

CHAPTER ONE

INTRODUCTION

1.1 Background to the Study

The ability of the government to obtain private property rights without the owners or occupants voluntary permission in order to further the interests of society is known as compulsory acquisition ^{1, 2} defines it as the forced acquisition of private property, whether it be individual or community; or of estates and rights therein for public uses. When the public interest is at stake, the government transfers ownership or an interest in land from privately held to state-owned by compulsory land acquisition ³.

The use of acquisition powers is frequently controversial, and debates surround how it is carried out⁴. Authorities in poor nations are vulnerable to misuse by dishonest regimes. ⁵, however, contended that although the powers of compulsory acquisition are uncommon in certain developed nations, they are generally recognized as legitimate in certain democratic societies, particularly in those where the government considered it necessary as a matter of policy and that the social benefit of their use and implementation outweighs their social cost.

For instance, ⁶ noted that the use of compulsory purchase powers is unpopular in England and Wales. Notwithstanding the broad legal acceptance of the powers, social acceptance has continued to give rise to disputes, and landowners are invariably wary, reticent, and frequently unwilling to cede their rights, regardless of the good intentions behind the public purpose. This is out of concern that their land may be taken away without following the proper procedures and receiving compensation or perhaps without any compensation at all ^{7, 8}.

When there is or would be a mandatory acquisition in Nigeria, experience has shown that mistrust and uncertainty stemming from government precedents frequently lead to violence ^{9, 10}

However, in spite of the statutes guiding Compulsory Land Acquisition and Compensation procedure in Nigeria, the outcomes of the process are nonetheless filled with problems and lingering disputes between the acquiring authorities and the affected communities⁴. Based on the foregoing, this current study intends to critically examine compulsory land acquisition in Niger state with a view to proposing recommendations for enhancing fairness, transparency, and sustainable development in land acquisition processes in the state.

1.2 Statement of the Research Problem

A cursory examination has revealed that the compulsory land acquisition process in Niger State raises significant concerns regarding its procedural fairness, socio-economic implications, and adherence to legal frameworks. And this is one of the reasons why this study plans to examine the process. Again, compulsory land Acquisition in Nigeria generally, has always been enmeshed with one problem or the other. If it is not the problem of adequate compensation^{11, 12, 13, 14}, it would be that of no compensation at all. For example, the study by¹⁵ posit that the method for forcible acquisition calls for proper owner notice, payment of compensation and the acquisition being made for a public purpose.

According to¹⁶, six weeks is insufficient time to calculate sufficient claims. The author further points out that the publication of notices of acquisition in official publications, the gazette, or by pasting notices on nearby trees and buildings makes it difficult for actual landowners who lack literacy to learn of any intention to acquire their property, creating opportunities for fraudsters to profit and reap what they did not sow.⁴ opined that in spite of the statutes guiding compulsory land Acquisition and compensation procedure in Nigeria, the outcomes of the process are nonetheless filled with problems and lingering disputes between the acquiring authorities and the affected communities.

1.3 Aim and Objectives

The aim of the study is to examine process of compulsory land acquisition in Mokwa LGA in Niger State with a view to providing information that will enhance land administration process.

The specific objectives are to:

- (i) examine the socio socioeconomic characteristics of affected land owners in Mokwa LGA, Niger state,
- (ii) assess the process of land acquisition in the study area,
- (iii) determine effectiveness of land acquisition process in the study area; and,
- (iv) examine factors affecting land acquisition process in the study area.

1.4 Research Questions

- i) What is the socioeconomic status of those whose land was compulsorily in Niger state?
- ii) What is the effectiveness of compulsory land acquisition process in the study area?
- iii) What is the level of Compliance by the Authority with respect to Land Acquisition Process in the study area?
- iv) What is the level of satisfaction with the land acquisition process in the study area?

1.5 Scope of the Study

The study will primarily focus on Mokwa Local Government Area (LGA) within Niger State, Nigeria. This includes an analysis of specific communities, neighborhoods, and areas within Mokwa LGA that have been affected by compulsory land acquisition processes. Other communities outside of Mokwa LGA will not be included in this study. The choice of Mokwa LGA for the study is strategic, driven by its relevance to the issue of compulsory land acquisition,

the opportunity for community engagement, the diversity of land uses, the legal and policy context, socio-economic dynamics, potential for generalization, and ethical considerations. It serves as a microcosm through which broader insights into land governance and community resilience can be gleaned. Mokwa LGA is known to have experienced significant land acquisition activities, whether for infrastructure development, industrial projects, or other purposes. This makes it a pertinent case study for examining the complexities and impacts of compulsory land acquisition processes within the context of a rural Nigerian community. Conducting the study in Mokwa LGA allows for direct engagement with local residents, community leaders, and stakeholders who are directly affected by land acquisition activities. Their insights, concerns, and experiences can provide valuable first-hand information for the research.

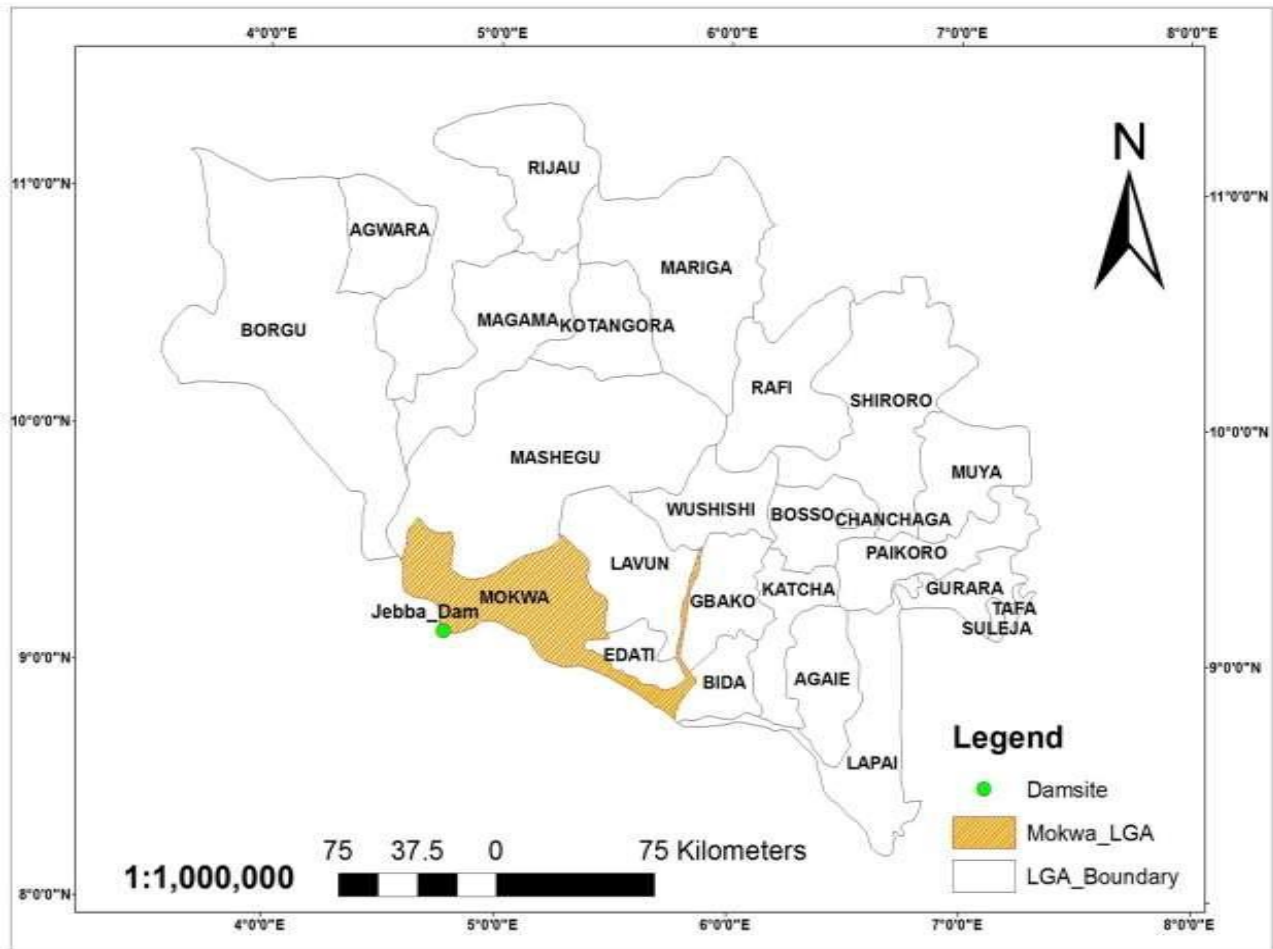


Figure 1.1: Map of Niger State showing Mokwa Local Government

Source: Google Images

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1.6 Justification of the Study

The study on Examination of Compulsory Land Acquisition Process in Mokwa LGA, Niger State is justified by the need to address the challenges and implications of compulsory land acquisition in the region. This process has been a subject of controversy and debate in Nigeria, particularly in developing areas like Mokwa LGA, where customary ownership of land is prevalent. Firstly, the compulsory land acquisition process is a critical issue that directly affects the residents of Mokwa LGA, Niger State. Understanding the tones, challenges, and implications of this process is essential for ensuring that the rights and interests of the local community are adequately protected. Secondly, the study will contribute to the existing body of knowledge on land acquisition processes, particularly within the context of rural areas like Mokwa LGA. Its findings can serve as a valuable resource for academics, policymakers, practitioners, and advocacy groups working in the fields of land governance, property rights, and community development. Thirdly, by identifying strengths, weaknesses, and gaps in the existing land acquisition policies and practices, the study can serve as a basis for policy evaluation and reform. Recommendations derived from the research findings can guide the development of more effective and equitable land acquisition policies tailored to the specific needs of Mokwa LGA.

1.7 Limitation of the Study

Questionnaire distribution and interpretation for those who don't otherwise understand English Language was a bit challenging in the beginning of the questionnaire distribution exercise. However, with the help of the recruited interpreters, the questionnaire distribution exercise gained some momentum speed and hence, the initial obstacle was overcome.

Endnote One

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CHAPTER TWO

LITERATURE REVIEW

2.0 Preamble

In this section, the focus is on the theoretical and literature review of the study. One theory has been identified to be relevant in this regard and it is Property Rights Theory. After that, literatures are then reviewed in line with the research questions and objectives.

2.1 Theoretical Review

2.1.1 Property Rights Theory

The ability to utilize a certain piece of property in a specific way is known as a property right ¹. Property rights have been defined in this research as the ownership rights to land that specify how land is used. Many academics and economists have debated the idea of property rights theory throughout history. Economist and political philosopher John Locke is one of the most eminent proponents of property rights theory. Many people believe that Locke's theories on property rights are the cornerstones of the ideology. John Locke ² outlined his opinions on property rights in his landmark book "*Two Treatises of Government*" (1689). Locke believed that people were born with an inherent right to private property because of their labour and the idea of self-ownership. He maintained that people obtain a property right in un-owned resources when they combine their work with them.

Locke's theory of property rights offered a rationale for defending private property and had a lasting impact on subsequent scholars, such as those who drafted the United States Constitution. When talking about land ownership, property rights, and the government's role in defending individual rights, Locke's idea is frequently brought up. Although Locke is a major proponent of

property rights theory, it's crucial to remember that the idea has changed throughout time and that other academics and economists have helped to build and improve it. It is believed that the preservation of property rights is necessary for market economies to function, as well as for personal freedom and economic growth. In the context of land documentation, it suggests that a well-established system of land titles and deeds helps define and protect property rights, fostering economic development and social stability.

³ offers a list of elements that can be involved in property rights including occupy, enjoy and use; cultivate and use productively; restrict or exclude others; transfer, sell, purchase, grant or loan; inherit and bequeath; develop or improve; rent and sublet; and benefit from increased property values or rental income. The rights can also be classified as use rights (rights to use the land for grazing, growing subsistence crops and gathering minor forestry products), control rights (rights to make decisions how the land should be used including deciding what crops should be planted and to benefit financially from the sale of crop), and transfer rights (right to sell or mortgage the land, to convey the land to others through intra-community reallocations, to transmit the land to heirs through inheritance, and to reallocate use and control rights) ⁴.

2.2 Evolution of Compulsory Acquisition and Compensation Practice in Nigeria

Compulsory acquisition and compensation practice in Nigeria has evolved through three major periods, namely the pre-colonial, colonial and post-colonial eras ⁵.

2.2.1 Pre-colonial Era

In Northern Nigeria, emirs were the chief custodians of all vacant lands. They were assisted by their lieutenants (the Hakimi, Dagaci and Mai-anguwa). These vacant lands include lands within the immediate vicinity and distant area under their jurisdictions. Once the emir allocates land, the

allottee has absolute right to the land, he can alienate, develop, sell, loan and pass his right to the land to his inheritor but in most instances, he cannot alienate the land to a stranger without the prior consent of the emir ⁶.

In Southern Nigeria, elders of the heterogeneous clans and communities were vested with the control and management of land within their communities by virtue of being the elders among their peers or a spiritual leader. Permanent alienation was considered forbidden because of the belief that land belongs to the gods and ancestors. Each elder has prerogative power to give land for any purpose such as building shrine or public institution. Alternative land was offered as compensation, though there was no clear delineation of the quantum and nature of the alternative land to be offered as compensation.

Adequate communication with the parties (acquiring authority and land owners) prevented disputes in most cases ⁷. More so, marginal population as against land mass and subsistence economic activities were factors that supported the customary acquisition and compensation trends as it were ⁸. Different factors such as the socioeconomic characteristics of the various geographical entities supported the system of land tenure operational before the advent of colonial rule in the country.

2.2.2 Colonial Era

The British government introduced English law into Nigeria in 1861 and by 1863; Ordinance Number 17 was enacted to empower the government in Lagos to demolish buildings affected by government activities. The ordinance was enacted to aid the government in accessing land. It paved way for the enactment of other ordinances which include:

- 1) The Ikoyi Land Ordinance of 1908 that declared certain lands as crown land

- 2) The Native Land acquisition proclamation law of 1900
- 3) The Native Land Acquisition Proclamation Law of 1903
- 4) The Crown Land Management and Proclamation Law of 1906
- 5) The Native Acquisition Ordinance of 1916
- 6) The Niger Land Transfer Ordinance of 1916
- 7) The Crown Ordinance of 1918
- 8) The Registration of Title Act of 1935
- 9) The State Land Act Cap 45 of 1958

In Northern Nigeria, Section 2 of the Land and Native Rights Proclamation Act of 1910 and 1916 ordinance declared all lands in Northern protectorate either occupied or not as native land. These placed restriction on the use of land in the region during the colonial period.

2.2.3 Post-colonial Era

By 1962, the Northern Nigeria house of assembly enacted the Land Tenure Law No. 25 Laws of Northern Nigeria, 1962. It declared all land in the protectorate as “native land” irrespective of being occupied or not while in the southern part of the country, prior to the enactment of the LUA, lands were held by individuals, families and communities. The land tenure system in Northern Nigeria supported economic growth and development by facilitating access to land for development projects while land tenure in Southern Nigeria limited economic growth and development as it were ⁹. However, the following laws relating to compulsory acquisition of land and compensation in the country were enacted in the post-independence era:

- 1) The Requisition Decree No. 3 of 1967.
- 2) The State Land Compensation Decree of 1968.
- 3) The Land Decree No. 30 of 1970.
- 4) The Public Land Acquisition Amendment Decree 1970.
- 5) The Land Use Decree No. 6 of 1978 (Land Use Act of 1978)

2.3 Literature Review

According to ¹⁰, compulsory acquisition refers to the ability of the government to obtain private property rights in land for a public purpose without the owner's or occupier's approval. Depending on the legal tradition that exists within a country, this power can be defined in a variety of ways, including through eminent domain, expropriation, takings, and compulsory purchase. Regardless of the definition, forced acquisition is a crucial tool for government growth and for guaranteeing that land is available when needed for critical infrastructure. Although the power of forced acquisition is ingrained in almost all legal systems, many nations around the world have not yet established effective and equitable institutional and legal frameworks for using this power ¹¹.

The hardest part of managing property is compulsory acquisition. The reason, according to ¹² is because it affects both the government and the people it governs. The authors further opined that land has various meanings to different people and is difficult to let go of as a result. Few people see it as an area of land or a building that is not submerged in water, while others see it as a place where they can grow grains to feed their families, cattle, and themselves. But because some individuals derive their dignity from their land, many value their land more. According to ¹³,

one of the major issues revealed by the study was that the majority of the affected landowners were unaware of the items to be compensated.

According to ¹⁴, the following processes are involved in compulsory acquisition and compensation in Nigeria: i) professionals from the Ministry of Lands and Survey inspect a chosen parcel of land; ii) issue notice of intention to acquire land to the disposed owner in government gazettes, daily papers, or by pasting the notice on the trees or nearest buildings, and to yield up possession within 6 weeks; iii) property identification; and iv) receive compensation.

According to ¹⁵, the purchase process in Nigeria goes as follows: i) Notice of Acquisition; ii) Purchasing of Brief; iii) Claim Survey; iv) Compensation Assessment; v) Valuation Report; vi) Compensation Payment; and vii) Professional Fees.

¹⁶ posit that the method for forcible purchase calls for proper owner notice, payment of compensation and the acquisition being made for a public purpose. According to ¹⁴, six weeks is insufficient time to calculate sufficient claims. He points out that the publication of notices of acquisition in official publications, the gazette, or by pasting notices on nearby trees and buildings makes it difficult for actual landowners who lack literacy to learn of any intention to purchase their property, creating opportunities for fraudsters to profit and reap what they did not sow.

According to the welfare economic theory, the expropriated person should be placed in exactly the same situation that he was in before to the destruction of his property, neither better nor worse. It would be quite challenging to apply the aforementioned theory in actual life if one were to rely on a rigid interpretation of it. Applying the Kaldor-Hicks "Optimal Principle," which dictates that nobody should be made worse off, rather than the "Pareto-Optimality" concept,

which states that everyone should be made better off, is the only method to advance economic development? The issue with using the Kaldor-Hicks model has been that decision-makers or people in positions of authority often take the idea too far without providing any moral explanation for individuals who give up their land (their life support system) for the benefit of others.

Giving to the concept of compensation, if there is no other way to improve someone's situation than by making someone else worse off, then the principle should be followed, but the person who suffers must be made up for the sacrifice. This implies that those who gained something from the process should give something up to make up for the losers. According to ¹⁷, persons who lose their jobs due to industrialisation are left at the mercy of market forces in the absence of a welfare state. Inadequate pay for this group has political and societal ramifications that could jeopardize the political viability of such programs. Contextual concerns have involved figuring out how much compensation the winners should provide the losers to restore them to their pre-action circumstances.

¹⁸ describes compulsory acquisition to be the ability of the government to acquire private property rights in land without the owner's or occupier's consent in order to advance society. For social and economic advancement as well as the preservation of the environment, this power is frequently required. Finding a balance between the public need for land, on the one hand, and the supply of land tenure security and the preservation of private property rights, on the other hand, is necessary for compulsory acquisition. ¹⁸ proposed that claimants should get compensation that is neither more nor less than the loss arising from the coercive seizure of their land because compulsory acquisition is inherently problematic. How to precisely calculate the loss for which

the claimant is eligible for compensation—neither more nor less than the loss suffered—is a difficult issue. The issue of adequate compensation is raised as a result.

The appropriateness of compensation has not been addressed in any of Nigeria's legislation pertaining to compulsory acquisition. Regarding the basis for valuation, ¹⁹ made the case that market value is the only type of compensation that the dispossessed property owner may easily accept. Beyond this, it is necessary to update compensation principles to address the general concept of equivalence in one form or to find ways to incorporate the other heads of pay. What capital sum would a purchaser expect to pay to acquire the property in the open market? Is the primary question that a valuer should ask himself in the valuation for compensation, according to ²⁰. Applying the right valuation methodology is the issue at hand.

The question to consider is whether the Land Use Act of 1978 (LUA), now referred to as CAP15 Laws of the Federation of Nigeria 2007, which is the current law on compulsory land acquisition and compensation in Nigeria, can determine an appropriate compensation value that reflects market value given that it excludes site value and other heads of claims like disturbance, severance, and injurious affection. Therefore, the study's objective is to assess compulsory land acquisition process in Mokwa local government area of Niger state.

2.3.1 Compulsory Land Acquisition Process in Nigeria

Compulsory land acquisition in Nigeria involves sequence of activities provided by statute that are undertaken at any time the need is required. The first procedure is the identification of suitable site for the intended project as the case maybe. In some instances, acquisition may be for the purpose of infrastructure provision, urban renewal or expansion. Nevertheless, for either of the intents, a reconnaissance survey and detail inspections are conducted with meeting schedules

between the property owners and the acquiring authorities. This procedure is preceded with the service of notice which is expected to be explicit on government's intention or reason for the acquisition pursuant to Section 28 (4) and (6) of the Land Use Act of 1978. The notices can be in government gazettes, published in national dailies, pasted on buildings or trees ^{14; 21}.

The next procedure in the exercise is the enumeration, assessment and compensation which is an intricate procedure that requires a good level of expertise to execute. Enumeration of assets involves identification of properties/land which includes property rights, boundaries and ownership. Customarily, joint tenancy and tenancy in common exist and parties involved are clearly identified and documented for the purpose of payment of compensation. The assessment for compensation is carried out in accordance with provision of Section 29 (4) Paragraph a, b & c of the LUA. The section provides for compensation for land, buildings, installations or other improvements thereon as well as crops which includes economic trees. The main strife at this stage is the valuation procedure and methods for assessment and compensation as well as rates applicable in cases of crops and economic trees ²².

Submission of claims (valuation report) and payment of compensation follows as soon as the assessment and determination of compensable amount is completed. This procedure most times generate a lot of anxieties, it represents the commitment on the part of the government to fulfil her share of the transaction. Nevertheless, issues of inadequacy of amount payable or value/quality of resettlement offered and non-payment of compensation arises. The LUA under Section 29(4b) provides for payment of compensation as assessed using the prescribed methods and assessment determined by the appropriate officer. Subsection 4(b) also provide for payment together with interest at the bank rate in case of delayed payment of compensation.

At the successful execution of the assessment and payment of compensation stage, the procedure for change of ownership and relocation commences. Timelines are mostly specified by the government for the relocation process that will yield vacant possession for the government's intended use ²³. However, when there are skirmishes arising from dissatisfaction and complaints from the dispossessed, this stage of the CLA exercise becomes the most delayed in the entire process. Petitions and complaints are entertained and Section 30 provides for reference to the Land Use and Allocation Committee (LUAC) for resolution.

Experiences under this circumstance have shown that most petitions and complaints end up in court rather than the committee as provided by the Act ²³. Lack of trust and confidence in the government and its antecedent makes the dispossessed defiant of any government set machinery for post CLA conflict resolutions. Therefore, the effectiveness in the conduct of the process of CLA is very significant to the success rate of the entire exercise. Though easier said than done, dissatisfactions, lack of transparency and government bureaucracy usually made the exercise very intense and sometimes vulnerable to violence especially where rural agricultural lands are involved ²³.

The various steps involved in compulsory acquisition and compensation in Nigeria according to ¹⁴ are: i) Inspection of a selected parcel of land by the professionals from the Ministry of Lands and Survey, ii) Issuance of notice of intention to acquire land to the disposed owner in government gazettes, daily papers or by pasting the notice on the trees or nearest buildings, and to yield up possession within 6 weeks, iii) Property identification, iv) Receiving of petitions, objections and complain over compensation. ¹⁵ summate the procedure for acquisition in Nigeria as follows: i) Notice of Acquisition, ii) Procurement of Brief, iii) Claim Survey, iv) Assessment for compensation, v) Valuation Report, vi) Payment of compensation, vii) Professional fees.

The procedure for compulsory acquisition requires adequate notice to be given to the owner, compensation to be paid and the acquisition must be for public purpose ¹⁶. ¹⁴ argues that six weeks is too short a time for computations of adequate claims to be made. He note that the issuance of notice of acquisition through government papers, gazette or pasting on trees and buildings on or near the land makes it difficult in most cases for actual owners who are illiterate to become aware of any intention to acquire their land which in turn gives loopholes for fraudsters to cash in and reap when they did not sow.

2.3.2 Procedures for Compulsory Acquisition of Land in Niger State

Land acquisition in Niger state, according to ²⁴, is through lands department in Ministry of Lands and Survey which is empowered to acquire land for overriding public interest on behalf of the State Government. The following are the steps for compulsory land acquisition procedures according to Oyedele, cited in ²⁴ and ²⁵:

Site Inspection: This is the stage where the locational suitability and extent of the acquisition is being determined. The inspection team includes the Estate Surveyor, Land Surveyor, the town planner and the government agencies representing.

Preliminary survey: This involves perimeter survey which involves the process of determining the extent of the boundaries and the total land area.

Gazetting and Publication/Newspaper advert: This is where the survey descriptions are publicized and where the claimants are to submit their claims to the Ministry.

Service of revocation order: This is the publication of the intention to acquire land and the willingness to pay compensation in respect or the losses arising from the acquisition.

Crop enumeration and valuation of property: This is where the enumeration of crops on the acquired site is done with the help of claim survey. Valuation of the existing structures on the site is also done by Lands Department.

Payment of compensation: Payment of compensation is done after approval of claims. Documentation: Necessary documentation is done.

2.4 Effectiveness of Land Acquisition Process in Nigeria

The effectiveness of the land acquisition process in Nigeria is a topic that has been studied extensively, with various research and publications highlighting the challenges and successes of the process. The Land Use Act of 1978, which vests all lands in the governor of each state in Nigeria, allows for the compulsory acquisition of land for public purposes or overriding public interest. However, landowners are entitled to fair and adequate compensation for the land acquired, and they have the right to challenge the legality or necessity of the acquisition ²⁶.

In a study on the effectiveness and challenges of compulsory land acquisition in Durumi District of Abuja, it was found that while the reconnaissance survey, service of notice and publicity, and time given for relocation were effective; enumeration and assessment, payment of compensation, and change of ownership were determined to be ineffective. The study identified three main factors that account for the challenges affecting compulsory land acquisition in the study area: institutional, claimants' attitude, and sentimental value attached to land ²³.

Another study on the problems of formal land acquisition policies in Nigeria found that the government acquired 470 hectares of land in the Greater Yola region between 2000 and 2010, but only 38% of the land has been developed, while 62% remains undeveloped. The study recommended measures to reduce the problems of formal land acquisition policy in the State,

including the need to review the Land Use Act to conform to the yearnings and aspirations of Nigerians and the need to utilize the provisions of the Land Use and Allocation Committee established under section 2 (2) of the Land Use Act to accommodate Plot Owners Association to scout for land to buy, process papers and permits to buy land, and linked with government agencies to subdivide and develop the land ²⁷.

Based on the following reviewed literature, it is evidenced that while the land acquisition process in Nigeria is necessary for urban development and public interest, it is essential to ensure that the process is fair, transparent, and effective. The challenges identified in various studies, including inadequate compensation, lack of development of acquired land, and institutional challenges, highlight the need for continuous review and improvement of the land acquisition process in Nigeria.

2.5 Factors Affecting Land Acquisition Process in Nigeria

²⁸ studied the nexus of land conflicts and rural-urban migration in south-west Nigeria, the study employed descriptive method of analysis and it discovered that, there are series of conflicts arising from compulsory land acquisition from the rural growing population was due to the neglect by successive government to provide the needed infrastructure in those areas, provision of agricultural implements and incentives to help boost agricultural production, the desire of the young growing population for white collar jobs are some of the push-pull factors for rural-urban migration. The study recommends that government should be proactive and be sensitive to the plight of the people by instituting a land use policy that will provide for an effective land administration which would go a long way in reducing to the barest minimal conflicts arising from these local communities on access to land, quick and timely resolution of land conflicts and

the provision of rural infrastructural development in these rural communities to forestall conflicts and rural-urban migrations. This should be taking into consideration in the government development plans.

²⁹ examined the conflicts over land acquisition and ownership in the Dorma traditional area, Ghana. The study examined land conflicts by analysing all the information gathered through descriptive technique. The results obtained shows that, there are some major factors responsible for triggering land related conflicts and litigations in the area of study. These factors include (1) Undocumented lands, (2) Lack of awareness of land related laws, and (3) Overlapping jurisdictions and mandates between state and traditional authorities. These factors were thoroughly discussed in details and the study came up with some recommendations which include (1) Citizens could be encouraged to document their lands (2) Updating of land laws among lawyers and (3) Creation of system to offer proper dialogues among stakeholders.

³⁰ examined land-use conflict and socio-economic impacts of infrastructure projects in Diamer Bhasha Dam in Pakistan. The study utilized descriptive method of analysis to identify the impacts and it was discovered that the land acquisition and payment of compensation process and procedures were improper and does not satisfy the yearning and aspiration of the people and the future livelihoods of the affected persons are uncertain and this were identified as major impact. The impacts of the issues raised affected the completion of the project due to improper finance arrangement, conflicts resolution among the actors and the input of the stakeholders were also of concern. In the light of these issues strategies for improved infrastructure project governance are identified.

³¹ examined land acquisition and compensation in post-reform China in Hangzhou. The study utilized descriptive method of analysis and the study discovered that compensation can be monetary payment, provision of job placement which serves as job security assistance to the affected people; this is because of uncertainties of job placement and competition that abound in the labour market and adapting to a new life in spite of improvement in land compensation. ³² studied Urban land conflict in the Global South, it was discovered through descriptive analysis that conflicts caused by land acquisition for hydroelectric and other projects, the study identified meaningful public participation and consultation in decision-making as an effective conflict-resolution mechanism as related to compensation issues, this was evidenced as the affected communities hold no legal land titles, especially in tribal areas.

³³ assessed the governance in land acquisition and compensation for infrastructure development in Nepal. The result of descriptive analysis showed that the processes and the procedures of land acquisition and compensation depends on the existing laws and regulation of any country which are enacted based on the political economical and other institutional frameworks of the country. The study reveals that each nations of the world has its laws and regulations and guidelines governing land acquisition and compensation, as such they also have different basis upon which assessment and payment of compensation are carried out. This approach therefore depends on the social, political and economic parameters of the country. The study recommends international best practices and good governance principles should be adopted which includes stakeholders participation, proper information discrimination, fair and transparent process and procedures involving all the affected persons.

³⁴ studied land-acquisition and resettlement (LAR) conflicts, the results of the study showed that, a spatial mismatch between the spatial behaviour of human activities and at the same time there

is injustice in the allocation of resources, infrastructural facilities, and socio-economic developments in our urban and rural settlements thereby accelerating Land Acquisition and Resettlement (LAR) conflicts. When there is injustice in the distribution of resources for public good it triggered land acquisition conflicts. It should be noted that when there is imbalance in the resource allocation for public good or the allocation does not correspond to the pre- and after LAR, the basic rights of the people to social space are not safeguarded and various groups cannot equitably share spatial resources. The affected persons expressed a high level of dissatisfaction with the process and the procedures this because in comparing their preLAR conditions, it was not as expected because they felt they should be better off, and LAR conflict undeniably occurs.

³⁵ studied the causes of dissatisfaction among compensated landowners in Tanzania. The result of interviews conducted were analysed and result revealed that inadequate compensation, non-adherence to the laws, non- resettlement practice, exercise of force by government and lack involvement of project affected people were identified as most critical source of contentions. The study recommends that government should follow its legal procedures and processes of compulsory land acquisition.

³⁶ studied Land Conflicts in Dares Salaam. The study discovered that the processes and procedures of land acquisition for public purposes should be clear, fair and transparent. The laws and regulations governing the processes should strictly be followed, to give persons affected by the process a sense of belonging so as to avoid undesirable negative consequences that may likely triggering conflicts between government and landowners. It was noted that some land acquisition conflicts can be politically motivated which are likely to undermine the socio-economic sustainability of the less privileges in the society and may triggered the peace and stability of the community leading to the destruction of life and properties. The study concludes

and recommends that rules and regulations governing the practice of land acquisition need to be reformed in order to review the current top-down approaches to land acquisition processes and procedures, public participation, dialogue, reliable mechanism, adequate information dissemination, budgeting for payment of compensation at the planning stage are key strategies to effective compulsory acquisition practices.

³⁷ examined the problems of formal land acquisition policies in Nigeria. They study collect data on hectares of land acquired by Adamawa State Government. The findings reveal that State Government acquired 470 hectares of land in the state between the year 2000 and 2010 for various developmental purposes under compulsory acquisition. Out of the total land area acquired only 178 hectares that is (38%) have been developed leaving about (62%) 292 hectares remain yet to be developed. It was further revealed that continued expansion of informality with a total of 1973 hectares of land was also acquired by the state government with no meaningful developments going on various hectares of lands acquired creating anxiety in the mind of the populace as the people may not have access to their land any more to carry out their agricultural activities. The paper finally highlights some of the implications of acquiring large hectares of land without corresponding developmental activities on such lands and recommends measures to reduce the problems of formal land acquisition policy in the State.

³⁸ examined compensation and resettlement policies after compulsory land acquisition for hydropower development in Vietnam. The study analysed the primary data through descriptive method, and the result revealed that despite many improvements made to land acquisition policies, poor implementation policies is still a concern to the affected persons as it could not mitigate the adverse impacts on the displaced persons. The study further discovered that measure taking on payment of compensation are ineffective and none or absence of any productive land

for resettlement of the affected persons accelerate the resistant of the communities displaced. The study therefore recommends that best practices should be put place and good governance measures of land acquisition should be urgently be put into practice.

³⁹ studied the compensation for expropriated community farmland in Lekki free trade zone in Lagos, Nigeria. The study utilized descriptive analytical method and qualitative technique. The study analysed 140 affected households opinion and it was discovered that payment of compensation to the affected communities by government is inadequate and insufficient and were not provided with suitable alternatives. The study also found out that government did not comply with international best practices on land acquisition and compensation, both in terms of its laws and its practice in Lekki free trade zone case. It was recommended that land use act should adapt the international valuation standard definition of market value.

⁴⁰ examined the compulsory land acquisition in Ghana. The study utilized qualitative and quantitative approach, and it was found that 82% of the total land acquired by the state has not followed due process and proper executive instruments. Also, about 44% of the total lands acquired by the government have not been utilized. The result of the study further reveals some bottlenecks in the processes and procedures of land acquisition where the involvement of land owners at the initial stage is missing.

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CHAPTER THREE

METHODOLOGY

3.1 Introduction

This chapter presents the use of appropriate methodology for the study, cutting across the research design, study population, sampling techniques, sample size and sampling methods, data requirement, method of data collection, data sources and statistical methods of analysis suitable for the purpose of achieving the stated aims and objectives.

3.2 Research Design

Research design refers to the overall strategy or plan that researchers choose to integrate the different components of a study in a coherent and logical way, ensuring they effectively address the research problem. It serves as a blueprint for the collection, measurement, and analysis of data and its function is to ensure that the evidence obtained enables researchers to effectively address the research problem in social sciences research. There are four common types of research design: descriptive, correlational, experimental, and diagnostic designs. Each type has its unique characteristics and benefits, and researchers choose the most appropriate design based on their research objectives and the nature of the research problem. For this current study, the descriptive research design would be adopted. This design aims to gather an in-depth understanding of a phenomenon and answers when/what/where. It uses methods such as surveys, interviews, case studies, and observations to collect data.

3.3 The Study Area

Ketso is a village in Mokwa Local Government Area (LGA) of Niger State, Nigeria. The village is situated in a Nupe kingdom, led by the Ndalile, with sub-districts such as Muwo, Bokani, Kudu, Kpaki, Jebba, Rabba, Ja'agi, and others. The village is located near multiple waterways,

making it susceptible to future floods. In 2022, Niger State was affected by severe flooding, which impacted 35 of the 36 states and the Federal Capital Territory (FCT). Ketso was one of the most affected villages in Niger State, with about 35,629 persons displaced, over 37,000 hectares of land washed away, and 12 deaths reported. The ICIR investigation revealed that the village lacks effective flood control measures, infrastructure improvements, and proactive disaster management, leaving residents exposed and vulnerable to future climate disasters. The entire area was submerged by water, leading to the loss of lives and property.

The village is still recovering from last year's loss, with schools, houses, and primary health care in that area remaining closed, causing distress to the residents. The absence of development in the lands allocated to the village for relocation purposes has been blamed on the paucity of funds from the government. The villagers have expressed their concerns about the lack of development, which they attribute to the inaccessibility of the area. However, the government's response has been lacking, with no flood prevention measures or control projects initiated in the village. Residents of Ketso have appealed to the government to help them build a hectare upland where they can relocate in case of future flooding. They have also requested the government's help in executing another project in their community, especially the remaining waterway.

The villagers are eager to address the issues caused by annual flooding, which has affected their community for a decade. In conclusion, Ketso village in Mokwa LGA of Niger State, Nigeria, is a community that has been severely affected by flooding in recent years. The village lacks effective flood control measures and infrastructure improvements, leaving residents exposed and vulnerable to future climate disasters. The government's response has been lacking, with no flood prevention measures or control projects initiated in the village. The villagers have appealed to

the government to help them build a hectare upland where they can relocate in case of future flooding and execute another project in their community.

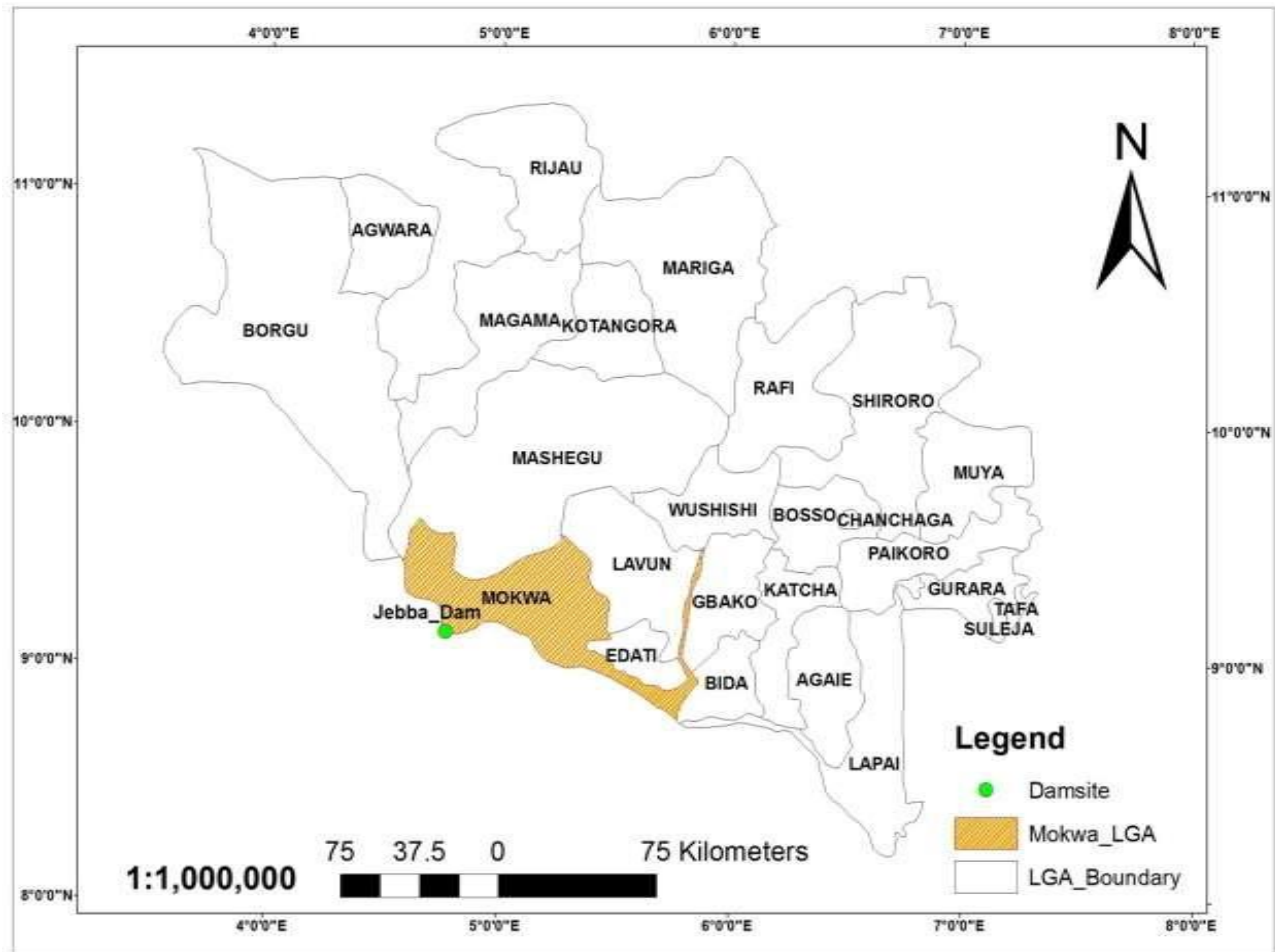


Figure 3.1: Map of Niger State showing Mokwa Local Government

3.4 Population of the Study

The target population would be the household heads landholders in Ketso village, Mokwa local government area, Niger state; whose lands were compulsorily acquired by the government and resettled elsewhere due to flooding.

3.5 Sampling Frame and Sample Size

Through the preliminary survey carried out, 212 persons have been identified to be affected by compulsory land acquisition by the government in the study area. Hence, this figure becomes the sample frame and the sample size that would be adopted for the study.

3.6 Sampling Technique

The study employed the Snowballing and a purposive approach in identifying the affected population, which led us to identifying 212 affected persons in the study area. The snowballing approach, also known as chain sampling or network sampling, snowball sampling begins with one or more study participants. It then continues on the basis of referrals from those participants. This process continues until you reach the desired sample, or a saturation point.

3.7 Description of Research Instrument

The data collection for this study would be through questionnaire administration. The self-administered questionnaire is considered the most appropriate data collection method for this research.

3.8 Method of Data Analysis

Data acquired from field survey through the questionnaire administration would be prudently analysed and presented in tables. For descriptive statistics, the simple percentage, frequency counts, mean score, mean deviation, Bar chart, Pie chart, and the Relative Important Index (RII) would be used in describing the response of the respondents, occurrence and distribution across the respondents.

3.8.1 Simple Percentage

A simple percentage is a way to express a proportion or a fraction of a whole in terms of 100. It is a straightforward calculation that helps compare quantities and understand their relationships in a more digestible format. A percentage is a dimensionless number that represents a part of a whole. It is calculated by taking the ratio of a part to the whole and multiplying by 100.

3.8.2 Frequency Count

A frequency count is the process of determining how many times a particular value or category appears in a dataset. It is a fundamental statistical concept used to analyse the distribution and patterns within data.

3.8.3 Mean Score

The mean score is a measure of central tendency that represents the average value in a dataset. It is calculated by adding up all the values and dividing by the total number of values. The formula for calculating the mean score is: $\text{Mean Score} = \frac{\sum_{i=1}^n x_i}{n}$

3.8.4 Mean Deviation

Mean deviation, also known as mean absolute deviation (MAD), is a statistical measure that quantifies the average distance of each data point from the mean of a dataset. It provides insights into the variability or dispersion of the data points relative to the central tendency, which can be the mean, median, or mode. The mean deviation is calculated thus:

Mean Deviation = $\frac{\sum_{i=1}^n |x_i - \mu|}{n}$

3.8.5 Bar Chart

A bar chart, also known as a bar graph, is a graphical representation of data that uses rectangular bars to show the frequency, count, or other measures of different categories. The length of each bar is proportional to the value it represents, making it easy to compare different groups or categories visually.

3.8.6 Pie Chart

A pie chart is a circular statistical graphic that is divided into slices to illustrate numerical proportion. The arc length of each slice (and consequently its central angle and area) is proportional to the quantity it represents. While it is named for its resemblance to a pie which has been sliced, there are variations on how it can be presented.

3.8.7 Relative Importance Index

The Relative Importance Index (RII) is a statistical method used to determine the relative importance or priority of different factors based on their impact or significance. It is calculated by assigning weights to each factor and then normalizing the weighted sum to a scale from 0 to 1. The RII is computed using the following expression:

$$RII = \sum W \div (A \times N)$$

$\sum W$ = Sum of weighting given to each factor by the various respondents;

A = Highest weight; and

N = Total number of respondents.

Below is a summary of data analysis techniques that would be employed

Table 3.1: Likert Scaling Benchmark or Cut-off Index

S/N	Benchmark/Cut-off	Decision/Interpretation
1	1.00 – 1.49	Very Inadequate
2	1.50 – 2.49	Inadequate
3	2.50 – 3.49	Neutral/Indifference
4	3.50 – 4.49	Adequate
5	4.50 – 5.00	Very Adequate

Table 3.2: Summary of Data Analysis Techniques

	Formulated Objectives	Proposed Data Analysis Technique
Objective One	examine the socioeconomic characteristics of affected land owners in Mokwa LGA, Niger state	Descriptive Analysis such as Frequency Tables and percentages would be employed.
Objective Two	assess the process of land acquisition in the study area	Descriptive Analysis such as Frequency Tables, Mean scores, mean deviation, and bar chart.
Objective Three	determine effectiveness of land acquisition process in the study area	Descriptive Analysis such as Frequency Tables, Mean scores, mean deviation, and pie chart.
Objective Four	investigate factors affecting land acquisition process in the study area	Relative Importance Index (RII)

CHAPTER FOUR

DATA PRESENTATION AND DISCUSSION

The data utilized for this study were collected from the household heads landholders in Ketso village, Mokwa local government area, Niger state through the administration of a well-designed questionnaire in order to achieve the objectives set out in this study. The questionnaire used is presented in appendix 'A' of this work. The questionnaire distribution and retrieval exercise extend over a period of twelve (12) weeks. This section of the work presents the data as obtained from the field and also discussed it as they relate to the study.

Table 4.1: Numbers of questionnaires Administered and Retrieval Rate

<i>Population considered for the Study</i>	<i>Questionnaires Administered</i>	<i>Percentage of Questionnaires Administered</i>	<i>Questionnaires Retrieved</i>	<i>Percentage Retrieved</i>
212	195	92.0%	184	94.4%

Table 4.1 illustrates the data on the number of questionnaires administered and the retrieval rate for a study. The very first indication from the table is the fact that the table reveals a strong response rate in the study. The high response rate could indicate that the topic of the study was relevant and of interest to the respondents. This engagement might also reflect a strong connection or trust between the researcher and the respondents, which is crucial for obtaining honest and accurate responses. The total population considered for the study was 212. 195 questionnaires were administered representing 92% of the targeted population which of course suggests a good coverage. Out of the 195 questionnaires administered, 184 questionnaires were retrieved representing 94.4% response and retrieval rate. This result suggests that the respondents were highly engaged or motivated to participate in the study. Again, the high percentage of questionnaires administered and retrieved demonstrates a robust data collection process, which can lead to more reliable and valid study outcomes.

4.1 Demographic Data Analysis

4.1.1 Socioeconomic Characteristics of Affected Land Owners in Mokwa LGA, Niger State

The table 4.2 below provides an overview of the socioeconomic characteristics of affected landowners in Mokwa LGA, Niger State. The data covers various variables including gender, age, marital status, occupation, length of stay in the village, particulars to land ownership, and satisfaction with resettled locations.

Table 4.2: Socioeconomic Characteristics of Affected Land Owners in Mokwa LGA

Variables	Frequency	Percentage
Gender		
Male	146	79.3%
Female	38	20.7%
Total	184	100%
Age of Respondents		
20 – 30 years	15	8.2%
31 – 40 years	74	40.2%
41 – 50 years	63	34.2%
51 years and above	32	17.4%
Total	184	100%
Marital Status of Respondent		
Single	0	0%
Divorced	0	0%
Married	163	88.6%
Widow/widower	21	11.4%
Total	184	100%
Occupation		
Farming	113	61.4%
Petty Trader	53	28.8%
Retired Civil Servant	18	9.8%

Total	184	100%
Length of Stay in Ketso Village		
<1	0	0%
1-2 years	0	0%
3-5 years	5	2.7%
6-10 years	21	11.4%
11 years and above	158	85.9%
Total	184	100%
Particulars to Land		
Title	0	0%
Receipt of Buying the Land	14	7.6%
Rental Agreement Document	43	23.4%
Inheritance Land	127	69.0%
Total	184	100%
Satisfaction with Resettled Location		
Yes, I am satisfied	21	11.4%
I am not Satisfied	137	74.5%
I don't Have any choice	26	14.1%
Total	184	100%

Field work, 2024

From Table 4.2 above, it can be seen that the majority of affected landowners are male (79.3%), while their female counterparts was (20.7%). The result could indicate or is a pointer to a potential gender imbalance in land ownership or involvement in land-related issues in the study area. Furthermore, it could also reflect broader societal norms where men are more likely to be landowners or heads of households. Looking at the table again, it can be seen that the largest age group among the affected landowners is between 31-40 years (40.2%), followed by those aged 41-50 years (34.2%). The age group of 51 years and above polled (17.4%) while those between the ages of 20-30 years polled (8.2%). This indicates that middle-aged individuals are the

primary landowners, which may reflect the age at which people are most likely to acquire and settle on land. With respect to the respondents' marital status, an overwhelming majority of the respondents (88.6%) are married, which might suggest that land ownership in this area is closely tied to family responsibilities. The presence of widows/widowers (11.4%) also indicates the potential for land inheritance and the vulnerability of certain groups within the population. As can further be seen on the table, it is evidenced that farming is the dominant occupation among the affected landowners (61.4%), highlighting the agricultural nature of the region and the reliance on land for livelihood. The presence of petty traders (28.8%) and retired civil servants (9.8%) indicates some level of occupational diversity but also reinforces the centrality of farming in the community and among the study population. It is also revealed in the table that most landowners have lived in the village for more than 11 years (85.9%), suggesting long-term settlement and deep-rooted ties to the land. This long duration of stay reflects the potential impact of displacement or resettlement on their lives, as these individuals likely have significant personal and economic investments in the area. The majority of landowners (69%) inherited their land, indicating that land is predominantly passed down through generations. This could imply a strong cultural or traditional attachment to the land. The relatively low percentage of landowners with formal purchase receipts (7.6%) or rental agreements (23.4%) may indicate a lack of formal land registration processes or legal documentation. A significant portion of the respondents (74.5%) are dissatisfied with the resettled location, which could lead to social unrest or long-term discontent. The dissatisfaction may stem from factors such as inadequate compensation, loss of livelihood, or poor living conditions in the new location. The 14.1% who feel they have no choice likely reflect a sense of resignation or powerlessness in the face of resettlement.

4.1.2 Adequacy of services provided in the relocated Location

The table presents data on the adequacy of various services provided in a relocated location, with responses rated on a scale from "Very Inadequate" to "Very Adequate." The table includes the number of respondents, total weighted opinions, mean scores, and interpretations of these scores for each service.

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Table 4.3: Adequacy of services provided in the relocated Location**ADEQUACY OF SERVICES RATING**

(Weighted Opinions)

S/N	Services	Very Inadequate (1)	Inadequate (2)	Neutral (3)	Adequate (4)	Very Adequate (5)	No Respondents	of Total Weighted Opinion	Mean Score	Interpretation
i	Public transport	38	29	9	61	47	184	602	3.27	Neutral/Indifferent
ii	Roads	27	44	36	54	23	184	554	3.01	Neutral/Indifferent
iii	Primary school	82	74	5	10	13	184	350	1.90	Inadequate
iv	Secondary school	121	32	12	11	8	184	305	1.66	Inadequate
v	Health service/hospital	116	40	8	13	7	184	307	1.67	Inadequate
vi	Place of Worship	89	25	31	27	12	184	400	2.17	Inadequate
vii	Bus stands	105	60	4	11	4	184	301	1.64	Inadequate
viii	Water	47	53	28	18	38	184	499	2.71	Neutral/Indifferent

ix	Electricity	68	89	21	2	4	184	337	1.83	Inadequate
x	Sanitation	95	82	1	4	2	184	288	1.57	Inadequate
xi	Drainage	92	33	18	16	25	184	401	2.18	Inadequate
xii	Garbage collection	114	47	10	10	3	184	293	1.59	Inadequate

Field work, 2024

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The analysis in Table 4.3 above reveals that public transport services in the relocated area are perceived as neither inadequate nor adequate, with a mean score of 3.27 reflecting a neutral stance. This suggests that while public transport may be functional, it does not fully meet the expectations or needs of the respondents. There could be room for improvement to make this service more satisfactory. The adequacy of roads is also rated as neutral, indicating that while the roads are not considered inadequate, they are not seen as particularly adequate either. This might point to basic functionality with possible issues related to road quality, maintenance, or connectivity. The primary school services in the relocated location are viewed as inadequate, with a low mean score of 1.90. This suggests significant dissatisfaction, possibly due to poor infrastructure, lack of qualified teachers, or insufficient resources. This inadequacy could impact the education of children in the relocated community, leading to long-term social challenges. Similar to the primary school, secondary education services are considered highly inadequate. The low score highlights serious concerns regarding the availability or quality of secondary education, which could affect the overall development and future opportunities of the youth in the area. Health services in the relocated area are rated as inadequate (1.67), indicating that residents may struggle to access necessary medical care. This inadequacy could have serious implications for public health, potentially leading to increased morbidity and mortality rates if not addressed. Places of worship are also considered inadequate, which could affect the spiritual and social well-being of the community. Given the importance of religious institutions in many communities, this inadequacy might lead to dissatisfaction and a sense of displacement among residents. Bus stands are rated as inadequate, which could affect the overall transportation experience in the relocated area. This inadequacy might lead to longer wait times, overcrowding, or inconvenient access to public transport, further complicating daily commutes for residents.

Water services are rated as neutral, indicating that they meet basic needs but are not considered highly satisfactory. Issues such as inconsistent supply, water quality, or limited access might contribute to this neutral rating, suggesting that improvements are needed to enhance water service delivery. Electricity services are viewed as inadequate (1.83), reflecting significant dissatisfaction. Frequent power outages, limited coverage, or poor infrastructure could be the causes. Reliable electricity is crucial for economic activities and overall quality of life, so this inadequacy could have broad negative effects. Sanitation services are rated as very inadequate (1.57). This poses serious health risks, including the spread of diseases and general poor hygiene. The lack of adequate sanitation facilities is a critical issue that needs immediate attention. Drainage services are considered inadequate, which could lead to problems such as flooding, waterlogging, or stagnant water, increasing the risk of waterborne diseases. Proper drainage is essential for maintaining a healthy and safe environment. Lastly on the table, garbage collection services are also rated as inadequate, suggesting issues with waste management in the relocated area. Poor garbage collection can lead to unsanitary conditions, attracting pests and causing environmental pollution, which further deteriorates the quality of life.

4.2 Level of Satisfaction

Table 4.4 below focuses on the level of satisfaction among respondents with various processes involved in land acquisition. The data is categorised into different processes, and satisfaction levels are grouped into three categories: “Highly Satisfied,” “Fairly Satisfied,” and “Not Satisfied.” Additionally, the table provides the number of respondents, total weighted opinion, mean score, and mean deviation for each process.

Table 4.4: Level of Satisfaction with Identified Land Acquisition Process in the Study Area

S/N	Process of Land Acquisition	Highly Satisfied (3)	Fairly Satisfied (2)	Not Satisfied (1)	No of Respondents	Total Weighted Opinion	Mean Score	Mean Deviation
i	Site identification process	77	59	48	184	397	2.16	0.57
ii	Ownership assessment process	74	89	21	184	421	2.29	0.7
iii	Enumeration process	4	2	178	184	194	1.05	-0.54
iv	Gazetting and Publication/N ewspaper advert	92	74	18	184	442	2.40	0.81
v	Service of Revocation order	21	47	116	184	273	1.48	-0.11
vi	Assessment economic tree process	14	26	144	184	238	1.29	-0.3
vii	Assessment of the structure process	10	20	154	184	224	1.22	-0.37
viii	Promptness in payment	18	38	126	184	256	1.39	-0.2
ix	Adequacy of compensation sum	2	17	163	184	203	1.10	-0.49
x	Method of	11	71	102	184	277	1.51	-0.08

Field work, 2024

Table 4.4 above reveals that the site identification process shows a moderate level of satisfaction among respondents, with a mean score of 2.16, indicating that a fair number of the respondents were satisfied with this process. The mean deviation of 0.57 suggests that the responses are moderately dispersed around the mean. Looking at the table again, it can be seen that the ownership assessment process has a higher mean score of 2.29, indicating a relatively high level of satisfaction. The mean deviation of 0.7 is slightly higher, showing that there's more variation in satisfaction levels among respondents. It simply shows that the respondents were satisfied with the ownership assessment process of the exercise. The table reveals that the enumeration process isn't satisfactory with the level of responses gotten. This process shows a very low satisfaction level, with a mean score of just 1.05, and most respondents were not satisfied. The negative mean deviation (-0.54) suggests that the dissatisfaction was significantly higher. But on the other hand, respondents seem to be very satisfied with the Gazetting and publication procedure. This process has the highest mean score of 2.40, indicating a strong level of satisfaction. The mean deviation of 0.81 suggests considerable variability in responses. However, service of revocation order did not score well. The satisfaction with this process is low, with a mean score of 1.48. The mean deviation is slightly negative (-0.11), indicating more dissatisfaction than satisfaction. The same is applicable to assessment of economic trees. The satisfaction level is low, with a mean score of 1.29. The mean deviation of -0.3 indicates that dissatisfaction outweighs satisfaction. Looking at the result under the assessment of the structure process, the findings reveal that this process has a low satisfaction level, with a mean score of 1.22 and a negative mean deviation, showing higher dissatisfaction. Furthermore, on promptness in payment of compensation, the findings indicated that satisfaction with the promptness in

payment is low, with a mean score of 1.39, and the negative mean deviation (-0.2) indicates more dissatisfaction. Again, the adequacy of the compensation sum has one of the lowest satisfaction levels, with a mean score of 1.10, and the high negative deviation (-0.49) indicates significant dissatisfaction. Lastly in this section, it can be seen from the table that the method of assessment has a low satisfaction level, with a mean score of 1.51. The mean deviation (-0.08) is close to zero, suggesting a balance in the level of satisfaction and dissatisfaction.

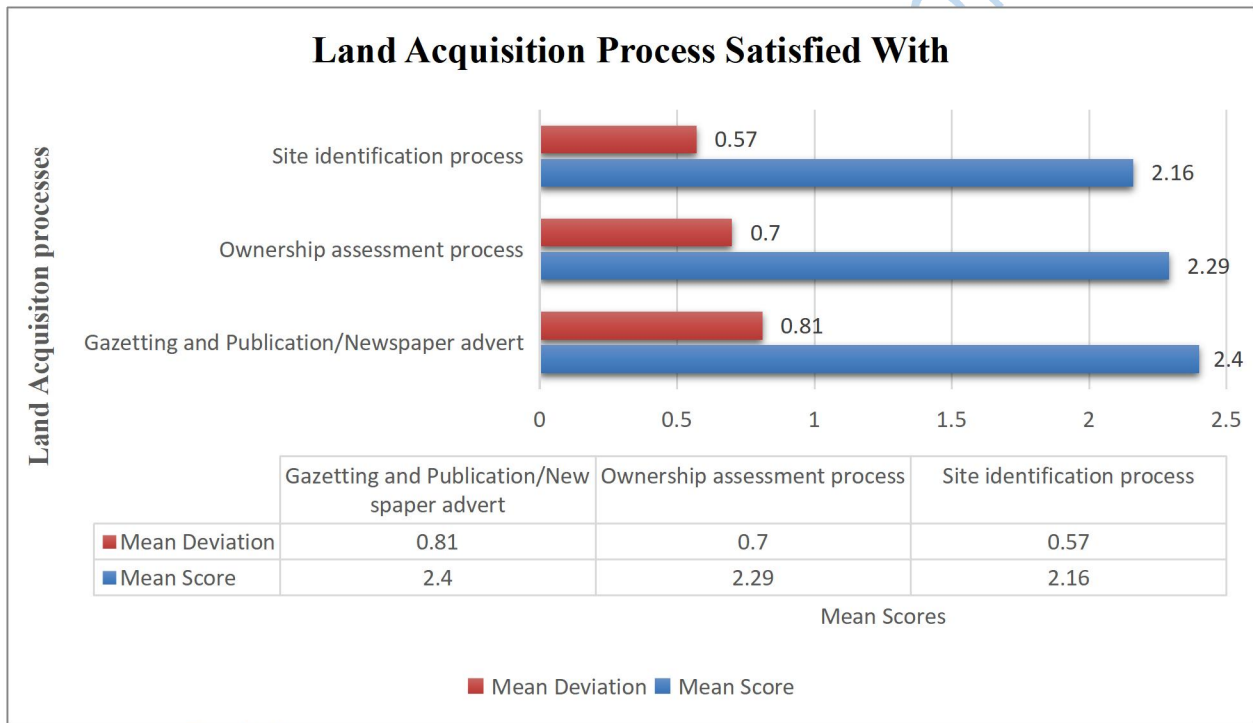


Figure 4.1: Bar Chart Showing Land Acquisition Process Satisfied With

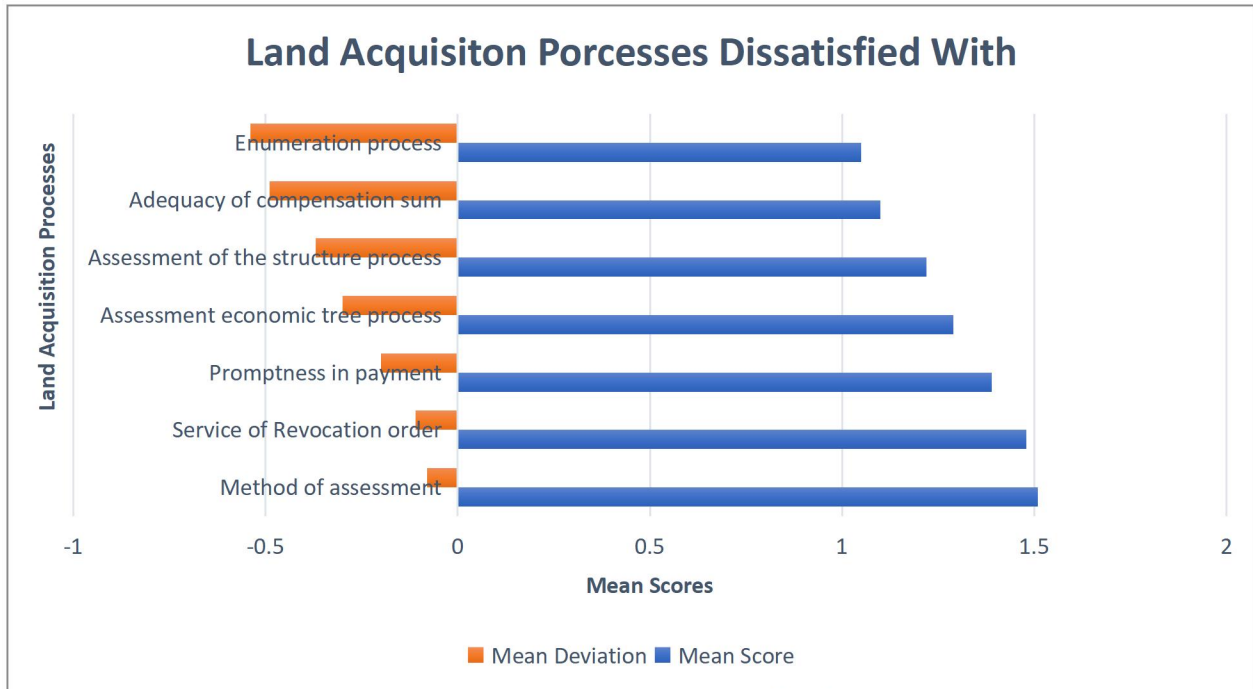


Figure 4.2: Bar Chart Showing Land Acquisition Process not satisfied with

4.2.1 Level of Effectiveness of Land Acquisition Processes

A measure of the effectiveness of the processes of land acquisition exercise was carried out and is presented in Table 4.5 below. For ease of interpretation of results, a hypothesized mean or benchmark was computed as $3 + 2 + 1 = 6$ ($6 \div 3 = 2.00$) and used to determine the significant level of the effectiveness of the process. This method had been used in the works of ¹ and ², and hence, is also adopted for this section of the analysis.

Table 4.5: Level of Effectiveness of Land Acquisition Process in the Study Area

S/N	Process of Land Acquisition	Highly Effective (3)	Fairly Effective (2)	Not Effective (1)	No of Respondents	Total Weighted Opinion	Mean Score	Mean Deviation
i	Site identification process	93	87	4	184	457	2.48	0.77
ii	Ownership assessment process	104	71	9	184	463	2.52	0.81
iii	Enumeration process	17	8	159	184	226	1.23	-0.48
iv	Gazetting and Publication/Newspaper advert	112	59	13	184	467	2.54	0.83
v	Service of Revocation order	13	50	121	184	260	1.41	-0.30
vi	Assessment economic tree process	10	73	101	184	277	1.51	-0.20
vii	Assessment of the structure process	15	44	125	184	258	1.40	-0.31
viii	Promptness in payment	15	53	116	184	267	1.45	-0.26
ix	Adequacy of compensation sum	18	28	138	184	248	1.35	-0.36
x	Method of	7	20	157	184	218	1.18	-0.53

Field work, 2024

Table 4.5 evaluates the effectiveness of various processes involved in land acquisition, with responses categorized as “Highly Effective,” “Fairly Effective,” and “Not Effective.” The table also includes the number of respondents, total weighted opinion, mean score, and mean deviation for each process. The table reveals that the site identification process is perceived as highly effective, with a strong mean score of 2.48. The mean deviation of 0.77 indicates that most respondents found the process effective, with limited dissatisfaction. The ownership assessment process has a slightly higher mean score of 2.52, indicating that respondents generally consider it highly effective. The mean deviation of 0.81 suggests a slightly wider spread in opinions, with a few respondents finding it less effective. The enumeration process is rated poorly, with a mean score of just 1.23. Most respondents found it ineffective, as reflected by the negative mean deviation of -0.48. This suggests a significant level of ineffectiveness. Gazetting and Publication/Newspaper Advert process has the highest mean score (2.54) in the table, indicating that it is considered the most effective by respondents. The mean deviation of 0.83, while slightly larger, shows that the majority found the process to be effective. The service of revocation order is rated as largely ineffective, with a mean score of 1.41 and a negative mean deviation of -0.30. A significant number of respondents did not find this process effective. The assessment of economic tree process has a low mean score of 1.51, indicating a perception of ineffectiveness. The mean deviation of -0.20 shows that the ineffectiveness is more prominent. Assessment of the Structure Process is the next as seen in the table. This process is also seen as ineffective, with a mean score of 1.40 and a negative mean deviation of -0.31, highlighting a generally poor perception among respondents. The promptness in payment process receives a low mean score of 1.45, indicating it is viewed as ineffective by most respondents. The negative mean deviation of -

0.26 reinforces this perception. The adequacy of the compensation sum is another process perceived as largely ineffective, with a mean score of 1.35. The negative mean deviation of -0.36 indicates widespread dissatisfaction. The method of assessment is rated the least effective process, with a mean score of just 1.18 and a highly negative mean deviation of -0.53. This suggests significant dissatisfaction, with most respondents considering it ineffective.

Table 4.6: Level of Effectiveness of Land Acquisition Process in the Study Area

S/N	Land Acquisition Processes	Mean Score	Mean Deviation
	Effective		
i	Gazetting and Publication/Newspaper advert	2.54	0.83
ii	Ownership assessment process	2.52	0.81
iii	Site identification process	2.48	0.77
	Ineffective		
i	Assessment economic tree process	1.51	-0.20
ii	Promptness in payment	1.45	-0.26
iii	Service of Revocation order	1.41	-0.30
iv	Assessment of the structure process	1.40	-0.31
v	Adequacy of compensation sum	1.35	-0.36
vi	Enumeration process	1.23	-0.48
vii	Method of Assessment	1.18	-0.53

Field work, 2024

EFFECTIVE LAND ACQUISITION PROCESS

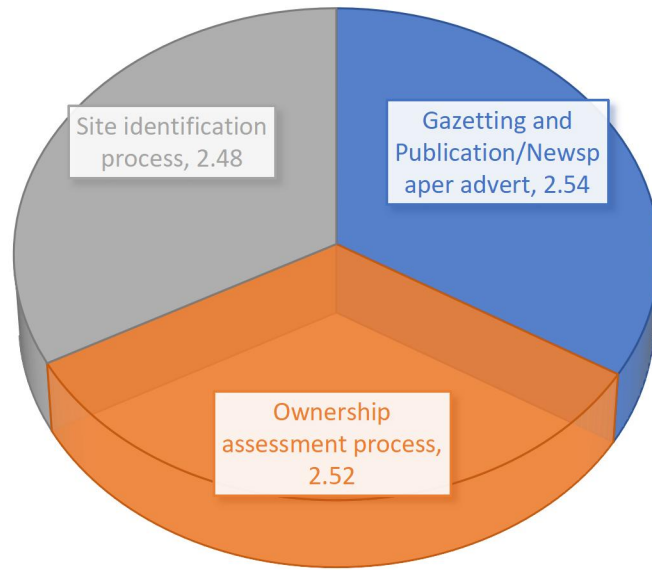


Figure 4.3: Pie Chart Showing Effective Land Acquisition Process

INEFFECTIVE LAND ACQUISITION PROCESS

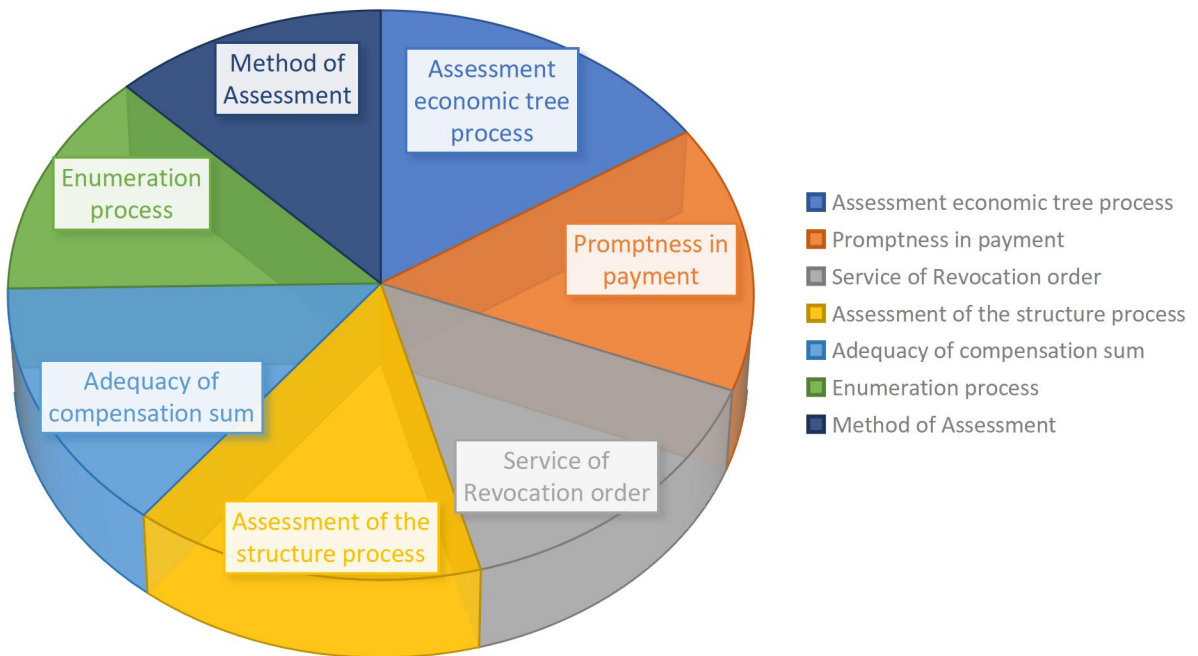


Figure 4.4: Pie Chart showing Ineffective Land Acquisition Process

4.3 Factors Affecting Land Acquisition Process in the Study Area

The Table 4.7 below presents a detailed analysis of various factors influencing the land acquisition process in the study area, ranked by respondents' perceptions based on a weighted opinion scoring system. The data is categorised into three ranking levels based on the mean scores of each factor, and the Relative Importance Index (RII) is used to prioritise these factors.

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Table 4.7: Factors Affecting Land Acquisition Process in the Study Area

S/N	Factors	Perceptions (Weighted Opinions)					No of Respondents	Total Weighted Opinion	Mean Score	RII	Rank
		Strongly Disagree	Disagree	Indifferent	Agree	Strongly Agree					
		(1)	(2)	(3)	(4)	(5)					
i	Lack of Strong legal framework for protecting the land rights of local communities	16	12	6	49	101	184	759	4.13	0.83	5 th
ii	Lack of good resettlement plans	9	18	31	33	93	184	735	3.99	0.80	6 th
iii	Inadequacy of compensation	13	30	11	67	63	184	689	3.74	0.75	12 th
iv	Lack of provision for injurious affections	24	17	3	58	82	184	709	3.85	0.77	9 th
v	Lack of infrastructure in resettlement location	15	22	8	79	60	184	699	3.80	0.76	11 th
vi	Under assessment of structures and economic tress	5	9	14	71	85	184	774	4.21	0.84	2 nd
vii	Lack of full participation	11	7	10	68	88	184	767	4.17	0.83	4 th

of indigenous stakeholders											
viii	Lack of clear ownership rights to land	25	9	5	55	90	184	728	3.96	0.79	7 th
ix	Lack of institutional framework for fair compensation	10	30	5	61	78	184	719	3.91	0.78	8 th
x	Lack of political continuity	22	20	9	46	87	184	708	3.85	0.77	10 th
xi	Overlapping jurisdictions and mandates between state and traditional authorities	21	13	27	58	65	184	685	3.72	0.74	13 th
xii	Lack of awareness of land related laws	29	5	18	74	58	184	679	3.70	0.74	14 th
xiii	Undocumented lands	35	10	3	71	65	184	673	3.65	0.73	15 th
xiv	Introduction of fictitious claimants	34	50	21	37	42	184	555	3.02	0.60	16 th
xv	Lack of fund	42	31	47	39	25	184	526	2.86	0.57	17 th
xvi	Late Payment of compensation	53	74	8	38	11	184	432	2.35	0.47	18 th
xvii	Attitude of the people	85	45	31	13	10	184	370	2.01	0.40	19 th

xviii	Inaccurate enumeration of assets	10	14	0	55	105	184	783	4.26	0.85	1 st
xix	Difficulty in identifying claimants	15	0	0	91	78	184	769	4.18	0.84	3 rd

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From Table 4.7 above, it can be seen that inaccurate enumeration ranks 1st among the factors that affects land acquisition and process in the study area. With a mean score of 4.26 and RII of 0.85, this factor is considered the most significant by respondents. Inaccurate enumeration of assets likely causes major disputes during the land acquisition process as affected parties may feel their lands or properties are being undervalued or assets missed in the process. Ranking 2nd among the factors is underassessment of structures and economic trees, with a mean and RII scores of 4.21 and 0.84 respectively. Similar to the first factor, the underassessment of structures and economic trees poses a significant issue, leading to dissatisfaction among landowners. This may somewhat be or point to the potential flaws in the valuation methods that is being employed during land acquisition. Ranking 3rd among the factors is difficulty in identifying claimants with a mean and RII scores of 4.18 and 0.84 respectively. Even though the previous and the current factors do share the same RII scores, however the difference is in their mean scores. This factor highlights the complexities in identifying rightful claimants during land acquisition, likely due to unclear or disputed ownership rights, or the presence of multiple claimants for the same piece of land.

Ranking as the 4th factor is lack of full participation of indigenous stakeholders with a mean score of 4.17, and an RII score of 0.83. Lack of participation by indigenous stakeholders suggests that affected communities might be excluded from the decision-making process. This can lead to resistance and conflicts, emphasizing the need for a more inclusive approach in land acquisition. Lack of Strong legal framework for protecting the land rights of local communities' ranks 5th, with a mean and RII scores of 4.13 and 0.83 respectively. This simply means that the absence of robust legal frameworks means that local communities' land rights may not be adequately protected, leaving them vulnerable during acquisition processes. Strengthening legal protections could address many of the concerns listed. One significant issue is the lack of good

resettlement plans, with a mean score of 3.99, ranking 6th. Respondents highlight that inadequate resettlement plans hinder the smooth transition of displaced communities, complicating the overall process.

Similarly, the ambiguity surrounding land ownership rights, which scored 3.96 and ranked 7th, is another critical concern. This uncertainty often leads to disputes and delays during acquisition, emphasizing the need for clearer ownership definitions to mitigate conflicts. The absence of a robust institutional framework for fair compensation, with a mean score of 3.91, ranked 8th, further exacerbates the situation. Without a consistent and fair compensation system, affected parties perceive the process as unjust, fueling dissatisfaction. Additionally, the lack of provision for injurious affections, scoring 3.85 and ranked 9th, reveals that the adverse effects of land acquisition on surrounding properties and communities are not adequately addressed, leading to further grievances. Political continuity, with the same score of 3.85, ranked 10th, also plays a significant role. Frequent changes in political leadership and policies create uncertainty and inconsistency in the land acquisition process, complicating matters further.

The absence of essential infrastructure in resettlement locations, which scored 3.80 and ranked 11th, adds to the challenges displaced communities face. Without proper infrastructure, resettlement becomes less viable, increasing the difficulties of relocation. Inadequate compensation remains a recurring issue, with a mean score of 3.74, ranking 12th. Respondents express dissatisfaction with the compensation amounts offered, indicating that this factor significantly affects the fairness of the process. Conflicts between state and traditional authorities over land jurisdiction, scoring 3.72 and ranked 13th, further complicate the acquisition process. Overlapping jurisdictions create delays and misunderstandings, hindering the smooth execution of the process. A lack of awareness of land-related laws, with a mean score of 3.70, ranked 14th,

hinders stakeholders' ability to navigate the legal complexities of land acquisition, leading to legal challenges and further delays. Undocumented lands, scoring 3.65 and ranked 15th, make it difficult to establish clear ownership, adding another layer of complexity to the process. Furthermore, the introduction of fictitious claimants, with a mean score of 3.02, ranked 16th, exacerbates the challenges.

The presence of fraudulent claims complicates the acquisition process, leading to disputes and potential legal battles. Financial constraints reflected by the lack of funds with a mean score of 2.86 and ranked 17th, present a notable challenge in the land acquisition process. However, this issue is less critical compared to other factors, suggesting that while funding is important, other concerns take precedence. Similarly, the late payment of compensation, with a mean score of 2.35 and ranked 18th, highlights the problem of delays in compensating affected parties. Although delays are an issue, they are perceived as less pressing than the adequacy and fairness of the compensation itself. The attitude of the local population, with the lowest means score of 2.01 and ranked 19th, is the least critical factor. This indicates that, while the community's perspective on land acquisition may pose challenges, it is not as significant as the more structural and legal issues affecting the process.

Table 4.8: Factors Affecting Land Acquisition Process Subdivided into High, Mid, and Low Ranking Factors

High Ranking Factors	Mean Score	RII	Rank
Inaccurate enumeration of assets	4.26	0.85	1 st
Under assessment of structures and economic tress	4.21	0.84	2 nd
Difficulty in identifying claimants	4.18	0.84	3 rd
Lack of full participation of indigenous stakeholders	4.17	0.83	4 th
Lack of Strong legal framework for protecting the land rights of local communities	4.13	0.83	5 th
Mid Ranking Factors			
Lack of good resettlement plans	3.99	0.80	6 th
Lack of clear ownership rights to land	3.96	0.79	7 th
Lack of institutional framework for fair compensation	3.91	0.78	8 th
Lack of provision for injurious affections	3.85	0.77	9 th
Lack of political continuity	3.85	0.77	10 th
Lack of infrastructure in resettlement location	3.80	0.76	11 th
Inadequacy of compensation	3.74	0.75	12 th
Overlapping jurisdictions and mandates between state and traditional authorities	3.72	0.74	13 th
Lack of awareness of land related laws	3.70	0.74	14 th
Undocumented lands	3.65	0.73	15 th
Introduction of fictitious claimants	3.02	0.60	16 th
Low Ranking Factors			
Lack of fund	2.86	0.57	17 th
Late Payment of compensation	2.35	0.47	18 th
Attitude of the people	2.01	0.40	19 th

Field Work, 2024

Table 4.8 above reveals the further categorisations of the influencing factors affecting land acquisition process in the study area. These categorisations; high, mid, and low-ranking factors,

provide insight into the most pressing concerns and challenges in the land acquisition process. Every factor whose mean score are from 4.00 – 5.00 are categorised as high ranking factors and hence in this category are the following factors: 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. Mid ranking factors are those factors whose mean scores are from 3.00 – 3.99 and they are: 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. The low ranking factors are those whose mean scores are from 1.00 – 2.99 and they are: Lack of fund, Lack of payment of compensation, and attitude of the people.

4.4 Discussion of Findings

The data reveals critical insights into the socioeconomic dynamics of land ownership and the impact of resettlement on affected landowners in Mokwa LGA. The findings suggest a community heavily reliant on agriculture, with strong generational ties to the land. The high level of dissatisfaction with resettlement raises concerns about the adequacy of the relocation process and its long-term effects on the well-being of the landowners. Policymakers and stakeholders should consider these socioeconomic characteristics when designing interventions to ensure that the needs and concerns of affected landowners are adequately addressed.

The findings indicate 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. The neutral ratings for public transport, roads, and water suggest that while these services are somewhat functional, they do not fully meet the needs of the community and require improvement. The overall picture painted by the data suggests that the relocated community is facing numerous challenges in adapting to their new environment. These inadequacies could lead to long-term negative outcomes, such as poor health, limited educational opportunities, and decreased economic productivity. Addressing these service inadequacies is crucial to ensuring that the relocated population can thrive in their new location. Policymakers and stakeholders should prioritize improving these services to enhance the overall well-being of the community.

On examining the level of satisfaction with the land acquisition process in the study area, the data indicates varying levels of satisfaction with the processes. Processes such as gazetting and publication/newspaper adverts and the ownership assessment process are relatively well-received, with higher mean scores and positive mean deviations. On the other hand, 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. This finding corroborates the work of ² which reported similar dissatisfaction with the enumeration and other processes in their Abuja study. With respect to dissatisfaction with adequacy of compensation sum, the studies by ³, ⁴ corroborate this finding. This analysis could guide improvements in specific areas, particularly in processes where

satisfaction levels are low, to ensure a more positive experience for those involved in land acquisition.

The table reveals that processes such as Gazetting and Publication/Newspaper Advert and Ownership Assessment Process are seen as the most effective, with higher mean scores and positive mean deviations. These processes likely contribute positively to the land acquisition experience. On the other hand, processes like Method of Assessment, Adequacy of Compensation Sum, and Enumeration Process have low mean scores and negative mean deviations, indicating that they are viewed as ineffective by most respondents. The widespread dissatisfaction with these processes suggests areas that need significant improvement to enhance the overall effectiveness of land acquisition procedures.

Looking at the factors affecting land acquisition process in the study area, the high-ranking factors highlight the critical issues that most significantly impact the land acquisition process. Inaccurate enumeration of assets and under-assessment of structures and economic trees indicate challenges in ensuring fair and accurate compensation, which can lead to disputes and dissatisfaction among affected parties. Difficulty in identifying claimants suggests that verification of rightful ownership and claims is a major challenge, which may lead to delays and conflicts during the acquisition process. The lack of full participation of indigenous stakeholders reflects concerns about the exclusion of local communities from decision-making, potentially leading to resistance and a lack of trust in the process. The lack of a strong legal framework underscores the need for robust laws and policies to protect the rights of local communities and ensure fairness in land acquisition. The study of⁵ corroborates most of the findings in this high-ranking factors affecting land acquisition process in the study area.

The mid ranking factors on the other hand represent significant challenges that may not be as pressing as the high-ranking issues but still have substantial impacts on the land acquisition process. The lack of good resettlement plans and lack of infrastructure in resettlement locations point to the inadequacy of post-acquisition support for affected communities, potentially leading to long-term dissatisfaction. Lack of clear ownership rights to land and lack of institutional frameworks for fair compensation highlight issues related to transparency and fairness in land transactions, which are critical for maintaining trust in the process. The overlapping jurisdictions and lack of awareness of land-related laws indicate administrative and regulatory challenges, where conflicts between authorities and a lack of public knowledge hinder the smooth execution of land acquisition. The presence of undocumented lands and fictitious claimants complicates the process, as it becomes difficult to verify legitimate claims and establish clear ownership.

With respect to the low ranking factors, even though while still relevant, are perceived as less critical by the respondents compared to the high and mid-ranking factors. Lack of funds might point to budgetary constraints, but it may not be the primary obstacle in the process, compared to issues like legal frameworks and stakeholder participation. Late payment of compensation is recognized as a challenge, but it ranks lower in importance, possibly because other aspects of compensation (such as fairness and adequacy) are considered more problematic. The work of ⁵ still corroborates this finding. Attitude of the people may refer to resistance or apathy from local communities, but this factor is ranked the lowest, suggesting that structural and procedural issues in the land acquisition process are of greater concern.

Endnote

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CHAPTER FIVE

CONCLUSION

5.1 Summary of Findings

The findings of the study underscore the socioeconomic implications of land ownership in Mokwa LGA, emphasizing the community's reliance on agriculture and deep generational ties to the land. The high dissatisfaction with resettlement raises concerns about the relocation process's adequacy and its long-term impact on landowners' well-being. With respect to adequacy, the findings reveal widespread dissatisfaction with the services provided in the relocated area, including education, healthcare, electricity, sanitation, and garbage collection, which could adversely affect residents' well-being. While public transport, roads, and water services receive neutral ratings, they still require improvement. These inadequacies may lead to long-term negative outcomes, such as poor health and decreased economic productivity. Policymakers must prioritize improving these services to enhance the relocated community's overall quality of life.

Looking at the satisfaction with land acquisition process, the data shows varying levels of satisfaction with different land acquisition processes. While gazetting, publication, and ownership assessment processes receive relatively positive feedback, processes like enumeration, compensation adequacy, and structure assessment are sources of significant dissatisfaction. On effectiveness of land acquisition processes, the findings indicate that processes such as gazetting and ownership assessment are considered effective, contributing positively to the land acquisition experience. In contrast, methods of assessment, compensation adequacy, and enumeration processes are viewed as ineffective, with widespread dissatisfaction.

The land acquisition process in Mokwa LGA is influenced by several high-ranking factors that reveal critical challenges. Among these are inaccurate enumeration of assets and the under-

assessment of structures and economic trees, which create issues in ensuring fair compensation for affected parties. Additionally, the difficulty in identifying legitimate claimants complicates the process of verifying ownership, often leading to delays and disputes. The exclusion of indigenous stakeholders from decision-making processes further exacerbates these challenges, undermining trust and potentially leading to resistance. Mid-ranking factors, while slightly less critical, still present significant hurdles. These include the inadequacy of resettlement plans and infrastructure in relocated areas, which can result in long-term dissatisfaction among affected communities. Unclear ownership rights and overlapping jurisdictions further complicate land transactions, raising concerns about transparency and fairness. Lastly, low-ranking factors, though considered less urgent, are still relevant to the process. Budget constraints, delays in compensation payments, and local resistance are challenges that, while important, are seen as less critical compared to structural and procedural issues.

5.2 Conclusion

In conclusion, the findings from Mokwa LGA reveal the deep socioeconomic connections between land ownership and the local community, which relies heavily on agriculture. The dissatisfaction with the resettlement process highlights the inadequacy of current relocation efforts and raises concerns about the long-term well-being of affected landowners. Policymakers and stakeholders need to take these socioeconomic factors into account when designing interventions to ensure that the needs and concerns of landowners are appropriately addressed. The widespread dissatisfaction with the services provided in the relocated areas, including education, healthcare, and sanitation, points to significant challenges in adapting to the new environment. If left unaddressed, these service inadequacies could result in poor health outcomes, limited educational opportunities, and reduced economic productivity. Therefore, it is crucial for

policymakers to prioritize improving these services to enhance the overall well-being of the relocated population.

The analysis of satisfaction with the land acquisition process shows varying levels of contentment, with some processes like gazetting and ownership assessment receiving positive feedback. However, there is significant dissatisfaction with processes such as enumeration, compensation adequacy, and structure assessment. These findings align with similar studies and indicate areas where improvements are needed to ensure a more positive experience for those involved in land acquisition. Processes like gazetting and ownership assessment are seen as effective, contributing positively to the land acquisition experience. However, widespread dissatisfaction with other processes, such as the method of assessment and compensation adequacy, highlights areas that require significant improvement to enhance the overall effectiveness of land acquisition procedures.

The high-ranking factors influencing land acquisition highlight critical issues, including inaccurate enumeration, under-assessment of assets, and difficulties in identifying claimants. These challenges emphasize the need for fair compensation, effective ownership verification, and stronger legal frameworks to protect local communities' rights and ensure fairness in the process. Mid-ranking factors, such as inadequate resettlement plans, lack of infrastructure, and unclear ownership rights, also pose significant challenges. These issues affect transparency and fairness in land transactions, leading to long-term dissatisfaction. Addressing these challenges is essential for improving the land acquisition process and maintaining trust among affected communities. Finally, while low-ranking factors like budget constraints and late compensation payments are still relevant, they are perceived as less critical compared to structural and

procedural issues. The focus should be on strengthening legal frameworks and increasing stakeholder participation to ensure a more equitable and efficient land acquisition process.

5.3 Recommendations

1. **Tailored Resettlement Strategies:** Policymakers and stakeholders should develop resettlement strategies that consider the socioeconomic characteristics of the affected landowners, especially in communities like Mokwa LGA that rely heavily on agriculture. These strategies should ensure that the resettlement process addresses the long-term well-being of landowners, preserving their livelihoods and generational ties to the land.
2. **Improvement of Relocation Services:** The inadequate services in the relocated locations, particularly in education, healthcare, electricity, sanitation, and garbage collection, require urgent attention. Policymakers should prioritize the improvement of these essential services to enhance the quality of life and well-being of relocated residents. Additionally, neutral ratings for public transport, roads, and water indicate areas that also need further enhancement to fully meet community needs.
3. **Reform of Land Acquisition Processes:** The varying levels of satisfaction with the land acquisition processes suggest the need for targeted reforms. While processes like gazetting and ownership assessment are well-received, improvements are necessary in areas like the enumeration process, adequacy of compensation, and structure assessment. Addressing these issues will lead to a more positive experience for those involved in land acquisition.

4. **Enhancement of Ineffective Processes:** Processes such as the method of assessment, adequacy of compensation sum, and enumeration require significant improvements. Enhancing these processes will ensure that land acquisition procedures are more effective and satisfactory for the affected parties.
5. **Strengthening Legal Frameworks:** The challenges of inaccurate enumeration, under-assessment of assets, and difficulties in identifying claimants underscore the need for stronger legal frameworks. These frameworks should protect the rights of local communities, ensure fair compensation, and establish clear procedures for ownership verification. Additionally, increasing the participation of indigenous stakeholders in decision-making processes will build trust and reduce resistance.
6. **Addressing Mid-Ranking Challenges:** The inadequacy of resettlement plans, lack of infrastructure, unclear ownership rights, and overlapping jurisdictions are significant challenges that require attention. Improving post-acquisition support, ensuring transparency in land transactions, and resolving administrative conflicts will enhance the overall land acquisition process and reduce long-term dissatisfaction.
7. **Focus on Procedural and Structural Improvements:** While budget constraints, late compensation payments, and local resistance are relevant challenges, the focus should be on improving structural and procedural issues, such as strengthening legal frameworks and increasing stakeholder participation. Addressing these core issues will lead to a more equitable and efficient land acquisition process.

5.4 Contribution to Knowledge

This study provides a detailed analysis of land acquisition processes, identifying specific areas of satisfaction and dissatisfaction among affected communities. By comparing these findings with previous studies, the research contributes to the on-going discourse on land acquisition reforms. The identification of ineffective processes and the need for legal and procedural improvements add to the knowledge of best practices in land acquisition. The findings also shed light on the significant impact that inadequate resettlement processes can have on the well-being of affected landowners. By documenting the high levels of dissatisfaction with relocation and the inadequacies of essential services in new locations, this research contributes to the knowledge base regarding the long-term effects of resettlement on communities. It underscores the need for more comprehensive planning and support in relocation efforts.

5.5 Suggested Areas for Further Research

A comparative study between communities that have undergone resettlement in different regions or countries could provide insights into best practices and factors that contribute to successful resettlement outcomes. This research could help identify models that ensure better well-being and integration for relocated communities.

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Questionnaire

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

Dear Sir/Ma,

This questionnaire is aimed at facilitating a dissertation on **Examination of Compulsory Land Acquisition Process in Mokwa LGA, Niger State**. Your assistance in providing candid and unreserved answers to the questions will be appreciated and treated with utmost confidentiality and would be used strictly for academic purposes. Thanks for providing responses to the questions.

ABDULLAHI YUSUF MAZAKUKA

Department of Estate Management,
Lead City University, Ibadan, Nigeria

INSTRUCTION: Please tick (✓) or fill as appropriate

SECTION A: BASIC INFORMATION

1. Sex (i) Male () (ii) Female ()
2. Age (i) 20-30years () (ii) 31-40 years () (iii) 41-50years () (iv) 51 years & above ()
3. Marital status: (i) Single () (ii) Divorced () (iii) Married () (iv) Widow/widower ()
4. Occupation (i) Farming () (ii) Petty Trader (iii) Retired civil servant ()
5. How long have you been living Ketso before your relocation? (i) < 1 year () (ii) 1-2 years () (iii) 3-5 years () (iv) 6-10 years () (iv) 11 years & above ()
6. What kind of particulars do you have to verify that you live here? (i) Title () (ii) Receipt of buying the land () (iii) Rental agreement document () (iv) Inheritance Land ()

7. Were you satisfied with the new resettled location? (i) Yes, I am satisfied () (ii) I am not satisfied () (iii) I don't have any choice ()

8. How adequate are the following services in your resettled location?

Services		ADEQUACY of SERVICES Rating				
		Very Inadequate (1)	Inadequate (2)	Neutral (3)	Adequate (4)	Very Adequate (5)
i	Public transport					
ii	Roads					
iii	Primary school					
iv	Secondary school					
v	Health service/hospital					
vi	Place of Worship					
vii	Bus stands					
viii	Water					
ix	Electricity					
x	Sanitation (toilet)					
xi	Drainage					
xii	Garbage collection					

SECTION B: LAND ACQUISITION PROCESS

9. How would you rate your level of satisfaction with the following identified land acquisition process in the study area? (3=Highly Satisfied, 2=fairly satisfied, 1=not satisfied)

S/N	Process of Land Acquisition	Highly Satisfied	Fairly Satisfied	Not Satisfied
i	Site identification process			
ii	Ownership assessment process			
iii	Enumeration process			
iv	Gazetting and Publication/Newspaper advert			
v	Service of Revocation order			
vi	Assessment economic tree process			
vii	Assessment of the structure process			
viii	Promptness in payment			
ix	Adequacy of compensation sum			
x	Method of assessment			

11. How would you rate the level of effectiveness of the land acquisition process in the study area? (3=Highly Effective, 2=Fairly Effective, 1= Not Effective)

S/N	Process of Land Acquisition	Highly Effective	Fairly Effective	Not Effective
i	Site identification process			
ii	Ownership assessment process			
iii	Enumeration process			
iv	Gazetting and			

	Publication/Newspaper advert			
v	Service of Revocation order			
vi	Assessment economic tree process			
vii	Assessment of the structure process			
viii	Promptness in payment			
ix	Adequacy of compensation sum			
x	Method of assessment			

SECTION C: FACTORS AFFECTING LAND ACQUISITION PROCESS IN THE STUDY AREA

12. Which of the following factors do you think affects land acquisition process in the study area?

FACTORS		RII				
		Strongly Disagree	Disagree	Indifferent	Agree	Strongly Agree
		(1)	(2)	(3)	(4)	(5)
S/N	Variables					
i	Lack of Strong legal framework for protecting the land rights of local communities					
ii	Lack of good resettlement plans					
iii	Inadequacy of compensation					

iv	Lack of provision for injurious affections					
v	Lack of infrastructure in resettlement location					
vi	Under assessment of structures and economic tress					
vii	Lack of full participation of indigenous stakeholders					
viii	Lack of clear ownership rights to land					
ix	Lack of institutional framework for fair compensation					
x	Lack of political continuity					
xi	Overlapping jurisdictions and mandates between state and traditional authorities					
xii	Lack of awareness of land related laws					
xiii	Undocumented lands					
xiv	Introduction of fictitious claimants					
xv	Lack of fund					
xvi	Late Payment of compensation					
xvii	Attitude of the people					
xviii	Inaccurate enumeration of					

	assets					
xix	Difficulty in identifying claimants					

Thank you

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