

Valuation for Resettlement of Lububiyi Shrine in Angwan Dadi-Kodape District, Karu L.G.A. Nasarawa State of Nigeria

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ABSTRACT

Shrines/sacred groves are amongst the heritage resources of a people and hence can be sustainably packaged for heritage, tourism promotion and community development. In a traditional African society, heritage resources are inclusive of a people's belief system and other socio-religious values. Shrines/sacred grove have been posed with series of threats to their existence and heritage tourism potentialities in communities. With the adoption of ethnography as the major research method, this paper studied a shrine in the Gbagyi Land in Nigeria with major interest on their various benefits (both to these sacred places and their visitors) and existing measures to that effect. Some measures including adult education and community development initiatives were suggested to augment the existing ones towards addressing various value issues at these sacred places; to enhance their relevance in the heritage, tourism, industry and community development of North Central Nigeria.

Keywords: Shrines/Sacred Groves, Resettlement, Valuation, Heritage Resources.

INTRODUCTION

Major development projects are imperative and most times for the public's good, thus, the needs for acquisition of land for the purposes of executing such projects. In the process, individuals, businesses and communities are most times displaced from their Premises and sources of livelihoods.

Arising from the discourses and criticisms which resettlement issues generate in different forum, it is evident that the problem of finding an

appropriate strategy for resettling displaced persons has not yet been arrived at the fundamental problem peculiar to the current trend of large scale infrastructure projects implementations is that of how to treat the indigenous populations and other holders of property rights.

The current Resettlement and compensation policies of government most times have been criticized as focusing more on issues of affecting physical assets downgrading the socio economic aspects of the expropriated. The criticism is even louder that most current land acquisitions programmes are not for the sole use of governments as envisaged in the Land Use Decree of (1978) but to satisfy some other quasi-public interests through the Public Private Partnerships (PPP) arrangements.

Shrine

Shrine is a holy or sacred place, which is dedicated to a specific deity, ancestor, hero, martyr, saint, demon, or similar figure of awe and respect, at which they are venerated or worshipped. It often contains idols, relics, or other such objects associated with the figure being venerated. There are many types of shrines such as temple shrines, household shrines, yard shrines, religious shrines (Christianity, Islam, Shia, Baha'I, Buddhism, Germanic paganism, Hinduism, Taoism, etc) but this work is limited to juju shrine.

However, juju is defined as an object venerated superstitiously and used as a fetish or amulet by tribal people of West Africa or it is the magical power attributed to such an object (Dictionary.com). According to oxford dictionary, juju is defined as supernatural power attributed to charm or fetish. Shrine has been said to be a place of worship associated with sacred thing or a place where people come to worship because it is connected with a holy person or event or because it is important to them. Therefore, juju shrine is defined by Ibagere (2010) as a place that people visit and respect because it is connected with magical objects with special powers- either for healing, cursing, production, destruction, or for veneration and worship.

Valuation

Valuation, on the other hand, is the process of assessing what a particular interest in property is worth at a particular time. It can also be defined as the determination of the monetary worth or value at a specified date and for a specific purpose of the property right encompassed in an ownership.

Due to evolution, valuation can be defined as an art and science of determining for a specific purpose at some specific date the monetary worth of property interest or right encompassed in an ownership and by one authorized to do so (Udechukwu, 2006). International valuation standard council (IVSC) defined valuation as the estimation of the amount for which a property should exchange on the date of valuation between a willing buyer and willing seller in an arm's length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion.

Shrines fall under the specialized properties which are used to describe certain classes of proprietary land units which fall outside the general range of residential and commercial properties and which have no comparables in the market upon which a valuation could readily be based (Olusegun, 2000). In other words, specialized properties are rarely sold or exchanged in the market and tend to enjoy a near absolute monopoly. The principles of demand and supply play a major role in ascertaining the market value of a property regarding the tangible aspects- items used in appeasement and restoration but for the intangible (cultural) aspects, reverse is the case.

The duty to assess the value of property including shrine remains with the Estate Surveyors and Valuers by law. To be able to perform this duty effectively, he has to know much about shrine and its relevance to those who believe in them. With this introduction and background, this study is limited to Lububiyi shrine at Angwan Dadi- Kodape District of Karu Local Government Area in Nasarawa State of Nigeria.

Reason for Valuation of Shrine

The earlier definition of valuation reads in part...estimating value for a specific purpose. The method to be adopted depends on the purpose of valuation. The reason for the valuation of shrine is for compensation and resettlement claims for compulsorily acquired interest, which may be acquired for overriding public interest. Valuation for compensation is a statutory valuation. Statutory valuations are valuation carried out in conformity with laid down rules and regulations stipulated in the law guiding them (Udechukwu, 2006). In other words, it is carried out in accordance with the enabling laws.

CONCEPTUAL FRAMEWORK

Resettlement practices by all appropriate arms of government in Nigeria over time are as enshrined in the Land Use Act.

“(1) Where a right of occupancy in respect of any developed land on which a residential building has been erected is revoked under this Act the Governor or the Local Government, as the case may be, may in his or its discretion offer in lieu of compensation payable in accordance with the provisions of this Act resettlement in any other place or area by way of a reasonable alternative accommodation (if appropriate in the circumstances).

(2) Where the value of any alternative accommodation as determined by the appropriate officer of the Land Use and Allocation Committee is higher than the compensation payable under this Act the parties concerned may by agreement require that the excess in value in relation to the property concerned shall be treated as a loan which the person affected shall refund or repay to the Government in the prescribed manner.

(3) Where a person accepts a resettlement pursuant to subsection (1) of this section his right to compensation shall be deemed to have been duly satisfied and no further compensation shall be payable to such person.”

S.33 Land Use Act 1978.

Evident from the LUA, resettlement issues are discretionary matters of the government and not the right of the individual as guaranteed by the constitution of the Federal Republic of Nigeria.

“No moveable property or any interest in an immovable property shall be taken possession of compulsorily and no right over or interest in any such property shall be acquired compulsorily in any part of Nigeria except in the manner and for the purposes prescribed by a law”

S. 44 Constitution of the Federal Republic of Nigeria 1999.

Arising from the stipulations of the Constitution of the Federal Republic of Nigeria, the LUA has set the limit of compliance by acquiring authorities in the areas of restitutions in the event of revocation of rights of occupancy to either accept Resettlement in lieu of cash Compensation or vice versa. This principle negates the overall objectives of the World Bank guideline for off shore project financing.

To set the right frame for the settlement of compensation claims, the Estate Surveyor and Valuer is normally called upon to assess and determine the quantum compensation due to every Project Affected Person (PAP) in line with the existing laws of the area concerned.

Current trends have shown that apart from complying with extant laws of the country, it is becoming an International/offshore financing requirements that The Equator Principles (EPs) as a risk management framework is adopted by financial institutions ‘for determining, assessing and managing environmental and social risk in projects.’ The primary reason for the global adoption of the EP is primarily intended to provide a minimum standard for due diligence to support responsible risk decision-making and ensuring that all PAPs are not unfairly treated in both public and private projects implementation processes.

Currently there are 78 Equator Principles Financial Institutions (EPFIs) in 35 countries that have officially adopted the EPs, covering over 70% of international Project Finance debt in emerging markets. Curiously, no African country made it to the list of countries designated as having robust environmental and social governance structure though it hosts only 9 EPFIs as follows:

S/No.	Equator Principle Financial Institution	Entry Date	Country
1	Access Bank	4 th June 2009	Nigeria
2	Arab African Int. Bank	25 th January 2009	Egypt
3	BMCE Bank	10 th May 2010	Morocco
4	Ecobank	1 st January 2012	Togo
5	Fidelity Bank	1 st November 2012	Nigeria
6	First Bank Ltd	13 th July 2009	S. A
7	Mauritius Comp Bank	15 th May 2012	Mauritius
8	Ned Bank Ltd	10 th November 2005	S.A
9	SBSA	2 nd February 2009	S.A

Source: Equator Principles Association, 2013

RESETTLEMENT ACTION PLAN (RAP)

A resettlement Action Plan (RAP) is a formal document containing the steps with timing and resources used to achieve a certain relocation of persons between sites. It normally consists of several features based on inputs from a

multi-disciplinary team of consultants for implementation prior to take off of a particular project covering:

- a statement of policy principles;
- a list or matrix indicating eligibility for compensation and other entitlements or forms of assistance;
- a review of the extent and scope of resettlement, based upon a census/survey of those affected by the project;
- an implementation plan establishing responsibility for delivery of all forms of assistance, and
- evaluating the organizational capacity of involved agencies;
- a resettlement timetable coordinated with the project timetable, assuring (among other things) that compensation and relocation are completed before initiation of civil works; and
- Discussion of opportunities afforded those affected to participate in design and implementation of resettlement, including grievance procedures.

Outline of a Resettlement Action Plan Report

Introduction

- *Project Description.*
- *Describe project components requiring land acquisition and resettlement; give*
- *Overview of land acquisition and resettlement requirements.*

Minimising Resettlement

One of the objectives of the plan according to OD 4.3 is to avoid resettlement unless if it is inevitable, therefore, the plan must explain all:

- *Efforts made to minimize displacement of persons.*
- *The results of those efforts and their potential impact on PAPs and the project.*

- *Describe mechanisms used to minimize displacement during implementation.*

Census and Socio-economic Surveys

- *Provide the results of the census of assets, inventories of facilities, and natural resource assessments,*
- *Results of all socio economic and demographic surveys.*
- *Identify all categories of impacts and PAP.*
- *Outline the methods of consultations, survey and any other information gathering process expressing the results of the various surveys with the PAP.*
- *Describe need for updates to census, assets inventories, and resource assessments.*

Legal Framework

- *Describe all relevant local laws and customs that apply to resettlement.*
- *Identify gaps between local laws and World Bank Group policies, and describe project-specific mechanisms to address conflicts.*
- *Describe entitlement policies for each category of impact and specify that resettlement implementation will be based on specific provisions of agreed RAP.*
- *Describe method of valuation used for affected structures, land, trees, and other assets.*
- *Prepare an entitlement matrix.*

Resettlement Sites

- *Does the project require community relocation sites? Have affected people been involved in a participatory process to identify sites, assess advantages and disadvantages of each site, and select preferred sites?*
- *Have the affected people been involved in developing an acceptable strategy for housing replacement? Will new housing be constructed/allocated?*
- *Does the project involve allocation of agricultural land or pasture/rangeland?*

- *Have the individual households that will be allocated lands been involved in identifying potential new sites, and have they explicitly accepted the selected sites?*
- *Describe the specific process of involving affected populations in identifying potential housing sites, assessing advantages and disadvantages, and selecting sites.*
- *Describe the feasibility studies conducted to determine the suitability of the proposed sites, including natural resource assessments (soils and land use capability, vegetation and livestock carrying capacity, water resource surveys) and environmental and social impact assessments of the sites.*
- *Demonstrate that the land quality and area are adequate for allocation to all of the people eligible for allocation of agricultural land. Provide data on land quality and capability, productive potential, and quantity.*
- *Give calculations relating to site requirements and availability.*
- *Describe mechanisms for: 1) procuring, 2) developing and 3) allotting resettlement sites, including the awarding of title or use rights to allotted lands.*
- *Provide detailed description of the arrangements for site development for agriculture, including funding of development costs.*
- *Have the host communities been consulted about the RAP?*
- *Have they participated in the identification of likely impacts on their communities, appropriate mitigation measures, and preparation of the RAP?*
- *Do the host communities have a share of the resettlement benefits?*

Income Restoration

- *Are the compensation entitlements sufficient to restore income streams for each category of impact? What additional economic rehabilitation measures are necessary?*
- *Briefly spell out the restoration strategies for each category of impact and describe their institutional, financial, and technical aspects.*
- *Describe the process of consultation with affected populations and their participation in finalizing strategies for income restoration.*
- *How do these strategies vary with the area of impact?*

- *Does income restoration require change in livelihoods, development of alternative farmlands or some other activities that require a substantial amount of training, time for preparation, and implementation?*
- *How are the risks of impoverishment to be addressed?*
- *What are the main institutional and other risks for the smooth implementation of the resettlement programs?*
- *Describe the process for monitoring the effectiveness of the income restoration measures.*
- *Describe any social or community development programs currently operating in or around the project area. If programs exist, do they meet the development priorities of their target communities? Are there opportunities for the project proponent to support new programs or expand existing programs to meet the development priorities of communities in the project area?*

Institutional Arrangements

- *Describe the institution(s) responsible for delivery of each item/activity in the entitlement policy; implementation of income restoration programs; and coordination of the activities associated with and described in the resettlement action plan.*
- *State how coordination issues will be addressed in cases where resettlement is spread over a number of jurisdictions or where resettlement will be implemented in stages over a long period of time.*
- *Identify the agency that will coordinate all implementing agencies. Does it have the necessary mandate and resources?*
- *Describe the external (non-project) institutions involved in the process of income restoration (land development, land allocation, credit, training) and the mechanisms to ensure adequate performance of these institutions.*
- *Discuss institutional capacity for and commitment to resettlement.*
- *Describe mechanisms for ensuring independent monitoring, evaluation, and financial audit of the RAP and for ensuring that corrective measures are carried out in a timely fashion.*

Implementation Schedule

- *List the chronological steps in implementation of the RAP, including identification of agencies responsible for each activity and with a brief explanation of each activity.*
- *Prepare a month-by-month implementation schedule of activities to be undertaken as part of resettlement implementation.*
- *Describe the linkage between resettlement implementation and initiation of civil works for each of the project components.*

Participation and Consultation

- *Describe the various stakeholders.*
- *Describe the process of promoting consultation/participation of affected populations and stakeholders in resettlement preparation and planning.*
- *Describe the process of involving affected populations and other stakeholders in implementation and monitoring.*
- *Describe the plan for disseminating RAP information to affected populations and stakeholders, including information about compensation for lost assets, eligibility for compensation, resettlement assistance, and grievance redress.*

Grievance Redress

- *Describe the step-by-step process for registering and addressing grievances and provide specific details regarding a cost-free process for registering complaints, response time, and communication modes.*
- *Describe the mechanism for appeal.*
- *Describe the provisions for approaching civil courts if other options fail.*

Monitoring and Evaluation

- *Describe the internal/performance monitoring process.*
- *Define key monitoring indicators derived from baseline survey. Provide a list of monitoring indicators that will be used for internal monitoring.*
- *Describe institutional (including financial) arrangements.*
- *Describe frequency of reporting and content for internal monitoring.*
- *Describe process for integrating feedback from internal monitoring into implementation.*
- *Define methodology for external monitoring.*

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- *Define key indicators for external monitoring.*
- *Describe frequency of reporting and content for external monitoring.*
- *Describe process for integrating feedback from external monitoring into implementation.*
- *Describe arrangements for final external evaluation.*

Costs and Budgets

- *Provide a clear statement of financial responsibility and authority.*
- *List the sources of funds for resettlement and describe the flow of funds.*
- *Ensure that the budget for resettlement is sufficient and included in the overall project budget.*
- *Identify resettlement costs, if any, to be funded by the government and the mechanisms that will be established to ensure coordination of disbursements with the RAP and the project schedule.*
- *Prepare an estimated budget, by cost and by item, for all resettlement costs including planning and implementation, management and administration, monitoring and evaluation, and contingencies.*
- *Describe the specific mechanisms to adjust cost estimates and compensation payments for inflation and currency fluctuations.*
- *Describe the provisions to account for physical and price contingencies.*
- *Describe the financial arrangements for external monitoring and evaluation including the process for awarding and maintenance of contracts for the entire duration of resettlement.*

It is evident that from the above list of expected activities, a typical RAP plan for any project must reflect the following professionals.



METHOD OF ASSESSMENT OF SHRINES

Shrines, a specialized property is rarely or never sold in the property market. The valuation approach adopted in estimating their values is the Depreciated Replacement Cost Method (Olusegun, 2000). Furthermore, Land Use Decree of 1978 in its section 29 (4) (b) stipulates that the Replacement Cost less any depreciation should be used for interest acquired compulsorily.

TYPES OF JUJU SHRINES

Ibagere (2010) articulated the following categories to fall under the types of shrines:

- i) Healing or Curative juju shrines: These are shrines concerned with healing and curing of the people that visits. Persons who suffer from various degrees of ailments go for healing to such shrines.
- ii) Productive juju shrines: this is believed to be responsible for good harvest of crops and fishes from the farms. Hence, they are sited in farms and around lakes/fishing areas such as fish ponds.
- iii) Sacred bushes: bushes in this nature are said to be sacred due to its magical powers or various uses to which their vegetation may be put. They are taboos to non natives; therefore, its sacredness is violated when non natives enter it.
- iv) All purpose juju shrines: Services and sacrifices are carried out in these shrines for the welfare of the host individuals and communities. The

powers can be invoked for the good or bad fortunes either calling on the ancestors or on the agents of darkness.

- v) Speculative juju shrines: These are constructed along an acquired way leave or in an acquired land just to attract compensation. They do not need much attention, except that in the interest of peace, a token sum or exgratia payment may be paid for the labour of their construction and these are of no values to anybody.

FACTORS TO BE CONSIDERED IN THE VALUATION OF SHRINES

The factors to be considered in the valuation of shrines vary from one shrine to another. Though, the factors are almost the same due to the appeasement sacrifice which involve objects both living and non living. Ibagere (2010) opined that through careful questioning the surveyor will find out the major factors involved. He further highlighted the following factors as what the surveyor will find out:

- i) The Deity: The worshippers of juju shrine believed that the shrine consists of a deity from which its powers are acquired. Since it is not possible to remove the objects which form the deity of the shrine, an amount of money is usually determined by the juju priest or its owner as part of compensation to be paid for the acquisition of the lost deity.
- ii) Appeasement Sacrifice: This involves the procurement of various materials needed for the sacrifice to appease the juju shrine in a situation where the sacredness of the shrine has been violated or the shrine has to be moved to another site. This is done before the restoration sacrifice can be performed.
- iii) Removal/Re-establishment Sacrifice: This factor involves the procurement of objects which will be used for various sacrifices that will enable the juju priests or owners to move the shrines and re-establish them in a new location.
- iv) Restoration Sacrifice: This follows after a juju has been re-established to a new site. This sacrifice is necessary to restore the sacredness/sanctity and efficacy of the juju shrine to what it was before the disturbance.
- v) Communal festivals: People are always present when any kinds of sacrifice mentioned above are carried out such as the priest, priestess, elders, villagers (men, women, and children), hired drummers, native

dancers. These people are normally fed. More so, those hired to perform are paid.

VALUATION REPORT ON LUBUBIYI SHRINE AT ANGWAN DADI-KODAPE DISTRICT IN KARU LOCAL GOVERNMENT AREA OF NASARAWA STATE OF NIGERIA

Introduction

In accordance with your recent written instruction, namely, to value for purpose of determining the **RESETTLEMENT VALUE**, of the Assets of LUBUBIYI SHERINE at Angwan Dadi- Kodape District in Karu Local Government Area of Nasarawa State comprising **Buildings, Land, Appeasement Items, Ritual requirements, Fixtures & Fittings** located at the above captioned address, we have made our survey and valuation and a description of the assets and their condition as observed during our inspection is as detailed with its attached inventory schedule in this document which we now have the pleasure in reporting as follows:

Date of Inspection

The shrine was inspected on Monday the 13th day of February, 2017 by the writer and Chief Priest Nephew with style from a closed in the presence of two worshipers of the shrines to avoid unnecessary questions the villagers and for better and clearer information and as well to avoid violation or desecration of the temple.

Purpose of Valuation

The purpose of valuation is to determine the compensation (resettlement) claims for the acquired shrine and its place of abode. Fair and adequate compensation in valuation principles means the Current Fair Market Capital Value or Current Existing Use Value. The International Valuation Standards Committee (IVSC) refers to Fair Market Value as the estimated amount for which a property exchanges on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

Location

The shrines are located on the vicinity of KALAGUN ROCK close to a river; it is accessible from the Abuja-Keffi express way through a right turned when approached from the Abuja axis off the express on an untarred motor road of approximately seven kilometers from the high way.

Description

LUBUBIYI shrine consists of 1 No small round shaped tenement building roofed in old corrugated iron sheet and a batcher made of wood, covered and roofed with corrugated iron sheet occupying the forest closed to the river with several bamboo and other trees. The building is at the center, which is believed houses the god. It equally consists of some sacred items. The sacredness and the efficacy of the shrine are said to be embedded in the tree as well as the house to the shrine and its surrounding.

Development

The Lububiyi shrine consists of a tenement building made of partly mud and partly sandcrete block and roofed in old corrugated iron sheet with a batcher made of wooden poles, covered and roofed with corrugated iron sheet in front of a locust bean tree where the sacrifice is often carried out. The building measures about 2.80m by 3.40m while the batcher measures 4.0m by 3.0m in a land area of approximately 1.1 hectare. The layout roads are not tarred but are motorable. The picture of the development is attached at the end of this report.

CONSTRUCTIONAL DETAILS OF LUBUBIYI SHRINE

Foundation: The foundation is assumed to be strip type.

Floor: The floor is made of mud.

Walls: The walls are constructed in partly mud, partly cement and corrugated iron sheet.

Doors: The doors are of wooden and corrugated iron sheet types.

Windows: The windows are of wooden and corrugated iron sheet types.

Ceiling: No ceiling.

Roof: The roof is garble type and finished on corrugated iron sheet.

MODE OF OPERATION

Lububiyi (god of harvest) Shrine

Lububiyi shrine is overseen by two priests. According to the chief priest, the sacrifice is done annually and usually within the month of April and people go there for consultation with kola nuts and local gin and other things that may be required of them by the priests. Note however, other things like chicken, dog, goat, ram may be required depending on the nature of request involved. In addition, the visitors may be required to make promises/pledges when problem(s) is/are completely solved.

POWER OF THE SHRINE

People visit the shrine to seek for help of having bumper harvest but with the advent of Christianity, many are converted thereby waning the fame of the shrine.

USEFULNESS/IMPORTANCE OF LUBUBIYI SHRINE

- i) The shrine is said to be the protector of farms against unwanted invaders.
- ii) It is said to be helping those who want bumper harvest.
- iii) Protecting lives of those who seek its help.
- iv) It also said to help people in making wealth.

BASIS OF VALUATION

Fair and adequate compensation in valuation principles means fair market value or existing use value. The basis of valuation is the fair market value of items needed to establish the shrine in a new environment and also to assess the value of unexhausted improvements.. However, it is the economic value of what will be spent to restore the sacredness and sanctity of the violated and desecrated shrine and depreciated cost of improvements on the site. The cost of items needed for the sacrifice is sourced from the market. The present cost of replacement of the tenement building is taken as #10,000/m² and depreciated @ 25% and 30% respectively. The cost may be higher now considering the manpower and materials but due to the fact that it has been taken over by time (technology), while sport assessment value was determined on economic trees.

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However, the valuation of shrines involves two (2) aspects - the tangible and intangible aspects. The tangible aspect involves the physical attributes; developments if any while the intangible aspect (cultural aspect) involve the spiritual undertakings which are assumed to be the main thing in the valuation of shrines. The third aspect which is not normally recognized is the psychological effect but plays an important role in the life of the host community. The following items are said to be needed for the appeasement and restoration of the juju shrine during the ceremony and according to the anonymous villagers:

i) 50 cowries @#100 each	#5,000
ii) 25 pieces of matches @#700 each	#17,500
iii) 40 spikes @#1, 800 each	#72,000
iv) 100 pieces of kola nuts @#50 each	#5,000
v) 10 tubers of yam @#200 each	#2000
vi) 1 gallons of oil @#12,000	#12,000
vii) 2 gallons of native gin @#10,000 each	#20,000
viii) 2 white cocks @#2,500 each	#5000
viii)1 live dog @#6,000	#6,000
ix) 1 local goats @#15,000	#15,000
x) Ingredients	#20,000
xi) Payment to 2 Nos officiating priests @#50,000 each	#100,000
xii) Hiring of 1 dancing groups @#50,000 each	#15,000
xiii)Miscellaneous	#20,000
Total	#314,500

In addition, information has it that the development on the site measures 1.70m as the radius of the building which will give us the area of (9.08m²) and 4.0m by 3.0m (12.0m²) forms part of the tangible aspect.

Head of Claims:

1. Tenement Building: $(22/7 \times 1.70^2) = 9.08m^2 @\#10,000/m^2 =$	₦ 90,800
Less: Depreciation @30%	0.7 ₦ 63,560
2. Batcher: $(4.0m \times 3.0m) = 12.0m^2 @ \#8,000/m^2$	#84,000
Less: Depreciation @ 25%	0.75 ₦ 63,000
3. Economic Trees:	#22,000 ₦ 22,000
Total	₦ 151,640
Brought forward	₦ 151,640
Add:	
Cost of Appeasement and Restoration	₦ 314,500
Capital Value (Compensation Claims)	₦ 466,140

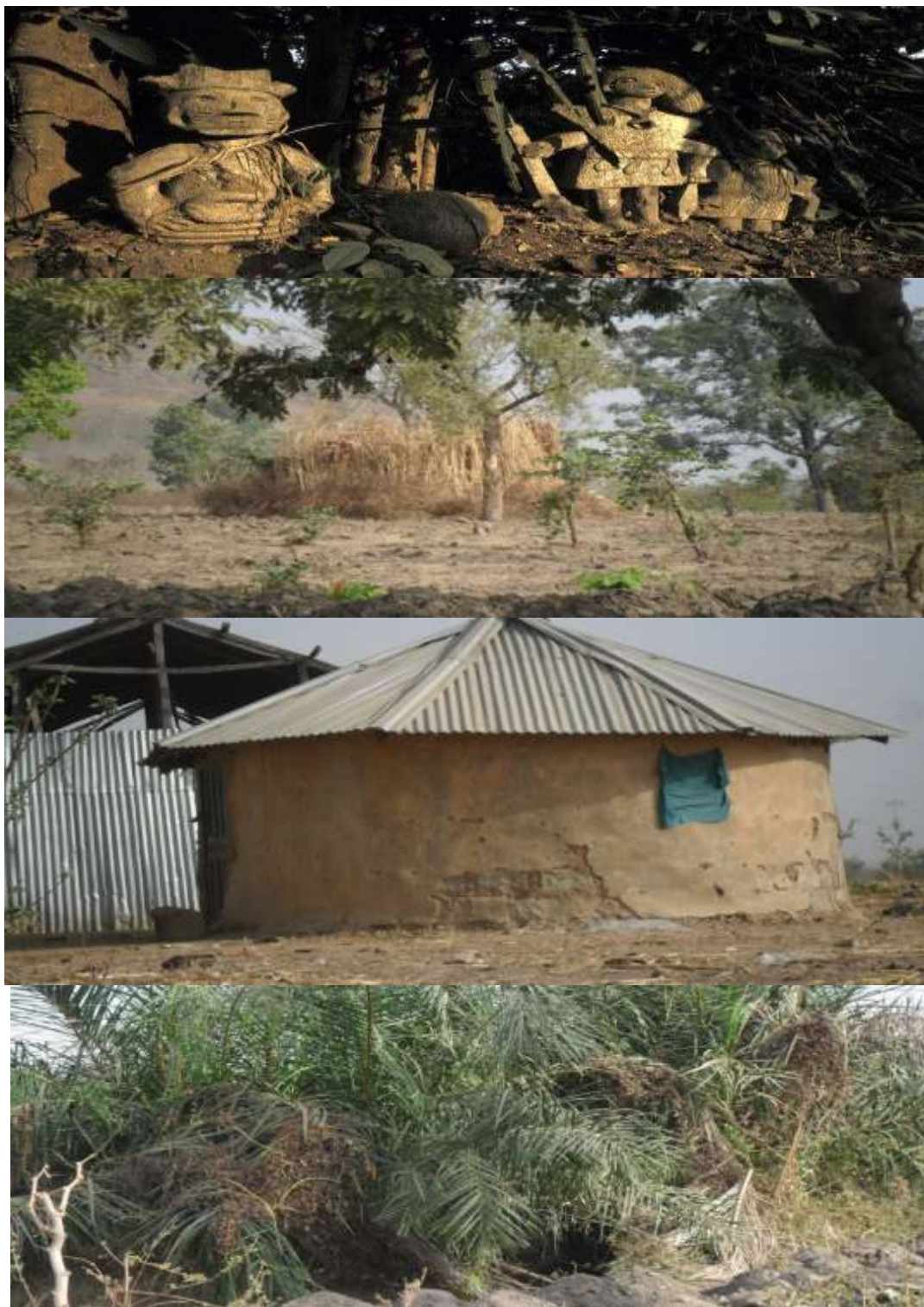
COMPENSATION CLAIM

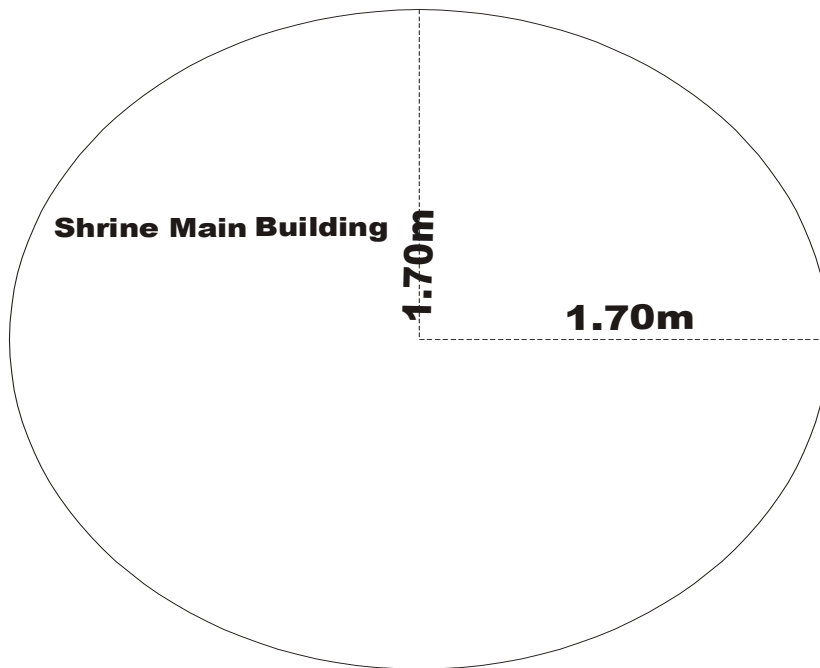
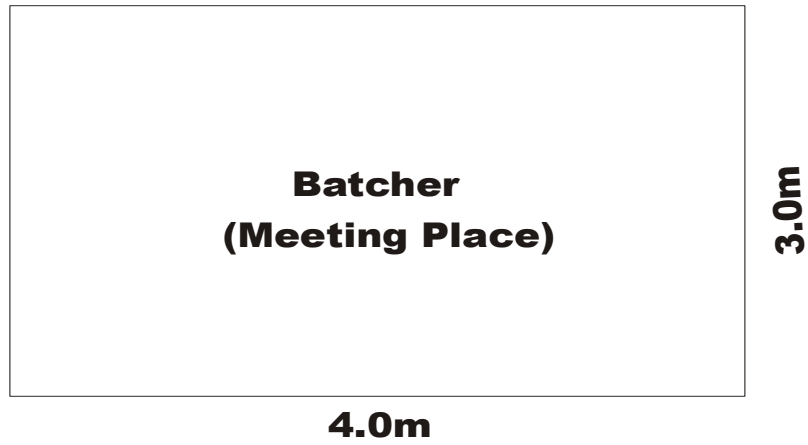
A claim of Four Hundred and Sixty Six Thousand One Hundred and Forty Naira (₦ 466,140.00) is made on behalf of the clients as compensation payable due to the disturbance caused to them.

CONCLUSION

Valuation of shrines falls under specialized properties and as such a great care must be taken when dealing with them. It is important to consider all involved such as the priest, elder, etc who may play one role or the other in appeasing and restoring the efficacy, sacredness and sanctity of the shrine. It requires skill and expertise to properly carryout the valuation of shrines. Moreso, the importance of the shrine is considered as well as the owners-community or individual. It is believed that community shrine is more important and more valuable than a private shrine; the former is relied upon for the achievement of the whole community while the latter is for that individual. A lot of questions are raised by the Estate Surveyor and Valuer whose duty it is to carryout valuation for compensation to help him in careful analysis relative to the ownership.

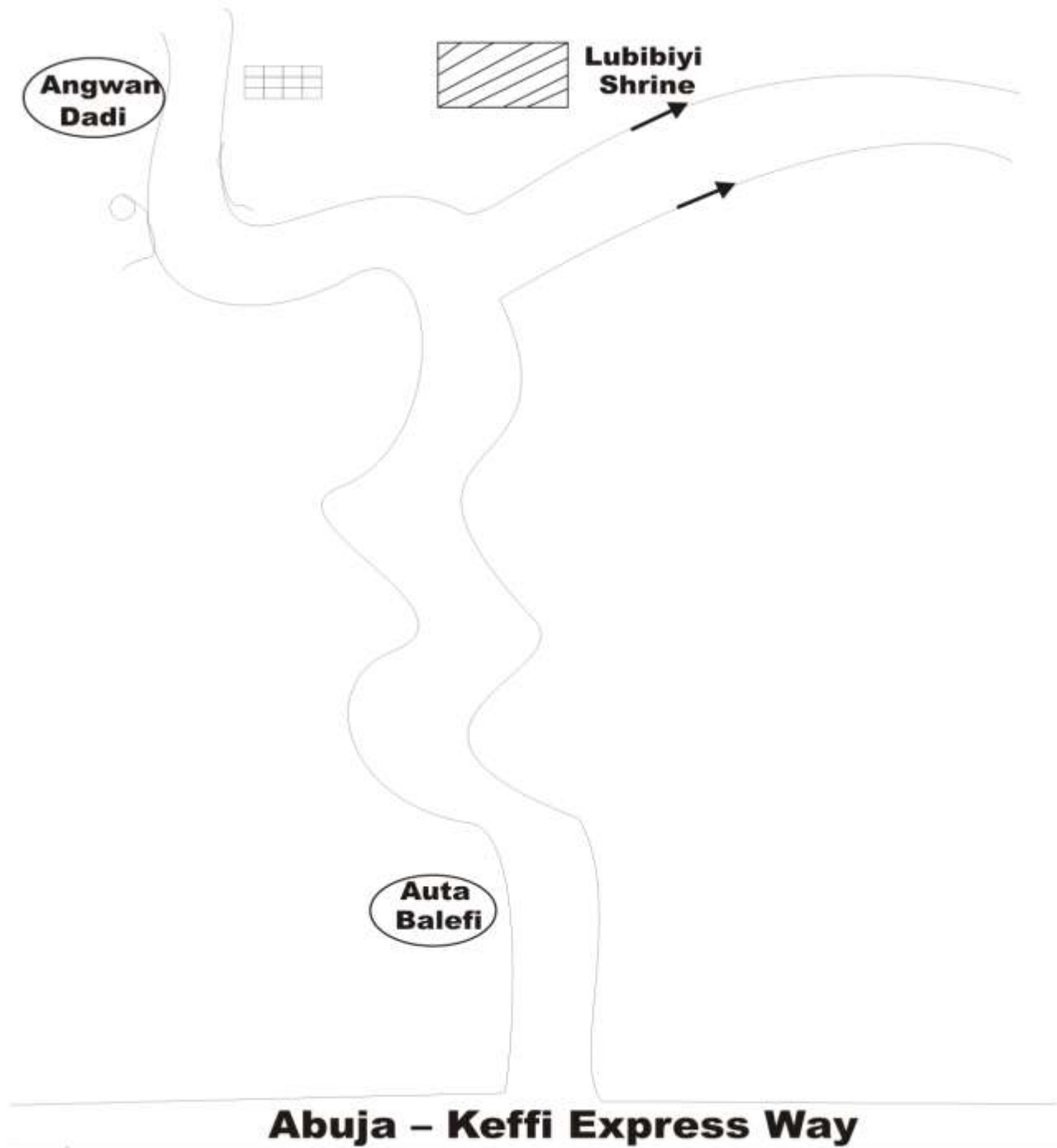
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SITE SKETCH

LOCATION SKETCH



**Living Faith
Church**

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