexual, emotional, and verbal abuses against women often would be influenced by the socio-cultural norms of a particular society. Gender-based domestic violence against women is often maintained or perpetrated by unhealthy societal and cultural practices. Interviews conducted in the project-affected communities revealed that GBV survivors in the area are faced with a lack of health and psychosocial support services, as well as few supportive reporting channels, leading survivors to avoid reporting these incidents, fearing retribution, shame, blame, and humiliation. Most clinical staff in the Primary Health Care centers in LGA headquarters are not routinely trained in proper responses to GBV, and legal responses and the judiciary systems do not acknowledge the risks faced by survivors making a complaint and acting as witnesses. Given the high prevalence of GBV in these areas, there are critical needs for specialized, comprehensive, and multi-sectoral GBV prevention.



FGDs further exposed cases of both domestic and sexual violence against women in the area, largely blamed on the customs of marriage in the project-affected communities which involves bride prices usually paid on women, this belief promotes the values that give men proprietary rights over women and girls and encourage polygamy. The cultural practices among the people of the area as it is in most African societies, give women in the society a second fiddle role to play. This survey established that there is a high prevalence of intimate partner violence among rural women along the designated roads.

3.7 Vulnerable Groups

Gender disparities in susceptibility to project impacts may be regarded as one aspect of a more general socio-economic attribute – that of vulnerability. The socio-economic survey conducted as part of the RAP assessed several indicators of socioeconomic vulnerability, including household ownership of moveable assets, social support networks, food security, and perceived needs and challenges. The statistics generated for these indicators show that many households in the local study area may indeed be regarded as socio-economically vulnerable. For instance, most households have suffered food insecurity in the year before the survey and lack of employment was one of the most frequently-cited challenges in most PACs.

Some groups in the community have also been identified as potentially vulnerable to the likely impacts of the project. Their vulnerability derives from several factors, including the inability to cope with certain envisaged changes in the society and economy. A key vulnerable group is adolescents and youths. Within this group, it is also possible to differentiate between the adolescent male and the adolescent female. For the male adolescent, there is a tendency to abscond or drop out of school to seek casual employment during the road construction or other businesses that will be attracted by the road project. This temptation to drop out of school is reinforced by the state of educational institutions, particularly the poor staffing and poor infrastructures which makes schooling uninteresting in public schools and high tuition fees in private schools. The adolescent male will be faced with a situation of giving in to peer pressure and groups that encourage truancy and school dropout if these groups come into the community as itinerant workers or camp followers.

The teenage girl on the other hand is faced with managing her sexuality in an environment where there will be considerable exposure to sexual excesses and the continuous advances by older and more experienced working-class males whose income would be an effective instrument to lure the girls. Again, with this group, there will be the likelihood of school dropout and teenage pregnancy. Many of the teenage mothers may not be able to return to complete their schooling or embark on any academic pursuits, even after they would have given birth to their babies.

Another vulnerable group is the elderly and physically challenged persons. In any economy, the elderly and the physically challenged persons usually require special attention which includes



health care and welfare, but the required facilities for the provision of these social services are inadequate in the project affected communities. Additionally, widows and single mothers will have an uphill task providing for their households in an environment where some contractors and workers earn salaries higher than what is generally obtained in the communities.

3.8 Lifestyle and Social Indulgent Practices

Lifestyle and practices raised and discussed during FGDs and interviews included, drinking of alcohol, cigarette smoking, and use of hard drugs, prostitution, teenage pregnancy, and child labour. Residents confirmed that the use of spirits and alcoholic beverages is rampant among them. About 61 %, of the residents, of both genders, had been drinking since their teenage in the project-affected communities. Cigarette smoking is also quite common among teenage and adult males in all the project affected communities visited. About 80 % of the residents also believe that some of the youth smoke hems, though nobody admits to smoking Indian hemp may be due to the implication of admitting the same. Child labour, another of the social vices, is not common. Children usually assist their parents in farming and running their shops. The girl child in the study area is also made to go round the streets of their community to sell merchandise for the parents. This type of work does not attract any salaries or wages.

Residents expressed fears that the proposed project would further encourage some of these vices if construction workers and camp followers take up residence among them during the construction phase. Drinking, smoking, use of hard drugs, teenage pregnancies, and prostitution were particularly mentioned by the respondents.

3.8.1 Belief Systems and Practices

Residents of the Aba axis of the proposed roads construction and rehabilitation are mostly Christians. There are various Christian denominations with worship places spread across the project-affected communities. Christian denominations in the surveyed communities include Anglican, Living Faith Church, Assemblies of God Church, Catholic Church, Cherubim and Seraphim, Redeemed Christian Church of God, The Apostolic Church, Deeper Life Bible Church, Greater Evangelism Worldwide Crusade, among others. Christian worship places are generally present in all the settlements and they are revered among residents. The main Christian festivals of Christmas and Easter are celebrated across the project-affected communities.

Traditional worship practices are carried out by a few adherents in project affected communities as many have converted to the Christian faith and abandoned traditional religious practices. Results from interactions in the surveyed communities show that the people still have a deity called various names and it is believed to be responsible for the protection of lives and properties in the area. Traditional festivals in all the project-affected communities can be in the context of a holiday, often marked by merriment and high-spirited cultural fulfillment as a successful celebration featuring elaborate theatrical presentation, honouring a member or marking a collective festive period of a given community, as title taking, marriage ceremony,



and fertility rites of passage. These festivals and carnivals feature music, dances, fashion, and food, allowing visitors to join in and have a first-hand experience of their culture.

Traditional Igbo religion includes a belief in a creator god (Chukwu or Chineke), an earth goddess (Ala), and numerous other deities and spirits as well as a belief in ancestors who protect their living descendants. The revelation of the will of the deities is sought by divination and oracles. Many project affected persons are now Christians; though some are practicing a syncretic version of Christianity intermingled with traditional beliefs. There are celebrations such as the New yam festival (Igbo: Iri Ji) which are held for the harvesting of the yam. The new yam festival (Igbo: Iri ji) is celebrated annually to secure a good harvest of the staple crop. Figure 3.1 shows religion adherence of the PAPs in the project affected communities.

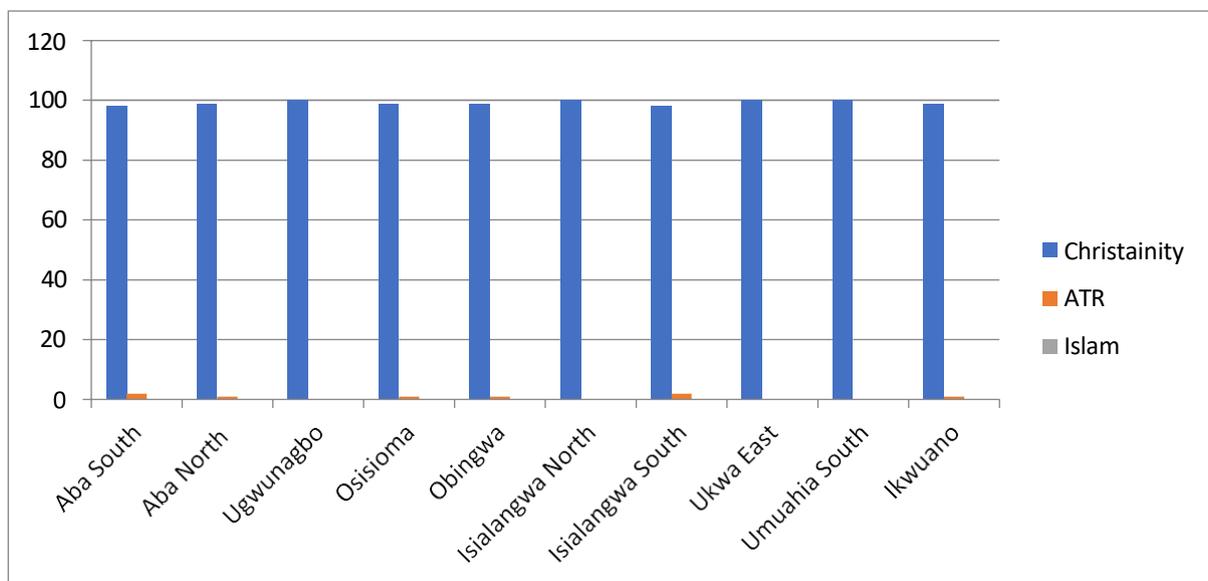


Figure 3.1: Religion adherence of the PAPs

3.9 Conflict Management and Security

The surveyed communities like any other human community are not without human conflicts, which may arise from time to time due to individual differences occasioned by different socialization and orientation. Reported sources of conflict in the study communities are disputes over land, and politics. The most frequent sources of these disputes as reported by the respondents are land ownership and boundary. The principal medium of conflict resolution in the project affected communities is traditional leadership. There are unwritten rules that govern the dispensation of justice in the area. Resort to formal judiciary (court) process is very rare in adjudicating civil disputes.

The youth will be a group to watch and also dialogue with in the course of the road construction in all the project-affected communities. Conflicts do not always have violent outcomes; in fact, many conflict situations are resolved daily. In the study area, such non-



violent conflicts also arise and there are traditional ways of resolving them. The project-affected communities have various organs of society traditionally involved in resolving conflicts. These organs include the social organizations to which household members belong, like the women organizations, the compound chiefs, and the Community Development Union (CDU). However, at the apex of the traditional conflict resolution process in each community is the traditional leadership. Their decisions on intra-communal conflict issues are usually binding on all parties. People found guilty are punished with penalties ranging from payment of fine, a public apology, and expulsion from the community, depending on the gravity of the crime committed. Formal law enforcement agencies are rarely contacted to adjudicate contentious communal issues. They are only called in when traditional conflict resolution mechanisms do not achieve the desired effects. Law enforcement officials would rarely storm a community to arrest alleged offence perpetrators, without at least, informing the village head. The active role of the community-based vigilantes in the provision of security for lives and properties is also observed in all the project-affected communities.

3.10 Quality of Life

3.10.1 Settlement Pattern and Housing Conditions

All the project-affected communities have the characteristics of both linear and nuclear settlements. The linear characteristics derive from the concentration of houses along the main streets and lanes in the settlements. Their nuclear characteristics derive from the clustering of houses. Houses are built in clusters which in some cases may identify family lineages and kindred groups. Spacing between houses is not definite and could range from three or four meters to about ten meters. Figure 3.2 shows housing types in the project-affected communities.

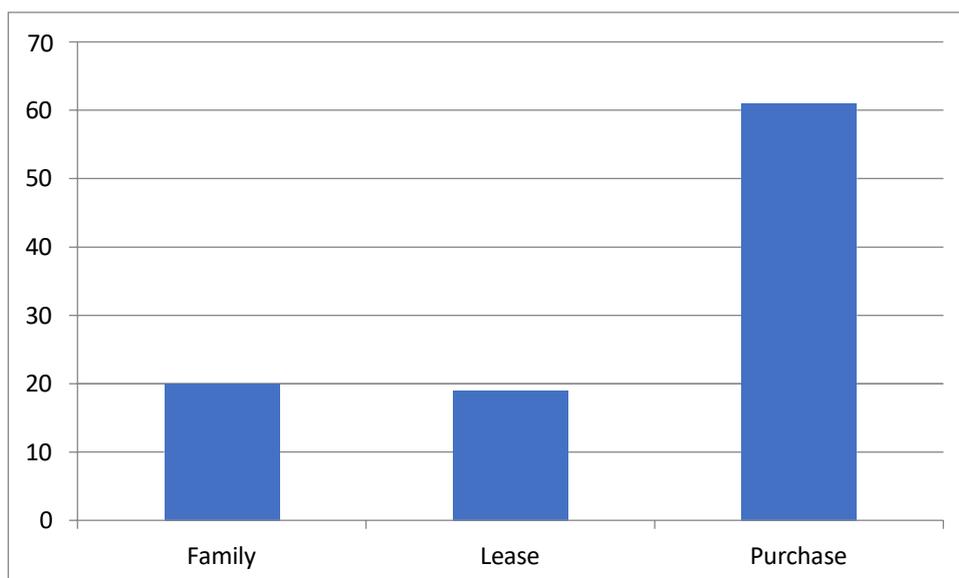


Figure 3.2: Housing Types in the project-affected communities



3.11 Local Economy

Livelihood Activities

Livelihood activities across the PACs are commerce and provision of services like trading, artisanship practices, and employment in the civil/public services. Artisanship practices inclusive of electrical repairs, boat building, tailoring, etc are significant in all PACs. Civil/public service employees in the communities are mostly State, and Local Government workers, teachers, and health workers. Others are inclusive of a few residents who are involved in contracting. Farming is also a major activity, and many residents are engaged in both crop farming, fish farming, and raising some livestock for subsistence. The usual crops are cassava, plantain, cocoa yam, sweet potato, sugar cane, and vegetables. Although incomes from these farming and allied livelihood activities vary depending on the scale of operations, local sources estimate that an average farmer earns between N250, 000 and N350, 000 annually from an investment of between N30, 000 and N50, 000.

Significant quantities of palm oil are produced and sold at major markets like Ariaria international market in Aba. The production of palm wine and palm oil is common in all the PACs. The markets apart, there is considerable daily sales of goods in the project-affected communities along major roads. Some are petty traders who can only afford to sell a few things like sweets, biscuits, bread, fruits, etc from table tops usually located in the front of their houses. Some others can afford to rent proper shops and sell from such places. This latter group usually has larger shop space and also stocks more goods. Some traders tend to sell a wide variety of items like clothing, shoes and bags, electrical fittings, alcoholic and non-alcoholic beverages, and stationery, among others. Traders deal with a wide variety of goods and also operate on different scales and so their incomes are also very varied. The indications from their responses during interviews are that their monthly income varies between N35, 000 to N100, 000.

Residents commonly engage in more than one livelihood activity. Engaging in multiple livelihood activities provides household members with complementary sources of income. In many cases, it is an indication that each of these activities only provides a subsistence income and may be seasonal. For this study, the livelihood activity with the highest annual return was considered as the PAP's occupation. Table 3.6 shows the occupation of the PAPs in the project affected communities.



Table 3.6: Occupation of the Project affected persons

S/N	Roads	Project Affected Communities (PACs)	Occupation				Unidentified	Total
			Trader	Farmer	Civil/public service	Others		
1	Asa Road – Port Harcourt Road	Ogbor Onicha Nlagu	0	0	0	0	0	0
2	Faulks Road	Umule	0	0	0	0	0	0
3	Ohanku Road – Owerre Aba	Owerre-aba Abayi nchokoro Umuaja Ohunku	162	0	1	10	381	554
4	Omuma Road		0	0	0	0	0	0
5	Ikot Ekpene Road		0	0	0	0	0	0
6	Mbubo Umuogele Amachi Mgbokonta	Mbubo Umuogele Amachi Mgbokonta	1	4	0	6	0	11
7	Umuala Nbawsi Eziala Osusu Okpuala Ngwa	Umuala Nbawsi Eziala Osusu Okpuala Ngwa	24	1	1	2	30	58
8	Omoba – Umuaja Amaede Ndiolumbe	Omoba Umuaja Amaede Ndiolumbe	457	31	5	39	0	532
9	Mbawsi Layout – Ururuka	Nbawsi	0	0	0	0	0	0
10	Glass Factory Road	Okpulumobo Umungasi	0	0	0	0	0	0
11	Umuomiaukwu Agburike Umuomainta	Umuomiaukwu Agburike Umuomainta	29	0	0	0	0	29
12	Uratta – Ugwuati	Uratta Ugwuati	19	2	2	3	0	26
13	Crystal Park Junction - Obohia Road	Obohia	96	0	0	60	75	231



S/N	Roads	Project Affected Communities (PACs)	Occupation				Unidentified	Total
			Trader	Farmer	Civil/public service	Others		
		Ohambele						
14	Immaculate Avenue – ITF Rod Bridge	Umungasi	6	1	3	0	3	13
15	Umuaro Nenu Road	Umuaro Nenu	152	0	1	20	4	177
16	Eziama Ntigha – Nsirimo – Ubakala	Eziama Ntigha Nsirimo Ubakala	24	0	3	0	39	66
17	Mgboko –Omoba Umuezeukwu Mbawsi Road	Mgboko Omoba Umuezeukwu Mbawsi	156	0	2	42	16	216
18	Ibeme Ndiakata- Nlagu Onicha Ngwa	Ibeme Ndiakata Nlagu Onicha Ngwa	100	2	2	51	14	169
19	Pepple Road - Akpu Road		109	3	1	37	0	150
20	Umuokpo- Owo Ahiafor Link Road	Umuokpo Owo Ahiafor	122	2	10	44	3	181
21	Owerre Aba – Osusu Umuelendu – Osusuaku	Owerre Aba Osusu Umuelendu Osusuaku	0	0	0	0	0	0
22	Umuojima Amapuife Eberi Omuma	Umuojima Amapuife Eberi Omuma	99	10	0	14	8	131
23	Umuimo Carol Pee. Ministry of Agric. Shopping Mall	Umuimo	0	0	0	0	8	8
24	Ugwuati – Umuiku	Ugwuati Umuiku	55	2	2	2	1	62
25	Isicourt- Ururuka Umuosu Umuala Umunkpeyi	Isicourt Ururuka Umuosu Umuala Umunkpeyi	102	3	0	6	13	124



S/N	Roads	Project Affected Communities (PACs)	Occupation				Unidentified	Total
			Trader	Farmer	Civil/public service	Others		
26	Ama Emereole – Ekeonyeugba – Umokoromiri-Eketa	Ekeonyeugba Umokoromiri Eketa	211	1	0	30	32	274
27	Ajiwe – Brass		0	0	0	0	16	16
28	Ahunanya – Immaculate	Umungasi	63	1	2	1	0	67
29	Oron Road – Elizabeth Avenue – Sports Club	Umungasi	4	0	1	1	2	8
30	Umuala - Umuakwu - Ohuhu Nsulu – Oloko Ikwuano	Umuala Umuakwu Ohuhu Nsulu Oloko Ikwuano	476	4	1	7	1	489
31	Itungwa – Agburukwe road	Itungwa Agburukwe	182	2	0	1	4	189
			2649	69	37	376	650	3781

Source: PGM Fieldwork 2022



Table 3.6 indicates that there are more traders (2,649 PAPs), and least Public /civil servants (37 PAPs) among the project affected persons in the project-affected communities. PAPs fear that the proposed construction will alienate them of their business premises and farm lands which will in turn affect their livelihood if not properly compensated.

3.11.1 Household Income Levels and Expenditure Patterns

The major items of expenditure in the households surveyed in the project affected communities are food, health care, purchase of household items including utilities (kerosene, petrol, etc), transportation and clothing. The major food items are mainly those that are not grown locally. Expenditure on health care by households is quite significant because most households take their sick members to private hospitals to access functional modern health care services. Apart from this, household members also spend considerable sums of money on drug purchases from drug stores ('chemists') in their communities. Data from the field shows that transportation costs are incurred mainly in accessing health and other social amenities outside the project-affected communities. Households also spend considerably on the purchase of kerosene for their lanterns and cooking stoves, and petrol for their private electricity generators. Expenditure on food and health accounts for 52 % of total household expenditure. Community sources across the study area generally affirmed that for most households, expenditure on food, accessing higher education services outside their communities, obtaining health care, purchase of household items, transportation, and clothing account for between 65 % and 70 % of their monthly earnings. Table 3.7 shows the items of expenditure in the project affected communities.

Table 3.7: Items of expenditure

Items of expenditure	Percentages (%)
Clothing	6
Transportation	14
Health	20
Household Items	6
Food	36
Housing	16
Communication	2
Total	100

Source: field Fieldwork, 2022

3.11.2 Land Ownership

Land in all the project affected communities is primarily owned by male heads of the family (88 %). Ownership rights over lands are handed down from one generation to another within the extended family. Such inherited land is put to any use as desired by the owner(s). These are the lands on which family members build their houses and are allocated farmlands for



cropping. Land could be bought from owners who were willing to sell. Apart from the family, the project-affected communities also owned some lands. Intentions to obtain land for commercial or built-up purposes need to be initiated through the CDUs and Eze in councils which are in the best position to offer proper guidance concerning ownership. This condition is important whether the required land is owned by a family or community. This approach to obtaining land will help in avoiding intra/ inter-communal conflicts over ownership of any land that may be required for any proposed project. The prices of land vary from one community to another and from one state to another, 100 x 50-meter size land is sold for N3,000,000 - 7,000,000.

3.12 Available Infrastructure and their functional status

Public access to the project-affected communities is by dilapidated and poorly maintained tarred roads. Additionally, telecommunication services from GSM service providers are received in all parts of the project-affected communities, although these services fluctuate in some of the project-affected communities.

Education facilities in the project-affected communities consist mainly of public primary, junior and senior secondary schools. The infrastructures in many of the schools are inadequate. The students' desks and chairs are broken and insufficient, classrooms are also insufficient, and some of their ceilings, windows, doors, and floors are broken. The schools do not have decent utilities like toilets and they also do not have equipped libraries and laboratories. The student to teacher ratio in the public primary schools is high, as much as 60:1. Teachers in the secondary schools are not enough to cover all the subject areas, and subjects like mathematics, physics, introductory technology, agricultural science, english language, and home economics are often taught by teachers who did not study these core subjects in the tertiary institutions. The cumulative effect of these inadequacies is a lack of interest in schooling among many children in the area despite the free education policy of the state government. Parents who are interested in their children being properly educated and who can afford the cost send their children to private schools.

There is generally a dearth of functional government health facilities in the entire study area. The basic problems of the hospitals are inadequate staffing, broken down and unmaintained equipment, and lack of drugs. The situation is such that most households generally do not have confidence in them and would rather 'consult' drug stores or take their members requiring medical attention to the various private hospitals. Public water and electrification are very much dysfunctional in the project-affected communities. Several water boreholes have been constructed in the project-affected communities but most of them are not working largely because of poor maintenance culture. Similarly, most of the communities have electricity facilities and are linked to the national grid. The power output is however so poor and erratic that a fair number of residents, especially those involved in various economic enterprises, also possess electricity generating sets to ameliorate the effect of poor power supply and power



outages. In terms of trading opportunities, all the surveyed communities can boast of small, functional but poorly constructed marketing facility which deals with basic foodstuff from which the people may procure their essential needs.

3.13 Health baseline information

3.13.1 Sanitation and Waste Management

Waste disposal practices in all the project affected communities are quite similar. Refuse and sewage is mostly disposed of in the surrounding farmlands and communities' dump sites. Similarly, two methods of sewage disposal practiced are the use of pier system toilets and water closet toilets. About 52 % of households in the study communities dump their refuse in nearby farmlands, while 19 % use the pit toilets. Improper disposal of refuse generated by the households, apart from being aesthetically displeasing, can constitute health risks to human life which is in other words referred to as unsafe sanitation. The common refuse and sewage disposal practices in communities across the study area are not modern, hygienic, or safe. Most of these wastes eventually end up in the water bodies around the area or are carried downstream and deposited in other communities. Although those that are easily biodegradable (including sewage), decompose and also provide nutrients for plants and fishes, they are still sources of pollution and constitute a health hazard. Those that are not easily degradable (especially metals and plastics) are always visible pollutants and litter around the environment. To ensure cleanliness of the state, the government initiated monthly sanitation in the state. This is done every Saturday of the month between the hours of 9 am and 11 am.

3.13.2 HIV/AIDS and social pathologies

Despite the measures for maximizing local employment, a large proportion of the road construction workforce will originate from outside the local area. This means that it will be necessary for workers to find accommodation near the project sites. However, as has been well-documented from other infrastructure projects, the presence of non-local workers may have a variety of social consequences:

- ✚ workers and camp followers, being a principally young, male, mobile population, are often associated with promiscuous sexual activities. Long-distance truck drivers needed to transport construction materials and equipment from the warehouse are similarly associated with cash for sex. Such behaviour could increase the prevalence of HIV/AIDS, tuberculosis, and other communicable diseases in the local study area during the construction phase. The fact that the current HIV/AIDS prevalence in Nigeria is comparatively low does not completely obviate this risk. Other social pathologies frequently associated with a transitory population with disposable income (such as drug/ alcohol abuse, etc.) may also increase.
- ✚ An influx of construction workers and terminal followers may also be accompanied by an increase in crime such as petty theft, vandalism, and poaching of domestic livestock.



Even if particular instances of crime are not a result of newcomers, they may still be attributed to them by the local community and landowners.

The risk of HIV/AIDs and social pathologies is assessed as being of moderate negative significance without mitigation, which remains moderate negative with mitigation. Acquired immunodeficiency syndrome (AIDS) is one of the most serious public health and development challenges facing the world today. AIDS is caused by the human immunodeficiency virus (HIV). HIV weakens the immune system, making the body susceptible to secondary infections and opportunistic diseases. Without treatment, HIV infection leads to AIDS, which is invariably fatal.

It is noted however that a good amount of awareness education and advocacy on the disease and its prevention is ongoing and from interviews, these are beginning to yield the desired results. About 95 % of the respondents are aware of HIV/Aids and its means of prevention in the project affected area. The most important tool in the prevention and control of STIs is health education which undoubtedly the study area can largely benefit from. Collaborating this, drug vendors locally referred to as chemists in the Aba metropolis said there is an increase in the number of condoms sold daily. This project is likely to have a double-pronged effect on the study area. On one hand, it will improve the socio-economic status of the people thereby riveting their attention from sexual activities. On the other hand, however, improved economic status could precipitate a change in lifestyle leading to a high intake of alcohol and increased sexual encounters.



4

4.0 INSTITUTIONAL ARRANGEMENTS FOR RAP IMPLEMENTATION

4.1 Actors Involved and Organizational Structure

This section highlights relevant institutions through which the planning and implementation of the RAP for the project will be conducted. A number of institutions were identified and consulted and will be involved in the overall implementation of this RAP.

These include:

- ✚ Abia State Integrated Infrastructure Development Project (ABSIIDP);
- ✚ Federal Ministry of Environment;
- ✚ Abia States Ministries of Environment, Agriculture, Lands and Survey & Justice;
- ✚ All the Affected LGAs;
- ✚ Chiefdoms and Kingdoms;
- ✚ NGO (Clement Glory Foundation and Inspire Africa); and
- ✚ Community Development Association of each affected community

4.2 Steps for ROW Public Utility Registry

The different steps that need to be followed to register the ROW as a public utility are the following:

- FMEEnv will review the ESIA/ESMP reports, the comments from review will be addressed in the final version of the ESIA and ESMP report. The FMEEnv will then issue approval of the ESIA, for the project to start;
- ABSIIDP will then serve notice of intention to State Ministry of Lands. Attached to this notice, the authorities will find the project descriptions including what the land will be used for, technical description, maps and coordinates, etc;
- Upon approval by State government, the state government through the Lands Ministry gazettes and issues notice for acquisition and revocation of all statutory grants falling within the right of way;
- Notice shall show exact extent of land required and published appropriately;
- Notice shall give a minimum of six weeks prior to yielding of possession;



- Notice shall give or reserve rights of affected persons to enter (and their agents) for purposes of inspection/determination of their acquired interests;
- Notice must state an effective date for the acquisition;
- ABSIIDP shall publish list of claims/Undertake verification /Resolve objections;
- ABSIIDP shall proceed to Resettlement/Payment of compensation /Receive /Compile indemnity data;
- ABSIIDP shall take over the ROW; and
- ABSIIDP shall register the acquisition with relevant Deeds Registry

4.3 Institutional Arrangement

The responsibilities in the implementation and monitoring of the ESMP and RAP are shared among multiple stakeholders, including the AfDB, relevant Ministries, Agencies and Departments and ABSIIDP. In order to encourage the coordination of decisions as well as application of the various measures in an appropriate way, ABSIIDP shall engage the services of a RAP Implementation Consultant (RIC). Furthermore, as discussed, the LRC shall be put in place and a witness NGO shall be invited to participate in the process, for external monitoring.

Figure 4.1 below illustrates the functioning of such institutional arrangement.

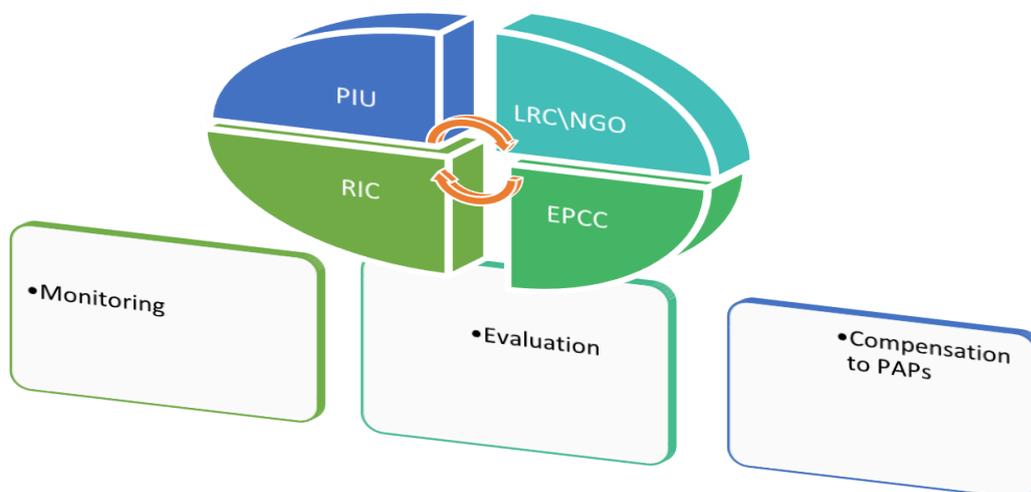


Figure 4.1: Institutional Arrangements for RAP Implementation

4.4 Grievance Mechanisms

During implementation of the project activities, it is possible that disputes/disagreements between the project proponent and the PAPs will occur especially in terms of compensation, boundaries, ownership of crops or land, etc. There are great challenges associated with grievance redress especially in a project of this magnitude.



The practice of grievance arbitration over resettlement issues in Nigeria is conducted within the framework of the Land Use Act (LUA), reviewed under CAP 202, 1990. Two stages have been identified, and shall apply, in the grievance procedure: customary mediation and judiciary hearings. A grievance procedure based on community grievance committees, will be established for resolution of the disputes and complaints.

Figure 4.2 illustrates Arbitration in accordance with laws of the Federal Republic of Nigeria.

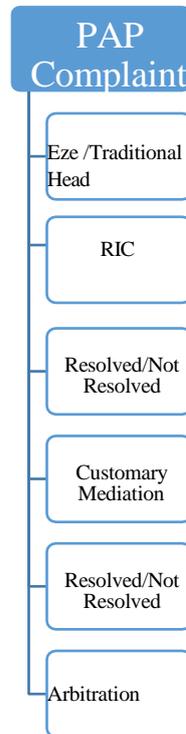


Figure 4.2: Grievance Resolution Procedure

4.4.1 Customary Mediation

Procedures for grievances will be clearly explained during community meetings. At the village levels, a series of customary avenues exist to deal with dispute resolutions. Those avenues shall be employed, when and where they are relevant as a “court of first appeal”. Such customary avenues shall provide a first culturally and amicable grievance procedure that will facilitate formal and/or informal grievance resolution for grievances such as:

- Wrongly recorded personal or community details;
- Wrongly recorded assets including land details and/or affected acreage;
- Change of recipient due to recent death or disability;
- Recent change of asset ownership;
- Wrong computation of compensation; and
- Name missed out of register, etc.



4.4.2 Courts of Law

The judicial process in accordance with applicable laws will be followed and the law courts will pass binding judgment on the matter.

4.4.3 Grievance Resolution Procedures

The first level is the Village Heads or the RAP Implementation Consultant (RIC): The aggrieved person shall first report the matter to the Eze for resolution. Issues that can be resolved at this level include, ownership tussle, management of deceased property, boundary issues, etc. The type issues to report to the RIC for possible redress include, perceived wrong valuation, incorrect PAP data, inadequacy of compensation received, etc. If the issue is not resolved at this stage, it can then be escalated to customary mediation described and if still no acceptable resolution is achieved, the parties may choose to go to court in accordance with laws of the Federal Republic of Nigeria.

Table 4.1: Implementation Plan for Grievance Redress Mechanism

Steps	Process	Description	Completion Time frame
1	Receipt of complaint	Document date of receipt, name of complainant, village, nature of complaint	1day
2	Acknowledgement of Grievance	By letter, email, phone	1-5 days
3	Screen and Establish the Foundation/Merit of the Grievance	<ul style="list-style-type: none"> • visit the site; • listen to the complainant/community; • assess the merit 	7-14 days
4	Implement and monitor a redress action	Where complaint is justified, carry out resettlement redress in line with the entitlement matrix/AfDB's OS 2	21-30 days or at a time specified in writing to the aggrieved PAP
5	Extra intervention for a dissatisfied scenario	Review the redress steps and conclusions, provide intervention Solution	2-4 weeks of receiving status report
6	Judicial adjudication	Take complaint to court of law	No fixed time
7	Funding of grievance Process	GRC logistics and training, redress compensation, court process	No fixed time

4.5 Compensation Plan

- Right owners, assessment of rights and eligibility:
 - a. Census including the cut-off date, and Eligibility criteria;
 - b. Principles and applicable rate;
 - c. Estimate of actual losses and their compensation;



d. Consultations and negotiations held / conducted;

- Physical relocation measures (current conditions of resettlement sites, environmental management, integration with host populations, etc.);
- Costs and budget for the full reinstatement, including sustainable livelihood restoration plan, if any; and
- Schedule of the payments and the execution of the physical relocation.

4.6 VALUATION AND COMPENSATION

Valuation of assets and other forms of losses occasioned by the project was conducted by a registered estate surveyors and valuers to ascertain individuals whose assets or livelihoods will be directly or indirectly affected by the project activities. A general principle adopted in the formulation of the compensation valuation is that lost income and assets are valued at their full replacement cost such that the project affected populations experience no net loss. This is in accordance with the Bank's Operational Safeguards 2 on involuntary resettlement, OS 2, as well as the Nigeria's Land Use Act.

In line with the above principle, an all-encompassing survey and valuation of the assets and loss of income by the PAPs was conducted (See Appendix 2D for the valuation report).

4.7 Eligibility Criteria

The African Development Bank's Resettlement Operational Safeguards require compensation for the lost assets and replacement costs to both titled and non-titled landholders and resettlement assistance for lost income and livelihoods. In this project, the absence of formal titles does not constitute a barrier to resettlement assistance and rehabilitation. Furthermore, the principles adopted herein contain special measures and assistance for vulnerable affected persons, such as female-headed households, child-headed households (≤ 18 years), physically challenged persons, orphans, and the elderly (≥ 70 years).

The social impact of the project on the affected persons shall be minimized and managed through the following measures:

- asset based compensation
- cash compensation
- mitigating risks of impoverishment
- consultation with affected populations, and
- grievance redress mechanisms
- involvement of community-based organizations



4.8 Notification

Prior to the conduct of surveys and administration of study questionnaires, ABSIIDP and officials of the RAP team engaged all stakeholders in several consultations. These public consultations served as avenue to educate them on the purpose of the project and the possible associated impacts and their respective rights. The traditional rulers, youth associations, market associations, security agencies, NGOs and other stakeholders along the corridor of the designated roads have been identified as veritable partners in this project and adequate consultation has been carried out prior to the RAP study.

In the course of administering questionnaire and census, useful interactions between the field staff and the PAPs revealed their positive disposition to the project and their willingness to support ABSIIDP in achieving the project. All parties mentioned in this RAP report were adequately notified before the commencement of surveys, and will be engaged for the payment of compensation, and disbursement of project assistance planned by ABSIIDP.

4.9 Value of Land

The Land Use Act does not provide for compensation for land, only for assets and improvements. However, African Development Bank's OS 2 provides for land replacement, asset replacement as well as restoration of livelihoods. Therefore, there is no justification to make presentation on the value for lands which the PAPs currently occupy under the laws of Nigeria. Nevertheless, going by the principles of payment of adequate compensation and in such a way that PAPs are not left poorer or impoverished because of the project, ABSIIDP will give assistance to the PAPs to enable them obtain another land to relocate the affected assets to as well for restoration of livelihoods.

4.10 Entitlement Matrix for Resettlement Activities

This provides a framework for entitlement for each category of impacts of the project. To determine the eligible person for compensation the Land Use Act and the Criteria set by the African Development Bank contained in OS 2 of the AfDB Operational Manual were both considered, and the more stringent applied (See Table 2.4).

The RAP for the project is aligned with the African Development Bank Operational Safeguards (OS 2), which indicates best practices to restoration of livelihoods of people affected by the implementation of the project. Hence, where there are gaps between the Land Use Act and the African Development Bank Operational Safeguards (OS 2), in regard to compensation of PAPs, the more stringent requirement was applied. This is to ensure compliance with the OS 2 without going against the Land Use Act. The principles adopted this formula and form the basis for establishing eligibility and makes for the provision for all types of losses (land, structures, business / employment, and work day wages). Eligible persons shall be compensated at replacement costs.



4.11 Proof of Eligibility

Various forms of evidence as proof of eligibility was considered and they cover the following:

- PAP with formal legal rights, documented in the form of land title registration certificates (certificate of occupancy or right of occupancy), leasehold indentures, tenancy agreements, rent receipts, building and planning permits, business operating licenses, and utility bills among others: unprocessed/unregistered formal legal documents will be established.
- PAP with no formal or recognized legal rights-criteria for establishing non-formal, undocumented or unrecognized claims to eligibility shall be established paying attention to each situation and its peculiarities. Alternative means of proof of eligibility will include;
- Affidavit signed by landlords and tenants;
- Witnessing or evidence by recognized traditional authority, customary heads, community elders, family heads and elders and the general community.

However, only assets enumerated during the baseline survey shall be eligible for either the compensation or resettlement. Any new structures or additions to existing structures carried out after the cut-off date and their occupants will not be eligible for compensation or resettlement.

4.12 Basis for Valuation of Losses and Budgets

Valuation of assets to be affected by the implementation of the project was conducted using a general principle adopted in the formulation of the compensation valuation which follows the Bank's Operational Safeguards that lost income and asset will be valued at their full replacement cost such that the PAPs shall experience no net loss. The land to be used for the construction of the project is owned by the individuals and communities located in the project area. It is noteworthy that both public consultation with the stakeholders, project communities and the census showed that the affected communities accept the project as a means for development.

Therefore, PAPs are mainly those whose structures' (residential houses), economic trees and farm/agricultural crops will be displaced. As a result of the nature of the project area in Abia state, the project's development has serious impact on businesses, houses or means of livelihoods of the people. As a result, PAPs would be entitled to the following types of compensation and rehabilitation measures.



Table 4.2: Entitlement Matrix

Items	Type of loss	Entitled persons	Entitlements	Responsibility	Remark
Land	Loss of residential/commercial land	Private landowner with titled deed or similar ownership documents, and Customary recognized in the community	<ul style="list-style-type: none"> Cash compensation for land at a flat rate of N500,000, N300,000 N100,000, going by the market comparable within the subject area categorized in 3 different categories of urban area, peri-urban area and rural area. Livelihood restoration Special assistance 	ABSIIIDP	Compensation will be paid for only the portion of the parcel that is affected.
Land	Loss of residential and commercial land	Land user of public owned land	<ul style="list-style-type: none"> No compensation for land Livelihood restoration 	ABSIIIDP	
Land	Loss of agricultural land	Landowner and land user	<p>No compensation for land</p> <p>Cash compensation for loss of crops and trees based on harmonized rates For Southeast geo- political zone</p>	ABSIIIDP	Note that no farming is allowed after construction on the road setback.
Structure	Loss of structure	Owner of structure	Cash compensation will be paid at the replacement cost and associated indirect cost	ABSIIIDP	Structure is valued on the basis of replacement cost
Structure	Loss of rental structure	Persons renting in a residential or commercial structure with rental agreement or receipt of payment	No compensation. Only Movement/disturbance allowance	ABSIIIDP	
Structure	Loss of rental structure	Owner of structure	Cash compensation will be paid at the replacement cost and associated indirect cost	ABSIIIDP	



Items	Type of loss	Entitled persons	Entitlements	Responsibility	Remark
Crops and Trees	Loss of crops and trees	Owner farmer	Cash compensation for loss of crops and trees will be paid based on the harmonized rate for the Southeast geo-political zone	ABSIIDP	The prescribed rate was applied for the valuation
Loss of Income	Job loss due to relocation of business to another area or business operator decides not to re-establish	Business owner	1-month income assistance Shifting allowance Livelihood restoration	ABSIIDP	No job losses in this project
Livelihood Restoration	Effects on livelihood	All affected Owners / operators in agricultural land	Farmers who have remaining land or farmers who cultivate on new lands will be assisted to increase productivity increasing cropping intensity, use of high yielding seeds, diversification and introduction of new seeds or crops and assistance to access existing subsidies.		



4.13 PAPs Losing Residential Land and Structures

The mechanism for compensating loss of residential land and structures will be:

a) PAPs with legal rights of land use:

The provision of replacement residential land of equivalent size and satisfactory to the PAP or in cash at the replacement cost. The cash compensation reflecting full replacement cost of the structures without deduction or depreciation for salvaged materials.

If the residential land and /or structure is only partially being affected by the project and the remaining residential land is not sufficient to rebuild the residential structure lost in accordance with the prevailing standards, then at the request of the PAP, the entire residential land and structure will be acquired at full replacement cost, without depreciation.

All relocated PAPs will be provided with transportation and subsistence allowances as specified in OS 2 guidelines. Tenants who have leased a house for residential purposes will be provided with a cash grant of six months' rental fee at the prevailing market rate in the area, and will be assisted in identifying alternative accommodation.

Severely affected PAPs and vulnerable groups will receive shelter or other forms of economic rehabilitation from the proponent if deemed necessary and where applicable. In case of partial impact on structures and where the remaining structures remain viable for continued use, PAPs will also be entitled to additional allowance for repair of remaining structure.

b) PAPs without legal rights of land use

The Land Use Act did not make provision for their compensation. However, going by the Bank's OS 2, there will be no land compensation, but their houses, structures and other assets on land will be compensated as PAPs with legal rights of land use.

4.14 PAPs Losing Agricultural Land and Crops

The mechanism for compensating loss of farmland includes:

- The provision of assistance to obtain alternative site of equal size within the same community;
- Cash compensation for loss of crops and/or economic tree at full market price of estimated produce. This is arrived at by employing the appropriate valuation methodology over the types of crops or acreage covered as well as the economic trees to be affected.



- PAPs will also be provided with compensation at full replacement cost, without deduction or depreciation for salvaged materials or any other fixed assets in part or in total by the project, such as tombs and water wells.
- In cases where community infrastructure such as schools, dispensaries, churches, palace, hospital, town hall, police post, abattoir, water sources, roads are damaged, ABSIIDP will ensure that these would be restored or repaired as the case may be, at no cost to the community.

4.15 Compensation for Trees

Some of the households in the project area have fruit trees. These trees will have to be cut and cannot be replanted in the area of the line. This will be a permanent loss over the years. Evaluation of the numbers of trees for each family has been done.

4.16 Access Roads and Workers Camps

The allowance required for workers to access roads to account for the damages or temporary impacts on land for which the owners must be compensated, shall be included in the EPC contract.

4.17 Implementation Schedule

The chronological steps in implementation of the RAP, FMEnv will review the ESIA/ESMP reports, the comments from review will be addressed in the final version of the ESIA and ESMP report. The FMEnv will then issue approval of the ESIA, for the project to start. ABSIIDP will then serve notice of intention to States Ministries of Lands and Survey. Attached to this notice, the authorities will find the project descriptions including what the land will be used for, technical description, line route survey report, maps and coordinates, etc.). Upon approval by State government, the state government through the Lands Ministry gazettes and issues notice for acquisition and revocation of all statutory grants falling within the right of way.

- Notice shall show exact extent of land required and published appropriately
- Notice shall give a minimum of 6 weeks prior to yielding of possession
- Notice shall give or reserve rights of affected persons to enter (and their agents) for purposes of inspection/determination of their acquired interests.
- Notice must state an effective date for the acquisition.
- ABSIIDP shall publish list of claims/undertake verification /resolve objections
- ABSIIDP shall proceed to resettlement / payment of compensation /receive /compile indemnity data
- ABSIIDP shall take over the ROW



- ABSIIDP shall register the existing road ROW with relevant Deeds Registry and get it gazette.

4.18 PARTICIPATION AND CONSULTATION

This section outlines the public information and consultation process that has been designed and implemented in order to facilitate the informed participation of the PAPs, communities and other stakeholders affected by or with interest in the project. As such, consultation objectives, activities and outcomes are reported.

4.18.1 General Objectives

General stakeholder engagement objectives of this study were to:

- Inform stakeholders on the proposed infrastructures and activities and seek their informed opinion about the socio-environmental risks and opportunities potentially associated with the project as well as take the measures and actions in order to manage the anticipated impacts;
- Obtain feedback from stakeholders on issues of concern and expectations in order to optimize the project;
- Generate a social and institutional dialogue in order to assess and strengthen the project's social acceptability;
- Help to consolidate, through the ESIA and RAP process, the efforts made by the ABSIIDP in order to establish lasting relationships with affected communities and other stakeholders.

4.18.2 Target Stakeholder Groups

Target stakeholder groups for the stakeholder engagement process include:

- Concerned agencies and organizations at state and national levels;
- State-level agency;
- LGA-level agencies
- Customary authorities in communities affected by the roads; - Ezes of communities traversed by the road.
- Industrial and commercial concerns affected by the line, including relevant ABSIIDP departments.
- Security Agencies: National Security and Civil Defence Corps, Department of Security Service, and the Nigerian Police

4.18.3 Stakeholder Information and Consultation Stages

Three stakeholder information and consultation rounds were planned, and two have been implemented through the development of the line route survey, the ESIA/ESMP study and RAP



of this project. They were planned according to key stages, or decision moments, throughout the study where the informed participation of stakeholders were likely to make the most significant contribution to the on-going analysis.

These included the scoping stage (1st stage), the preliminary route assessment and the documentation of the affected communities and displaced households' stage (2nd stage). The third stage of consultations is scheduled for the disclosure of the Final Line Route, ESIA, ESMP and RAP preliminary results (3rd stage).

Table 4.3 outlines the studies' stakeholder engagement process and presents, for each consultation stage, the specific engagement objectives, target groups and implementation periods.

Table 4.3: Stakeholder Consultation Implementation

Stage	Objectives	Target groups	Period
Environmental and scoping	<ul style="list-style-type: none"> • Present the project to ESIA/RAP stakeholders. • Identify key issues, concerns and expectations related to the project and study area. 	<ul style="list-style-type: none"> • Abia State Integrated Infrastructure Development Project (ABSIIDP). • Concerned MDAs • State and LGA Administrative. Community leaders of areas affected 	March -July, 2022
Disclosure of Preliminary RAP	Present, validate and enhance preliminary RAP results. Ensure strict compliance with requirements of regulatory authorities, evaluate the social acceptability of studies.	<ul style="list-style-type: none"> • ABSIIDP/AfDB • Concerned Ministries at National and State levels • NGOs 	May, 2022

4.18.3.1 First Stage Consultations

The first consultation stage took the combined format of individual semi-structured interviews with community members and customary chiefs as well as group meetings with institutional stakeholders (organizations at national, state and LGA level). This approach has proved to be useful to better define the scope and framework of the RAP study.

The objectives of these meetings are as follows;



- Present the project and the RAP process to the communities and relevant agencies;
- Identify key issues, concerns and expectations of the communities and agencies related to the project and study area;
- Identify current practices and requirements of each agency related to the project;
- Complete the stakeholders' list and validate the general approach for consultations;
- Identify relevant information sources and collect available data and reports.

4.18.3.2 Activities Performed in Abia State

The activities carried out as part of the first-stage stakeholders' engagement in Abia State are:

- Meeting between our team members and the Project Managers at the ABSIIDP offices, Umuahia, Abia State.
- Meetings at State level with relevant State Ministries, Agencies and affected LGAs in Abia State.
- Meetings at community level, held in each community within the project area in Abia State.

4.18.3.3 Outcomes and Results Obtained

The following results were achieved from the consultations:

- ✚ The communities understood the objectives and requirements of the project and pledged support and cooperation;
- ✚ The relevant agencies are aware of the project and the ESIA/RAP process (team, objectives and schedules);
- ✚ The requirements of Abia State Laws and Regulations relevant to the project were highlighted by the agencies and understood by ABSIIDP and its consultants;
- ✚ The main stakeholders' concerns and expectations were documented and have been considered for inclusion in the scope of the studies; and
- ✚ A preliminary list of stakeholders was completed and the orientation of the Stakeholders' Engagement Plan was enhanced.

4.18.3.4 Second Stages of Consultation

At the second stage of the stakeholder consultation preliminary findings, as well as methodology and approach for ESIA and RAP will be presented. At the same time obtain feedback to refine the approach and the methodology and include concerns expressed in the study.

4.18.3.5 Activities Performed

The activities carried out as part of the second stakeholder engagement stage are:

- With State Ministries of Lands, Works, Transport, Abia State Environmental Protection Agency.



- Meetings with PAPs in each community affected by the roads.
- Field trip to show to stakeholders the road setbacks.
- A project background information document, in a poster form was produced and distributed by the consultant to the authorities and representatives prior to meetings for public advertising.
- PAPs were invited to attend the village level meetings with the community leaders in their communities. The meetings included women as well as youths in each village.



5

5.0 MONITORING AND EVALUATION

5.1 Introduction

The purpose of resettlement monitoring is to ensure that measures developed for compensating the losses were effective in restoring PAPs living standards and income levels. Monitoring will be implemented by the PIU. During monitoring phase, the existing grievance mechanism will be regularly reviewed for improving and correspondingly, additional and more user-friendly forms, which enable the field staff to forward complaints and demands of local people to the PIU. Throughout the Project lifecycle, monitoring and evaluation activities will be reviewed; restructured or removed in case that the previously produced tools and forms are inefficient.

Monitoring and Evaluation (M&E) procedures establish the effectiveness of all land and asset acquisition and resettlement activities, in addition to the measures designed to mitigate adverse social impacts. The procedures include internal track keeping efforts as well as independent external monitoring. The purpose of resettlement monitoring for the proposed road project will be to verify that:

- Actions and commitments described in the RAP are implemented;
- Eligible project affected people receive their full compensation prior to the start of the rehabilitation activities on the corridor;
- 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; and
- If necessary, changes in RAP procedure are made to improve delivery of entitlements to project affected people.

The Bank's Operational Safeguards (OS 2) require that the project sponsor / Borrower (ABSIIDP) is responsible for adequate M&E of the activities set forth in the resettlement instrument. Monitoring will provide both a warning system for the PIU (ABSIIDP) and a channel for the affected persons to make known their needs and their reactions to resettlement execution.



PIU monitoring and evaluation activities and programs shall be adequately funded and staffed. PIU monitoring will be verified by the witness NGO to ensure complete and objective information.

5.2 Monitoring Framework

The purpose of resettlement monitoring will be to ensure that compensation measures were effective in restoring PAPs living standards and income levels. Also, the effectiveness of the grievance mechanism provided will be followed up. As part of the monitoring and evaluation process, changes in RAP procedures will be put into effect if necessary. The monitoring and evaluation framework consist of three elements:

- Internal monitoring by PIU+ RIC
- External monitoring undertaken by the Witness NGO; and
- Independent RAP Completion Audit.

Indicators have been established in order to measure RAP activities, results, objectives and goals. There are five categories of indicators for performance monitoring.

The first-three internal performance monitoring are: input, output and process indicators. They are mostly used for medium term measures to ensure that the RAP is relevant, effective and efficient.

The last two Impact monitoring are: outcome and impact indicators. They are mostly used for long term measures for assessing the results.

Table 5.1: RAP Monitoring Plan

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	RIC, including public relations representatives	Semi-annual or as required by ABSIIDP Environmental Committee and AfDB
Impact Monitoring	Tracking effectiveness of inputs against baseline indicators Assessment of affected people's satisfaction with inputs, processes and outputs.	Annual quantitative and qualitative surveys. Regular public meetings and other consultation with project affected people; review of grievance mechanism outputs.	RIC, including public affairs representatives Witness NGO	Annual



5.3 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
- PIU team, including public relations representatives
- Semi-annual or as required by ABSIIDP Environment Department

5.4 Impact Monitoring

The project's resettlement impacts are monitored to:

- Track effectiveness of inputs against baseline indicators
- Assess of affected people's satisfaction with inputs, processes and outputs.

This monitoring is conducted through

- Annual quantitative and qualitative surveys.
- Regular public meetings and other consultation with project affected people;
- Review of grievance mechanism outputs.
- The RIC, including public affairs representatives Witness NGO.

In order to effectively report on the effectiveness of RAP implementation, PIU will monitor the following key indicators, in keeping with AfDB requirements on involuntary resettlement:

- The timely and adequate 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.

RIC 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. M&E will be the main mechanism to alert management of any delays and problems and will help ABSIIDP measure the extent to which the main objectives of the resettlement plan have been achieved.

RAP monitoring and evaluation activities will be adequately funded, implemented by qualified specialists and integrated into the overall RAP implementation budget.

PIU monitoring and evaluation activities will be supplemented and verified by monitoring efforts of the witness NGO.

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.



The most important indicators for the RAP in the near-term concern outputs, processes and outcomes since they define whether the planned level of effort is being made and whether early implementation experience is being used to modify/redesign RAP features. Over the medium to long term, outcome and impact indicators are critical since they are the ultimate measure of the RAP's effectiveness in restoring people's livelihoods.

Monitoring indicators may have to be defined or re-defined during the course of project in response to changes to project-related conditions. Consequently, implementation and mitigation measures may have to be adopted to incorporate these changes into the M&E plan.

5.5 Indicators

5.5.1 Input Indicators

These cover the human and financial resources that are utilized in the RAP activities.

5.5.2 Output Indicators

Include activities and services produced with the inputs, which can be a database of land acquisition, Compensation payments made for the loss of assets etc.

5.5.3 Process Indicators

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:

- The creation of grievance mechanisms;
- The establishment of stakeholder channels so that they can participate in RAP implementation; and
- Information and dissemination activities.

5.5.4 Outcome Indicators

The delivery of mitigation activities and measures to compensate physical and economic losses created by the project such as restoration and compensation of agricultural production and overall income levels, changes in PAPs and community attitudes towards the project, use of compensation payments for income generating activities.

5.5.5 Impact Indicators

Impact indicators define the change in medium and long-term measurable results in behavior and attitudes, living standards, and conditions. Impact indicators aim to assess whether restoration activities of the RAP are effective in maintaining and even improving social and economic conditions of PAPs. In addition to quantitative indicators, impact monitoring will be supplemented by the use of qualitative indicators to assess client satisfaction and the satisfaction of the affected people with the choices that they have made in re-establishing themselves.



Tracking this data will allow PIU determine the following types of information:

- ✚ The extent to which quality of life and livelihood has been restored;
- ✚ The success of the resettlement; and
- ✚ Whether Project Affected Persons have experienced any hardship as a result of the project.

5.6 Internal Monitoring

Internal monitoring measures the progress of activities defined in the RAP. The PIU will be responsible for this process with support from appointed experts as necessary. It is the responsibility of the PIU to conduct regular internal monitoring of the resettlement efforts and performance of the operation through LRC and grievances committee which will be responsible for implementing resettlement activities and manage grievances. The monitoring shall be a systematic evaluation of the activities of the operation in relation to the specified criteria of the condition of approval.

5.6.1 Objectives of Internal Monitoring & Evaluation

The objective of internal monitoring and supervision shall be:

- To verify that the valuation of assets lost or damaged, and the provision of relocation, resettlement and other rehabilitation entitlements, has been carried out in accordance with the resettlement policies;
- To oversee that the RAP is implemented as designed and approved;
- To verify that funds for implementation of the RAP are provided by the ABSIIDP in a timely manner and in amounts sufficient for their purposes, and that such 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; and
- Record all grievances and their resolutions, and ensure that complaints are dealt with in a timely manner.

5.7 External Monitoring and Evaluation

External monitoring activities will verify the process defined in the RAP which is realized by PIU. The witness NGOs (Clement Glory Foundation and Inspire Africa) shall be empowered to periodically carry out external monitoring and evaluation of the implementation of the RAP.

The general objectives for external monitoring are:

- To provide an independent source of evaluation during the implementation process of resettlement and compensation. The external monitor will offer, if needed, external



support and technical expertise to RAP compensation committees and implementing agencies;

- To contribute advice to solve both anticipated and unanticipated problems that may arise as the programs defined in this RAP are carried out; and
- To provide an overall assessment of RAP programs from a broader, long-term socio-economic perspective.

The following parameters will be monitored and evaluated through PIU reports and sites visits:

- Public consultation and awareness efforts of compensation distribution;
- PAPs shall be fully informed and consulted about on all resettlement activities, including land acquisition, leasing land and relocation activities, if any;
- The witness NGO representative shall attend some public meeting to monitor consultation procedures, problems and issues arisen during the meetings and solutions proposed;
- Levels of PAPs satisfaction with various aspects of resettlement and compensation will be monitored and recorded;
- Operation of grievance redress mechanism, redress results, and effectiveness of grievance resolution will be monitored;
- Standards of Living - throughout resettlement implementation process, the trends of living standards of PAPs will be observed and surveyed, and any potential problems in restoration of living standards will be recorded and reported.
- The witness NGO shall have qualified and experienced staff and their terms of reference acceptable to the financing AfDB.
- In addition to verifying the information furnished in the internal supervision and monitoring reports, the independent monitoring unit shall visit a sample of 10 % of PAPs in each relevant district, six (6) 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 Policy Framework and the respective 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 impact of project implementation on the PAPs; and
- Suggest modification in the implementation procedures of the RAP, as the case may be, to achieve the principles and objectives of this policy framework.

Both internal and external monitoring programs will be ended with RAP Completion Audit.

5.8 RAP Completion Audit

A RAP completion audit will be undertaken when previous monitoring has indicated that there



is no significant outstanding issue regarding livelihood restoration and resettlement. It is expected that this final audit will be performed 3 years after the resettlement at the latest. The RAP completion audit will be undertaken by an accredited agent with support from PIU and ABSIIDP as required. The RAP completion audit will provide final indication that the livelihood restoration is sustainable and no further interventions are required.

Therefore, the independent audit assessing compliance programs resettlement / compensation with the provisions described in the RAP, the Nigerian legal framework applicable and the requirements of World Bank/AfDB. The evaluation report will be made public through the PIU, LRC meeting and public announcement through appropriate media.

5.9 Reporting

RAP monitoring reports will be prepared in accordance with AfDB guidelines. Progress will be reported for the following tasks:

- internal monitoring;
- external monitoring;
- compensation; and
- completion audit.

The PIU team will have primary responsibility for the implementation of all internal monitoring activities. Designated staff will collect relevant data in a standardized format. PIU will use a tool such as a bar chart/Gantt chart or Microsoft Project table to assess and present information on progress of time bound actions.

5.9.1 Frequency/Audience of Reporting

Monthly performance monitoring reports will be prepared by the RIC and witness NGO for the PIU, beginning with the commencement of any activities related to resettlement, and /or income restoration. These reports will summarize information that is collected and compiled in the quarterly narrative status and compensation disbursement reports and highlight key issues that have arisen.

As a result of the monitoring of inputs, processes, outputs and outcomes of RAP activities, project management will be advised of necessary improvements in the implementation of the RAP.

5.9.2 Type of Information/Data Collected

In order to measure the project process and impact performance and to assess the effectiveness of project impact mitigation measures, RIC will collect information on all the input, process outcome and impact indicators.

Impact monitoring data will be collected at appropriate intervals through qualitative and



quantitative surveys, and include a review of grievance mechanism outputs. The PIU will consult directly with the affected populations through regular public and LRC meetings. Monitoring data will be reported to the PIU and relevant external agencies quarterly or more frequently as required. The monitoring will continue for about 2 years beyond the completion of displacement process.



6

6.0 RAP IMPLEMENTATION BUDGET AND SCHEDULE

6.1 RAP Implementation Budget

The RAP implementation budget is in the sum of NGN 10,068,122,178.01 (USD 24,184,561.86). This consists of NGN 7,822,938,755.21 (USD 18,807,853.91), covering payment of compensation claims, assistance for vulnerable groups, Livelihood Restoration Program. Allowances have also been made for security, bank charges, stamp duty and other logistics, for compensation payment, NGO Participation/Grievance Redress Committee activities, logistics for monitoring and evaluation, demolition and salvage of structures, and professional fee of the RAP Implementation Consultant, in the sum of NGN 914,484,241.86 (USD 2,198,596.53) (Table 6.1).



Table 6.1: Compensation and RAP Implementation Budget

	Roads	Amount for structures	Amount for Crops	Total (NGN)	Remark
1	Ab/Rd/1 (Asa Road - Port Harcourt Road)	-	-	-	No additional land required
2	Ab/Rd/2 (Faulks Road)	-	-	-	No additional land required
3	Ab/Rd/3(Ohanku-Owerre Aba)	3,349,629,844.24	-	3,349,629,844.20	
4	Ab/Rd/4 (Omuma Road)	-	-	-	No additional land required
5	Ab/Rd/5 (Ikot Ekpene Road)	-	-	-	No additional land required
6	Ab/Rd/6 (Mbubo Umuogele Amachi Mgbokonta)	14,718,564.00	178,037.60	14,896,601.60	
7	Ab/Rd/7(Umuala,Okpuala-Ngwa, Osusu, Eziala & Mbawsi)	52,176,935.57		52,176,935.57	
8	Ab/Rd/8 (Omoba-Umuaja Amaede Ndiolumbe)	322,802,090.40	27,669,569.71	350,471,660.11	
9	Ab/Rd/9 (Mbawsi Layout- Ururuka)	-	-	-	No additional land required
10	Ab/Rd/10 (Glass Factory)	-	-	-	No additional land required
11	Ab/Rd/11 (Umuomiaukwu, Umuomainta & Agburuke)	31,668,427.20		31,668,427.20	
12	Ab/Rd/12 (Uratta-Ugwuati)	-	1,723,302.50	1,723,302.50	
13	Ab/Rd/13 (Obohia, Crystal park)	497,966,431.39	-	497,966,431.39	
14	Ab/Rd/14 (Immaculate Avenue- ITF Road)	-	2,987,573.55	2,987,573.55	
15	Ab/Rd/15 (Umuaro Nenu)	7,125,120.00	12,603,761.56	19,728,881.56	
16	Ab/Rd/16 (Eziama-Ntigha, Nsirimo, Ubakala,)	22,161,388.80	-	22,161,388.80	
17	Ab/Rd/17 (Mgboko-Omoba Umuezeukwu, Mbawsi Road)	91,604,947.20	12,790,554.25	104,395,501.45	
18	Ab/Rd/18 (Ibeme Ndiakata, Okoalangwa, Umuedi & Nlagu)	54,778,300.80	6,520,356.72	61,298,657.52	
19	Ab/Rd/19 (Pepple Road - Akpu Road)	656,865,856.80	1,571,362.00	658,437,218.80	
20	Ab/Rd/20 (Umuokpo & Owo-Ahiafor Link Road)	13,934,323.20	8,588,394.62	22,522,717.82	
21	Ab/Rd/21 (Owerre Aba- Osusu Umuelendu-Osusuaku)	-	-	-	No additional land



	Roads	Amount for structures	Amount for Crops	Total (NGN)	Remark
					required
22	Ab/Rd/22 (Umuojima Amapuife Eberi Omuma)	35,183,820.00	8,487,635.00	43,671,455.00	
23	Ab/Rd/23 (Umuimo Carol Pee. Ministry of Agric. Shopping Mall)	2,947,800.00	111,150.00	3,058,950.00	
24	Ab/Rd/24 (Ugwauti-Umuiku)	13,391,772.00	3,755,381.50	17,147,153.50	
25	Ab/Rd/25 (Isicourt-Ururuka Umuosu Umuala Umunkpeyi)	364,422,106.10	-	364,422,106.10	
26	Ab/Rd/26 (Ama Emereole-Ekeonyeugba- Umuokomiri-Eketa)	57,879,718.64	34,083,344.00	91,963,062.64	
27	Ab/Rd/27 (Ajiwe-Brass)	38,494,080.00	-	38,494,080.00	
28	Ab/Rd/28 (Ahunanya- Immaculate)	1,837,175,200.80	-	1,837,175,200.80	
29	Ab/Rd/29 (Oron-Elizabeth Avenue- Sports Club)	13,310,376.00	-	13,310,376.00	
30	Ab/Rd/30 (Umuala-Umuakwu-Ohuhunsulu-Olokol Ikuano)	178,705,968.00	31,705,496.71	210,411,464.71	
31	Ab/Rd/31 (Itungwa - Agburike)	6,077,184.00	7,142,580.39	13,219,764.39	
	Total	7,663,020,255.14	159,918,500.11	7,822,938,755.21	
	Allow 2.5% contingency for crops & structures			195,573,468.88	
	Allow for security, bank charges, stamp duty and other logistics, for compensation payment (2.5%)			195,573,468.88	
	Allow for NGO participation and Monitoring & Evaluation (1% of compensation cost)			78,229,387.55	
	Assistance for vulnerable groups (1% of crop and structure values)			78,229,387.55	
	Allow for Livelihood Restoration Program (5% of compensation cost)			391,146,937.76	
	5% for demolition and salvage of structures			383,151,012.76	
	Subtotal for allowance			1,321,903,663.38	
	Total			9,144,842,418.59	
	RAP Implementation Consultant's fee			914,484,241.86	
	Grand total			10,059,326,660.45	



6.2 RAP Implementation Schedule

The compensation payment part of the RAP implementation shall be completed before land take over. It is envisaged that it can be completed within a period of six (6) months. It is important that all structures to be rebuilt and payments for compensation are completed before project construction is commenced. This can be done progressively so construction can start on one end.

The monitoring and evaluation activities which are scheduled to be done once a year shall commence six months after completion of compensation payments.

Table 6.3 shows the compensation summary.

Table 6.3: Compensation Summary Sheet

#	Variables	Data
A. General		
1	State	Abia
2	LGAs	Aba South, Aba North, Osisioma, Ugwunagbo, Obingwa, Isialangwa North, Isialangwa South, Ukwa East, Ukwa West Umuahia South
3	Communities	Ogbor, Onicha-Nlagu, Umule, Owerre-Aba, Abayi Nchokoro, Umuaja, Ohanku, Mbubo-Umuogele, Amachi, Mgbokonta, Umuala-mbawsi, EzialaOsusu, Okpuala Ngwa, Omoba, Umuaja, Amaede, Ndiolumbe, Mbawsi, Okpulumobo, Umungasi, Umuomiaukwu, Agburike, Umuomainta, Uratta, Ugwuati, Obohia, Ohambele, Umungasi, Umuaro, Nenu, Eziana Ntigha, Nsirimo, Ubakala, Mgboko, Omoba, Umuezeukwu, Mbawsi, Ibeme Ndiakata, Nlagu- Onicha- Ngwa, Umuokpo, Owo Ahiafor, Owerre Aba, Osusu Umuelendu, Osusuaku, Umuojima, Amapuife, Eberio- Omuma, Umuimo, Ugwuati, Umuiku, Isicourt, Ururuka, Umuosu, Umuala, Umunkpeyi, Ekeonyeugba, Umokoromiri, Eketa, Umuala, Umuakwu, Ohuhu Nsulu, Oloko Ikwuano, Itungwa, Agburukwe
4	Activity(ies) that trigger(s) resettlement	Road expansion resulting to loss of Land, loss of customers' patronage, and restricted access to homes and business area during mobilization and construction.
5	Project overall cost	NGN 53.56b (USD 128.78m)
6	Overall resettlement cost	N10.06b (USD 24,184,561.90)
7	Applied cut-off date (s)	4 th April, 2022 (for inexhaustive improvement on the land)



#	Variables	Data
8	Dates of consultation with the people affected by the project (PAPs)	5 th -30 th April, 2022, continuing
9	Dates of the negotiations of the compensation rates prices	5 th April-30 th June, 2022
	B. Specific information	
10	Number of people affected by the project (PAP)	3,781
11	Number of Physically displaced	2,961
12	Number of economically displaced	872
13	Number of affected households	3,174
14	Number of females affected	874
15	Number of vulnerable affected	1,151
16	Number of major PAP	3,781
17	Number of minor PAP	0
18	Number of total right-owners and beneficiaries	3,781
19	Number of households losing their shelters	1,314
20	Total area of lost arable/productive lands (ha)	120 ha
21	Number of households losing their crops and/or revenues	2,467
22	Total areas of farmlands lost (ha)	54.16
23	Estimation of agricultural revenue lost (USD)	NGN159.92m (USD 384,475)
24	Number of building to demolish totally	1,532
25	Number of building to demolish totally at 50%	766
26	Number of building to demolish totally at 25%	383
27	Number of tree-crops lost	2,899
28	Number of commercial kiosks to demolish	295
29	Number of ambulant/street sailors affected	112
30	Number of community-level service infrastructures disrupted or dismantled	35
31	Number of households whose livelihood restoration is at risk	3,781
32	Option for compensation	Cash Compensation



APPENDICES



Appendix 1

Constraint maps and coordinates of each road





Summary of Route Features (Asa Road – Port Harcourt Road)

S/No	Coordinates	Soil Profile (metre depth)	Water Table (m)	Topography	Remarks
TP1	0319479 0565299	0 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth road
TP2	0318863 0564580	0 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth road
TP3	0318158 0563861	0 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth road
TP4	0317469 0563565	0 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth road
TP5	0316924 0562655	0 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road
TP6	0316255 0561960	0 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road
TP7	0315553 0561301	0 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road
TP8	0315027 0560457	0 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road

Summary of Route Features (Faulks Road)

S/No	Coordinates	Soil Profile (metre depth)	Water Table (m)	Topography	Remarks
TP1	03176931 0566619	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Built up area
TP2	0317023 0565912	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Built up area



S/No	Coordinates	Soil Profile (metre depth)	Water Table (m)	Topography	Remarks
TP3	0316156 0565563	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Built up area
TP4	0315410 0564973	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Built up area
TP5	0314713 0564707	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Built up area

Summary of Route Features (Ohanku Road – Owerre Aba)

S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography	Remarks
TP1	0319940 0563896	0.00 – 1.5 Reddish Brown silty clay	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated pavement, Built up area
TP2	0320163 0563001	0.00 – 1.5 Reddish Brown silty clay	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated pavement, Built up area
TP3	0320271 0562068	0.00 – 1.5 Reddish Brown silty clay	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated pavement, Built up area
TP4	0320415 0561132	0.00 – 1.5 Reddish Brown silty clay	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated pavement, Built up area
TP5	0320671 0560059	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated pavement, Built up area



TP6	0320884 0558996	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated pavement, Built up area
-----	--------------------	--------------------------------------	-----------------------------------	-----------------------------------	---

Summary of Route Features (Omuma Road)

S/No	Coordinates	Soil Profile (meter depth)	Water Table(m)	Topography	Remarks
TP1	0318335 0565129	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Intervention ongoing
TP2	0317702.35 564819.897	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Intervention ongoing
TP3	316838.455 564720.038	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Intervention ongoing
TP4	0315706 0564424	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Intervention ongoing

Summary of Route Features (Ikot Ekpene Road)

S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography	Remarks
TP1	0319591 0565691	0.00 – 1.5 Brownish laterite	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated pavements, built up area
TP2	0320534 0565600	0.00 – 1.5 Brownish laterite	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated pavements, built up area



TP3	0321516 0565378	0.00 – 1.5 Brownish laterite	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated pavements, built up area
-----	--------------------	------------------------------------	-----------------------------------	--------------------------------	--



S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography	Remarks
TP4	0322466 0565219	0.00 – 1.5 Brownish laterite	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated pavements, built up area
TP5	0323465 0565045	0.00 – 1.5 Brownish laterite	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated pavements, built up area
TP6	0324471 0564991	0.00 – 1.5 Brownish laterite	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated pavements, built up area
TP7	0325482 0565104	0.00 – 1.5 brownish laterite	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements, Built Up Area

Summary of Route Features (Mbubo Umuogele Amachi Mgbokonta Road)

S/No	Coordinates	Soil Profile (meter depth)	Water Table(m)	Topography	Remarks
TP1	0333713 0595230	0.00 – 1.5 Reddish Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth road
TP2	0334509 0594563	0.00 – 1.5 Reddish Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth road
TP3	0335162 0593937	0.00 – 1.5 Reddish Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth road
TP4	0335860 0593265	0.00 – 1.5 Reddish Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth road
TP5	0335915 0592382	0.00 – 1.5 Reddish Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road



S/No	Coordinates	Soil Profile (meter depth)	Water Table(m)	Topography	Remarks
TP6	0335366 0591591	0.00 – 1.5 Reddish Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road
TP7	0335294 0590667	0.00 – 1.5 Reddish Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road
TP8	0334975 0589709	0.00 – 1.5 Reddish Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road
TP9	0334638 0588755	0.00 – 1.5 Reddish Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road
TP10	0334183 0587980	0.00 – 1.5 Reddish Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road
TP11	0334069 0587010	0.00 – 1.5 Reddish Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road
TP12	0333147 0585443	0.00 – 1.5 Reddish Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road

Summary of Route Features (Umuala Nbawsi Eziala Osusu Okpuala Ngwa Road)

S/No	Coordinates	Soil Profile (meter depth)	Water Table(m)	Topography	Remarks
TP1	0330387 0593054	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP2	0329545 0593575	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements



S/No	Coordinates	Soil Profile (meter depth)	Water Table(m)	Topography	Remarks
TP3	0328976 0594391	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP4	0328371 0595087	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP5	0327360 0595345	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
TP6	0326405 0595441	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
TP7	03225847 0595924	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
TP8	0325086 0595374	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
TP9	0324235 0594730	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
TP10	0323356 0594196	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements

Summary of Route Features (Omoba – Umuaja Amaede Ndiolumbe Road)

S/No	Coordinates	Soil Profile (meter depth)	Water Table(m)	Topography	Remarks
TP1	0331032 0581976	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP2	0330071 0581813	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road



TP3	0329131 0581858	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP4	0328166 058199	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP5	0327313 0581722	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively Levelled terrain	Earth Road
TP6	0326547 0581232	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively Levelled terrain	Earth Road
TP7	0325585 0580833	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively Levelled terrain	Earth Road
TP8	0324698 0580530	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively Levelled terrain	Earth Road
TP7	0325585 0580833	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively Levelled terrain	Earth Road
TP8	0324698 0580530	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively Levelled terrain	Earth Road

Summary of Route Features (Mbawsi Layout – Ururuka Road)

S/No	Coordinates	Soil Profile (meter depth)	Water Table(m)	Topography	Remarks
TP1	0326739 0595407	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP2	0327651 0595847	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements



TP3	0328616 0595966	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP4	0329477 0596241	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP5	0330464 0596485	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
TP6	0331316 0596926	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
TP7	0331850 0597752	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements



Summary of Route Features (Glass Factory Road)

S/No	Coordinates	Soil Profile (meter depth)	Water Table(m)	Topography	Remarks
TP1	0320739 0566591	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP2	0321184 0567493	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP3	0320678 0568034		Deeper than depth of trial pit	Relatively levelled terrain	Earth Road

Summary of Route Features (Umuomiaukwu Agburike Umuomainta Road)

S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography	Remarks
TP1	0324294 0599892	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP2	0324873 0599104	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP3	0325243 0598271	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP4	0326066 0597698	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP5	0326457 0596866	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth Road
TP6	0326793 0595941	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth Road



Summary of Route Features (Uratta – Ugwuati Road)

S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography	Remarks
TP1	0314646 0562268	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP2	0313663 0561993	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP3	0312826 0561561	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP4	0311964 0561092	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP5	0311048 0560658	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively Levelled terrain	Earth Road
TP6	0310208 0560433	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively Levelled terrain	Earth Road
TP7	0309251 0559912	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP8	0308408 0559708	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road

Summary of Route Features (Crystal Park Junction - Obohia Road)

S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography	Remarks
------	-------------	-------------------------------	----------------	------------	---------



S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography	Remarks
TP1	0317749 0562226	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	DILAPIDATED PAVEMENTS
TP2	0318316 0563084	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	DILAPIDATED PAVEMENTS
TP3	0318683 0564042	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	DILAPIDATED PAVEMENTS
TP4	317312.251 561628.551	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	DILAPIDATED PAVEMENTS
TP5	317167.191 560740.986	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	DILAPIDATED PAVEMENTS
TP6	317135.409 559763.709	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	DILAPIDATED PAVEMENTS
TP7	317421.543 559135.656	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	DILAPIDATED PAVEMENTS
TP8	317800.531 558482.548	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	DILAPIDATED PAVEMENTS
TP9	318139.612 557377.482	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	DILAPIDATED PAVEMENTS
TP10	317594.781 556376.229	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	DILAPIDATED PAVEMENTS
TP11	317608.659 555153.612	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	DILAPIDATED PAVEMENTS



Summary of Route Features (Immaculate Avenue – ITF Road Bridge)

S/No	Coordinates	Soil Profile (meter depth)	Water Table(m)	Topography	Remarks
TP1	318269.225 567692.177	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP2	318542.598 567979.955	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP3	0318029 0567384	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP4	0318662 0568149	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road

Summary of Route Features (Umuaro Nenu Road)

S/No	Coordinates	Soil Profile (meter depth)	Water Table(m)	Topography	Remarks
TP1	0331375 0579695	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP2	0332133 0580376	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP3	0333038 0580671	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP4	0333745 0581124	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road



TP5	0334392 0581727	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively Levelled terrain	Earth Road
-----	--------------------	---	-----------------------------------	-----------------------------------	------------



Summary of Route Features (Eziama Ntigha- Nsirimo-Ubakala Proposed Road)

S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography	Remarks
TP1	0319997 0601022	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP2	0319928 0601978	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP3	0320011 0602870	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP4	0320296 0603845	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP5	0321363 0604359	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth Road
TP6	0322403 0604629	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth Road
TP7	0325347 0604947	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth Road



Summary of Route Features (Mgboko –Omoba Umuezeukwu Mbawsi Road)

S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography	Remarks
TP1	0321322 0573317	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth road
TP2	0321637 0574267	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth road
TP3	0321923 0575159	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth road
TP4	0322238 0576102	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Earth road
TP5	0322541 0577021	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road
TP6	0322846 0577937	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road
TP7	0323159 0578895	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road
TP8	0323447 0579840	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road
TP9	0323613 0580780	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road
TP10	0323822 0581776	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road



Summary of Route Features (Ibeme Ndiakata- Nlagu Onicha Ngwa Road)

S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography	Remarks
TP1	0336751 0568326	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively levelled terrain	Earth road
TP2	0336458 0567359	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively levelled terrain	Earth road
TP3	0336611 0566490	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively levelled terrain	Earth road
TP4	0336426 0565625	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively levelled terrain	Earth road
TP5	0336549 0564754	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road
TP6	0336374 0564077	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road
TP7	0336016 0563233	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road
TP8	0335605 0562314	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road
TP9	0335196 0561474	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively Levelled terrain	Earth road



Summary of Route Features (Pepple Road - Akpu Road)

S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography	Remarks
TP1	0321500 0564007	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively levelled terrain	Earth road
TP2	0321726 0564441	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively levelled terrain	Earth road
TP3	0321484 0564991	0.00 – 1.5 Reddish brown laterite	Deeper than depth of trial pit	Relatively levelled terrain	Earth road

Summary of Route Features (Umuokpo- Owo Ahiafor Link Road)

S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography
TP1	0331472 0570724	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain
TP2	0332162 0569947	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain
TP3	0332896 0569245	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain
TP4	0333456 0568405	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain
TP5	0333611 0567374	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain



Summary of Route Features (Umuojima Amapuife Eberi Omuma Road)

S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography
TP1	0312055 0568733	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively levelled terrain
TP2	0311252 0568212	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively levelled terrain
TP3	0310665 0567562	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively levelled terrain
TP4	0310354 0566814	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively levelled terrain
TP5	0309673 0567574	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively Levelled terrain
TP6	0308873 0568079	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively Levelled terrain
TP7	0307910 0568438	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively Levelled terrain
TP8	0306773 0568566	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively Levelled terrain
TP9	0305622 0568201	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively Levelled terrain
TP10	0305248 0568007	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively Levelled terrain



Summary of Route Features (Umuimo Carol Pee. Ministry of Agric. Shopping Mall)

S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography	Remarks
TP1	0317330 0568108	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP2	0317028 0569039	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP3	0316536 0569029	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP4	0314837 0570471	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP5	0315729 0570130	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
TP6	0316487 0569849	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
TP7	0316492 0568872	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
TP8	0316380 0568645	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements



Summary of Route Features (Ugwuati – Umuiku Road)

S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography	Remarks
TP1	0308235 0559701	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP2	0308280 0560667	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP3	0308376 0561558	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP4	0308023 0562527	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP5	0307680 0563393	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements



Summary of Route Features (Isicourt- Ururuka Umuosu Umuala Umunkpeyi)

S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography	Remarks
TP1	0331818 0606780	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP2	0331827 0604693	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP3	0331639 0603835	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP4	0331383 06020917	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP5	0331639 0602012	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
TP6	0331707 0600992	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
TP7	0331601 0600056	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
TP8	0331664 0599075	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
TP10	0331965 0597186	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
TP11	0332686 0596586	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
TP12	0333496 0596109	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements



TP13	0333640 0595182	0.00 – 1.5 Brownish silty clay	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
------	--------------------	-----------------------------------	-----------------------------------	-----------------------------------	--------------------------

Summary of Route Features (Ama Emereole – Ekeonyeugba –Umokoromiri-Eketa Road)

S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography	Remarks
TP1	0321751 0585138	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP2	0320924 0585706	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP3	0320380 0586403	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP4	0319778 0587140	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements

Summary of Route Features (Ajiwe – Brass Road)

S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography	Remarks
TP1	0317917 0566840	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP2	0317939 0567278	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP3	0317980 0567380	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements

Summary of Route Features (Ahunanya – Immaculate Road)

S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography	Remarks
TP1	0317967 0568014	0.00 – 1.5 Reddish Brown laterite	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road
TP2	0318277 0567809	0.00 – 1.5 Reddish Brown laterite	Deeper than depth of trial pit	Relatively levelled terrain	Earth Road

Summary of Route Features (Oron Road – Elizabeth Avenue – Sports Club Road)

S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography	Remarks
TP1	0318869 0566201	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP2	0318568 0566519	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements

TP3	0318397 0566706	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
-----	--------------------	-----------------------------------	-----------------------------------	--------------------------------	--------------------------

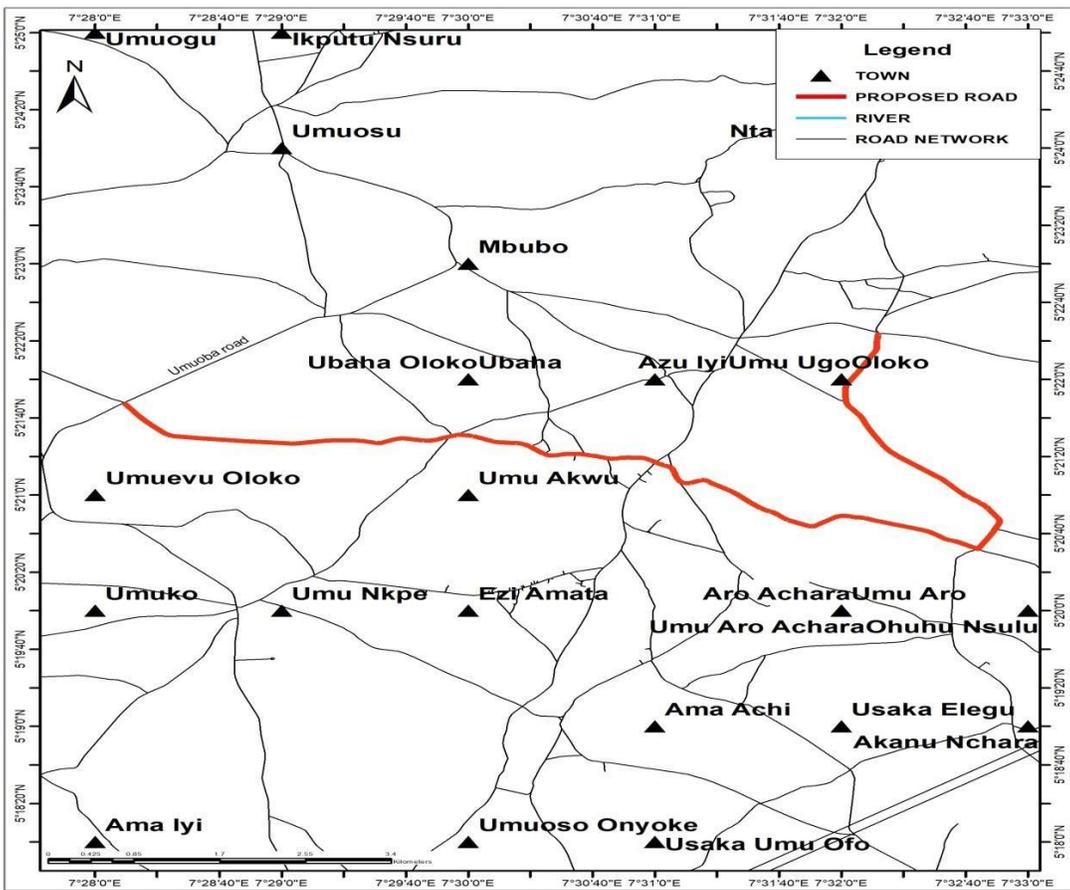
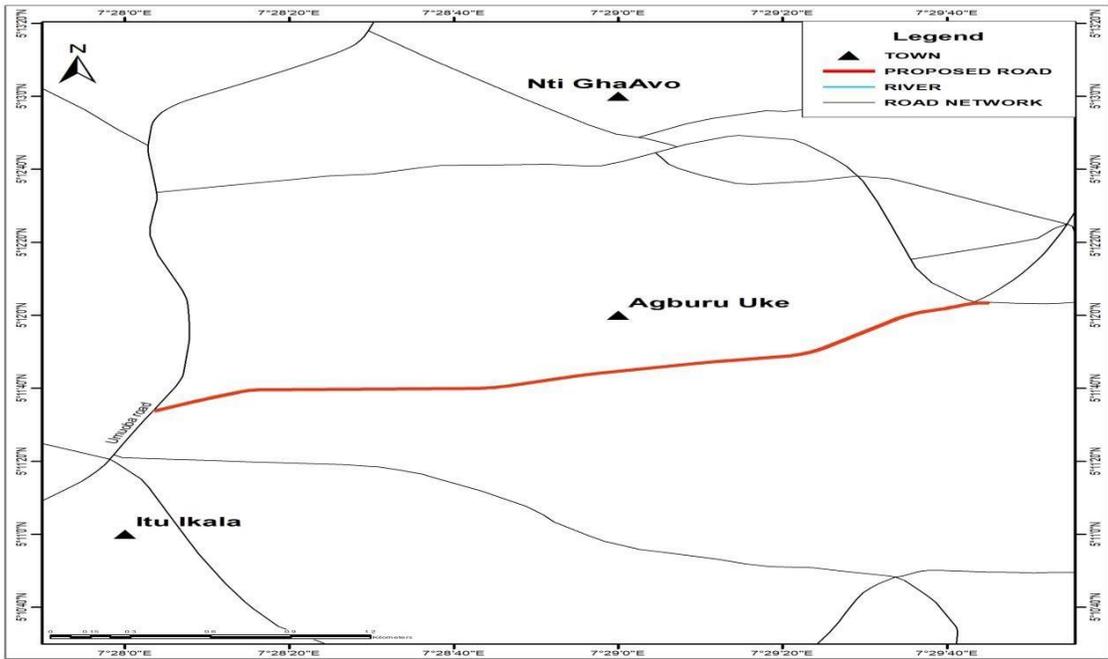
Summary of Route Features (Umuala - Umuakwu - Ohuhu Nsulu – Oloko Ikwuano Road)

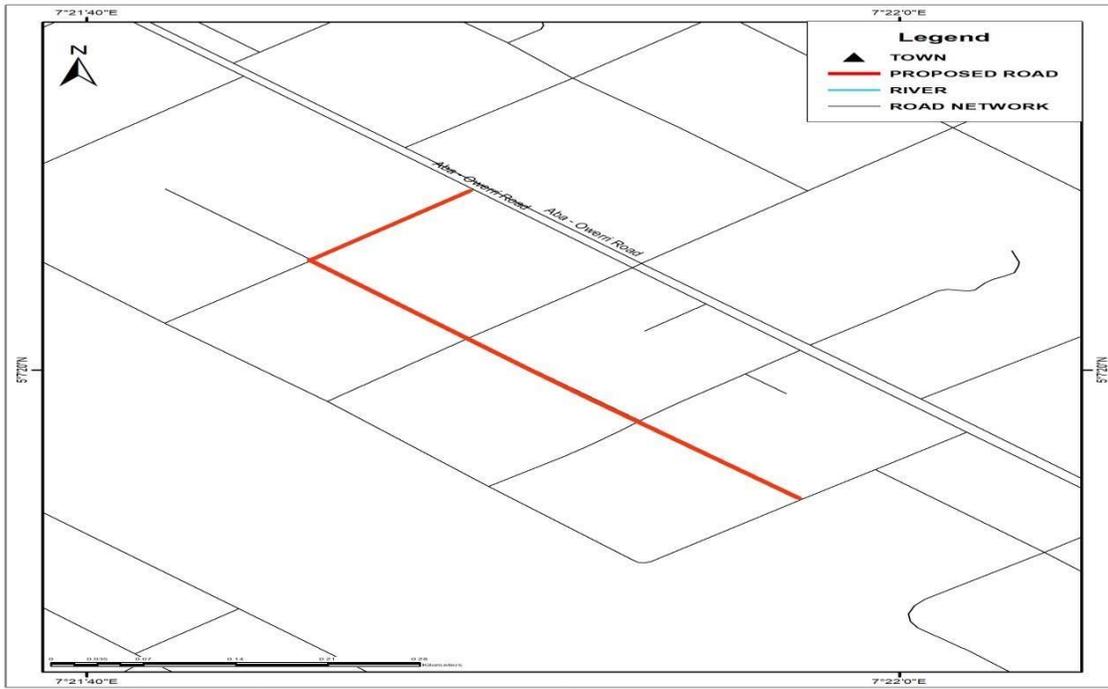
S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography	Remarks
TP1	0330380 0593027	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP2	0331175 0592464	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP3	0332080 0592376	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP4	0333089 0592450	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP5	0333975 0592438	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
TP6	0334921 0592207	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
TP7	0335822 0591932	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
TP8	0336525 0591487	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements
TP9	0337339 0591133	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively Levelled terrain	Dilapidated Pavements

Summary of Route Features (Itungwa – Agburukwe Road)

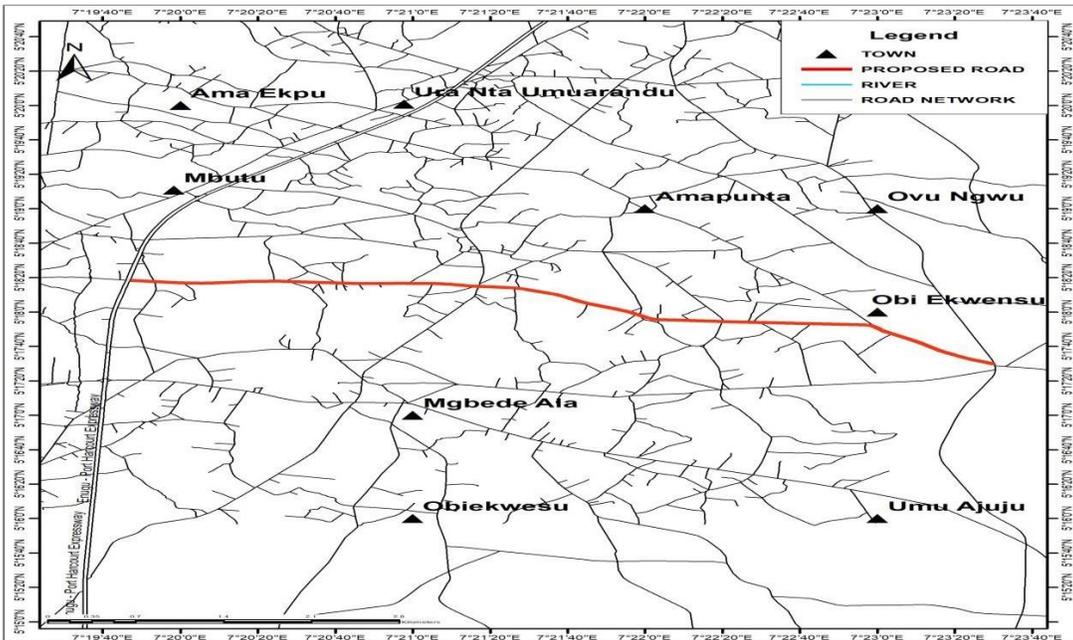
S/No	Coordinates	Soil Profile (metre depth)	Water Table(m)	Topography	Remarks
TP1	0330168 0574175	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP2	0331131 0574353	0.00 – 1.5 Reddish Brown clayey sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements
TP3	0332013 0574523	0.00 – 1.5 Brownish silty sand	Deeper than depth of trial pit	Relatively levelled terrain	Dilapidated Pavements

Constraints Maps

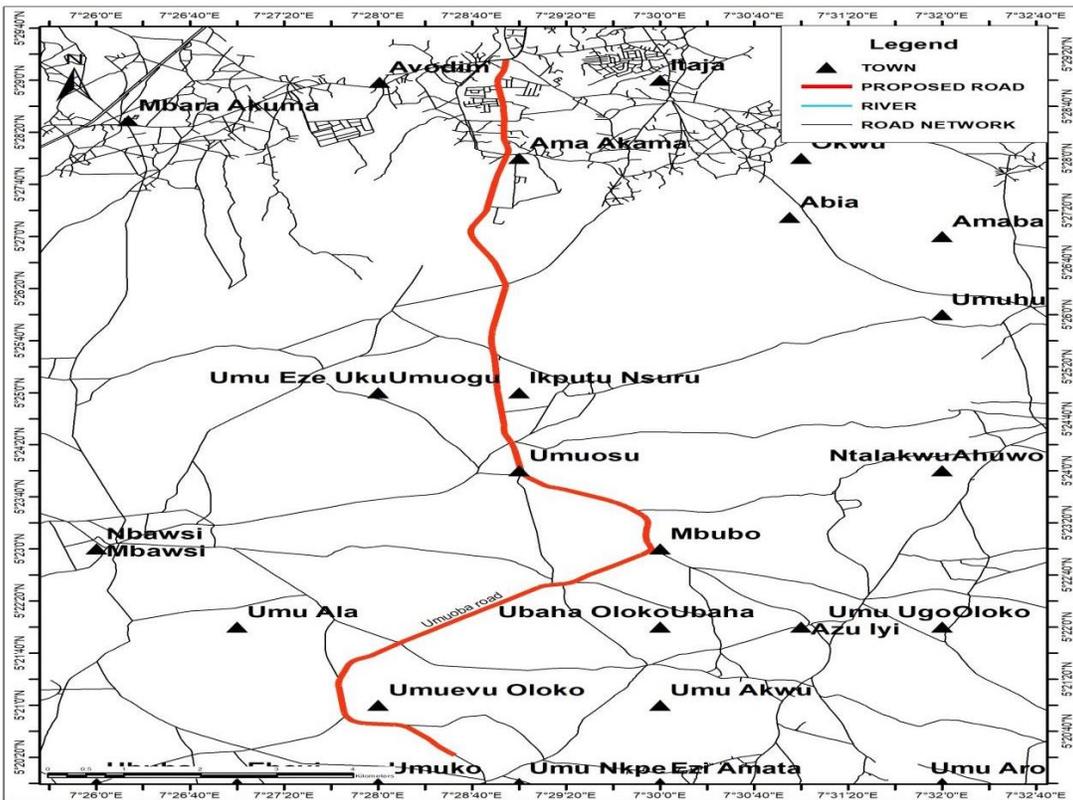




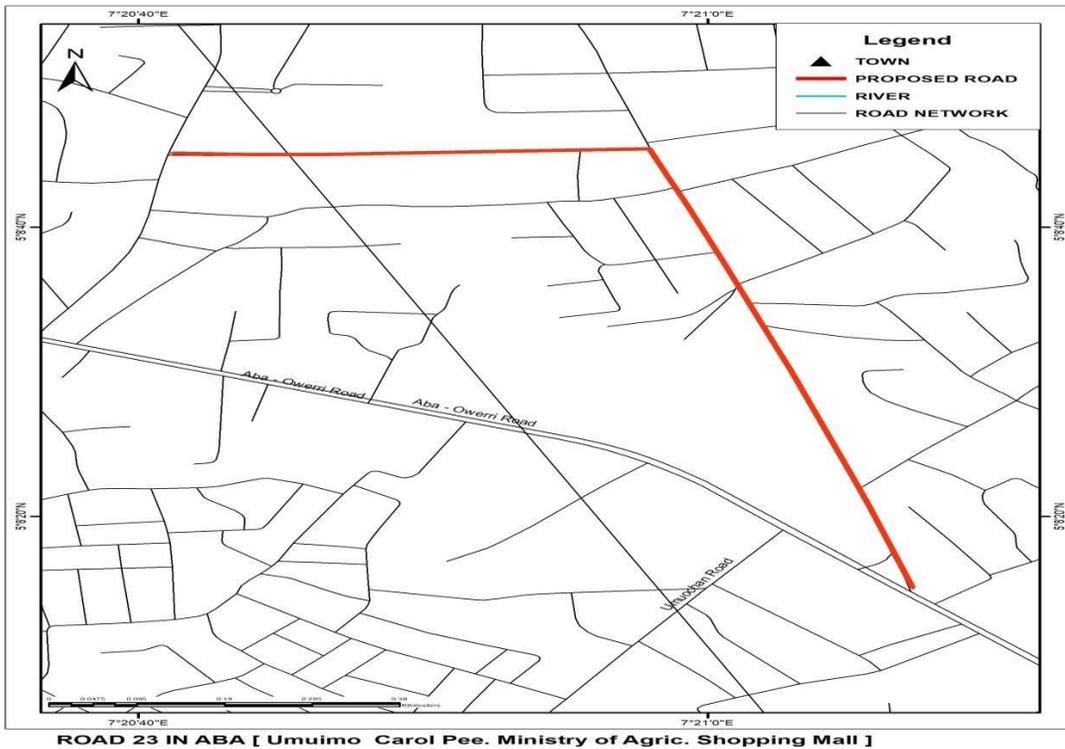
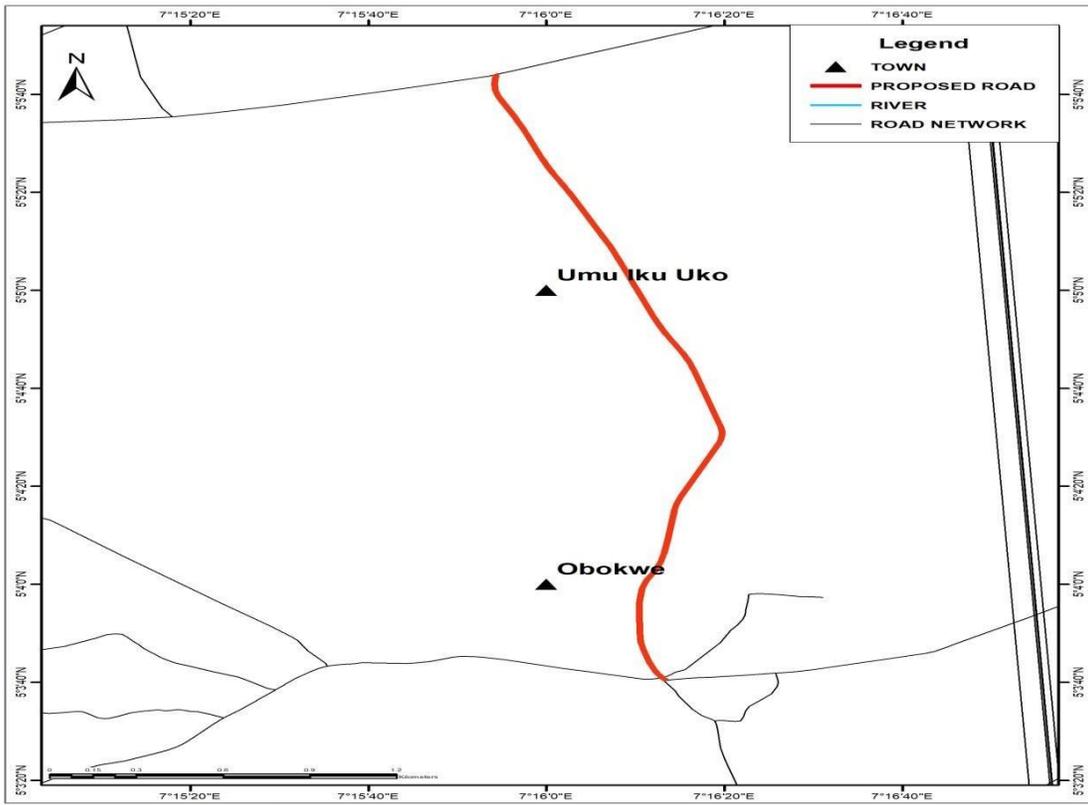
FOR CONSULTANCY SERVICES UNDER PHASE 1 OF ABSIIDP

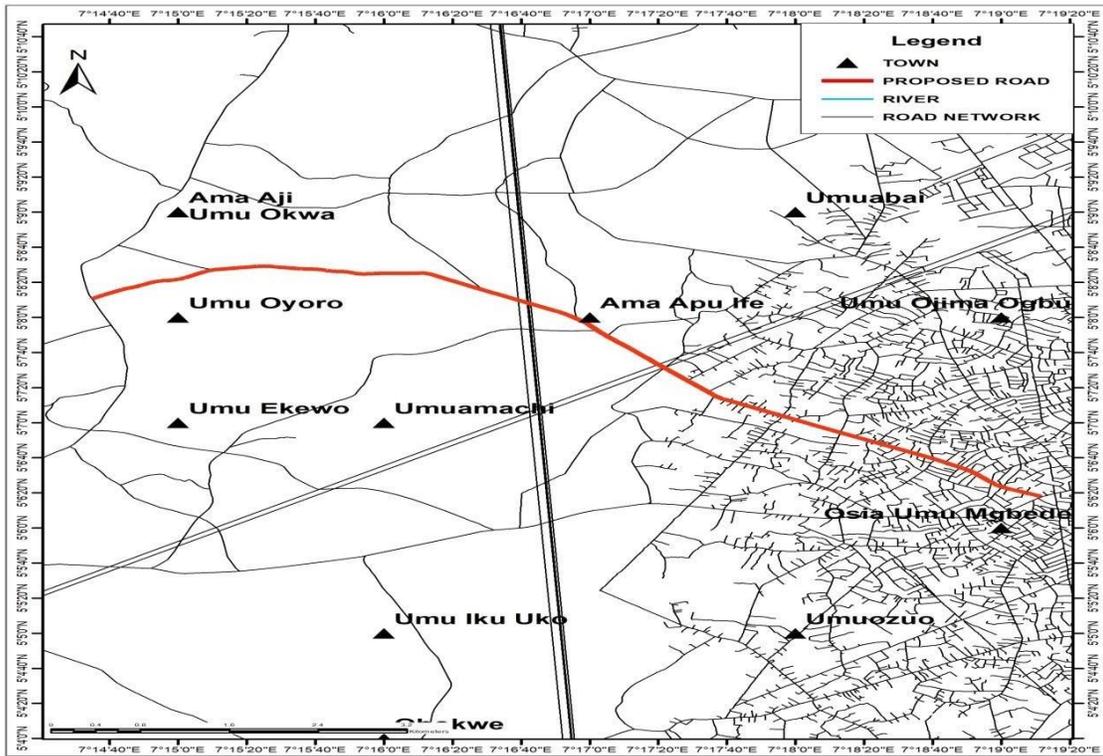


**ROAD 26 IN ABA [Ama Emereole – Ekeonyeugba –Umokoromiri-Eketa]
FOR CONSULTANCY SERVICES UNDER PHASE 1 OF ABSIIDP**

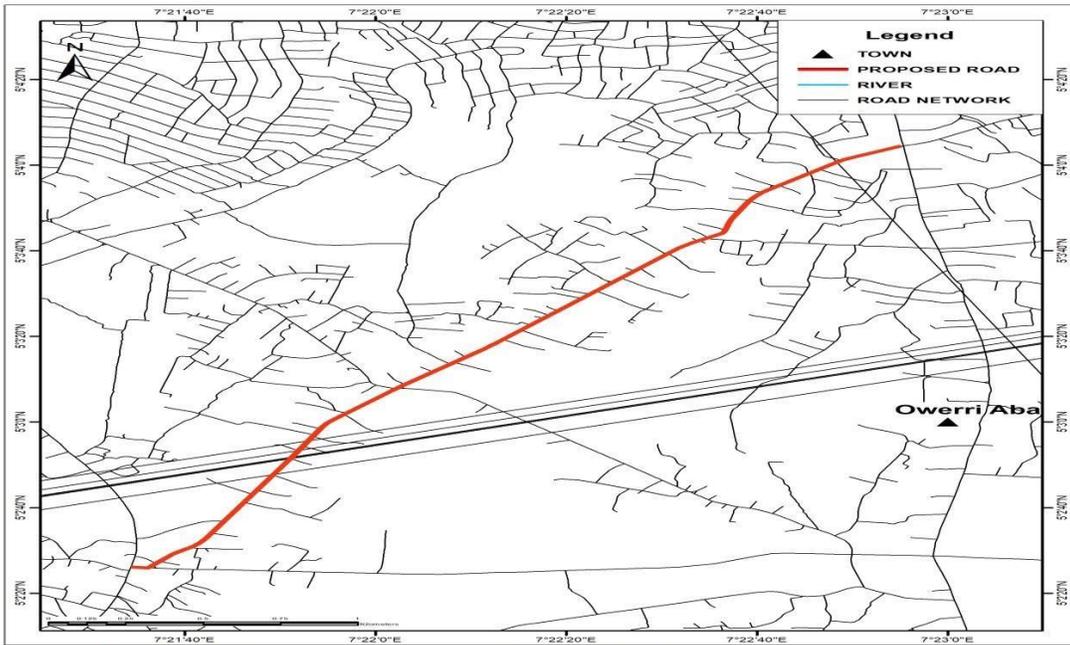


**ROAD 25 IN ABA [Isicourt- Ururuka Umuosu Umuala Umunkpeyi]
FOR CONSULTANCY SERVICES UNDER PHASE 1 OF ABSIIDP**

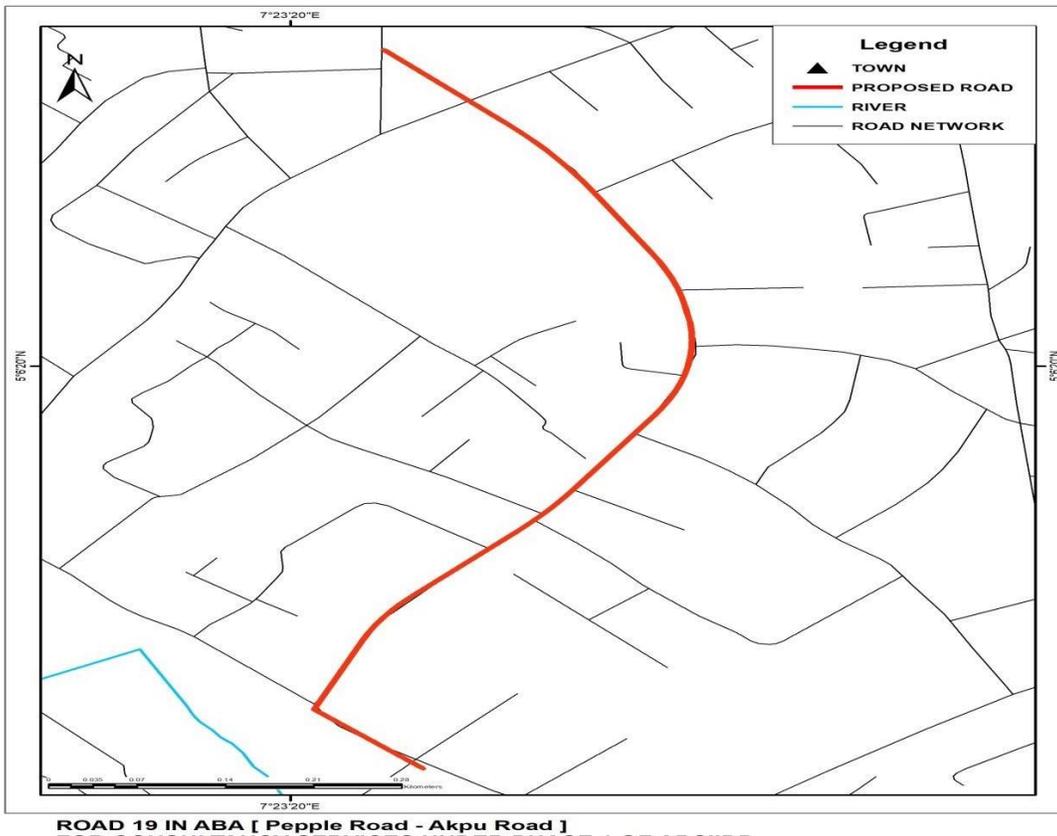
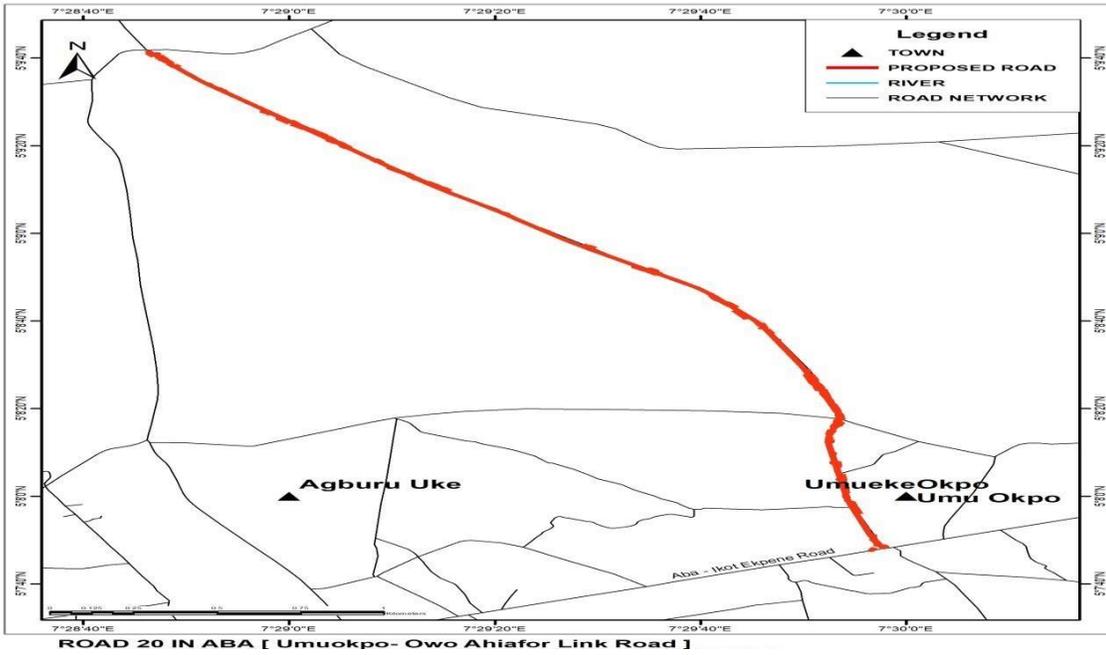


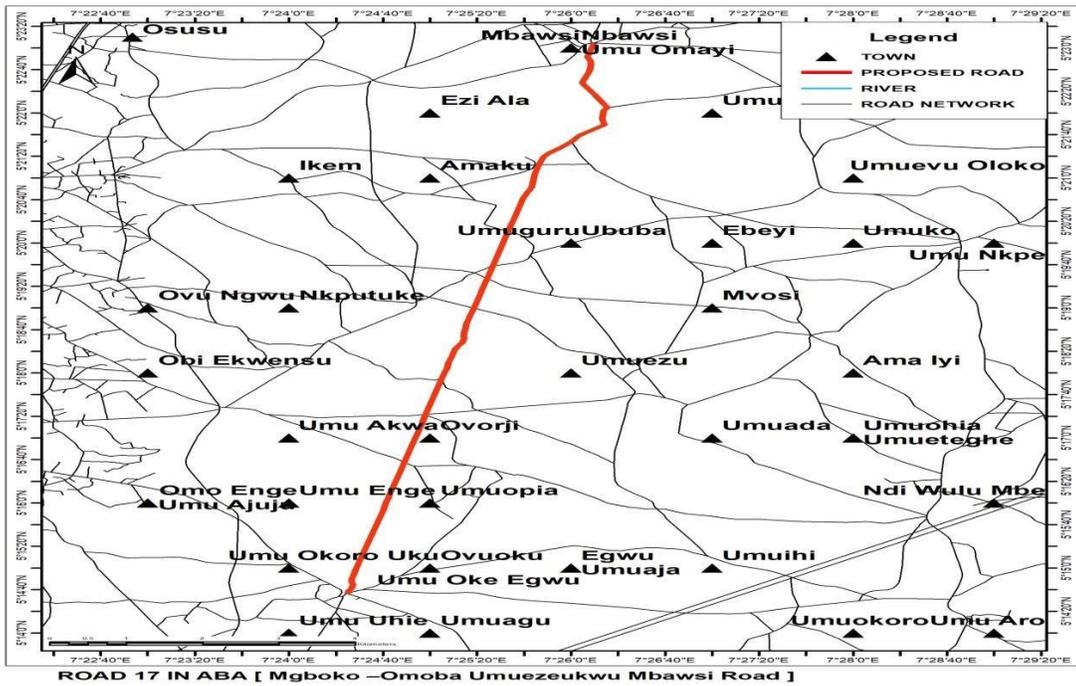
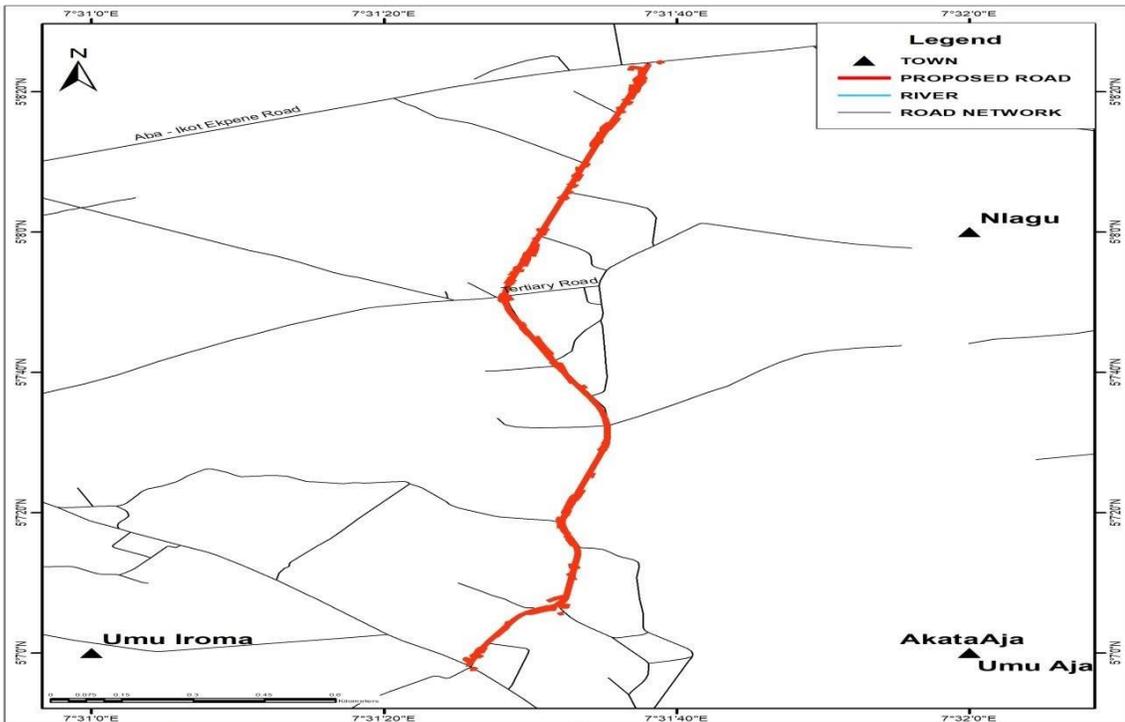


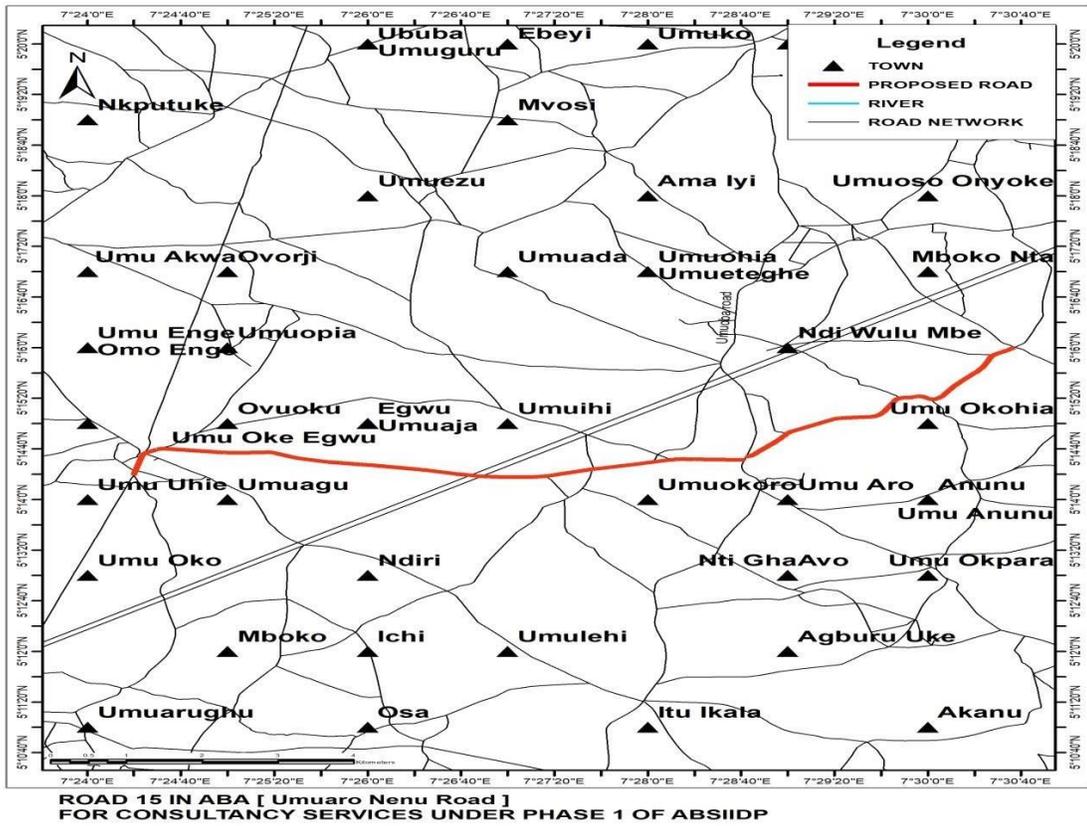
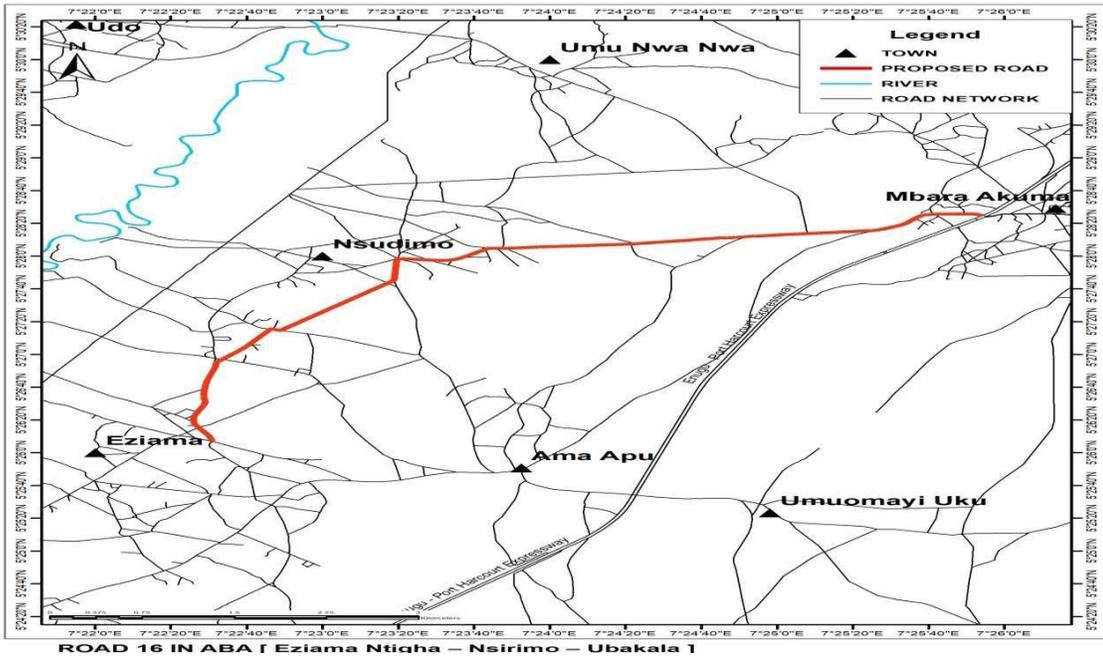
ROAD 22 IN ABA [Umuojima Amapuife Eberi Omuma]



ROAD 21 IN ABA [Owerri Aba – Osusu Umuelendu – Osusuaku 1]

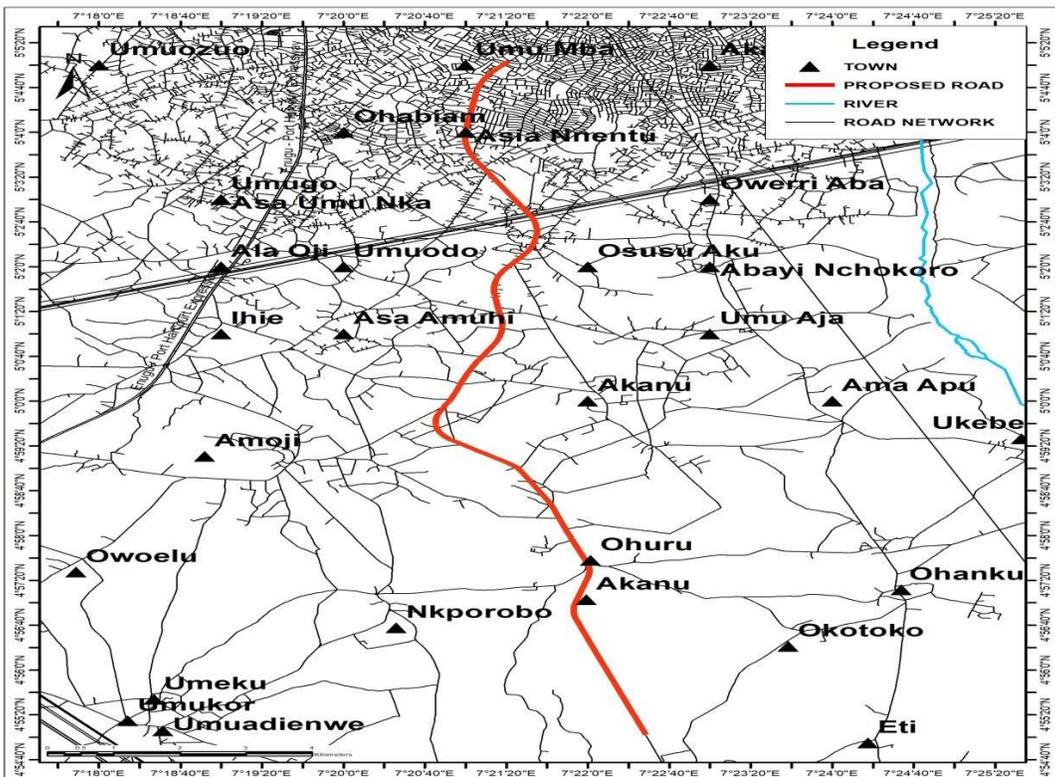




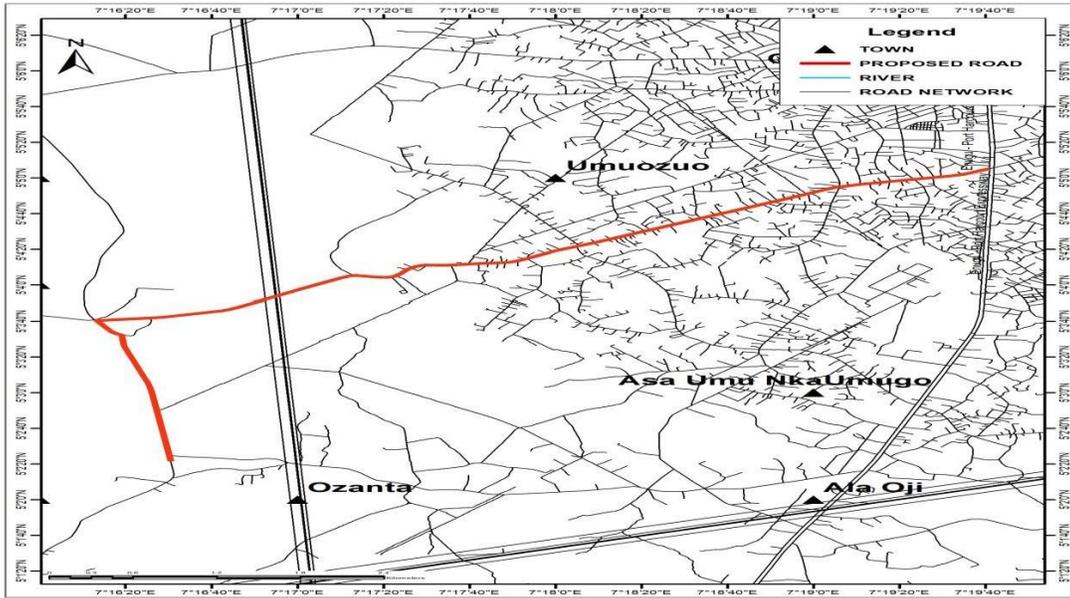




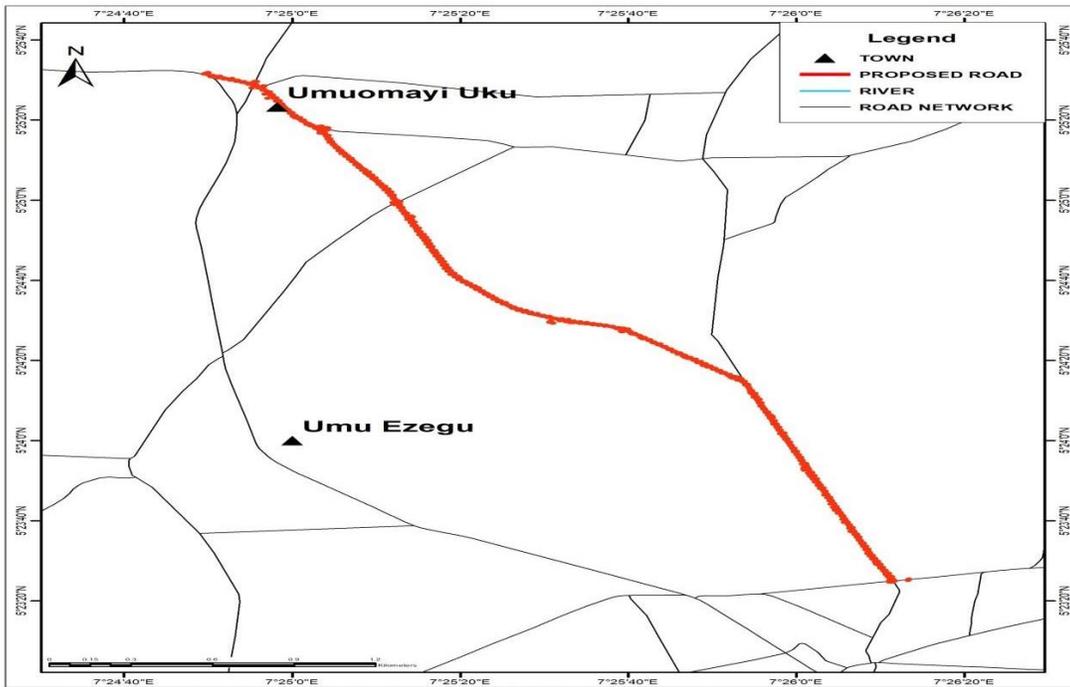
**ROAD 14 IN ABA [Immaculate Avenue – ITF Rod Bridge]
FOR CONSULTANCY SERVICES UNDER PHASE 1 OF ABSIIDP**



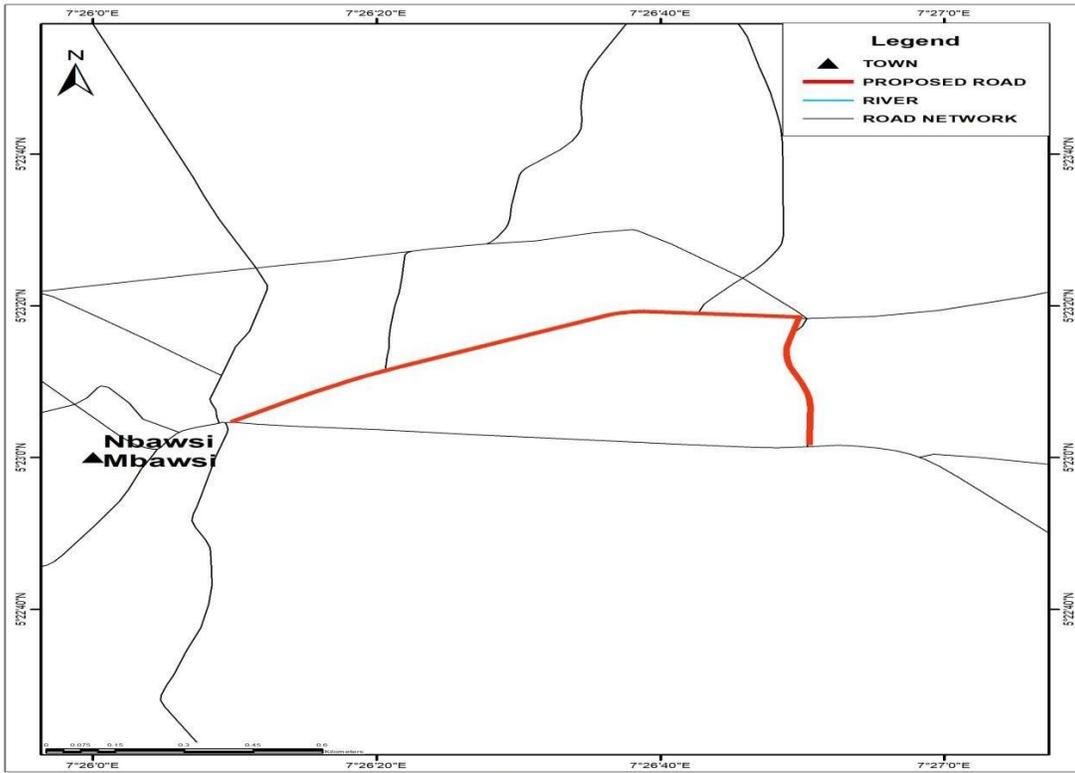
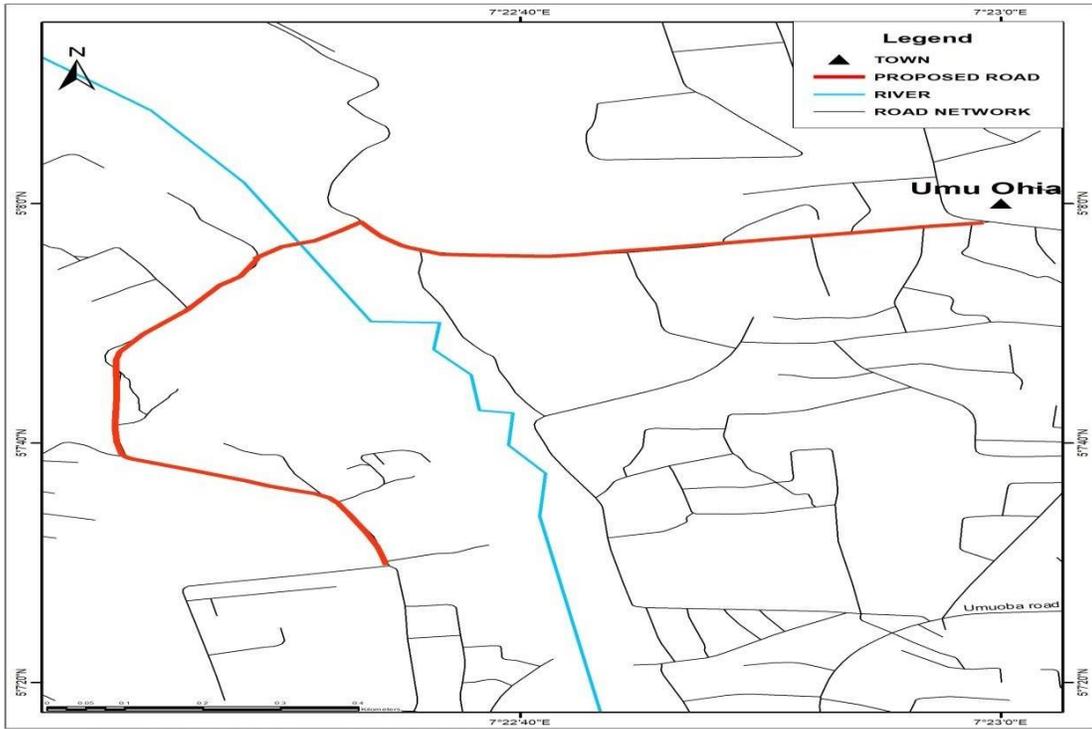
ROAD 13 IN ABA [Crystal Park Junction - Obohia Road]

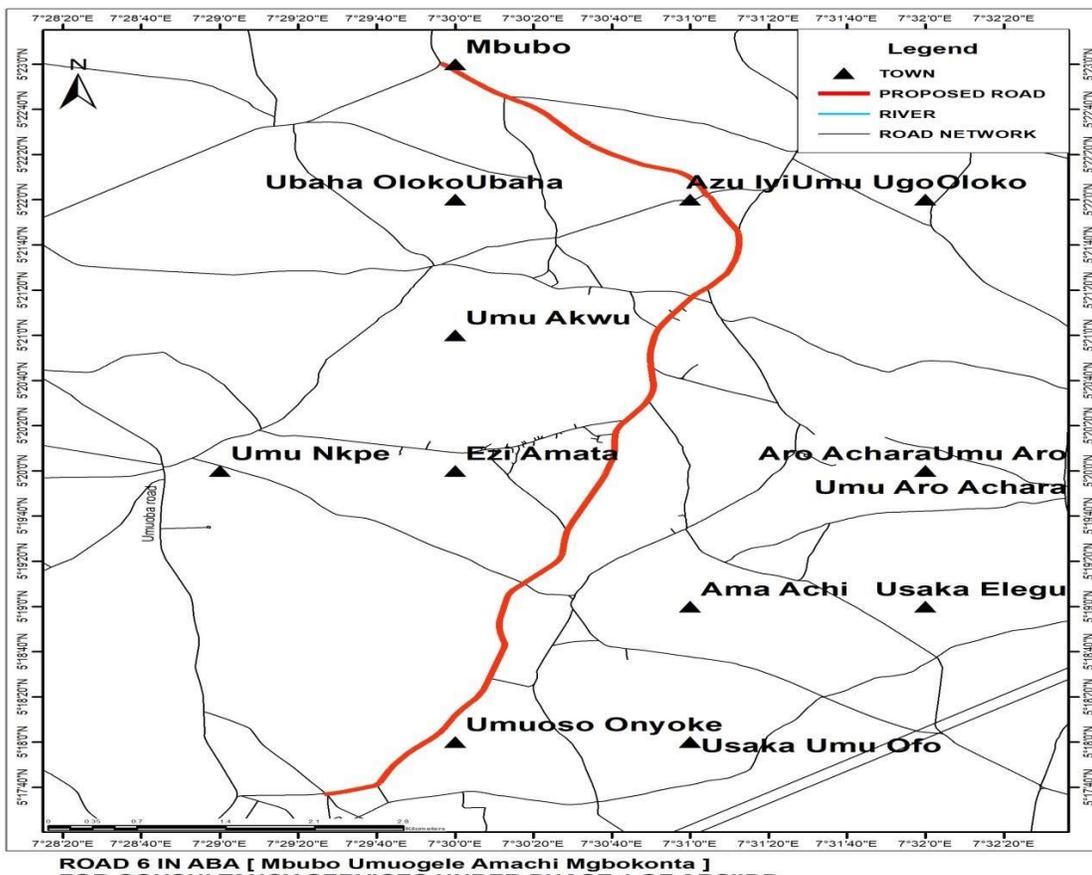
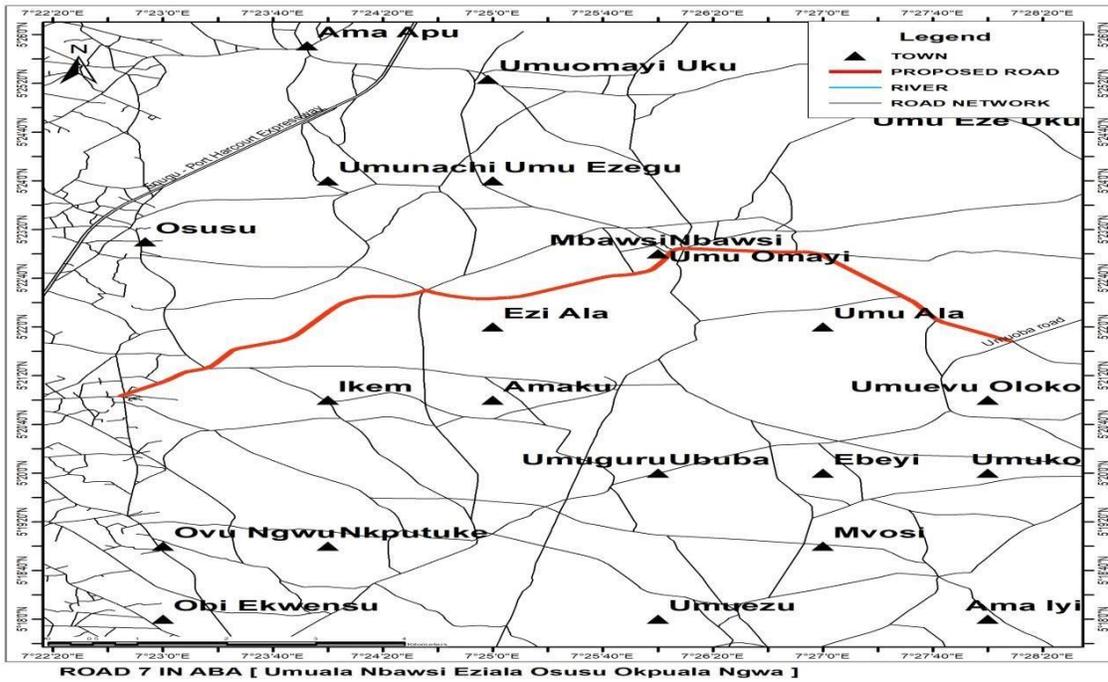


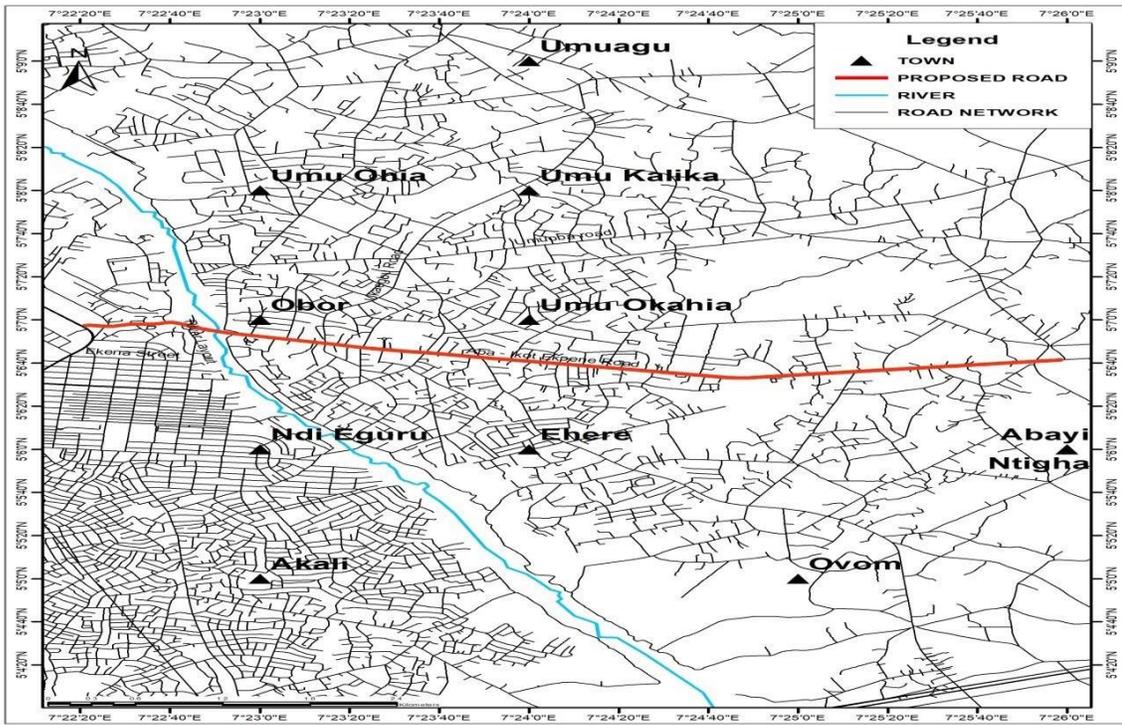
**ROAD 12 IN ABA [Uratta – Ugwuati]
FOR CONSULTANCY SERVICES UNDER PHASE 1 OF ABSIIDP**



ROAD 11 IN ABA [Umuomiaukwu Agburike Umuomainta]



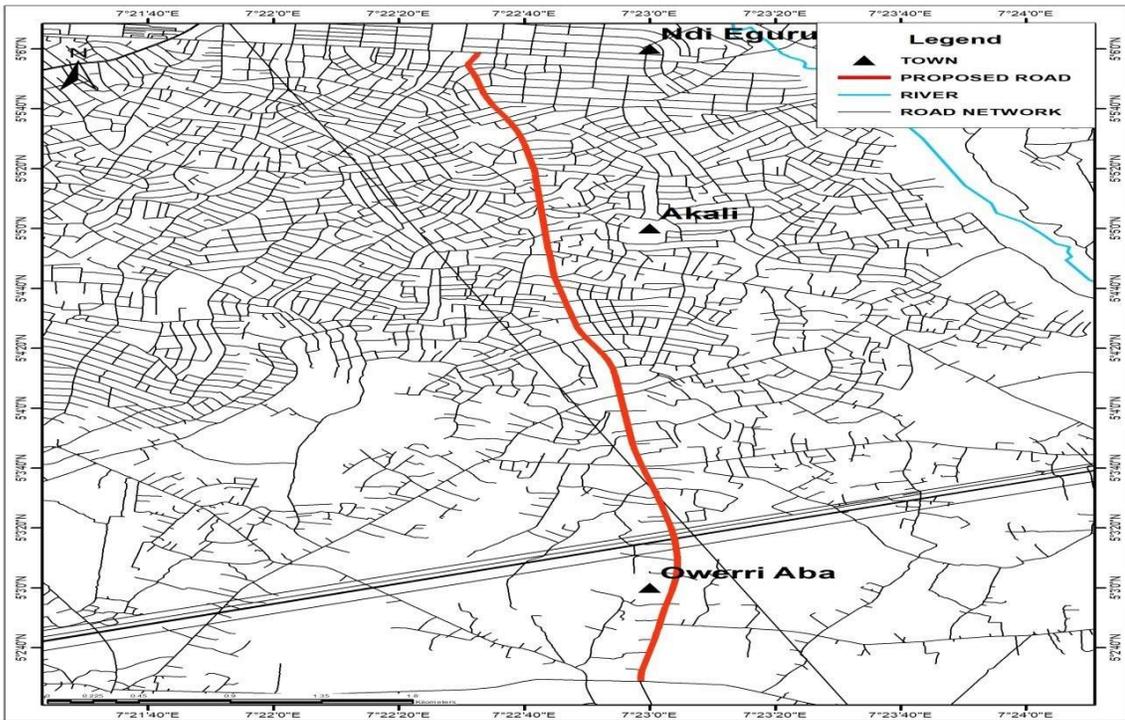




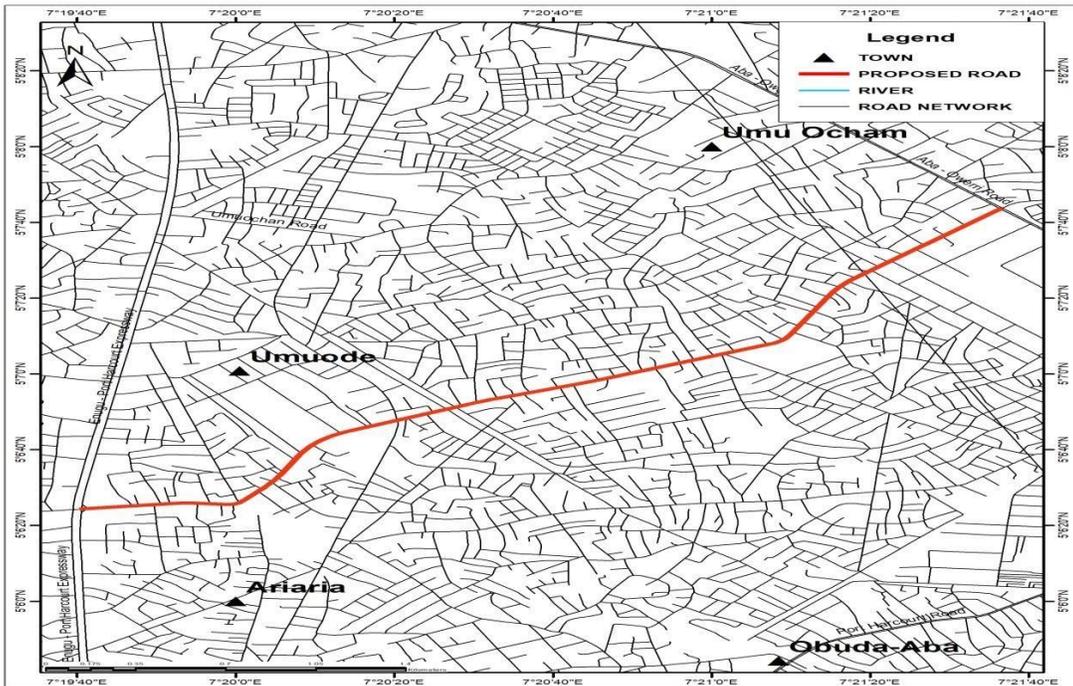
ROAD 5 IN ABA [Ikot Ekpene Road]



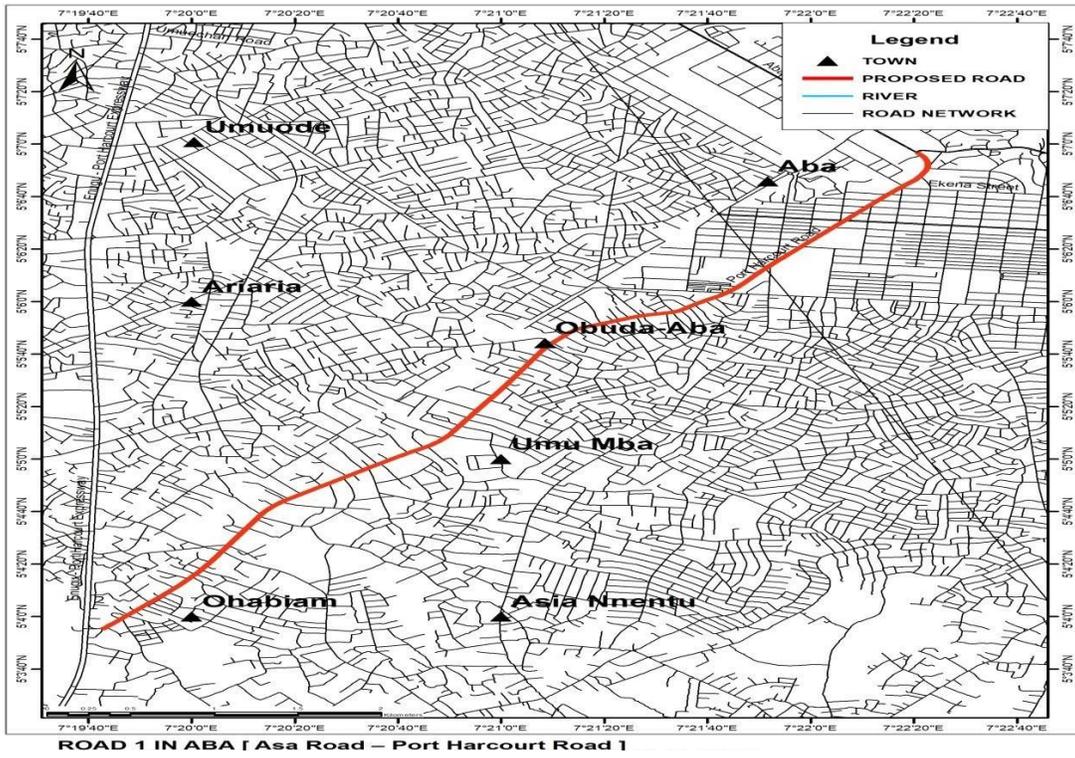
ROAD 4 IN ABA [Omuma Road]



ROAD 3 IN ABA [Ohanku Road – Owerre Aba]



ROAD 2 IN ABA [Faulks Road]



Appendix 2a
The Southeast rates

SOUTH-EAST GEO-POLITICAL ZONE

**HARMONISED COMPENSATION RATES FOR ECONOMIC TREES AND CROPS IN SOUTH-EAST
GEO-POLITICAL ZONE**

S/NO	ECONOMIC TREES	A	B	C
1.	Mango	1800	900	450
2	Coconut	1500	750	375
3	Guava	600	300	150
4	Pawpaw	600	300	150
5	Locust Beans Tree	1000	500	250
6	Shea Nut tree	1000	500	250
7	Cashew	1500	750	375
8	Banana	1500	750	375
9	Plantain	1500	750	375
10	Pineapple	500	250	125
11	Bamboo/India	100	50	25
12	OIL PALM TREE			
	(a) Plantation Tree	2500	1,250	625
	(b) Other Types	1500	750	375
13	Orange/Tangerine	2000	1000	500
14	Coffee	500	250	125
15	Bagoruwa	100	50	25
16	(a) Kola nut Tree(Native)	1500	750	375
	(b) Kola nut Gbanja (Gworo)	800	400	200
17	Raffia Palm	800	400	200
18	Rubber Tree	1000	500	250
19	Ogbono (Bush Mango) ohere	2000	1000	500
20	Starapple/Ndiya/Udara/Otien	1000	500	250
21.	Oha	500	250	125
22.	Nmimi Tree (Pepper Fruit) Ako	500	250	125
23.	Bitter Kola	1000	500	250
24.	Grape fruit	1000	500	250
25.	Lemon	1000	500	250
26.	Lime	1000	500	250
27.	Icheku	500	250	125
28.	Fig tree (Ogbu)	200	100	50
29	Nka (Akwu)	500	250	125
30	Akparata	1000	500	250
31	Ogadeagu	500	250	125
32	Staking stick	25	12.5	6.25
33	Calabash tree (guard mangrove)	500	250	125
34	Cam wood	1000	500	250
35	Ugiri (Ibaba)	1500	750	375
36	Hard wood eg. Mahogaany Iroko Abora Obeche etc.	5000	2500	1250
36A	Soft wood eg. Chestnut tree	3000	1500	750
37	Banre	750	375	1875
38	Date palm	2000	1000	500
39	Sisal	200	100	50

	Ichikara	200	100	50
	Eucalyptus	500	250	125
	Silk cotton (Ogbo)	3000	150	75
	Goriba	500	250	125
	Tsamia	500	250	125
45	Giginya	500	250	125
46	Native Pear (Orunmum)Obc	1500	750	375
47	Avacado pear	1500	750	375
48	Cactus	400	200	100
49	Gmelina	1500	750	375
50	Neem (Dogon Yaro)	500	250	125
51	Cocoa Tree	2000	1000	500
52	Gum Arabic	500	250	125
53	Native Plum	100	50	25
54	Oil bean tree	2000	1000	500
55	Castor oil tree	500	250	125
56	Walnut wood (Ukpa)	500	250	125
57	Bread fruit (Ukwa)	2000	1000	500
58	Mat plant	500	250	125
59	Indigo (Uhie)	500	250	125
60	Almond tree (Umbrella tree)	500	250	125
61	Crona rubber tree	1000	500	250
62	Ichikara	500	250	125

NOTES ON APPLICATION OF THE RATES

- Economic Trees: The rates for these are in three grades i.e. A, B, C,
- GRADE A:** Which represents 100% of the applicable rate is mature trees agricultural plantation or around homesteads.
- GRADE B:** representing 50% of Grade 'A' is applicable to trees both the plantation and non-plantation type, which are at the medium stage of maturity.
- GRADE C:** is for immature trees or those at the nursery stage. It represents 25% of grade A.
- Economic Crops: The rates for these are in three grade; Grade 'A' is for all matured crops, grade 'B' for those at the medium stage of maturity and grade 'C' for immature crops or those at nursery stage. The equivalent percentage grading are 100% or 'A' 50% for 'B' and 25% for 'C'.

In the case of inter-cropping and where it is not easy to apply the hecterage rates, the unit Rates (per stand/bunch/stem) as indicated above should apply. These rates are subject to review every five years.

outh-East Zonal Forum of
Directors of Lands

May 2, 2008

S/N	CROPS	RATE PER STAND			RATE FOR HECTARES		
		A	B	C	A	B	C
1.	Millet	14.00	9.00	6.00	45,000.00	22,500.00	12,000
2.	Guinea corn	18.00	15.00	10.00	56,000.00	28,000.00	16,000
3.	Soya Beans	20.00	17.00	13.00	58,000.00	40,000.00	30,000
4.	Irish Potatoes	21.00	18.00	14.00	96,000.00	65,000.00	45,000
5.	Acca	15.00	10.00	7.00	50,000.00	45,000.00	36,000
6.	Babba	14.00	10.00	8.00			
7.	Duma	14.00	9.00	6.00	47,000.00	36,000.00	18,000
8.	Wheat	18.00	16.00	12.00	115,000.00	90,000.00	57,250
9.	Niaga	12.00	8.00	5.00	35,000.00	25,000.00	18,000
10.	Beniseed	15.00	8.00	5.00	35,250.00	25,220.00	12,150
11.	Maize	20.00	15.00	11.00	112,500.00	100,250.00	81,520
12.	Rice	25.00	18.00	15.00	120,000.00	118,000.00	115,125
13.	Beans (creeper)	21.00	19.00	16.00	50,000.00	30,250.00	25,150
14.	Beans (standing)	15.00	11.00	8.00	35,150.00	25,250.00	17,000
15.	Cotton	11.00	8.00	6.00	33,750.00	26,150.00	15,250
16.	Groundnut	20.00	15.00	11.00	70,250.00	56,000.00	35,000
17.	Coco yam	18.00	14.00	9.00	56,250.00	30,120.00	22,000
18.	Yam	115.00	79.00	50.00	1,000,000.00	950,000.00	500,250
19.	Sugar Cane	60.00	45.00	35.00	105,250.00	75,250.00	51,000
20.	Cassava	200.00	150.00	100.00	800,000.00	650,250.00	450,000
21.	Pepper	100.00	60.00	40.00	105,250.00	100,000.00	55,125
22.	Kanaf (Jute)	50.00	40.00	25.00	115,000.00	103,000.00	65,000
23.	Tobacco	-	-	-	112,500.00	103,000.00	70,000
24.	Sweet Potatoes	90.00					
25.	Others, vegetable e.g carrots, <i>OKO</i>	50.00	30.00	25.00	55,000.00	45,000.00	25,125

	Others, vegetable e.g carrots, Cabbages/Onions.	50.00	30.00	25.00	55,000.00	45,000.00	25,125
26.	Bitter leaf, water leaf, Editan, Afang e.t.c	20.00	15.00	10.00	35,000.00	25,000.00	17,125
27.	Tomatoes	200.00	150.00	100.00	750,000.00	650,000.00	350,125
28.	Mellon (Niwamkpo)	250.00	200.00	150.00	800,000.00	680,000.00	420,000
29.	Guard Mangrove	-	-	-	32,750.00	22,500.00	27,000
30.	Garden egg (yola)	50.00	35.00	25.00	-	-	-
31.	Lemon Grass	20.00	12.00	8.00	-	-	-
32.	Alligator Pepper	25.00	15.00	10.00	-	-	-
33.	Water Mellon	30.00	20.00	12.00	-	-	-

Appendix 2b
Rates for buildings by Nigeria’s Bureau for Public Procurement (BPP)

FORMAT, RATES FOR COMPENSATION OF STRUCTURES

S/N	COMMUNITY	LATITUDE	LONGITUDE	NAME OF PAPER	ACCOUNT DETAILS	PHONE NUMBERS	AFFECTED ITEM	SIZE OF STRUCTURE E IN M ²	STRUCTURE E UNIT RATE (N)	VALUE FOR AFFECTED ASSETS (N)	RELOCATION ASSISTANCE UNIT RATE (N)	RELOCATION ASSISTANCE (N)	REPLACEMENT COST (N)	SUBSISTENCE (MEAL) FOR 30 DAYS	HOUSEHOLD SIZE	TOTAL SUBSISTENCE MEAL (FOR HOUSEHOLD)	MOVEMENT ALLOWANCE	TOTAL COMPENSATION AMOUNT (N)	INDIVIDUAL COMPENSATION AMOUNT (N)
								A	B	C=AXB	D	E=AXD	F=C+E	G	H	I=GH	J	K+F+H+J	
1	Wauri Jabbe, Yola South	122456	654321				3 Rm ALUMINUM ROOFED MODERN FINISHED STRUCTURE	53.2	23,000	1,223,600	200	10,640	1,234,240	3,000	5	15,000	40,000	1,289,240	1,289,240
2		456123	321654				2 Rm FOUNDATION LEVEL STRUCTURE	25.2	3,500	88,200	200	5,040	93,240	0	1	0	0	93,240	93,240
3							5 Rm LINTEL LEVEL BUNGALOW	78.4	8,000	627,200	200	15,680	642,880	0	6	0	0	642,880	642,880
4							2 Rm FOUNDATION LEVEL WELL	100.000	100,000	100,000	0	0	100,000	0	0	0	0	100,000	742,880
5							2 Rm FOUNDATION LEVEL STRUCTURE	25.2	3,500	88,200	200	5,040	93,240	0	1	0	0	93,240	93,240
6							FOUNDATION LEVEL STRUCTURE	12.6	3,500	44,100	200	2,520	46,620	0	7	0	0	46,620	46,620
7							FOUNDATION LEVEL STRUCTURE	25.2	3,500	88,200	200	5,040	93,240	0	3	0	0	93,240	93,240
8							FOUNDATION LEVEL STRUCTURE	25.2	3,500	88,200	200	5,040	93,240	0	4	0	0	93,240	93,240
9							FOUNDATION LEVEL STRUCTURE	25.2	3,500	88,200	200	5,040	93,240	0	5	0	0	93,240	93,240
10							FOUNDATION LEVEL STRUCTURE	65.8	3,500	230,300	200	13,160	243,460	0	0	0	0	243,460	336,700
11							ALUMINUM ROOFED MODERN FINISHED STRUCTURE	53.2	3,500	186,200	200	10,640	196,840	0	6	0	0	196,840	196,840
12							MODERN FINISHED BLOCKED STRUCTURE	78.4	23,000	1,803,200	200	15,680	1,818,880	3,000	5	15,000	40,000	1,873,880	1,873,880
13							MODERN FINISHED BLOCKED STRUCTURE	25.2	23,000	579,600	200	5,040	584,640	3,000	2	6,000	40,000	630,640	630,640
14							MODERN FINISHED BLOCKED STRUCTURE	78.4	23,000	1,803,200	200	15,680	1,818,880	3,000	2	6,000	40,000	1,864,880	1,864,880
15							ASBESTO ROOFED SCHOOL BUILDING	126	16,000	2,016,000	200	25,200	2,041,200	3,000	7	21,000	40,000	2,102,200	2,102,200
16							FOUNDATION LEVEL STRUCTURE	25.2	3,500	88,200	200	5,040	93,240	0	7	0	0	93,240	93,240
17							FOUNDATION LEVEL STRUCTURE	25.2	3,500	88,200	200	5,040	93,240	0	5	0	0	93,240	93,240
18							FOUNDATION LEVEL STRUCTURE	25.2	3,500	88,200	200	5,040	93,240	0	6	0	0	93,240	93,240
19							ASBESTO ROOFED STRUCTURE	25.2	16,000	403,200	200	5,040	408,240	3,000	4	12,000	40,000	460,240	460,240
20							MODERN FINISHED BLOCKED STRUCTURE	25.2	23,000	579,600	200	5,040	584,640	3,000	4	12,000	40,000	636,640	636,640
21							FOUNDATION LEVEL SHRINE	53.2	3,500	186,200	200	10,640	196,840	0	6	0	0	196,840	196,840
							FOUNDATION LEVEL STRUCTURE	1	50,000	50,000	0	0	50,000	0	0	0	0	50,000	246,840
							FOUNDATION LEVEL STRUCTURE	109.42	3,500	382,970	200	21,884	404,854	0	7	0	0	404,854	404,854

Appendix 2c
The cut-off date Official communication



RESETTLEMENT ACTION PLAN (RAP) FOR THE INTEGRATED INFRASTRUCTURE DEVELOPMENT IN UMUAHIA AND ABA, ABIA STATE.

NOTICE OF ENTRY/CUT-OFF DATE

The Abia State Government through the Abia State Integrated Infrastructure Development Project (ABSIIDP) is proposing to construct / rehabilitate designated roads in Aba and Umuahia, control gully erosion at two locations in Aba and Umuahia; and develop integrated solid waste management facilities in Aba and Umuahia, in a bid to improve the quality of infrastructure in Abia State, with a loan from African Development Bank (AfDB).

To satisfy environmental and social safeguard requirements, ABSIIDP will be enumerating crops and structures within the rights-of-way (RoWs) of the designated roads, areas of influence of the two erosion sites, and the sites for the integrated waste management facilities, for the purposes of compensation/resettlement.

The roads are:

UMUAHIA CITY ROADS

- | | |
|--|--|
| <p>S/N</p> <ol style="list-style-type: none"> 1. Amaogwugwu-Umuagu-AforUmuezike 2. Umuezike – AforUmuda-Uzolsingwu-Empire Carpet Industries 3. AforUmuda-Ulonna North 4. Dozie Way 5. Ahiaeke-Lodu-Umuanna-Umuafai-Orpet Road 6. Umuovom-House of Assembly Road 7. Ozuabam-Ndiokereke-Arochukwu Road. 8. Diamond Stadium Road 9. Lodu-Agbama-Umuobia- Isi-Court 10. Umuobia- Umuchukwu-AhiaAma-Paulicon Junction Aba Rd. 11. Madona Hospital-Saclux Industries-New Road 12. Amafor- Isingwu- Nkwochara Ring Road. 13. Uhuokwu-Ubaha- Agro Allied Industries Ltd. 14. Nkata-Isiadu-Amaeke Road 15. Nelcin Sec. Sch. - Abor-Umudalsingwu Rd. 16. AforUmuawa-UmuawaAlaocha-UmudaOssah-Express Tower 17. Ohiya-Umuhi-Ogbodribe-Ehume Road 18. Fire Service Road – Golden Guinea – Aba road 19. Nkata – Akpafia – Umuire Ohuhu | <ol style="list-style-type: none"> 12. Uratta – Ugwuati 13. Crystal Park Junction - Obobia Road 14. Immaculate Avenue – ITF Rod Bridge 15. UmuaroNenu Road 16. EzianaNigha – Nairimo – UbeKala 17. Mgboko – OmobaUmuezukwuMbawsi Road 18. IbemeNdiakata- NaguOnichaNgwa 19. Pepple Road - Akpu Road 20. Umuokpo- OwoAhiator Link Road 21. Owerre Aba – OsusuUmuelendu – Osusuaku 22. UmuojimaAmapuileEberitOmuma 23. Umumo Carol Pee. Ministry of Agric. Shopping Mall 24. Ugwuati – Umuku 25. Isicourt- UrunukaUmuosuUmualaUmunkpeyi 26. AmaEmereole – Eleonyeugba – Umokoromiri-Eketa 27. Ajiwe – Brass 28. Ahunanya- Immaculate 29. Oron Road – Elizabeth Avenue – Sports Club 30. Umuala - Umukwu - OhuhuNsulu - Okokkwuano 31. Iturgwa – Agburukwe road |
|--|--|

ABA CITY ROADS

1. Asa Road – Port Harcourt Road
2. Faulks Road
3. Ohanku Road – Owerre Aba
4. Omuma Road
5. IkoIkepe Road
6. MbuboUmuogeleAmachiMgbokonta
7. UmualaNbwasiEziolaOsusuOkpualaNgwa
8. Omoba – UmuajaAmaedeNdiolumbe
9. Mbawsi Layout – Ururuka
10. Glass Factory Road
11. UmuomiaukwuAgburikeUmuomainta

Erosion Control Sites

1. Isi OkotaUmuda Community in Umuahia North LGA
2. Agburuik community in ObingwaLGA

Waste Management Sites

1. Ambo community in Umuahia South LGA
2. Umuigwecommunityin OsisiomaLGA

All properties/crops owners/users along and around the aforementioned roads and sites are by this notice to grant enumerators access to every affected property/farm land along and around the right of way and sites for enumeration for subsequent valuation. The exercise is scheduled to take place from 5th to 30th April 2022. The cutoff date for any development within the rights-of-way is April 4th 2022, after which no further improvement on any affected land will be considered for compensation/resettlement. For enquiries or clarification, kindly contact Maureen - 08035053111, Daniel - 08030907949 or Uzor 07034731550.

HON. BOB CHIEDOZIEOGU
Honourable Commissioner/Project Coordinator

Appendix 2d
Valuation Report

VALUATION CERTIFICATE FOR COMPENSATION IN RESPECT OF:

31 DESIGNATED ROADS IN ABA AND ENVIRONS

DATE OF VALUATION:

In accordance with our standard practice, the Subject site which included; economic, cash crops and structures were inspected on 4-30 April, 2022, accordingly, all conclusive opinions in the report, relate to the said dates.

PURPOSE OF VALUATION:

The purpose of valuation is to determine the compensation payable to holders of interests in the delineated area. The purpose of this valuation report is to assess a fair amount of compensation, payable for the unexhausted economic crops/trees and structures on the parcel of land (ROW) to the affected claimants, in accordance with the provisions of the Land Use Act No. 6 of 1978 and other relevant Government Statutes, enactments, laws and schedules.

DESCRIPTION:

This said parcel of land covers a gross area of about 120 hectares required for relocation purposes. The said site which is the subject of our brief, comprises 21 communities in Seven (7) LGAs within Abia State.

The affected roads and the computed costs for compensation are as shown below:

	Roads	Amount for structures	Amount for Crops	Total (NGN)	Remark
1	Ab/Rd/1 (Asa Road - Port Harcourt Road)	-	-	-	No additional land required
2	Ab/Rd/2 (Faulks Road)	-	-	-	No additional land required
3	Ab/Rd/3(Ohanku-Owerre Aba)	3,349,629,844.24	-	3,349,629,844.20	
4	Ab/Rd/4 (Omuma Road)	-	-	-	No additional land required
5	Ab/Rd/5 (Ikot Ekpene Road)	-	-	-	No additional land required
6	Ab/Rd/6 (Mbubo Umuogele Amachi Mgbokonta)	14,718,564.00	178,037.60	14,896,601.60	
7	Ab/Rd/7(Umuala,Okpuala-Ngwa, Osusu, Eziala & Mbawsi)	52,176,935.57		52,176,935.57	
8	Ab/Rd/8 (Omoba-Umuaja Amaede Ndiolumbe)	322,802,090.40	27,669,569.71	350,471,660.11	
9	Ab/Rd/9 (Mbawsi Layout- Ururuka)	-	-	-	No additional land required
10	Ab/Rd/10 (Glass Factory)	-	-	-	No additional land required
11	Ab/Rd/11 (Umuomiaukwu, Umuomainta & Agburuke)	31,668,427.20		31,668,427.20	
12	Ab/Rd/12 (Uratta-Ugwuati)	-	1,723,302.50	1,723,302.50	
13	Ab/Rd/13 (Obohia, Crystal park)	497,966,431.39	-	497,966,431.39	
14	Ab/Rd/14 (Immaculate Avenue- ITF Road)	-	2,987,573.55	2,987,573.55	
15	Ab/Rd/15 (Umuaro Nenu)	7,125,120.00	12,603,761.56	19,728,881.56	
16	Ab/Rd/16 (Eziama-Ntigha, Nsirimo, Ubakala,)	22,161,388.80	-	22,161,388.80	
17	Ab/Rd/17 (Mgboko-Omoba Umuezeukwu, Mbawsi Road)	91,604,947.20	12,790,554.25	104,395,501.45	
18	Ab/Rd/18 (Ibeme Ndiakata, Okoalangwa, Umuedi & Nlagu)	54,778,300.80	6,520,356.72	61,298,657.52	
19	Ab/Rd/19 (Pepple Road - Akpu Road)	656,865,856.80	1,571,362.00	658,437,218.80	
20	Ab/Rd/20 (Umuokpo & Owo-Ahiafor Link Road)	13,934,323.20	8,588,394.62	22,522,717.82	
21	Ab/Rd/21 (Owerre Aba- Osusu Umuelendu-Osusuaku)	-	-	-	No additional land required
22	Ab/Rd/22 (Umuojima Amapuife Eberi Omuma)	35,183,820.00	8,487,635.00	43,671,455.00	
23	Ab/Rd/23 (Umuimo Carol Pee. Ministry of Agric. Shopping Mall)	2,947,800.00	111,150.00	3,058,950.00	
24	Ab/Rd/24 (Ugwauti-Umuiku)	13,391,772.00	3,755,381.50	17,147,153.50	

	Roads	Amount for structures	Amount for Crops	Total (NGN)	Remark
25	Ab/Rd/25 (Isicourt-Ururuka Umuosu Umuala Umunkpeyi)	364,422,106.10	-	364,422,106.10	
26	Ab/Rd/26 (Ama Emereole-Ekeonyeugba- Umuokomiri-Eketa)	57,879,718.64	34,083,344.00	91,963,062.64	
27	Ab/Rd/27 (Ajiwe-Brass)	38,494,080.00	-	38,494,080.00	
28	Ab/Rd/28 (Ahunanya- Immaculate)	1,837,175,200.80	-	1,837,175,200.80	
29	Ab/Rd/29 (Oron-Elizabeth Avenue- Sports Club)	13,310,376.00	-	13,310,376.00	
30	Ab/Rd/30 (Umuala-Umuakwu-Ohuhunsulu-Olokol Ikuano)	178,705,968.00	31,705,496.71	210,411,464.71	
31	Ab/Rd/31 (Itungwa - Agburike)	6,077,184.00	7,142,580.39	13,219,764.39	
	Total	7,663,020,255.14	159,918,500.11	7,822,938,755.21	
	Allow 2.5% contingency for crops & structures			195,573,468.88	
	Allow for security, bank charges, stamp duty and other logistics, for compensation payment (2.5%)			195,573,468.88	
	Allow for NGO participation and Monitoring & Evaluation (1% of compensation cost)			78,229,387.55	
	Assistance for vulnerable groups (1% of crop and structure values)			78,229,387.55	
	Allow for Livelihood Restoration Program (5% of compensation cost)			391,146,937.76	
	5% for demolition and salvage of structures			383,151,012.76	
	Subtotal for allowance			1,321,903,663.38	
	Total			9,144,842,418.59	
	RAP Implementation Consultant's fee			914,484,241.86	
	Grand total			10,059,326,660.45	

BASIS OF VALUATION

The structures, economic crops/trees, and other unexhausted interests in the designated areas (ROW) were VALUED REBUS SIC STANTIBUS as at the period of valuation survey.

The basis of valuation in the circumstance was the application of the replacement cost for the structures and for crops/economic trees, the application of the approved National Technical Development Forum (NTDF) Harmonized Rates for economic trees and cash crops compensation assessment in the south eastern states.

VALUATION ASSUMPTIONS

In carrying out the said valuation, the following assumptions have been made

- That the information with which we have been supplied in respect of this assignment by our client is correct.
- That the said economic trees, crops and site are not under lease to any third party or under any form of onerous restrictions.

COMPOSITION TEAM OF ENUMERATORS

The team was made up of the following:

1. The sub consultants, Messers PGM Nigeria Limited with their team of Estate Surveyors & Valuers, Enumerators, GIS experts;
2. Community Representatives; and
3. Claimants were either physically present to identify their interest or, in very rare cases, represented by their proxies.

SOURCES OF INFORMATION

The details in this report have been obtained as follows:

As regards descriptive and location details, partly from visual inspections and information obtained on this brief from our client.

- a) As regards to valuation inputs from National Technical Development Forum on Land Administration with regards to the harmonized rates for South East geopolitical zone,
- b) NTEP 1 Project Valuation Report, as reviewed,
- c) NETAP Project Valuation Report, as reviewed.

We also obtained information from the community heads.

The appropriate and adopted basis of valuation to determine the value for compensation of the economic trees, crops and improvements is as enshrined in Section 29, sub section 1 and 4 of the Land Use Act.

In consonance with the African Development Bank’s standard, referencing the AfDB’s Operational Safeguards (OS) 2, we adopted the Replacement Cost Method (RCM) which was used in determining the value of buildings, improvements and installations on the Right of Way.

VALUATION OPINION

IN OUR CONSIDERED OPINION, the current market value for compensation of economics trees and crops within the 120 hectares within project area as enshrined in the Land Use Act CAP L5, 2004 as follows:

Budget for structures	7,663,020,255.14
Budget for economic trees/crops	159,918,500.11
subtotal for structures and crops	7,822,938,755.21

1. COMMENT:

We must state here that going by our physical and visual survey of the site and in company of some members of the communities laying claims to the site, we traversed the length and the breadth of the site and established that the entire roads ROW are in Aba and environs, in Abia State.

The economic crops/trees and other unexhausted interests were enumerated and inspected by a team led by our consultant estate surveyors and valuers jointly with the owners of various interest were present to identify what they owned.

REFLECTED CONSIDERATIONS

In arriving at the value for the compensation, the following were considered:

- The conditions, sizes, and the projected ages of the economic crops/trees
- Any economic crops/trees and other unexhausted development on the designated area (ROW), that could not be visually observed during our valuation inspection and enumeration are disregarded. While all other unexhausted improvements that were visually observed are adequately accounted for.
- Any increase in the value which is speculative in nature is disregarded.
- Any part of the claimants’ interest which will not be destroyed has been excluded from this valuation report.

NATURE OF THE PROPERTY

The subject items of compensable values consist of economic crops/trees and structures.

LIMITATION AND ASSUMPTIONS

The subject properties valued are those shown to us as belonging to the claimants-communities and individuals. We assume therefore, that the information we were supplied with are correct. This report is issued for use only by the addressee -Abia State Integrated Infrastructure Development Project (ABSIIDP)/its agents and no responsibility is accepted to any other person either for the whole of its contents or any part thereof.

We wish to state that if our opinion of value is to be disclosed, the basis of our valuation should be stated. Similarly, if it is intended to be published, it will be necessary for our prior approval to be obtained for the form and context in which it will be published.

LOCATION AND NEIGHBOURHOOD

The said site, where the economic trees, cash crops and structures were enumerated for compensation falls within Abia State. This said parcel of land covers a gross area of about 120 hectares.

CERTIFICATION OF VALUE

We hereby certify that

1. Acting on the request of ABSIIDP, we carried out a physical inspection /assessment of the affected structures, economic crops/trees, and other unexhausted developments.
2. We have no past, present, prospective, direct, or indirect interest in the affected areas or in the use of this report.
3. In carrying out this assignment, relevant data considered necessary to arrive at the value conclusion were collected and analyzed.
4. Neither our employment nor our fee for this valuation /assessment assignment has been contingent on our arriving at a specified or implied value or otherwise contingent on anything else other than the delivery of the report.
5. To the best of our knowledge and belief, all the statements and opinions contained in this report are correct and no important facts have been withheld or over-looked.
6. We have conducted this valuation assignment in accordance with the professional standards of practice of the Nigeria Institution of Estate Surveyors and Valuers of which the signatory to this report is a member.

Total budget for the implementation of the RAP is in the total net sum of NGN 10,068,122,178.01, as shown below.

NOTES:

- i. If the figure of valuation in this report is disclosed to persons other than the addressee, the basis of valuation should be stated.
- ii. Possession of this report should not carry with it right of publication without our prior consent on use of the form or context on which this publication would appear.
- iii. The valuation figure in this report has not taken into consideration tax or any expenses of realization in the event of sale.

CERTIFICATION

WE CERTIFY that this valuation has been done in accordance with the ethics of the Nigerian Institution of Estate Surveyors and Valuers of which the undersigned is a member.

Yours Faithfully,

ESV Maureen Ugwu, (ANISV)

Appendix 3

Pictures showing the current state of some of the roads





