

Involuntary Resettlement, Valuation & Compensation Toolkit

Prepared for Niger State Government

Issued according to Executive Order No. 5 of 2023 titled: Establishment, Adoption, and Implementation of Framework for Responsible and Inclusive Land Intensive Agricultural Investment (FRILIA) Order issued on 20th December, 2023

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1 INTRODUCTION

The rapid pace of economic development and urbanization in Niger State has necessitated a comprehensive approach to managing involuntary resettlement, valuation, and compensation. As investors seek to capitalize on the opportunities presented by this growth, it is essential to ensure that the rights and livelihoods of affected communities are protected and enhanced. This toolkit serves as a guide to navigate these complex issues, drawing on the FRILIA principles and international best practices. This toolkit highlights two main components- involuntary resettlement: Valuation and Compensation.

1.1 *Purpose of the Toolkit*

The purpose of this toolkit is to provide a structured and informed approach for investors in Niger State to manage involuntary resettlement, valuation, and compensation. The toolkit aims to facilitate the implementation of investment projects in a manner that is both economically viable and socially responsible. It seeks to ensure that involuntary resettlement, when unavoidable, is conducted in a manner that respects the rights of the displaced persons and contributes to their long-term welfare. Moreover, it provides guidance on fair and transparent valuation and compensation processes, ensuring that displaced persons are adequately compensated for their losses.

A Resettlement Action Plan (RAP) or an abbreviated RAP, depending on the scale and severity of impacts, is prepared to address any negative impacts that may arise. The various steps in preparing a RAP have been outlined in this toolkit which equally aims to facilitate the implementation of investment projects in a manner that is both economically viable and socially responsible. It seeks to ensure that involuntary resettlement, when unavoidable, is conducted in a manner that respects the rights of the displaced persons and contributes to their long-term welfare. It provides guidance on fair and transparent valuation and compensation processes, ensuring that displaced persons are adequately compensated for their losses.



1.2 Definition and Scope of Involuntary Resettlement

According to the IFC Performance Standards 5, involuntary resettlement refers both to physical¹ and economic² displacement (loss of assets or access to assets that leads to the loss of income sources or other means of livelihood because of project-related land acquisition and/or restrictions on land use. Resettlement is considered involuntary when affected persons or communities do not have the right to refuse land acquisition or restrictions on land use that result in displacement.

In the context of investment projects, specifically for large intensive agriculture, involuntary resettlement can be a complex and sensitive issue requiring careful planning and management to minimize any adverse impact and to ensure that the rights and welfare of displaced persons are protected. This includes providing adequate compensation for lost assets and assisting displaced persons in improving or at least restoring their livelihoods and standards of living prior to displacement. It is crucial for investors to ensure that resettlement activities are carried out with full consultation and participation of the affected persons and that they are provided with adequate and accessible grievance redress mechanisms³.

1.3 FRILIA Principles Related to Involuntary Resettlement, Valuation & Compensation

The FRILIA principles provide a comprehensive framework for addressing involuntary resettlement in the context of investment projects, emphasizing the need to avoid or minimize displacement wherever possible and to ensure that all displacement is carried out in a manner that respects the rights and dignity of the displaced persons. Overall, the FRILIA principles ensure the following.

¹ Physical Displacement: This refers to the relocation or loss of shelter/residence due to project-related land acquisition or restrictions on land use. It involves the involuntary movement of people from their residences, often leading to the disruption of social networks and support systems.

² This refers to the loss of assets or access to assets that leads to the loss of income sources or other means of livelihood because of project-related land acquisition or restrictions on land use. Economic displacement can occur even without physical displacement, for example, when non-residential land or resources that people depend on for their livelihoods are acquired or become inaccessible. It can affect a wide range of income-generating activities, including agriculture, fishing, foraging, artisanal mining, small businesses, and wage labor.

³ Refer to the GRM Toolkit



- Safeguards against illegal dispossession of legitimate rights holders in land and land resources.
- Systematic identification of legitimate rights – statutory, customary and informal, and rights to common property resources.
- Protection of property rights through well-structured grievance redress mechanisms that are accessible and affordable for settlement of disputes, including but not limited to disputes arising from displacement or resettlement.
- Application of Compensation standards that are properly disclosed and consistently applied.
- Identifies and addresses all economic and social impacts caused by land acquisition or loss of access to natural resources, including people who may lack full legal rights to assets or resources they use or occupy – squatters, tenants at will etc.
- Ensures adequate compensation is provided to purchase replacement assets of equivalent value and to meet any necessary transitional expenses before taking of land or restricting access to land.
- Supplemental livelihood improvement or restoration measures that will cushion the effects of land losses especially of income-generating opportunities.

Beyond the FRILIA principles, it is essential for investors to ensure that individual, communal and government reversionary rights¹ of land are safeguarded. It is important to note that under FRILIA, investors are not allowed to exploit — *altering the original intent of the lease after years in operation* — leases granted them. For instance, transforming lands initially allocated for agricultural purposes into residential housing.

¹ Reversionary right in the context of land refer to the rights that revert back to the original owner, or another predetermined entity, after the expiration of certain interests or conditions.

2 TOOLKIT PROCESS MAP

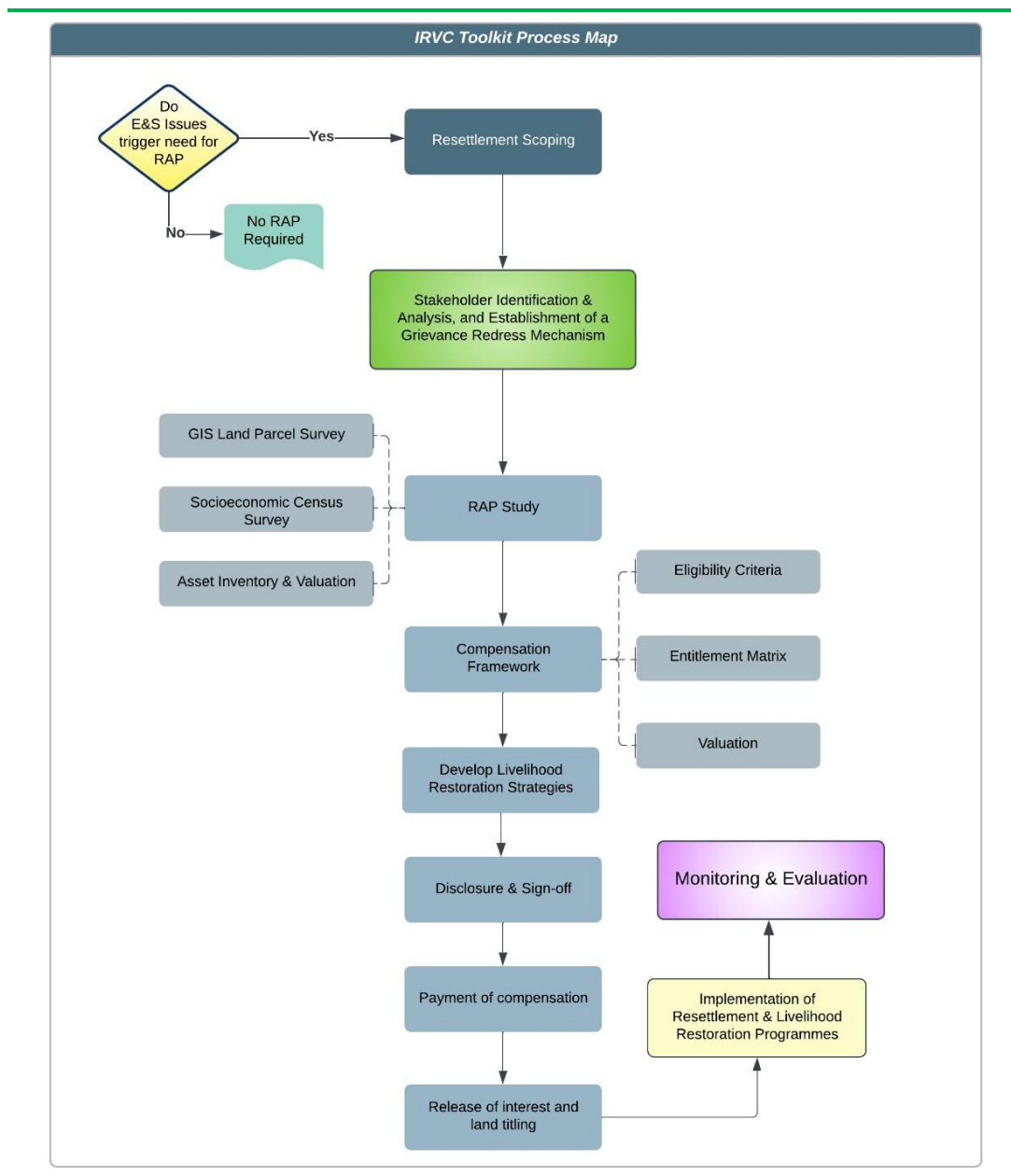
The process map for the Involuntary Resettlement, Valuation, and Compensation (IRVC) toolkit under the FRILIA principles provides the various components/stages to managing involuntary resettlement. This process flow begins with an assessment of the potential investment to identify any Environmental and Social (E&S) issues that may necessitate a Resettlement Action Plan (RAP).¹ This is followed by a detailed stakeholder analysis and the establishment of a grievance redress mechanism, ensuring that all relevant parties are identified, and their concerns are heard and addressed.

A RAP study is then undertaken, which includes a GIS land parcel survey, an asset inventory, and a socioeconomic survey. This provides a comprehensive understanding of the affected land parcels, the assets that would be affected by the project, and the socioeconomic characteristics of the affected communities. Based on the findings of the RAP study, a valuation and compensation framework are developed, which includes methodology for valuation, eligibility criteria for compensation and an entitlement matrix that specifies the different categories of losses and its attendant entitlements. Livelihood restoration strategies are also developed to help the displaced persons restore their livelihoods and improve their standards of living in the post-displacement period.

The RAP is then disclosed to all relevant stakeholders and signed off by affected persons, ensuring transparency and consensus. The compensation is then paid to the displaced persons in accordance with the compensation framework, and the resettlement and livelihood restoration strategies are implemented. Throughout the process, monitoring and evaluation are conducted to track progress and make necessary adjustments. The process concludes with the closure of the RAP, indicating that all resettlement activities have been completed and the objectives achieved. The goal is to ensure a planned and orderly resettlement, adequate compensation, and support for displaced persons, fostering a positive relationship between agribusinesses, the government, and local communities. See Figure 2.1: Toolkit Process Map.

¹ Refer to section 1.2 on the scope of involuntary resettlement.

Figure 2.1 IRVC Toolkit Process Map



2.1 Stakeholder Engagement

Stakeholder identification and analysis are critical steps in the successful execution of a FRILIA-compliant project. There are common pitfalls that projects often fall into during this process, often leading to resistance from key stakeholders. A common mistake is failing to identify all relevant stakeholders. This occurs when the focus is placed solely on the most obvious stakeholders, such as government regulators or traditional leaders, while overlooking less visible but equally important



stakeholders.

These may include directly affected persons losing land or any attendant assets because of the project, local community groups, and non-governmental organizations. Overlooking any stakeholder can lead to unforeseen challenges and resistance down the line. A bespoke stakeholder identification and analysis protocol is provided in the **FRILIA Stakeholder Engagement Template 1 [SEP Framework]**.

In analysing the identified stakeholders, it is not enough to simply know who the stakeholders are. The project needs to also understand all the stakeholders' interests, influence, and expectations regarding the project, failing which can result in misaligned expectations and potential conflicts. Investors also often make the mistake of not engaging stakeholders early and continuously. Stakeholder engagement is not a one-time event but a continuous process that starts at the inception of the project and continues throughout the lifecycle of the project.

Lastly, the needs and concerns of vulnerable groups should not be overlooked or understated. The project must actively engage the vulnerable because they are more prone to the severe vagaries of the project than many. It is, therefore, critical to have an all-inclusive stakeholder identification and analysis approach. It is also important to note that adequately and effectively identifying and analysing stakeholders and their interests requires time, effort and sufficient resources. Refer to the **Stakeholder Engagement Toolkit** for more information on developing strategies and a plan to engage stakeholders, the key actors in Niger state, LGA and community level.

2.2 *Grievance Redress Mechanism*

The Grievance Redress Mechanism (GRM) is a critical component of any Resettlement Action Plan (RAP). However, it is also an area where many investors and project managers often encounter difficulties, leading to ineffective resolution of grievances and potential project setbacks, thus it is essential to get it right. There are a few common areas where things can go awry. It is important to take note of these things to avoid any potential pitfalls.¹

An effective GRM must be accessible. Stakeholders need to know if a GRM exists, how it functions, and how they can use it. If it is opaque, complex, or difficult to access due to language or bureaucratic barriers, critical issues will largely go

¹ It crucial to institute a GRM at the inception of the RAP because grievances can arise at any stage of the project. Having a GRM in place ensures that you are prepared to receive and manage any grievances/feedback. The priority is to avoid grievances altogether. Grievances can be avoided by defining the root cause of typical grievances and pre-empting them by



Involuntary Resettlement, Valuation and Compensation Toolkit for FRILIA- Niger State, Nigeria

implementing small interventions to avoid project delays.

unreported, leading to unresolved disputes that may linger and cause problems down the line. Transparency is also key to ensuring that stakeholders commit and trust the instituted GRM process. When a stakeholder submits a grievance, they need to understand what the next steps are¹. If these steps/stages are not at the very least clear, it can lead to mistrust and disrupt relationships with stakeholders.

Timeliness is another crucial factor. There are cases where minor grievances on projects have degenerated into conflicts because the feedback process in the GRM was not timely. When developing a RAP, you will notice quickly how relevant a robust GRM is. It is important to always remember that there are multiple and complex interests that need to be managed. Resolving a specific grievance is not the end of the story. It is vital to look out for patterns and implement remediation measures to avoid these document grievances in the future. Refer to the **GRM Toolkit** for details on the recommended GRM, key actors and their roles and responsibilities, and templates for documenting and managing grievances.

2.3 *RAP Study*

The compensation framework of a RAP is vital and outlines the studies that need to be conducted to ensure that you can establish the various categories of impacted persons and their entitlements from their losses. This framework should be fair, transparent, and in line with national laws and the FRILIA principles. To arrive at a value for compensation, three (3) core surveys are required. These include a land parcel survey, asset inventory and a socioeconomic survey of affected persons. In addition to these surveys, it is important to establish the methodology for valuation of impacted assets. Refer to Section 4: Valuation of the toolkit for details.

2.3.1 *Land Parcel Survey*

A land parcel survey is a survey process that involves the use of Geographic Information System (GIS) technology to collect, analyse, and interpret data about the proposed land for the investment. Under this survey, identifying information of landowners are recorded along with the extent/boundaries of land holdings.

Affected parcels of land owned by individuals/persons/households/communities within the proposed project area should be carefully surveyed using modern GPS devices. The recommended technology is to create a geodatabase within which

¹ Questions like Who is going to handle it? What's the process? How long will it take?



trained surveyors can precisely record and store the exact boundary track of land parcels with coordinates project area. Other specific data such as names and pictures of claimants, dates, and community, among others, should also be captured and stored in the geodatabase for quality control and analysis.

Conducting the Survey

- At the beginning of every new survey, the purpose of the survey should be communicated to every claimant. As part of this process, the outcome of the survey, while it is ongoing, should be communicated to the claimant, who would, in turn, append their signature to acknowledge their satisfaction and consent with the survey. In addition, representatives from the traditional leadership, survey department, and Surveyor must append their signatures.
- The boundary tracking and coordinate-taking procedure should be conducted in the presence of the neighboring owners/users to avoid grievances.
- In cases where some owners are not present / cannot be identified, or the land ownership is disputed till the final survey date, only a reference number should be assigned for such parcels of land. The parcel of land should be marked as “unidentified or disputed” pending the resolution of the said parcel.
- When conducting the land parcel survey, use the right coordinate system¹, communicate the purpose of the survey to the claimants before the survey commences, and share the outcomes once the survey is completed. In conducting this survey, you must actively engage with the Ministry of Lands and Survey in Niger State.
- Another common issue is the accuracy of the data collected. If the survey is not conducted properly, you may end up with inaccurate or incomplete data about the land parcels leading to disputes over land ownership or boundaries, and potential delays in your project. Another potential pitfall is the lack of stakeholder engagement during the survey process. The land parcel survey is not just about collecting data; it's also about engaging with

¹ Liase with the Surveyor General's Office on the approved datum and coordinate system



the landowners or claimants, understanding their concerns, and building their trust. If this engagement is not done effectively, it can lead to mistrust, resistance, and potential conflicts.

2.3.2 Asset Inventory

Following the proper delineation of boundaries of landowners, it is important to establish the various assets that exist within each established landholding. These assets include land, structures, crops, economic trees, and any unexhausted improvements on the land. The process for conducting the asset inventory should be thorough and systematic to ensure that all assets are accounted for to avoid misrepresentation of assets leading to other issues.

The asset inventory process begins with the enumeration of assets of identified persons as established by the land survey exercise. In this survey, detailed information about each asset, including its type, location, size, maturity and condition are collected. The recommendation here is for the asset inventory exercise to be conducted in the presence of the asset owner and a representative from the local leadership. Once the inventory is completed, an inventory acknowledgment form is signed by all parties to confirm that the assets. This form serves as a record of the identified assets and can be used in any disputes.

2.3.3 Socioeconomic Census Survey

A socioeconomic census survey provides detailed information¹ of the affected persons and their respective households identified from the land parcel survey and asset inventory. The process begins with thorough planning, including defining objectives, designing the questionnaire, selecting and training the survey team. The trained team then conducts face-to-face interviews with affected persons, ensuring to obtain informed consent and respect cultural and social norms. Post-data collection, the information is analyzed to understand the social and economic conditions of the affected persons, identify vulnerable groups, and inform the resettlement and compensation measures. The findings are critical in understanding the living conditions of the affected persons and developing tailored measures to at least restore or improve their conditions post-displacement.

¹ These include household demographic data on livelihoods, educational status, access to social infrastructure and services, and other social and economic conditions.

2.3.4 *Cut-Off Date*

The cut-off date seeks to prevent individuals seeking compensation from filing speculative claims within the Project Area. After the established cut-off date, individuals who move into the project area are not eligible for compensation and/or assistance. Existing inhabitants who make improvements to their homes or other structures after the cut-off date are likewise ineligible for compensation with respect to the add-ons.¹

When setting the cut-off date, it is essential to communicate² it clearly and widely to all stakeholders, including the Project Affected Persons (PAPs), local leaders, and the broader community. This communication should explain the purpose of the cut-off date and the implications for compensation eligibility. In addition, the proposed cut-off date should be a reasonable timeframe such that it affords affected persons who may not be immediately available enough time to be enumerated.

2.4 *Eligibility Criteria & Entitlement Matrix*

In the context of Niger state, the LUA and the proposed FRILIA law will provide the guiding principles. It is important to note that the eligibility criteria must be fair and inclusive in line with FRILIA principles. Refer to the Valuation & Compensation toolkit for more information³ for eligibility and entitlement matrix.

2.5 *Livelihood Restoration*

This toolkit acknowledges the necessity to go beyond physical resettlement, in-kind compensation and cash compensation for losses; and provide support to PAPs to restore their livelihoods and improve their standard of living. As part of the development of the RAP, a detailed livelihood restoration and improvement measures and strategy needs to be established. This strategy should be developed to ensure that livelihood and restoration packages (either land-based or non-land

¹ Refer to Template on Cut-off date notice

² Communication can be done through formal and informal means. These include publishing in the newspapers, radio, using megaphones in the community, during meetings with stakeholders, gong-gong beaters and any means necessary. The key here is to ensure that it is communicated in the local language to avoid confusion or ambiguity.

³ This template details eligible groups for compensation and their types of losses. It has been designed to cover all potential project-induced categories of losses, and the attendant entitlements.

based) are sustainable and foster socioeconomic empowerment. The restoration strategy should cover the following;

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

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

2.6 *Disclosure and Sign-Off*

Transparency is key to ensuring a successful RAP. A keyway to ensure this is through the disclosure and sign-off all enumerated assets, proposed rates and entitlements.

2.6.1 *Disclosure of Assets and Valuation Rates and Entitlements:*

All enumerated assets and valuation rates and the entitlement matrix which forms the basis for compensation should be disclosed to Project Affected Entities (PAEs). This disclosure should be done at the state level, LGA level and community level, and should clearly outline types of losses covered, the eligibility criteria for compensation, and the compensation rates and methods adopted in arriving at sums to be transparently disclosed when cash compensation option is preferred.

2.6.2 *Sign-Off*

After the disclosure, affected persons should be given the opportunity to review the enumerated assets, valuation rates, and entitlement matrix, and to give consent. This consent should be obtained through a formal sign-off process, where the affected persons confirm their agreement with the disclosed information.

3 VALUATION

Land valuation and compensation processes for involuntary land acquisition in the Federation of Nigeria are statutorily governed through the Land Use Act, LFN CAP L5, 2007 (LUA). The Act recognizes that lands are principally owned by the government with both powers of allocation and revocation vested in the respective State Governors.

In the event of revocation of titles for public purposes, the law directs the Governor to pay compensation accordingly. Public purposes warranting revocations are classified as requirement of occupied lands for:

- exclusive Government use or for public use.
- use by anybody corporate directly established by law or by anybody corporate registered under the Companies Act 1968 as respects which the Government owns shares, stocks or debentures.
- connection with sanitary improvements of any kind.
- obtaining control over land contiguous to any part or over land the value of which will be enhanced by the construction of any railway, road or other public work or convenience about to be undertaken or provided by the Government.
- obtaining control over land required for or in connection with mining purposes.
- obtaining control over land required for or in connection with planned urban or rural development or settlement.
- obtaining control over land required for or in connection with economic, industrial or agricultural development.

The details of the methods, bases and procedures for valuation in the event of revocation are contained in the V&C toolkit.

3.1 *Current Templates –Niger State*

Principally, the LUA identifies and supports compensation resulting from legal revocations of any land whether subject of a Customary or Statutory Right of Occupancy. S.29 of the Act provides for valuation for the purposes of compensation viz:

- Land value is treated as a refund of ground rent paid in the year of revocation (if paid).
- Buildings/structures are paid at depreciated replacement cost.

- Trees and crops are paid according to the valuation rates provided by the State office.
- Abortive expenses as may be supported with evidence, eg. Reclamation works.

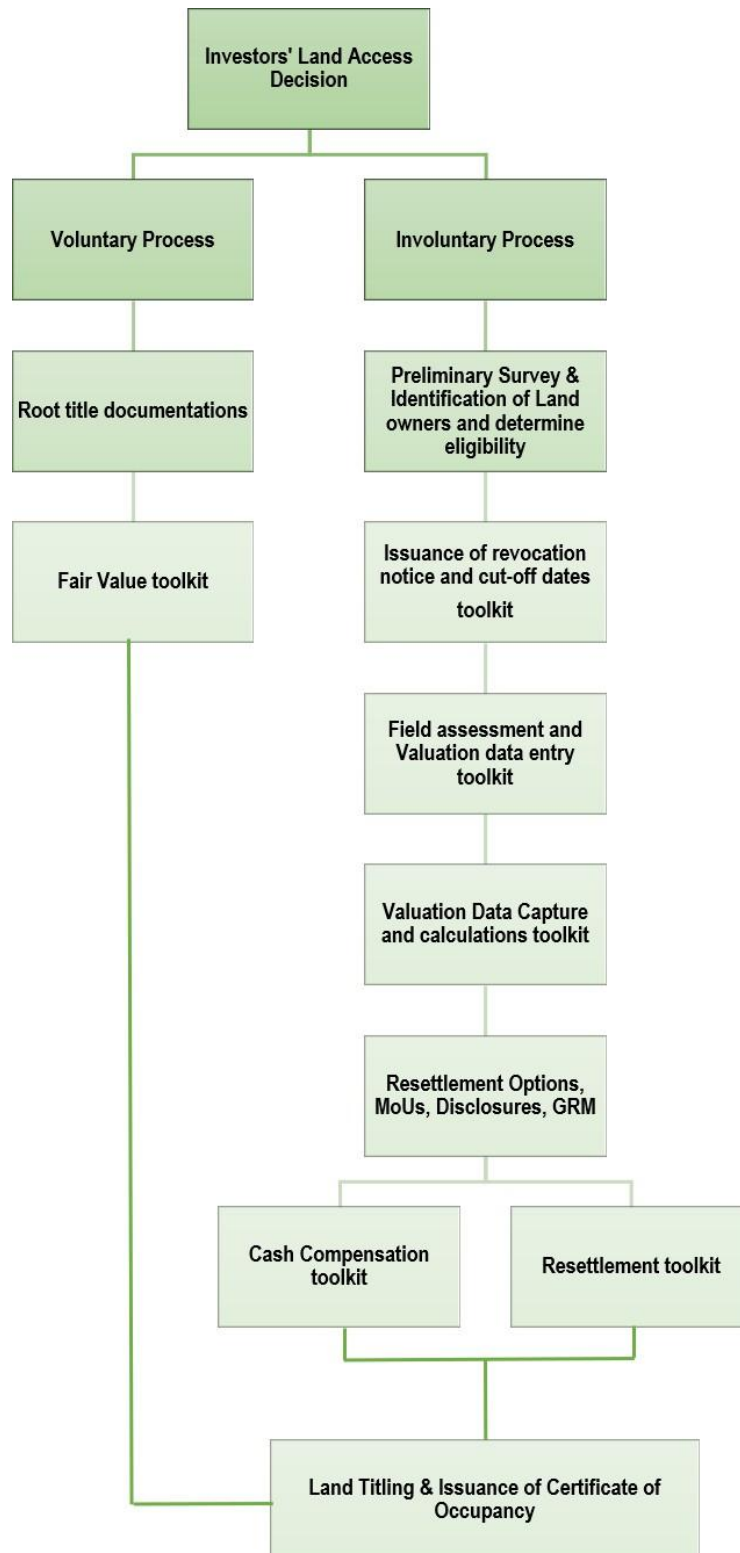
Land acquisitions are generally carried out by the Niger State Ministry of Lands and Survey, however, for the purposes of agricultural land take, the Niger State Agricultural Land Allocation Committee (ALAC) also affords investors access to land through direct allocation. The Committee could allocate up to 1-19ha and 20ha-above for individual and corporate bodies, respectively. ALAC also has a land assessment unit that carries out valuations in the event of such acquisitions. As a committee, ALAC has representation from all relevant Ministries particularly, Ministry of Lands and Ministry of Lands and Survey.

Notwithstanding the level of compliance with the requirements of LUA, problems had previously arisen at pre and post-acquisition stages leading to unending litigations, restiveness, poor relationship between investors and communities etc.

Other identified problems include:

- Inconsistent/non-systematic issuance of revocation notices. Property condemnations sometimes precede official communication of revocation notices.
- Non-existing fit for all valuation formats due to absence of an Executive order outlining the Niger State resettlement policy.
- Assets are compensated on Depreciated Replacement Cost model.
- Land value is based on a generic amount – allowances.
- Heads of claims are restricted to land, economic trees, crops, structures and improvements.
- No special attention is given to communal held assets/resources.
- Structures are depreciated on a 0 – 100% basis which does not have any scientific basis other than the subjective opinion of the assessor.
- Inter-ministerial conflict on the appropriate Department to handle conveyance of revocation notices Ministry of Justice, Niger State Ministry of Lands and Survey or Niger State Ministry of Agriculture.
- Non-take-off of a digitized land registry to manage overlaps, double allocations from different bodies. One piece of land may be allocated by NPIC and at the same time be allocated by the Bureau, therefore, creating conflict of Authorities.

3.2 The Valuation Process



The valuation practice in Nigeria is regulated by the Estate Surveyors & Valuers Registration Board of Nigeria (ESVARBON) established by CAP E13, LFN 2004 to the extent of registration and regulation of the practice in all its ramifications.

The V&C toolkit is designed to guide Estate Valuers in the execution of FRILIA compliant valuation proceedings that visualises and reflects the bases, methods and premise of arriving at fair value in land transactions in the State. To achieve the listed FRILIA V&C objectives, the templates contained herein support assemblage and processing of information regarding:

- Eligible Project Affected Persons/Communities (PAPs/PACs), thus identifying the landowners, holders, and users, irrespective of legal entitlements including gender and/or vulnerability.
- Determination and assignment of Market Value rates that support Full Replacement principles of compensating assets. Economic trees, crops, structures are assessed, reflecting prices obtained at market rates based on market surveys.
- Eligibility and entitlement matrix – In Cash and In-Kind compensation provisions for:
 - Loss of Land
 - Loss of project affected persons (PAPs) assets
 - Loss of project affected community (PACs) assets
 - Loss of Government owned assets
 - Loss of Cultural Property (Graves, shrines etc)
 - Loss of businesses
 - Loss of Access to infrastructure, public services, natural resources, markets, sacred places, stock routes. Collateral Losses such as fishing rights, grazing, hunting rights, markets
 - Loss of Livelihoods
 - Support for the Vulnerable

3.3 Basis for Valuation

The basis of valuation in a FRILIA-compliant proceeding for all affected assets as part of the resettlement planning shall be the 'market value' – land, buildings, installations, improvements, ancillary facilities, economic trees and crops plus transactional costs. This method of valuation achieves full replacement cost. The full replacement cost approach of valuation involves determining the cost of reconstructing the same structures new reflecting stages of completion/construction. Projects or sub-projects shall not depreciate assets on account of their state of repairs.

3.3.1 *Compensation*

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

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

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



3.4 V&C Issues Depending on Mode of Land Access

LAND ACCESS CATEGORY	SUB-CATEGORY	PURPOSE OF VALUATION	VALUATION/COMPENSATION ISSUES
Voluntary	Pre-owned	Accounting	Valuation to determine Market Value on Market Bases for the records Niger State Investment Promotion Agency and accounting purposes only.
	Direct allocation	GMoU	Valuation on market bases if allocated land is owned (without prior expropriation) by Niger State Government for migration into the GMoU.
	Purchase	Accounting	Valuation on Market Bases required for the records of Niger State Investment Promotion Agency for accounting purposes only.
	Lease/Rent	GMoU	Valuation based on Market Rent required for accounting purposes and migration to the GMoU.
	Gift	Accounting	Valuation on Market Bases required for the records of Niger State Investment Promotion Agency for accounting purposes only.
Involuntary	Partnerships	Equity/GMoU	Valuation on Market Bases required for the records of Niger State Investment Promotion Agency to ascertain the value of the equities of Parties to the transaction.
	Revocations	Cash compensation	Valuation based on Full Replacement Cost of lost assets including accounting for land-based livelihood restoration losses, transaction costs, transportation costs and other allowances for a transitional period.

4 INVOLUNTARY RESETTLEMENT, VALUATION AND COMPENSATION TEMPLATES

Templates		Description
IRVC Template 1	RAP Outline	Template detailing all relevant sections and subsections of a RAP
IRVC Template 2	Land parcel survey form	Template for data collection of boundaries of affected land holdings of each affected person
IRVC Template 3	Screening Checklist for Involuntary Resettlement	Template to guide whether a potential investment triggers involuntary resettlement
IRVC Template 4	Socioeconomic survey questionnaire for census survey	Template for Baseline socioeconomic data collection for a RAP, under the RAP study section
IRVC Template 5	Cut-off/Conveyance of revocation notice	Template serving as notice for affected entities to register their interest before the cut-off date
IRVC Template 6	Market survey template	Template to guide the valuer in determining the existing market value of assets in the project Area
IRVC Template 7	Entitlement matrix & eligibility template	Template that defines the categories of people affected and their losses, and the potential compensation/entitlements in line with FRILIA principles.
IRVC Template 8	Valuation report template	Template that details the reporting format for the valuation exercise
IRVC Template 9	Valuation review template	Template to guide Valuers in the development and application of Valuation Rates
IRVC Template 10	Disclosure and sign-off template	Template to guide investors, state government and resettlement officers in disclosing the entitlements due each PAP, consent on the compensation payable and release of any vested interests to the Project.