

# **EXAMINATION OF COMPULSORY LAND ACQUISITION PROCESS IN MOKWA LGA, NIGER STATE**

**ABDULLAHI YUSUF MAZAKUKA  
LCU/PG/005866**

**DEPARTMENT OF ESTATE MANAGEMENT LEAD  
CITY UNIVERSITY, IBADAN, OYO STATE, NIGERIA**

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**ABDULLAHI YUSUF MAZAKUKA  
LCU/PG/005866**

**Being a Thesis Submitted to the Department of Estate Management  
Faculty of Environmental Design and Management  
Lead City University, Ibadan, Nigeria**

**Partial Fulfilment of the Requirement for the Award of  
Master of Auctioneering Degree in Estate Management**

**2024**

## CERTIFICATION

This is to certify that the project titled: “EXAMINATION OF COMPULSORY LAND ACQUISITION PROCESS IN MOKWA LGA, NIGER STATE” was carried out by ABDULLAHI YUSUF MAZAKUKA with the Registration Number: LCU/PG/005866 of the department of Estate Management and meets the regulations governing the award of the degree of Master in Auctioneering of Lead City University, Ibadan and it is approved for its presentation.

**ABDULLAHI YUSUF MAZAKUKA**

(Student)

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Signature & Date

**(ESV) DR. IGHO FAYOMI**

(Project Supervisor)

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Signature & Date

**(ESV) DR. IGHO FAYOMI**

(Head of Department)

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Signature & Date

## DEDICATION

This is dedicated to God Almighty for the Grace to finish this very major task of academics. I praise His name forever and ever, Amen!

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## **ACKNOWLEDGEMENT**

I must first and foremost give all praises and adoration to Almighty God for everything for the grace, ability, knowledge and good health to start and finish my program successfully. I am also sincerely grateful to my supervisor ESV DR. IGHO FAYOMI for her guidance and unreserved encouragement to me throughout my research period. My appreciation equally goes to the entire lecturers and non-teaching staff of the department whose relevant inputs have in one way or the other assisted in giving this research work the quality it has attained. My warm regard to all my colleagues who have immensely in one way or the other supported me in the course of my academic pursuit, more success I pray in all your endeavours in life. My gratitude also goes to all the authors whose works have provided the needed ideas that have positively shaped this research work. My profound appreciation also goes to my family for their unending love, support, faith, prayers and care throughout this phase of my life. What I have achieved today would not have been possible without your support, I pray that the Almighty God will protect, guide and keep you.

## **ABSTRACT**

*This study examines compulsory land acquisition process in Mokwa Local Government Area of Niger State with a view to providing information that will enhance land administration process. The descriptive research design was adopted for the study. Out of 212 persons that were identified to be affected by compulsory land acquisition by the government in the study area and administered questionnaire on, 184 of them responded and filled the questionnaire, representing 94.4% response rate. The information obtained were analysed using descriptive statistical tools such as frequency distribution, mean score ratings, mean deviations, and Relative Importance Index (RII), and the results were presented in tables and charts. The study findings revealed that majority of affected landowners were males (79.3%), with majority of them between the ages of between 31-50 years (74.4%), majority are married (88.6%), and farming appears to be the dominant occupation among the affected landowners (61.4%). The findings also revealed that most of the affected landowners have lived in the village for more than 11 years (85.9%), (69%) of them inherited their lands, and a significant portion of the respondents (74.5%) are dissatisfied with their resettled location. The findings also indicated widespread dissatisfaction with the adequacy of services provided in the relocated location. Most services, including education, healthcare, electricity, sanitation, and garbage collection, are rated as inadequate, which could significantly impact the well-being and quality of life of the residents. With respect to respondents' satisfaction with land acquisition process in the study area, and the effectiveness of the process, the study reveals that processes like the enumeration process, adequacy of compensation sum, and assessment of the structure process exhibit significant dissatisfaction among respondents, as reflected in their low mean scores and negative mean deviations, and therefore were ranked ineffective as well. On factors affecting land acquisition process in the study area, factors such as: Inaccurate enumeration of assets, under assessment of structures and economic trees, Difficulty in identifying claimants, Lack of full participation of indigenous stakeholders, and Lack of Strong legal framework for protecting the land rights of local communities were ranked high; while factors such as: Lack of good resettlement plans, Lack of clear ownership rights to land, Lack of institutional framework for fair compensation, Lack of provision for injurious affections, Lack of political continuity, Lack of infrastructure in resettlement location, Inadequacy of compensation, Overlapping jurisdictions and mandates between state and traditional authorities, Lack of awareness of land related laws, Undocumented lands, and Introduction of fictitious claimants were mildly ranked, and Lack of fund, Late Payment of compensation, and Attitude of the people were ranked low. The study concluded that focus should be on strengthening legal frameworks and increasing stakeholder participation to ensure a more equitable and efficient land acquisition process.*

## **TABLE OF CONTENT**

TITLE	PAGE
Cover Page	i
Certification	ii
Dedication	iii
Acknowledgment	iv
Abstract	v
Table of Content	vi
List of Tables	x
List of Figures	xi
<b>CHAPTER ONE: INTRODUCTION</b>	<b>1</b>
1.1 Background to the Study	1
1.2 Statement of the Research Problem	2
1.3 Aim and Objectives	3
1.4 Research Questions	3
1.5 Scope of the Study	3
1.6 Justification of the Study	6
1.7 Limitation of the Study	6
<b>Endnotes</b>	<b>7</b>
<b>CHAPTER TWO: LITERATURE REVIEW</b>	
2.0 Introduction	9
2.1 Theoretical Review	9
2.1.1 Property Rights Theory	9
2.2 Evolution of Compulsory Acquisition and Compensation	10
2.2.1 Pre-Colonial Era	10
2.2.2 Colonial Era	11
2.2.3 Post-Colonial Era	12
2.3 Literature Review	13
2.3.1 Compulsory Land Acquisition in Nigeria	16

2.3.2 Procedure for Compulsory of Land Acquisition in Niger State	19
2.4 Effectiveness of Land Acquisition Process in Nigeria	20
2.5 Factors Affecting Land Acquisition Process in Nigeria	21
<b>Endnotes</b>	26

### **CHAPTER THREE: METHODOLOGY**

3.1 Introduction	33
3.2 Research design	33
3.3 The Study Area	33
3.4 Population of the Study	35
3.5 Sampling Frame and Sampling Size	36
3.6 Sampling Technique	36
3.7 Instrument for Data Collection	36
3.8 Method of Data Analysis	36

### **CHAPTER FOUR: DATA PRESENTATION AND DISCUSSION**

4.1 Demographic Data Analysis	41
4.1.1 Socioeconomic Characteristics of Affected Land Owners in Mokwa LGA, Niger State	41
4.1.2 Adequacy of services provided in the relocated Location	44
4.2 Level of Satisfaction	48
4.2.1 Level of Effectiveness of Land Acquisition Processes	52
4.3 Factors Affecting Land Acquisition Process in the Study Area	57
4.4 Discussion of Findings	65
<b>Endnote</b>	69

### **CHAPTER FIVE: CONCLUSION**

5.1 Summary of Findings	70
5.2 Conclusion	71
5.3 Recommendations	73
5.4 Contribution to Knowledge	75

5.5 Suggested Areas for Further Research	75
Bibliography	76
Appendix	82

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## LIST OF TABLES

<b>Table</b>	<b>Title</b>	<b>Page</b>
3.1	Likert Scaling Benchmark or Cut-off Index	39
3.2	Summary of Data Analysis Techniques	39
4.1	Numbers of questionnaires Administered and Retrieval Rate	40
4.2	Socioeconomic Characteristics of Affected Land Owners in Mokwa LGA	41
4.3	Adequacy of services provided in the relocated Location	45
4.4	Level of Satisfaction with Identified Land Acquisition Process in the Study Area	49
4.5	Level of Effectiveness of Land Acquisition Process in the Study Area	53
4.6	Level of Effectiveness of Land Acquisition Process in the Study Area	55
4.7	Factors Affecting Land Acquisition Process in the Study Area	58
4.8	Factors Affecting Land Acquisition Process Subdivided into High, Mid, and Low Ranking Factors	64

## LIST OF FIGURES

<b>Figure</b>	<b>Title</b>	<b>Page</b>
3.1	Map of Niger State showing Mokwa Local Government	35
4.1	Bar Chart Showing Land Acquisition Process Satisfied With	51
4.2	Bar Chart Showing Land Acquisition Process not satisfied With	52
4.3	Pie Chart Showing Effective Land Acquisition Process	56
4.4	Pie Chart showing Ineffective Land Acquisition Process	56

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