

Assessment of Compulsory Land Acquisition and Compensation Practices in Ede, Nigeria

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Environmental Design & Management, Lead City University, Ibadan, Oyo State, Nigeria**

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in Estate Management**

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Certification

This is to certify that **Bamidele Olubunmi AJIBOYE** with matriculation number **LCU/PG/003997** carried out this research titled “Assessment of Compulsory Land Acquisition and Compensation Practice in Ede, Osun State” in the Department of Estate Management, Faculty of Environmental Design and Management, Lead City University, Ibadan, Oyo State, Nigeria for the award of Master of Science Degree (MSc) in Estate Management and that this has not been previously submitted in this institution or any other.

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Dedication

This research is dedicated to God the Father, Son and Holy Spirit.

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“Even though the above institution and persons have assisted in the process of this research work, I alone stand responsible for the errors, if any, found in the work”.

Abstract

Compulsory acquisition and compensation are integral components of land administration, particularly in developing countries like Nigeria. This study critically assessed the compulsory acquisition and compensation practices in Osun State, using the construction of dualization of Akoda - Cottage Junction - Oke-Gada (Ede) – Ido-Osun – Offatedo Junction Road with Spurs to Oke-Gada (Ede) Osun State, a 23KM road project as case study with a focus on the procedures, adequacy of compensation, and the impact on affected landowners in the study area. The study adopted quantitative analysis such as correlation analysis, multiple linear regressions and Factor Analysis. Most respondents were predominantly Muslim, male, middle-aged, educated business owners; most properties acquired were residential, followed by commercial. The findings revealed persistent challenges in the acquisition process such as 46% of claimants revealed inadequate compensation and 41% noted lack of transparency. Socio-cultural impacts were also significant, with 74% reporting loss of heritage, 65% citing displacement of communal ownership, and 59% revealed reduced property value. It was observed that 72% of claimants were satisfied with notice issuance and 67% with asset enumeration. However, only 54% agreed that compensation amounts were fair, and 48% reported delays in payment. Regression analysis also showed that 67.6% of variance in compensation practices was explained by predictors, while factor analysis identified three key dimensions: procedural efficiency, dispute management, and practical compensation accounting for 57.997% of the total variance. The study recommends reforms to the compulsory acquisition and compensation practices in Osun State, the establishment of a clear and transparent compensation, improved public engagement. This research contributes to the understanding of compulsory acquisition and compensation practices in Nigeria, provides insights for policymakers and stakeholders seeking to balance development needs with the rights of landowners.

Keywords: Compulsory Acquisition, Compensation, Land Administration, Osun State, Nigeria.

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List of Acronyms

Abbreviation	Full Meaning	Page
ANOVA	Analysis of Variance	124
ANT	Ajoda New Town	77
C of O	Certificates of Occupancy	65
CBN	Central Bank of Nigeria	19
CPO	Compulsory Purchase Order	30
DRC	Depreciated Replacement Cost	56
EIAs	Environmental Impact Assessments	50
FCT	Federal Capital Territory	71
GVD	General Vesting Declaration	31
INEC	Independent National Electoral Commission.	99
IOCs	International Oil Companies	66
LRO	Land Resumption Ordinance	68
LUA	Land Use Act	20
NCF	Nigerian Conservation Foundation	92
NGOs	Non-Governmental Organizations	46
PRC	People's Republic of China	80
UK	United Kingdom	20
UN	United Nation	92
US	United States	