



Invest Jigawa
...tune to the future

Land Acquisition in Jigawa State What You Need to Know



With support from:

GEMS 

Growth & Employment in States (GEMS3)
Support Improved Business Environment

3





THESE GUIDELINES PROVIDE A STEP BY STEP OUTLINE OF THE LAND ACQUISITION PROCESS AS WELL AS YOUR RIGHTS, RESPONSIBILITIES AND POTENTIAL BENEFITS.





THE LAND ACQUISITION & RESETTLEMENT FRAMEWORK (LARF) SEEKS TO PROMOTE RESPONSIBLE AGRIBUSINESS INVESTMENT IN JIGAWA STATE.

LARF SETS OUT THE PRINCIPLES AND PROCEDURES FOR AGRIBUSINESS INVESTMENTS AND ANY OTHER INVESTMENT REQUIRING MORE THAN 100 HECTARES OF LAND.

THIS MEANS THAT WHILE INVESTORS ARE WELCOME TO JIGAWA STATE, THEY WILL HAVE TO OPERATE WITHIN THIS FRAMEWORK TO ENSURE A WIN-WIN FOR ALL PARTIES CONCERNED.

I work on the land

I inherited my land

Governor's consent

CofO

LARF COVERS ALL PEOPLE DIRECTLY AFFECTED BY POTENTIAL AGRIBUSINESS INVESTMENTS. THESE INCLUDE:

- PEOPLE WHO HAVE CERTIFICATES OF OCCUPANCY OR OTHER LEGAL TITLES TO THE LAND
- INDIVIDUALS AND COMMUNITIES WITH CUSTOMARY OWNERSHIP, WHETHER CERTIFIED OR NOT
- THOSE LIVING IN AND/OR USING THE LAND WITHOUT ANY FORMAL OR INFORMAL TITLE, INCLUDING THE FULANI.

THE GOVERNMENT OF JIGAWA PLANS TO ATTRACT INVESTORS TO THE STATE. THIS WILL HELP CREATE JOBS FOR THE PEOPLE, AND GENERATE TAXES FOR THE STATE, WHICH WILL BE USED TO IMPROVE COMMUNITIES.

IT ALSO MEANS THAT INVESTORS MAY NEED TO ACQUIRE LARGE HECTARES OF LAND.



THE LAW STATES THAT ALL LAND BELONGS TO THE GOVERNMENT; HOWEVER, LAND OWNERS AND COMMUNITIES AFFECTED BY LARGE INVESTMENTS SHOULD BE COMPENSATED FOR GIVING UP THEIR LAND



THE INVESTORS ARRIVE IN JIGAWA STATE IN SEARCH OF LAND FOR THEIR AGRICULTURAL BUSINESS



INVESTORS IDENTIFY A POTENTIAL SITE



INVEST JIGAWA OFFICE

WE WOULD LIKE TO SETUP A FARM AND PROCESSING FACTORY. WE HAVE SEEN A SITE THAT FITS OUR PURPOSE. HOW DO WE ACQUIRE IT?

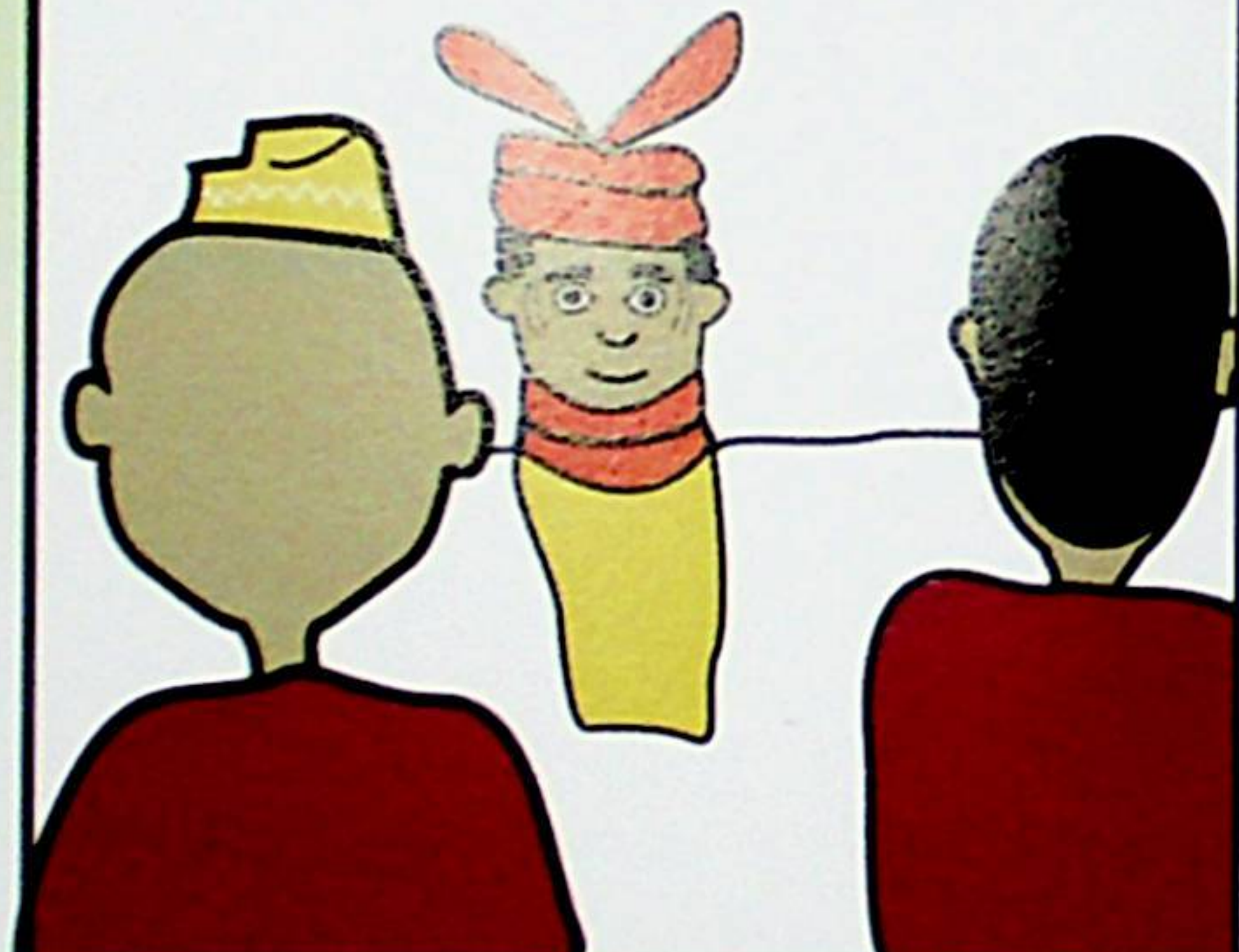
FIRST, I'LL HAVE TO SPEAK WITH THE COMMUNITY AND GET BACK TO YOU



THE STATE GOVERNMENT REVIEWS THE INVESTOR'S PROPOSAL AND CONFIRMS IT HAS ECONOMIC IMPACT FOR THE STATE



THE GOVERNMENT ENGAGES WITH THE EMIRS AND COMMUNITY LEADERS TO GET THEIR SUPPORT



THEY ALSO DISCUSS THE INVESTOR'S PROPOSAL WITH THE AFFECTED COMMUNITY, AND SET-UP A HOST COMMUNITY COMMITTEE (HCC)



THE GOVERNMENT AND INVESTORS MEET WITH THE HOST COMMUNITY COMMITTEE TO FURTHER DISCUSS THE PROPOSAL

INVESTORS

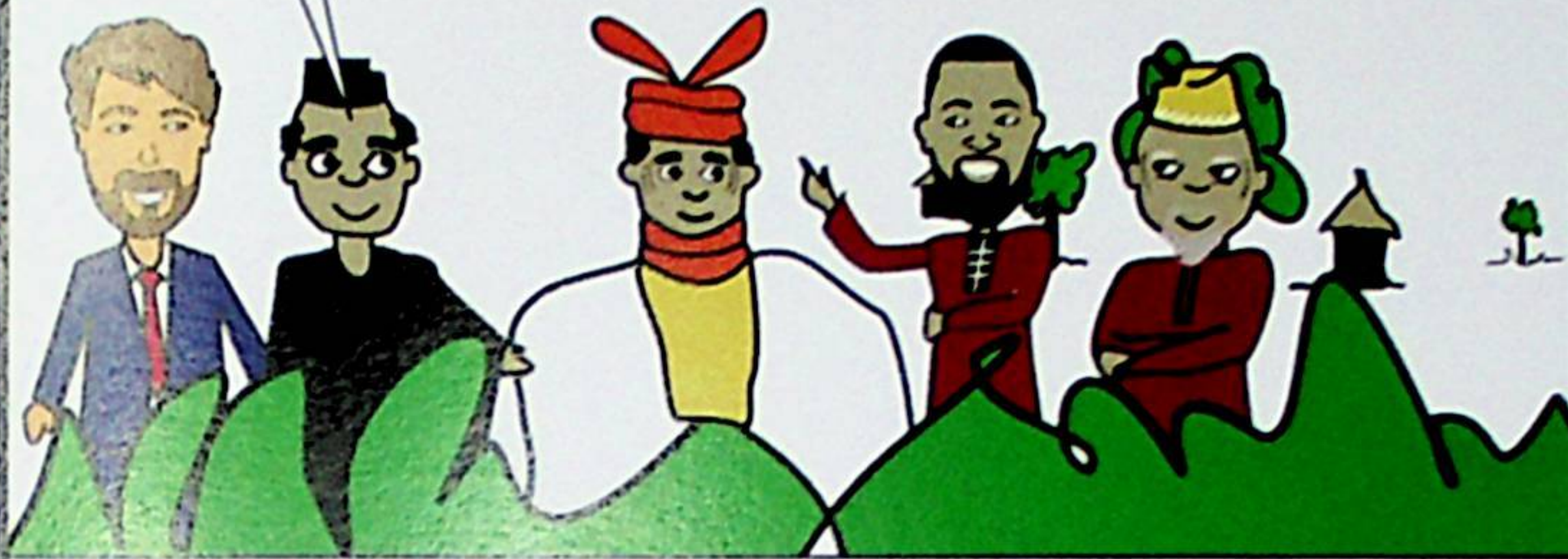
COMMUNITY

INVEST JIGAWA OFFICE



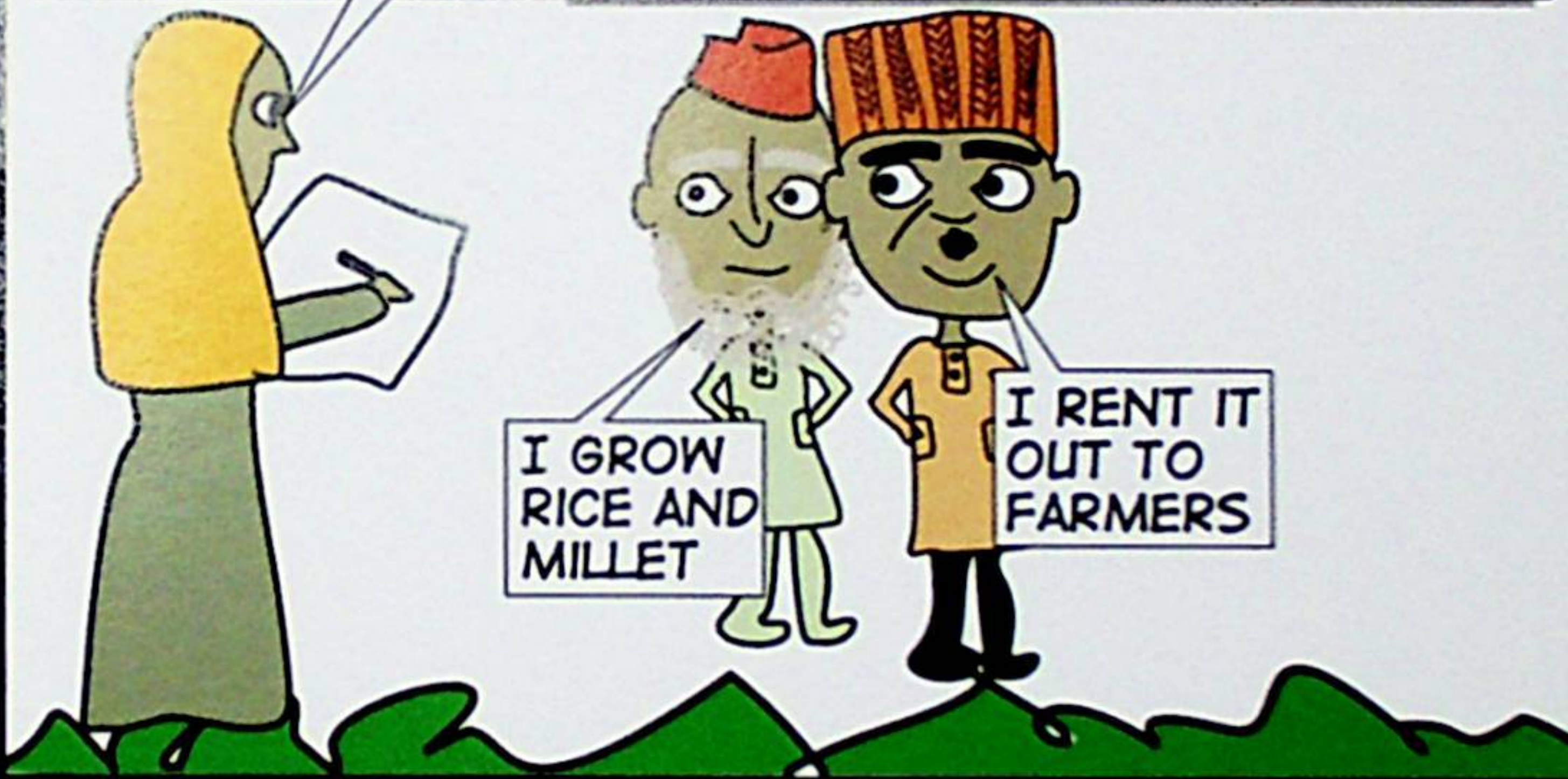
THIS IS THE LAND

THE GOVERNMENT, COMMUNITY LEADERS AND INVESTORS JOINTLY INSPECT THE PROPOSED SITE



HOW DO YOU EARN YOUR LIVING ON THIS LAND?

THE GOVERNMENT AND INVESTORS CONDUCT SOCIO-ECONOMIC AND COMPENSATION SURVEYS OF AFFECTED PEOPLE

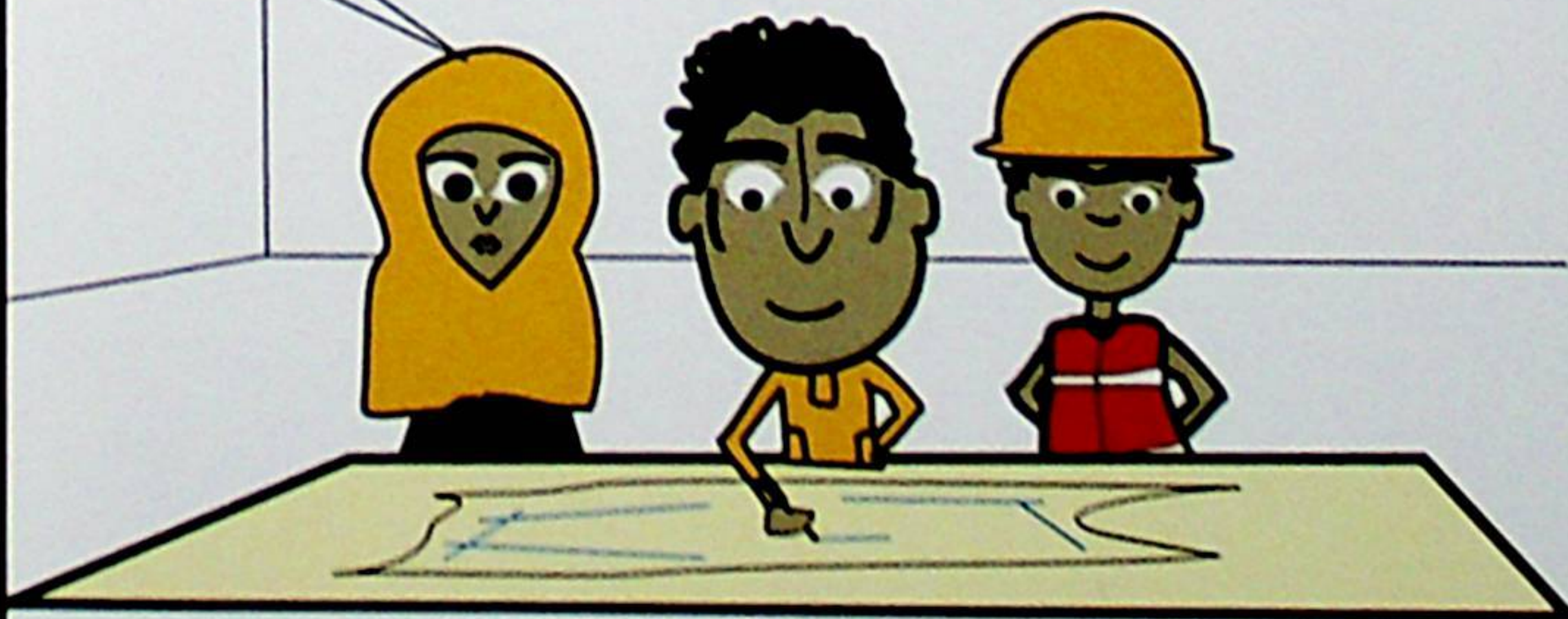


I GROW RICE AND MILLET

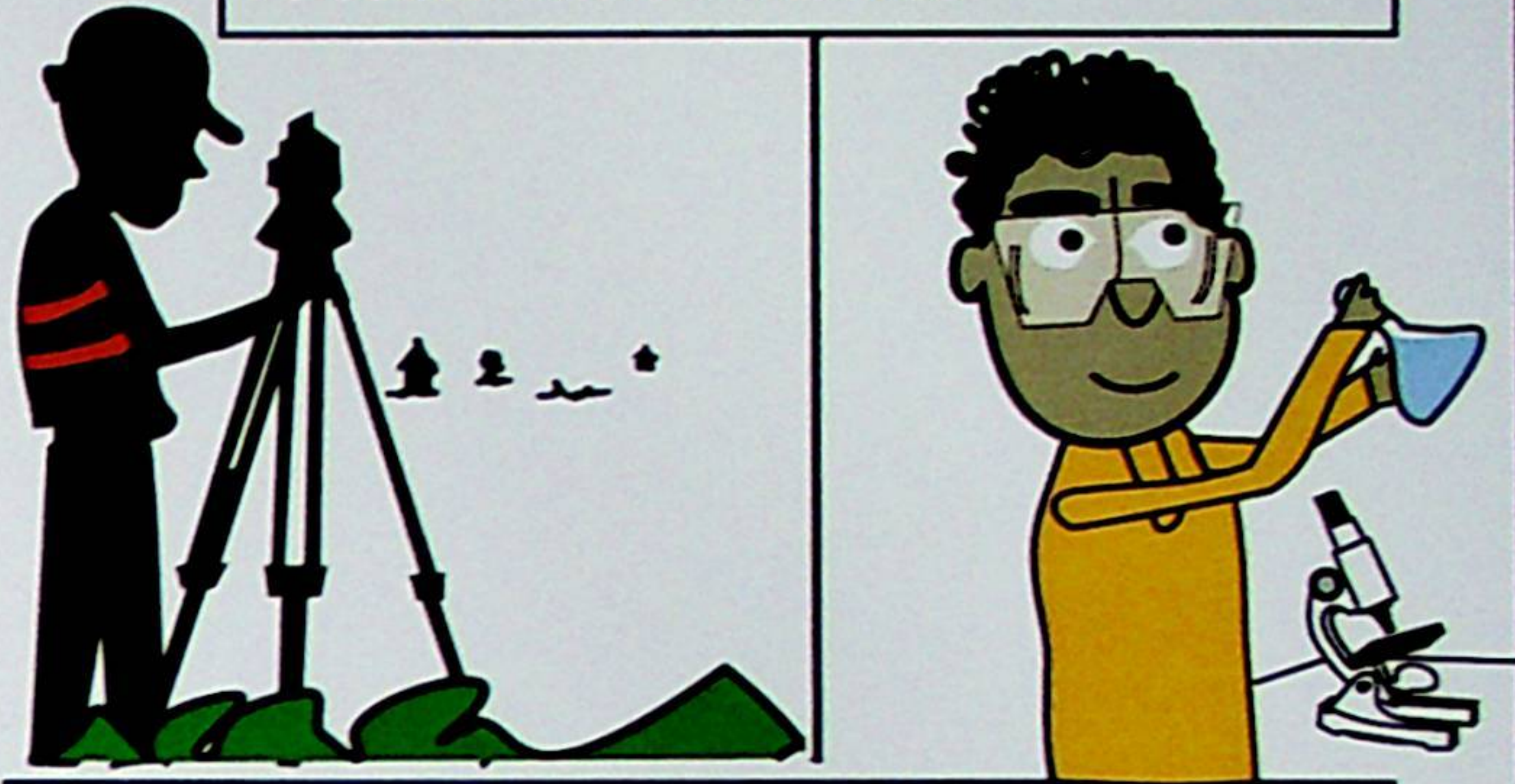
I RENT IT OUT TO FARMERS

NOW THAT THE SURVEY HAS BEEN DONE, LET'S DRAFT THE RESETTLEMENT ACTION PLAN (RAP) AND LIVELIHOOD RESTORATION PLAN (LRP)

JIGAWA STATE GOVERNMENT



THE GOVERNMENT DEVELOPS A PROJECT MAP AND CONDUCTS A PERIMETER SURVEY TO DEMARCATATE BOUNDARIES



INVESTORS HIRE CONSULTANTS TO PREPARE THE OUTGROWER AGREEMENT, THE COMMUNITY DEVELOPMENT AGREEMENT AS WELL AS THE ENVIRONMENTAL IMPACT ASSESSMENT (EIA). TO ENSURE THE COMMUNITY HEALTH AND SAFETY



THE GOVERNMENT APPROVES & DISCLOSES ALL DRAFT DOCUMENTS



HOST COMMUNITY COMMITTEE (HCC) ORGANISES TOWN-HALL MEETINGS TO DISCUSS DOCUMENTS, IN ORDER TO PROTECT THEIR INTEREST

TOWN HALL



LET'S ALL SPEAK WITH ONE VOICE

YES, TO ENSURE THE INVESTOR & GOVERNMENT FULFILL THEIR PART OF THE AGREEMENT

INVESTORS AND HOST COMMUNITY COMMITTEE (HCC) SIGN THE COMMUNITY DEVELOPMENT AGREEMENT(CDA)



COMMUNITY DEVELOPMENT AGREEMENT(CDA)

GOVERNMENT ESTABLISHES A COMMUNITY LAW CENTRES TO SETTLE DISPUTES THAT MAY ARISE

WELCOME TO
COMMUNITY
LAW CENTRE



A COMPENSATION LIST IS PUBLISHED FOR BENEFICIARIES TO CONFIRM THEIR ENTITLEMENTS

COMPENSATION LIST

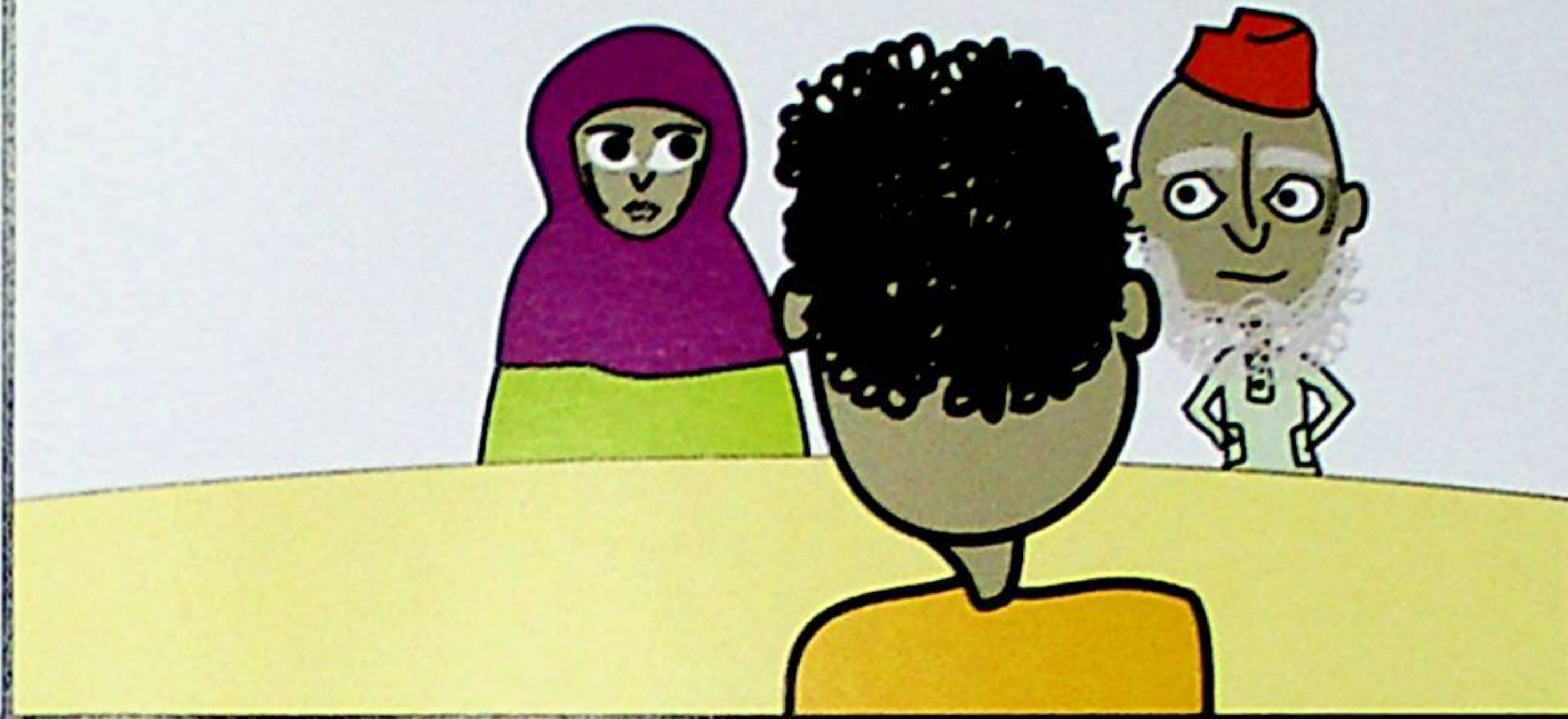


AGGRIEVED COMMUNITY MEMBERS REGISTER THEIR GRIEVANCES AND MAKE THEIR COMPLAINTS AT THE NEAREST COMMUNITY LAW CENTRE

COMMUNITY
LAW CENTRE



COMPENSATED INDIVIDUALS RECEIVE ADVICE ON MANAGING THEIR FINANCES, AND THEIR RIGHTS UNDER THE RESETTLEMENT ACTION PLAN AND LIVELIHOOD RESTORATION PLAN



ON BEHALF OF THE COMMUNITY, I HEREBY AGREE TO HAND OVER OUR LAND.



WE'RE GLAD TO TELL YOU THAT ALL PAPERWORK AND COMPENSATION HAS BEEN CONCLUDED

THE INVESTORS RECEIVE THE LAND TITLE DOCUMENTS FROM THE GOVERNMENT



PLEASE ENSURE THAT ALL THE AFFECTED LANDOWNERS AND USERS COME TO COLLECT THEIR COMPENSATION MONEY



LAND OWNERS & USERS ARE HAPPY TO COLLECT THE AMOUNT THEY ARE ENTITLED TO



... WORK STARTS ON THE LAND



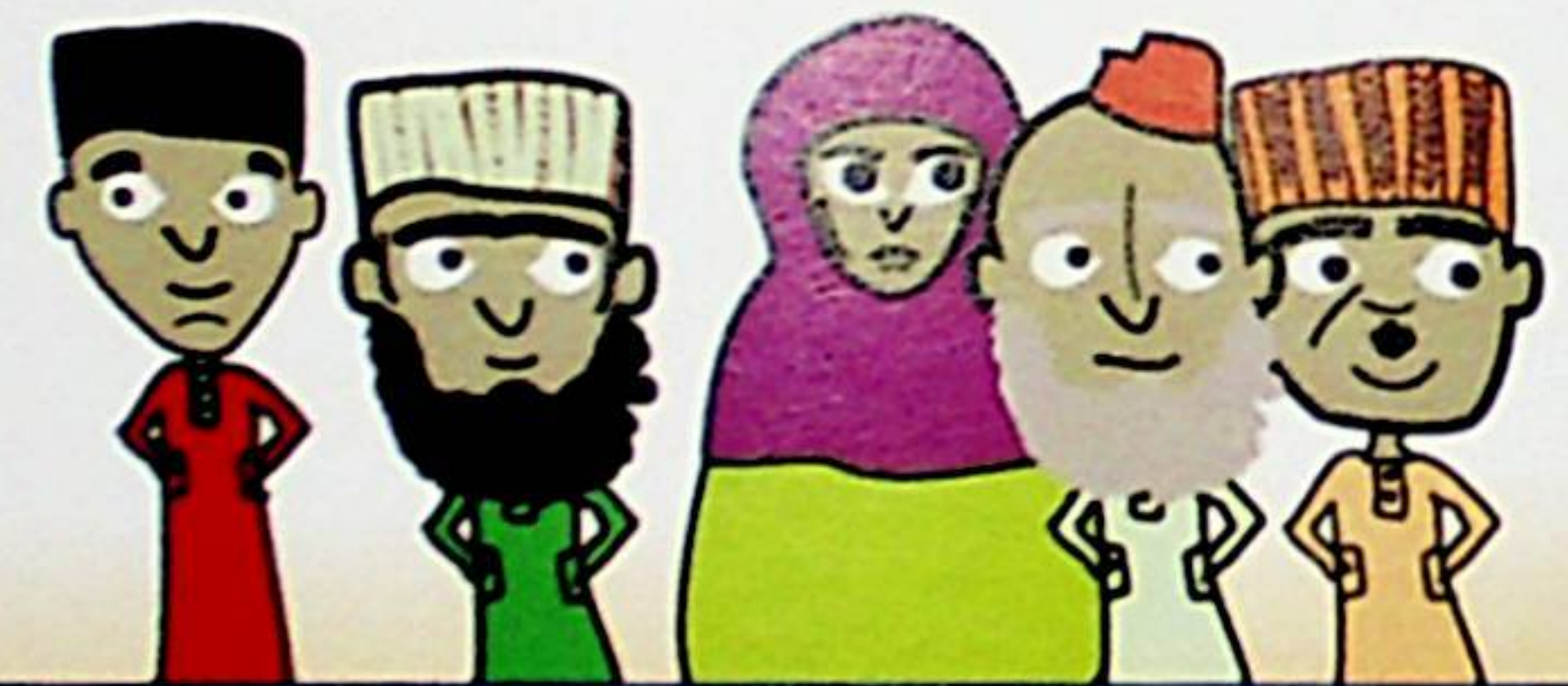
MEMBERS OF THE COMMUNITY WITH RELEVANT SKILLS ARE EMPLOYED AS CONTRACTORS, LABOURERS, SECURITY PERSONNEL ETC



THE STATE GOVERNMENT BEGINS IMPLEMENTATION OF THE RESETTLEMENT ACTION PLAN AND LIVELIHOOD RESTORATION PLAN



THE LAND HAS BEEN DEVELOPED INTO AN AGRICULTURAL PRODUCTION AND PROCESSING SITE, CREATING NEW JOB OPPORTUNITIES FOR THE PEOPLE



6 MONTHS LATER...



THE STATE GOVERNMENT CONDUCTS A COMPLETION AUDIT TO VERIFY THAT DUE PROCESS WAS FOLLOWED AND CONTINUE TO ENFORCE THE TERMS AND CONDITIONS OF ALL AGREEMENTS



What if I have questions?

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