Katsina State Framework for Responsible and Inclusive Land Intensive Agriculture (FRILIA)

Valuation & Compensation Toolkit

October, 2025

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ACRONYMS AND ABBREVIATIONS

ESVARBON	Estate Surveyors & Valuers Registration Board of Nigeria
FAO	Food and Agricultural Organisation of the United States
FPIC	Free, Prior & Informed Consent
FRILIA	Framework for Responsible and Inclusive Land Intensive Agriculture
MDA	Ministries, Departments and Agencies
PAP	Project Affected Persons
RAP	Resettlement Action Plan
VVGT	Voluntary Guidelines on the Responsible Government of Tenure of Land, Fisheries and Forest in the context of National Food Security

1. Introduction

The Framework for Responsible and Inclusive Land Intensive Agriculture (FRILIA) is centred around the principles of promoting sustainable agricultural development and protecting the rights of all stakeholders involved in land use. One of the critical components of FRILIA is ensuring that valuation and compensation processes are conducted fairly, transparently, and inclusively. This toolkit serves as a comprehensive resource for guiding stakeholders—including government agencies, investors, and local communities—through the intricacies of land valuation and compensation related to land access, easement, and involuntary resettlement. Effective valuation and compensation are essential for mitigating the impacts of land use changes on impacted parties, particularly those who may be displaced or experience loss of livelihoods.

This toolkit provides a structured approach to assessing the value of land, assets, and resources and determining appropriate compensation methodologies for various categories of affected individuals and communities. By aligning these processes with FRILIA's overarching goals, the toolkit aims to foster trust and collaboration among stakeholders, promote social equity, and support sustainable agricultural investments.

The toolkit incorporates best practices and lessons learned from various contexts, ensuring that it resonates with local realities while adhering to international standards and guidelines. It emphasizes the importance of stakeholder engagement throughout the valuation and compensation process, ensuring that the voices of affected communities are heard and respected. By equipping stakeholders with practical tools and strategies, this toolkit seeks to empower them to effectively navigate the complexities of valuation and compensation, ultimately facilitating the successful implementation of FRILIA in Katsina State.

1.2. Objectives of this toolkit

a. **Guide Valuation Processes**: Provide clear guidelines and methodologies for conducting accurate and fair valuations of land, assets, and resources affected by agricultural projects.
b. **Standardize Compensation Practices**: Establish standardized procedures for determining compensation entitlements for various categories of Project Affected Persons (PAPs) to ensure consistency and equity across different cases.
c. **Promote Stakeholder Engagement**: Encourage active participation and engagement of affected communities and stakeholders in the valuation and compensation processes, fostering transparency and building trust in the outcomes.
d. **Enhance Understanding of Legal Frameworks**: Educate stakeholders on relevant legal frameworks and policies pertaining to valuation and compensation, ensuring compliance with national laws and international standards.
e. **Address Equity and Inclusion**: Emphasize the importance of social equity in compensation processes, ensuring that marginalized and vulnerable groups receive appropriate support and entitlements.
f. **Facilitate Dispute Resolution**: Provide mechanisms for addressing grievances related to valuation and compensation, helping to prevent and resolve conflicts that may arise during the process.
g. **Promote Sustainable Practices**: Highlight the significance of sustainable land valuation practices that consider environmental factors, ensuring that compensation measures do not lead to negative impacts on local ecosystems.

2. Applicable FRILIA Principles and International Best Practices

A number of the FRILIA principles apply to the subjects covered by this toolkit:

- A range of investment and production models should be considered, including alternatives to large-scale transfer of land (Principle 1.4).
- Investments should safeguard against dispossession of legitimate tenure rights holders (Principle 2.1)
- Existing legitimate rights, including customary and informal, and rights to common property resources, should be systematically and impartially identified (Principle 2.2).
- Provide for protection of rights through grievance redress mechanisms that provide accessible and affordable procedures for 3rd party settlement of disputes, including but not limited to disputes arising from displacement for resettlement. (Principle 2.3).
- Compensation standards are to be disclosed and applied consistently (Principle 3.1).
- Economic and social impacts caused by land acquisition or loss of access to natural resources shall be identified and addressed, including people who may lack full legal rights to assets or resources they use or occupy (Principle 3.2).
- Adequate compensation will be provided to purchase replacement assets of equivalent value and to meet any necessary transitional expenses before taking of land or restricting access (Principle 3.3)
- Supplemental livelihood improvement or restoration measures will be provided if taking of land causes loss of income generating opportunities (Principle 3.4).
- Public infrastructure and community services that may be adversely affected will be replaced or restored (Principle 3.5).
- Displaced persons with land-based livelihoods should be offered an option for a replacement land unless equivalent land is not available (Principle 3.6).
- Principles specific to compensation, resettlement and livelihood restoration (Principle 3.7).
- Investments preceded by independent assessments of potential positive and negative impacts on tenure rights, food security, livelihoods, and environment (Principle 4.2).
- Take into account potential adverse impacts on physical cultural property and as warranted, provide adequate measures to avoid, minimize or mitigate such efforts (Principle 4.3).

Agribusiness investors can acquire rights to use land directly from the land rights holders or from the government. If acquiring from the land rights holders, the transaction must be on a "willing seller-willing buyer" basis such that involuntary resettlement issues do not arise. But guidance in this toolkit on valuation and compensation still apply.

Land that a government leases or sells to investors can be separated into two categories:

1. The first is land the government has in some way acquired relatively recently from local individuals or communities. Such transactions may be completed through compulsory acquisition or voluntary processes by which land rights held by private parties become publicly owned.
2. The second involves land that has been fully owned or controlled by government for some time. Even in the latter circumstances, however, unless the land in question is entirely vacant and unused throughout the year, individuals and local communities are likely to be affected by any transaction with private investors.

In the first case, the government can obtain rights to the land in a consensual transaction with the local rights holders upon payment of fair compensation (willing buyer, willing seller"). Or the government can obtain the land without the consent of those who have rights to it, also upon payment of fair compensation. International principles, including the VGGT[1] state that governments should only use this expropriation power when it is for a public purpose based on a law that clearly and narrowly defines what is and is not a "public purpose." Evidence gathered over many years indicates that it is best to avoid expropriation altogether as involuntarily displacing communities usually has significant negative impacts on affected people and leads to long-running conflicts. Done poorly, it can leave people homeless and destroy the social fabric of communities. This can create significant and very costly opposition to investments on the land. Thus, governments should use this power only as a very last resort (FAO 2015). Under FRILIA, the government should refrain from using its expropriation power to acquire land for private investment. It should only acquire such land after obtaining FPIC from the affected community.

Even in the second scenario, government or the investor still may need to provide fair compensation and resettlement if the transaction with an investor causes the displacement of current users of the land as such users may have legitimate, albeit informal tenure rights under FRILIA principles 1.1, 1.3, 2.1 and 2.2 and the VGGT.

In recent decades in Katsina State, the government acquired land on a compulsory basis pursuant to the Land Use Act. In some cases, the government provided compensation to the land rights holders. In many other cases, the government did not provide compensation but has allowed the rights holders to continue to use the land. If the government now wishes to provide the land to an investor, the existing rights holders are entitled to resettlement and compensation as described in this toolkit. Katsina State will have to decide whether it or the investor will be responsible for complying.

3. Valuation Processes

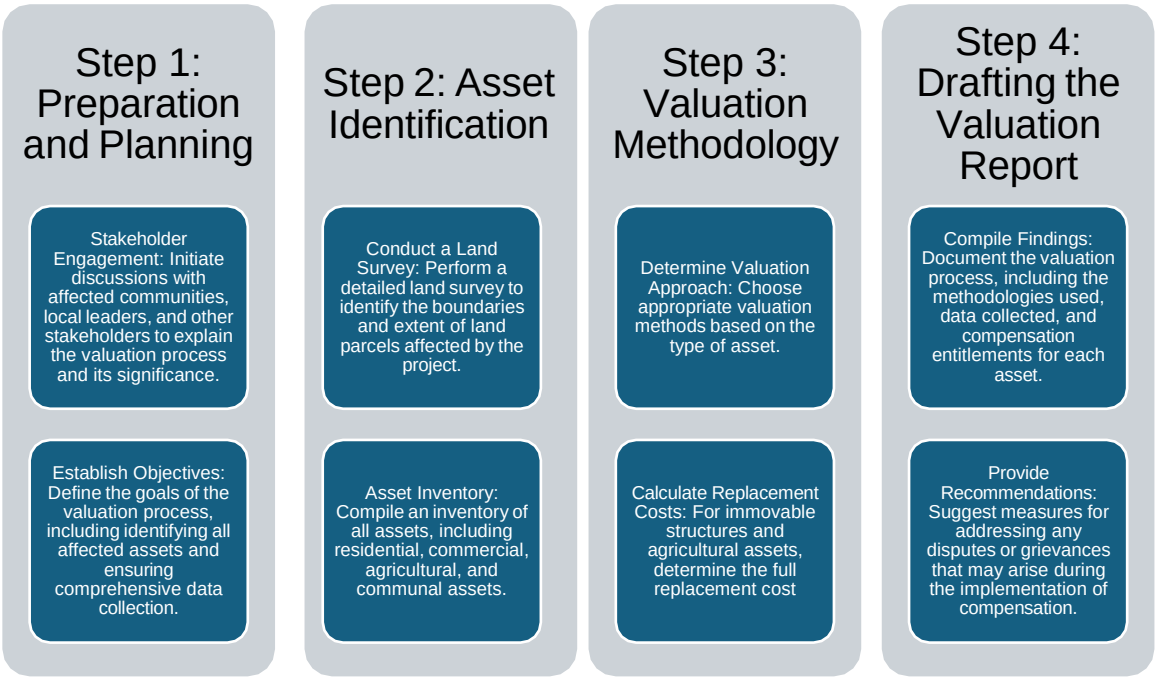
As indicated above, FRILIA principles provide guidance on how land can be acquired and valued in the agricultural investment context. These principles generally go well beyond the land valuation and compensation processes for involuntary land acquisition in the Federation of Nigeria that are governed by the Land Use Act, LFN CAP L5, 2007 (LUA) and the Katsina State Land Registration Law Cap 74 in Katsina State also apply to involuntary land acquisition. Thus, FRILIA principles should be applied to valuation and compensation processes and determinations whether the acquisition is voluntary or involuntary.

3.1 Valuation Process Overview

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. This toolkit is designed to guide Estate Valuers in the execution of FRILIA compliant valuation proceedings that incorporate the bases, methods and premise of arriving at fair value in land transactions in the State.

[1] Voluntary Guidelines on the Governance of Tenure of Land, Fisheries and Forestry in the Context of National Food Security ((http://www.fao.org/docrep/016/i2801e/i2801e.pdf) (generally referred to as the "VGGT").

The FRILIA principles recognise that holders and/or occupiers of all categories of assets are eligible for participation in the compensation and valuation process. The valuation should include the four steps listed below:



3.2 Determine Valuation Approach

Choosing the appropriate valuation method is crucial for accurately assessing the value of assets affected by projects under FRILIA. The selected approach must be tailored to the specific types of assets being evaluated, as different assets require different methodologies to reflect their true worth.

Below are common valuation approaches with detailed explanations:

- **Market Comparison Approach:** Thie market comparison approach involves assessing the value of similar assets that have been sold or leased in the same area. This method is predicated on the principle of substitution, which assumes that a buyer will not pay more for an asset than the cost of acquiring an equivalent asset.
  Process:
  - **Identify Comparable Sales:** Collect data on recent sales or lease transactions of comparable properties or assets in the market. Factors such as location, size, condition, and use should be similar to the asset being valued for the comparison to be valid.
  - **Adjust for Differences:** Adjust for any differences between the comparable assets and the asset in question. Adjustments may include factors such as age, condition, or specific features that influence value.
  - **Establish Market Value:** Calculate the average adjusted value of the comparable sales to determine a reasonable market value for the assessed asset.

Application: This approach is particularly effective for residential, commercial, and agricultural properties where sufficient market data is available.

- **Cost Approach:**

  Definition: The cost approach estimates the value of an asset based on the cost required to replace or reproduce it, minus any depreciation that may have occurred over time. This method is especially useful for unique properties or assets with few comparable sales.

  Process:

  - **Estimate Replacement Cost:** Calculate the cost of constructing a similar new asset, considering current construction costs, materials, and labour rates.
  - **Determine Depreciation:** Assess the physical deterioration, functional obsolescence, or economic obsolescence that may have impacted the asset over time. This involves estimating how much value has been lost due to these factors.
  - **Calculate Value:** Subtract the total depreciation from the estimated replacement cost to arrive at the current value of the asset.

  Application: This method is commonly used for buildings, infrastructure, and specialized improvements where direct market comparisons are limited.

- **Income Approach:**

  Definition: The income approach calculates the value of an asset based on its potential to generate income. This method is particularly relevant for investment properties, commercial facilities, and agricultural lands that produce regular revenue.

  Process:

  - **Estimate Potential Income**: Analyse the income that the property or asset is expected to generate. This may include rental income, agricultural produce, or business revenue.
  - **Determine Operating Expenses:** Calculate the operating costs associated with managing the property or asset, such as maintenance, management fees, taxes, and insurance.
  - **Calculate Net Income:** Subtract operating expenses from the gross income to determine net income.
  - **Apply Capitalization Rate:** Use an appropriate capitalization rate, which reflects the risk and return expectations for similar investments in the market. Divide the net income by the capitalization rate to establish the value of the asset.

  Application: This approach is suitable for income-generating assets like commercial properties, rental homes, and agricultural businesses where feasible cash flow data can be obtained.

The Project should engage the services of an independent registered/certified valuer to conduct market surveys and issue a market survey report (**Template 1**) within the Project Area and develop current replacement value indices expressed per unit, per square meter and/or linear meter. The valuation must report on all assets identified and issues around them using the outline in **Template 2.**

With regards to crops and economic trees, the investment yield approach for valuation should be used. This method involves determining the opportunity cost of the claimants' rights to the incomes from their farms, trees and plantations through a resettlement implementation period of three months and variable crop/tree gestation periods.

4. Compensation

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 made through 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.

Consulting with relevant stakeholders (government agencies, NGOs, community leaders).

Any individual whose assets or access to assets are affected due to land acquisition or other project-related activities is entitled to compensation.

Types of Assets Eligible for Compensation:
Tangible Assets: Land, Buildings, Structures Crops and Livestock

Intangible Assets: Access to public services, cultural and community ties and livelihood impacts

Forms of Compensation:

1. **Monetary Compensation:** Paid at full replacement cost. Full Replacement Cost includes: Market value of the asset. Transaction costs (e.g., costs related to transfer or title). Defined as sufficient to replace lost assets in their existing condition, without depreciation.

2. **In-Kind Compensation**: Replacement of the affected asset with an asset of similar or better quality and value. Suitable for assets of special significance to the affected persons, or where cash compensation is not preferred.

3. Assistance: Additional support services (e.g., relocation assistance, training programs) to help affected persons' transition.

Importance of Fair Compensation: Providing fair and adequate compensation is essential for: ensuring compliance with legal requirements; maintaining a social license and trust with affected communities.

4.1 Livelihood Restoration

FRILIA principles require investors to go beyond physical resettlement, in-kind compensation and cash compensation for losses to provide support to PAPs to restore their livelihoods and improve their standard of living. As part of the development of the Resettlement Action Plan (RAP), a

detailed livelihood restoration and improvement strategy must be established. This strategy should be developed to ensure that livelihood and restoration packages (either land-based or non-land 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 the project.

All who have assets and otherwise qualify for compensation should be indicated in the entitlement matrix. [**See Land Access and Resettlement Toolkit**] See also **Table 1 below** for a partial matrix including some of the categories of claimants who are likely to be entitled to receive compensation.

Table 1

Eligible Group	Type of Loss	Compensation Based on FRILIA Principles
House owner: Holder of customary rights of occupancy	Land and Housing	The Project shall offer affected persons choices among feasible resettlement options, including adequate replacement housing with security of tenure or cash compensation where appropriate. The principle of full replacement (without taking depreciation into account) will underly the provisions for loss of housing. Cash compensation levels will be sufficient to replace the lost land and other assets at full replacement cost in local markets. **Relocation assistance or allowance**: Physical assistance with the relocation process or a cash amount to cover the cost of the relocation process will be provided with a transport allowance. *(if a PAP falls into more than one category, they should only be eligible for one payment of relocation assistance to assist relocation of all their assets)* **Disturbance allowance**: A cash amount will be provided related to the quantum of the disturbance caused.

Occupier of Habitable asset	Rented Housing	**Relocation allowance**[2]: cash amount to cover the rental cost of equivalent housing for the residue of the year plus transportation allowance.
Agricultural landowner and holder of customary and statutory rights of occupancy	Agricultural land, Crops and Economic Trees	Where resettlement land is not available, the principle of full replacement cost (without taking depreciation into account) will underly the provisions for loss of all agricultural assets (buildings, trees, crops etc.). All transaction costs are to be accounted for. **Livelihood restoration and improvement programmes:** The approved RAP will determine the restoration programmes. **Relocation assistance or allowance:** Physical assistance with the relocation process or a cash amount to cover the cost of the relocation process should be provided. **Disturbance allowance:** A cash amount should be provided if disturbance is specifically caused.
Agricultural Land User (Renting land through cash or in-kind payment)	Loss of crops and Access to income from agricultural land use.	Compensation calculated at market value for all crops and additional allowance for land rent at a new site, including costs of land clearance, improvements and transaction costs.

5. Monitoring and Evaluation

In general, monitoring is a way to determine whether parties to agricultural investment agreements are complying with their obligations. It also enables parties to assess the impacts, both positive and negative, of these investments on national development priorities, affected communities and individuals. In broad terms, monitoring involves collecting a set of qualitative and quantitative indicators to establish a baseline and then periodically collecting data on the same indicators for comparison with the baseline.

There should be an agreed-upon plan to monitor all aspects of the activities implementing resettlement, valuation and monitoring that describes what will be monitored, the methods that will be used to collect data, how often data will be collected and by whom. It should set forth mechanisms for participation by PAPs, as well as the agreed upon institutional and funding arrangements. This monitoring can be guided by a stand-alone plan or be part of the larger monitoring of the overall project.

[2] if a documented annual tenant per Kaduna State Landlord and Tenant Law, 2018

Box 1: Monitoring elements

Indicators: Specific measures used to assess the effectiveness and impact of Land Valuation and Compensation Mechanism.

Frequency: How often monitoring activities will occur to evaluate land valuation and compensation activities and outcomes.

Responsible Party: Designated individuals or teams accountable for overseeing monitoring processes and ensuring alignment with established policies and procedures.

Strategies for Data Collection: Methods and approaches for collecting relevant data.

Reporting Strategy: How data insights and findings from monitoring activities will be documented, analysed, and shared to inform decision-making and enhance land valuation and compensation mechanism.

S/N	Monitoring Dimension	Example
1	Indicators	• Number of Affected Persons Compensated
2	Frequency	• Quarterly
3	Responsible Party	• Project Manager / Compensation Officer
4	Strategies for Data Collection	• Maintain a database of affected persons and their compensation status. • Use surveys to confirm receipt of compensation by affected persons.
5	Reporting Strategy	• Include in quarterly progress reports and dashboards for stakeholders.

Appendix

Template 1: Market Survey Report Template for Valuation under FRILIA

Market Survey Report

1. **Report Overview:**

_____

- Prepared by:_____
- Date:_____
- Location of Survey:_____
- Survey Reference Number: _____

2. Introduction:

This market survey report aims to determine the current market value of assets affected by the proposed project in accordance with FRILIA principles. The report recognizes that all holders and/or occupiers of assets are eligible to participate in the compensation and valuation process. The assets subject to valuation include residential, commercial, agricultural, and communal resources, among others.

3. Asset Categories Surveyed:

The following categories of assets are included in this market survey:

- Residential, commercial, agricultural, communal, and recreation assets
- Uncompleted developments at varying stages of completion
- Temporary structures used for agricultural, residential, or commercial purposes
- Makeshift/uncompleted structures used as permanent or temporary residences
- Undeveloped plots of land and fallow agricultural lands
- Cultivated farmlands and water bodies, including fishing traps/nets
- Game and forest reserves
- Ancillary facilities such as boreholes, barns, and outdoor cooking facilities
- Cultural assets, shrines, and other communal interests
- Gravesites (communal, individual, and family)
- Animal/fishing/poultry business assets
- Categorized trees, crops, and other plantations of economic value
- Government and privately-owned utility assets

4. Valuation Methodology:

The basis for valuation in this report is the **current market value** of all assets, including buildings and installations. This method aims to achieve full replacement cost, which accounts for the following:

- Reconstruction costs of similar new structures that reflect their stages of completion
- No depreciation of assets based on their state of repair
- Inclusion of associated transactional costs in the valuation process

To ensure accuracy and impartiality, the project has engaged the services of independent registered/certified valuers to conduct this market survey.

5. [3]Detailed Findings:

Asset Description	Location	Current Market Value	Remarks
1. Residential Asset			
2. Agricultural Land			
3. Temporary Structure			
4. Cultural Site			
5. Water Body			
6. Commercial Property			
7. Fallow Land			
8. Other (specify)			

6. Conclusion and Recommendations:

This market survey report outlines the valuation of affected assets in accordance with FRILIA principles. It is recommended that the compensation for the affected parties reflects the current market values and that efforts be made to engage stakeholders in the process, ensuring transparency and trust.

7. Certification[4]:

We, the undersigned independent valuers, certify that this market survey has been conducted fairly and accurately, and the findings presented herein are true representations of the current market value of the assets surveyed.

| Valuer's Name | Signature | Valuer's License Number |

|---|---|---|

| _____ | _____ | _____ |

| Date: _____ | | |

[3] Ensure all assets are clearly described, with locations and current market values documented.

[4] Include signatures and certifications from qualified valuers to validate the report

Template 2: Valuation Reporting Template

VALUATION REPORTING TEMPLATE

(For compliance by Valuers)

The Estate Surveyors & Valuers Registration Board of Nigeria (ESVARBON) established by LFN Cap E13 issued a Valuation Template for compliance by Valuers nationwide. The template was extracted from the International Valuation Standards (IVS) and contained in the Nigerian Valuation Standards – the Green book. The Katsina State V&C template is, therefore, a reflection of the generic template provided by the Board as follows:

a. CONFIRMATION OF TERMS AND OF ENGAGEMENT:

On acceptance of a brief from the agricultural Investor, every registered Valuer shall be expected to communicate the following information to the client;

1. Identification of the client and any other intended users of the Valuation Report;
2. The purpose of the Valuation;
3. The identity of assets or subject of the Valuation;
4. The interests to be Valued;
5. The type of asset or liability and how it is used or classified by the client;
6. The basis, or bases of value;
7. Date of inspection;
8. The Valuation Date;
9. Disclosure of any material involvement, or a statement that there has not been any previous material involvement;
10. The identity of the Valuer responsible for the Valuation and, if required, a statement of the status of the valuer
11. Where appropriate, the currency adopted;
12. Any assumptions, reservations, special instructions or departures from the Standards;
13. The extent of the Valuers' investigations;
14. The type of report being prepared: the format of the report, that is, how the valuation will be communicated, must be described as provided in – The Green Book, IVS Standards.
15. The nature and source of the information to be relied on by the Valuer;
16. Any consent to, or restriction on, publication;
17. Restriction of use, distribution and publications of the report. Any limits or exclusion of liability to parties other than the client must be clearly communicated;
18. Confirmation that the Valuation will be taken in accordance with these standards and that it also complies with the IVS, where appropriate;

19. Confirmation that the Valuer has the knowledge, skills and understanding to take the valuation competently;

20. A statement that compliance with these standards may be subject to monitoring under ESVARBON'S conduct and disciplinary regulations.

REPORTING FORMAT:

1. **Executive Summary**

Each report shall contain an Executive Summary with the following information:

- Name and Address of the client – Katsina State Government / Investor
- Description of land – location and coordinates in WGS 84 or other approved format
- Date of Valuation
- Purpose of valuation – Cash compensation
- Basis of valuation – Replacement Value
- Opinion of Value -
- Identification of Valuer/Firm
- Names and Qualifications
- Registration Number
- Contact/Address Telephone Number/E-mail Address

MAIN REPORT:

1. **INTRODUCTION:**

S/N	HEADING	EXPLANATORY NOTES
A.	**Brief/Instruction**	Name of the Client, nature and date of engagement
B	**Identification and Status of Valuer**	Valuers' Certification
C	**Purpose of Valuation**	Compensation etc
D	**Scope of Valuation**	Extent of Valuation assignment
E	**Date of Inspection**	Actual Date of Inspection and for Multiple Dates all the dates should be listed

2. **FACTUAL INFORMATION (structures, existing agricultural sites) – whichever applicable:**

A.	**Location**	Description of Access include location and neighbourhood maps Description of the location of the land.
B	**Property Description**	Description of property Aerial photographs where applicable and possible.
C	**Construction Details**	Description of construction details. Materials and Finishing Exceptional Items should be mentioned.
D	**Accommodation Details**	Details of Accommodation property set-out in sequence with measurements according to IPMS (internal and external. (Specialized properties can sometimes be exempted from this)
E	**Site Description**	GIS Technology using WGS 84 coordinate system, longitude & latitude format or other client determined format shall be deployed to get coordinates of the site.
F	**Condition**	Physical condition of the properties including photographs.
G	**Environmental Considerations, Town Planning restrictions**	Where application, the impact of environmental influences on long term sustainability of values must be analysed and stated. This may include flooding, erosion threats, land contaminations etc.
H	**Tenure**	Type of interests impacted.
I	**Source(s) of information**	References, Market Survey
J	**General Assumptions/Special assumptions**	General assumptions relied upon, Departures from the standard and reasons for the departures must be stated.

3. **ECONOMIC BACKGROUND:**

	HEADING	**EXPLANATORY NOTES**
A.	**Market Analysis**	Describe Current Market Conditions, Demand and Supply, Market Trend, Economic Indicators of the local market hosting the property.

4. **VALUATION:**

S/N	HEADING	EXPLANATORY NOTES
A.	**Basis**	The basis for the Valuation being carried out should be stated and defined according to NVS/IVS definitions – Replacement Value in this case.
B	**Premise Of Value**	Not applicable
C	**Approaches/Methods**	More than one approach may be used by the Valuer to arrive at an opinion of value for fairer understanding and these approaches/methods should be defined according to IVS to avoid ambiguity and make it more transparent.
D	**Assumptions and Limiting Conditions**	Valuers must state any special assumptions / limiting conditions that underline the value estimates.
E	**Conclusion and Opinion of Value**	This should include the date of valuation, Making reference to the basis and purpose. Confirmation that the Valuation was carried out in conformity with the Nigerian Valuation Standards – The Green Book which has incorporated the International Valuation Standards (IVS) and all other applicable current standards such as International Financial Reporting Standards (IFRS), International Property Measurement Standard (IPMS), Nigerian Institution of Estate Surveyors and Valuers (NIESV), etc under the circumstances must also be clearly stated.
F	**CERTIFICATION**	Valuer MUST affix seal and adhesive stamp issued by ESVARBON and the number issued by Financial Reporting Council of Nigeria.

(Source: Adapted from the Nigeria Valuation Template, 2019)

Article 102 (a), of the NVS invites valuers to determine compensation for compulsorily acquired land for projects funded by Agencies like the World Bank, International Finance Corporation (IFC) etc. to adhere to the guidelines for compensation guiding the operations of the funding agency. In the implementation of FRILIA principles, therefore, it is mandatory that the Valuer complies with the extant requirements of the Funder and such principles MUST be clearly reported. The Valuer must also adequately be informed of the agricultural policies, practices and guidelines for agricultural practices in the State.

APPROVED BY:

H.E. Malam Faruk Lawal HICB
Deputy Governor of Katsina State
CHAIRMAN STEERING COMMITTEE