

Chapter One

Introduction

1.1 Background to the Study

Land typically refers to the solid portion of the Earth that supports life and supplies essential resources for human survival. It is considered an invaluable asset because it serves both as a habitat and a source of sustenance. Additionally, land encompasses not only its physical form above and beneath the surface but also the associated rights, whether tangible or intangible. Land tenure systems define the legal and institutional structures that govern access to and use of land, while land acquisition generally involves securing ownership or usage rights, either permanently or temporarily, through means such as purchases, leases, or concessions¹. Land holds immense significance for humans, serving as the foundation for virtually all human activities. It is perceived in relation to the surrounding environment as the origin of food, materials for clothing, shelter, industrial products, recreational spaces, and natural landscapes. Beyond its physical utility, land forms the structural basis for a country's social, political, and economic systems. In Nigeria, this deep relevance explains the strong emotional, spiritual, and financial connections people have with land².

However, land is a finite resource and may not be readily available for purchase when needed². To address this challenge, governments are empowered to acquire land compulsorily requiring private landowners to relinquish their property for purposes deemed to serve the public interest. This process often results in various forms of loss for the individuals affected, extending beyond the economic value of the land to include disruptions to their social, cultural, and religious ties³.

Achieving a fair balance between the state's need for land and the protection of private property rights and tenure security is essential. To mitigate the impact, governments typically offer compensation, although such compensation is often insufficient. Even in situations where the compensation is deemed adequate and procedures are followed properly, the forced relocation from long-established homes, businesses, and communities can lead to significant personal and social hardship. For this reason, it is crucial to ensure that the processes and compensatory measures involved in compulsory land acquisition are transparent, fair, and equitable in order to uphold social justice and good governance⁴.

Furthermore, government's use of compulsory acquisition and land use control powers appears to be increasing worldwide as the desire for public facilities and supporting infrastructures and the competition for usable and livable space intensifies. The need for large, relatively undeveloped areas for agriculture and conservation often competes with the government's obligation to provide land zoned for residential purposes, commercial and industrial development, and other largely urban uses⁵. Urbanization therefore drives the demand for buildings and highways, rapid transit systems, and airports, but the free market does not always result in a logical and equitable distribution of land use⁵.

Land acquisition under the pretext of overriding public interest often comes with significant repercussions for the urban poor. Public interest, a legal and political justification for acquiring private or communal lands, frequently fails to ensure equitable outcomes for vulnerable populations. For urban poor communities, whose livelihoods and housing often depend on informal settlements, land acquisition disproportionately disrupts their access to essential resources. Studies reveal that the lack of adequate compensation or resettlement alternatives

compounds their economic and social vulnerabilities. For instance, in Nigeria, compulsory land acquisition for infrastructure projects has exacerbated poverty among evictees, as they rarely receive compensation equivalent to the market value of their properties, leaving them destitute and displaced without access to sustainable alternatives⁶. The laws governing compulsory acquisition vary and are diverse. Successive Law had recognized, modified and sometimes abrogated the previous Law, the lack of continuity and proper co-ordination of the Laws has created ambiguities and difficulties of implementation. The determination of a just and equitable compensation for land compulsorily acquired for public purpose fall within the scope of Estate Surveyor and Valuer⁷.

The compulsory acquisition of land for development purpose may ultimately bring benefits to the society but it displaces families from their homes, farmers from their farmland, and business men and women from their neighborhoods. It may separate families, interfere with livelihoods, deprive communities of important religious or cultural sites and destroy network of social relations. If compulsory acquisition is done poorly, it leaves people homeless and landless with no way of earning a livelihood without access to necessary resources or community support, and with the feeling that they have suffered a great injustice⁸. The power of compulsory acquisition of land and inequitable compensation for its loss can reduce land tenure security, increase tensions between the government and citizen and reduce public confidence in the rule of law. Unclear, unpredictable and unenforceable procedures create opportunities for corruption. Therefore, where the motive of a land owner is spiritual, the loss of property cannot be adequately compensated for by cash payment or offer of an alternative land. It is an obvious fact that compensation for land compulsorily acquired is not always paid on time. When cash

payment is made, such payment proves inadequate to compensate for the property compulsorily acquired.

The compulsory acquisition of land has always been a serious issue and is increasingly so nowadays in the context of rapid growth and changes in land use. Governments are under increasing pressure to deliver public services in the face of an already high and growing demand for land. Many recent policy dialogues on land have highlighted compulsory acquisition as an area filled with tension. From the perspective of government and other economic factors, the often conflictual and inefficient aspects of the process are seen as a constraint to economic growth and rational development. This study therefore examines compulsory acquisition of land and compensation practice in Osun State. Case study of the dualization of Akoda- Cottage Junction - Oke-Gada (Ede) – Ido-Osun – Offatedo Junction Road with Spurs to Oke-Gada (Ede) Army Barrack – Ara Junction and INEC Junction – Ebedi (Iwo/Osogbo Road) Osun State.) - 23KM.

1.2 Statement of the Problem

The compulsory acquisition of land has been a serious issue today as a result of rapid growth and changes in land use. Land is of tremendous importance to man because it is a basis to all his economic activities. In Nigeria, compulsory acquisition of land and adequate compensation for interest in such property is in accordance with the provisions of the Land Use Act (1978) among others. In acquiring land for developmental project, there are bound to be problems which in some cases affect the rate of development in such area⁹. In practice, there is evidence especially in remote villages that the claimants grumble because compensation for bare land is no more paid to them as it was the case before the promulgation of the Land Use Decree now Land Use

Act. It is a bit difficult to know that land is vested in the hands of the Governors of each state with the current level in the payment of compensation after compulsory acquisition of private land. Compensation for the properties compulsorily acquired is not promptly paid by some acquiring bodies. The delay in compensation payment greatly subjects the occupiers or owners to serious financial problems and lot of inconveniencies¹⁰. The process of compulsory acquisition and compensation, even at its most fundamental level, has become a source of contention and legal disputes, leading to disruptions in activities where such occurs. This situation typically involves negotiations between two primary parties: the government, which seeks to acquire land for public purposes, and the property owners i.e. claimants, whose land is being acquired compulsorily¹¹. When it is mentioned that "the amount in agreement is deposited," it means that once an agreement on the compensation amount is reached through negotiations between the government and the property owners, the agreed-upon compensation sum is set aside or deposited¹². This amount serves as a financial commitment by the government to fulfill its compensation obligations to the landowners. This deposited sum is usually held in collateral or a designated account until the land acquisition process is completed and the compensation is disbursed to the affected landowners. It is in view of this that the researcher intends to evaluate the compulsory land acquisition and compensation practice in Osun State with a view to providing information that could enhance the determination of fair and adequate compensation¹³.

1.3 Aim and Objectives of the Study

The aim of this study is to evaluate the compulsory land acquisition and compensation practice in Osun State with a view to providing information that could enhance the determination of fair and adequate compensation.

The objectives are to:

- i. examine the socio-economic characteristics of the claimants in Ede, Osun state.
- ii. assess the effect of compulsory land acquisition on the claimant in the study area
- iii. evaluate the compensation practice utilised in the study area
- iv. examine factors influencing the acquisition and compensation of land in the study area.

1.4 Research Questions

1. What are the socio-economic characteristics of the claimants in Ede, Osun state?
2. To what extent has compulsory land acquisition affected the claimants in the study area?
3. What are the compensation practices utilised in the study area?
4. What are factors influencing the acquisition and compensation of land in the study area?

1.5 Significance of the Study

Different authors have written various texts on compulsory acquisition of land and compensation in Nigeria. The intricacies of compensation within the framework of several significant legal acts, including the Public Land Acquisition Act Cap (1917), the Mineral Act of 1945, and the Land Tenure Law of 1962, all of which fall under the Land Use Decree of 1978^{14, 15} Through an examination of these various Acts and Laws. Compensation is not only a legal requirement but

also a constitutionally entrenched principle⁸. This study encompasses multiple facets of land acquisition and the payment of compensation for land resources. Furthermore, the research sheds light on the broader implications of compulsory land acquisition for development purposes. While such acquisitions may ultimately yield benefits to the society, they also result in the displacement of families from their homes, farmers from their lands, and businesses from their communities. This aspect of the study highlights the complex social dynamics and tensions that often accompany land dispossession, offering a comprehensive understanding of the issue¹⁷. The research also extends to several key audiences. Professionals working in the environmental sector can benefit from the insights provided, as the study offers a nuanced perspective on the environmental and social impacts of land acquisition. As Nigeria experiences rapid urbanization and infrastructure development, understanding how land acquisition and compensation are managed is crucial for ensuring fairness and transparency in these processes. This study will provide a comprehensive evaluation of the current practices in Osun State, identifying areas where the system may be failing to meet legal and ethical standards. By examining the adequacy and timeliness of compensation, the research will highlight any discrepancies between the legal provisions outlined in the Land Use Act (1978) and their practical application. This is particularly relevant in remote areas where historical grievances have surfaced regarding inadequate compensation for bare land. Moreover, the findings from this study could have broader implications for policy-making. Insights into the challenges faced by landowners, such as delays and financial hardships due to inadequate compensation, can inform recommendations for improving administrative processes and legal frameworks. These recommendations may lead to more effective policies that better balance developmental needs with the rights of landowners, thereby promoting social justice and reducing conflicts. Additionally, the study's outcomes

would serve as a valuable resource for governmental bodies, students in the fields of Estate Management, Urban and Regional Planning, legal practitioners, and civil society organizations involved in land management and advocacy. By providing evidence-based insights, the research will contribute to a more informed dialogue on land acquisition and compensation, fostering greater accountability and enhancing the overall efficiency of land acquisition processes in Nigeria¹⁶.

1.6 Scope of the Study

This study is in respect of compulsory land acquisition and compensation practice of dualization of Akoda- Cottage Junction - Oke-Gada (Ede) – Ido-Osun – Offatedo Junction Road with Spurs to Oke-Gada (Ede) Army Barrack – Ara Junction and INEC Junction – Ebedi (Iwo/Osogbo Road) Osun State. The compulsory land acquisition and compensation for the construction of this Road was flagged off by Executive His Excellency Ademola Jackson Nurudeen Adeleke, the Governor of Osun State and compulsorily acquired in May 2023. The compensation payment is still ongoing and in batches with Batch A for Akoda - Cottage Junction paid in January 2024, Batch B for Cottage Junction – Timi Palace Junction, Ede paid in March 2024 while claimants from Timi Palace Junction, Ede - Oke-Gada (Ede) – Ido Osun – Offatedo Junction Road with Spurs to Oke-Gada (Ede) Army Barrack – Ara Junction and INEC Junction – Ebedi (Iwo/Osogbo Road) are still awaiting their compensations payment/claims. Thus, this study covers compulsory land acquisition and compensation practice in respect of road dualization from Akoda - Cottage Junction - Timi Palace Junction where claimants have received their compensation payment.

1.7 The Study Area

Ede is a historic town located in Osun State, southwestern Nigeria, with a rich and culturally diverse history that spans centuries. It lies along the Osun River at a point on the railroad from Lagos, 180 kilometers (110 mi) southwest, and at the intersection of roads from Iwo/Oshogbo and Gbongan/Ile-Ife. The study area comprises of Ede North and South local governments area councils. There are three (3) major tertiary institutions in Ede namely; The Federal Polytechnic Ede, Adeleke University Ede, and Redeemer's University Ede. This makes the town one of the fastest growing towns in the South-Western Nigeria with an increasing literacy rate. Ede is a predominantly Muslim town with about 60% of the population. This can be traced back to 19th century during the reign of TimiAbibuLagunju as the king of Ede, who is the first Muslim Oba in Yoruba land given the fact that he was already on the throne for a few years when in November 1857, the Baptist missionary W. H. Clark visited Ede. It was traditionally known for its farming and trading activities. The town was part of the Yoruba kingdoms that thrived in the southwestern region of Nigeria. Ede was influenced by the Yoruba civilization, which was known for its complex social structure, arts, religion, political and cultural significance. During the colonial era, Ede, like many other Nigerian towns and cities, came under British rule. This period brought significant changes to the region's political and economic landscape. Nigeria gained independence from British colonial rule in 1960. Ede, like other parts of the country, experienced developments and challenges associated with nation-building and modernization. In recent years, Ede has continued to evolve as part of Osun State's urban and economic growth. It remains an important center for commerce, agriculture, and culture in the region. Ede is known for its vibrant festivals, including the Ede Parapo festival, which celebrates the town's heritage and unity. Moreover, agriculture is the backbone of Ede's economy. The town and its

surrounding areas are known for the cultivation of crops such as cocoa, yam, cassava, maize, and vegetables. Cocoa farming, in particular, is a significant agricultural activity and contributes to the town's income. Local farmers engage in both subsistence and commercial farming. Ede serves as a commercial center for its residents and neighboring communities. Markets, such as Oja-Timi Market and Oja Oba Market, are essential hubs for trade and commerce. These markets facilitate the exchange of agricultural products, household goods, and other commodities. The academic presence stimulates economic activity in terms of accommodation, transportation, and local businesses catering to the student population. While not as industrialized as some larger Nigerian cities, Ede has seen the emergence of small-scale industries and manufacturing enterprises. These include food processing, small-scale textile manufacturing, and artisanal production, which contribute to local employment and economic diversification. Ede's cultural heritage and festivals, such as the Ede Parapo festival, attracts tourists and visitors. The town has a growing hospitality sector, including hotels and restaurants, which cater to tourists and travelers passing through the area. Ede's strategic location along major road networks facilitates trade and transportation of goods to and from the town. The road infrastructure connects Ede to other cities in Osun State and neighboring states, enhancing economic activities. Ede's economy, like many Nigerian towns, faces challenges such as infrastructure development, access to credit for farmers and entrepreneurs, and the need for modernization. However, the town continues to play a crucial role in the economic landscape of Osun State, contributing to agricultural production, trade, and education in the region. This crucial role been played by the town and its corresponding infrastructural needs necessitate the on-going dualization of Akoda - Cottage Junction - Oke-Gada (Ede) – Ido-Osun – Offatedo Junction Road with Spurs to Oke-Gada (Ede) Army Barrack – Ara Junction and INEC Junction – Ebedi (Iwo/Osogbo Road) Osun State

1.8 Limitation of the Study

Regarding the establishment of administrative procedures and standard rates for computing compensation, it's important to clarify that this research does not propose to lay down new standards and procedures; instead, it seeks to examine and investigate the existing procedures in place for determining compensation. By scrutinizing these procedures and possibly identifying areas of improvement or clarification, the research aims to contribute to a better understanding of how compensation is calculated. This can ultimately help stakeholders, including Government Agencies, Land Owners, and Estate Surveyors and Valuers to ensure that compensation is both fair and adequate within the framework of existing regulations.

1.9 Operational Definition of Terms

Compulsory Acquisition: is the power of government to acquire private rights in land without the consent of its owner or occupant in order to benefit the society. This power is often necessary for social and economic development and the protection of the natural environment.

Land Compensation: means all amounts properly paid or payable to third parties for the value of land or an interest in land taken, disturbance (including compensation in consequence of dispossession or displacement from land and including amount payable pursuant to sections 28,37(5) and 43 of the Land Compensation Act 1973), severance or injurious affection and also including allowable professional fees and conveyancing cost in respect of the acquisition of land or an interest in land or for use of land for the site .

Land Title: is a legal document that provides proof of ownership or rights to a specific parcel of land. It contains information about the land, such as its location, size, boundaries, and any

existing lines or encumbrances. The land title may also include details about any restrictions or easements on the property, as well as information about the owner or owners of the land.

Revocation: This means to cancel, repeal or withdraw certain recognition. Under the Land Use Act 1978 in Nigeria, a right is given to a state Governor to revoke right of occupancy for overriding public interest.

Acquiring Authority: These are bodies/agencies empowered by legislation(s) to acquire land for public purposes.

Ownership: Ownership is the state of owing something. Anything that people own or possess gives them the quality of ownership. This can also refer to the right of an individual to own a property.

Transfer of Ownership: is the means by which the ownership of a property is transferred from one hand to another. This includes the purchase of a property, assumption of mortgage debt, exchange of possession of a property or any other land trust device.

Endnotes

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Chapter Two

Literature Review

2.1 Concept of Land Acquisition

The origins of land acquisition and compensation in Nigeria can be traced back to the early period of British colonization. Prior to colonial rule, monetary compensation was not a typical practice among indigenous communities. When communal land held by individuals needed to be reclaimed for broader community purposes, traditional leaders such as elders and chiefs, acting as custodians would typically allocate a replacement plot of land. If a structure was affected, the community often collaborated to rebuild it on the new site. However, following the formal cession of Lagos to the British Crown in 1861, a surge of foreign settlers, including missionaries, resulted in overcrowding on Lagos Island. This led to the demolition of buildings and appropriation of private land, sparking strong opposition from those whose properties were taken¹.

To address the resistance from aggrieved landowners, the colonial administration enacted Ordinance No. 17 in October 1863. This law granted the colonial governor the authority to demolish buildings for public purposes, provided that compensation was paid to the affected parties. This ordinance laid the groundwork for what later became known as the Public Land Acquisition Ordinance, and subsequently, the Public Land Acquisition Act, enacted on May 3, 1917. This legislation was eventually codified under Cap. 167 of the Laws of the Federation of Nigeria and Lagos, and was included in the First Republic Constitution as the legal basis for land acquisition and compensation. The Act drew inspiration from the English Land Clauses Consolidation Act of 1845¹. Following the creation of states in Nigeria, the respective state

versions of the land acquisition laws, along with Cap. 167 of the Laws of the Federation, continued to govern land acquisition and compensation until the introduction of the Land Use Decree in 1978 (now referred to as the Land Use Act). Additionally, the Oil Pipelines Act (Cap. 145 LFN 1990), as amended by the 1962 and 1965 Acts, granted the Ministry of Petroleum Resources the authority to acquire land for oil-related purposes or pipeline routes, on the condition that fair compensation was provided. It is important to recognize that, prior to the Land Use Act, there were notable differences in land acquisition practices between Northern and Southern Nigeria. In the South, land was typically held in private ownership and acquisition was regulated by Cap. 167 of the Laws of the Federation. Conversely, in the North, land was held in trust by the state on behalf of the people, and acquisition was governed by the Lands and Native Rights Ordinance (Cap. 96), later replaced by the Land Tenure Law of 1962. The enactment of the Land Use Act served to harmonize these divergent land tenure systems².

In recent years, the issue of land acquisition and fair compensation has become a growing concern. The process typically involves selecting land for development, negotiating with current landowners, and addressing competing claims from various stakeholders³. However, this often results in the displacement of individuals and communities, which can lead to violations of human rights and heightened poverty particularly in developing nations. Although there are situations where land acquisition and evictions may be justified, the well-being and satisfaction of affected residents are frequently overlooked during these proceedings³. One key reason is that the compensation offered is usually insufficient and fails to represent the actual value of the land or property. Consequently, those who are displaced often lack the financial means to reestablish their livelihoods, leaving them in worsening economic conditions⁴.

Hence, this chapter reviews existing literature and case studies to identify best practices and limitations of the current compulsory acquisition and compensation practice. The chapter is further divided into smaller sections which include: conceptual, theoretical and empirical reviews⁴.

2.2 History and Overview of Laws Guiding Land Acquisition and Compensation

Compulsory land acquisition refers to the authority exercised by the government to take over private land rights for purposes that serve the public interest, under the principle of eminent domain. However, such actions must be supported by appropriate legal frameworks. In any country, the process of public land acquisition is generally governed by a specific legal provision. These laws typically establish an authorized body often a government agency responsible for carrying out the acquisition. They also outline the formal procedures to be followed and ensure that financial compensation or resettlement is provided to those whose land rights are affected⁷.

In the United States, the authority for compulsory land acquisition is enshrined in Article V of the Constitution, which mandates the payment of just compensation to affected landowners. Similarly, Rwanda's Constitution permits public land acquisition only for the development of public infrastructure, in accordance with established legal provisions, as outlined in Table II, Article 232². This article also emphasizes that fair compensation must be provided before the government can take possession of the land. Ghana's Constitution, under Chapter 5, Article 20, specifies the types of projects and public needs that justify compulsory land acquisition, and includes provisions for relocating displaced persons, particularly to alternative farmland. In Chile, Chapter III, Articles 19 and 24 of the Constitution not only outline the purposes for which land may be acquired, but also grant affected landowners the right to seek legal redress. These

articles further detail how compensation should be calculated and establish the timeline for taking possession of the property. In Hong Kong, nearly all land is held under lease or license, with the sole exception of St. John's Cathedral, which holds a freehold title. The framework for compulsory land acquisition in the region is outlined in the Basic Law of the Hong Kong Special Administrative Region of the People's Republic of China (1990), which serves as Hong Kong's constitutional document⁴. Article 105 of this law stipulates that any compensation for acquired land must reflect the actual value of the property. In Australia, compensation for compulsory acquisition is treated as a statutory right. Section 51 of the Australian Constitution upholds the principle of "just terms" compensation, which is further reinforced in New South Wales by the Land Acquisition (Just Terms Compensation) Act of 1991. Although "just terms" is not explicitly defined in the Constitution, it is generally interpreted to mean compensation based on the value to the owner¹¹. This approach recognizes that rightful compensation should exceed mere market value by factoring in any disruptions caused to the landowner due to the compulsory acquisition, thus resulting in a payment that surpasses the standard sale price of the property¹¹.

In many countries, compulsory land acquisition is governed not only by constitutional guidelines but also by comprehensive legal frameworks. These laws outline the intended purposes for which land can be acquired, designate the authorities empowered to exercise eminent domain, describe valuation methods for determining compensation, and detail the procedures for addressing claims and appeals, often through designated tribunals or courts. In the United Kingdom during the 19th century, early legislation acknowledged the need for compensation in cases of compulsory land acquisition but left the determination of the compensation amount to the judiciary. The UK courts typically assessed compensation based on the loss in value to the landowner, without accounting for potential benefits (or "betterment") that neighboring landowners whose properties

were not acquired might enjoy. This approach often resulted in unequal compensation outcomes. By 1917, there was a shift toward assessing compensation based on market value. This principle was formally codified in the Land Compensation Act of 1961. According to Section 5 of this Act, the compensation payable should reflect the price the land would reasonably fetch if sold on the open market by a willing seller⁵.

Most legal frameworks both for developed and developing countries including the international guidelines require payment of full or fair and prompt compensation to affected people. However, adherence to these procedures has been difficult as multiple studies have observed increase in claims on compulsory land acquisition processes and dissatisfaction by the affected people⁷.

The Public Lands Acquisition (Miscellaneous Provisions) Act, originally enacted in 1976 as Decree No. 33 by the military regime, provides the statutory foundation for the compulsory acquisition of land for public purposes in Nigeria. The Act explicitly stipulates that individuals whose proprietary interest in land has been compulsorily acquired are entitled to compensation, which must be paid promptly³. In instances where immediate compensation is not effected, the Act mandates that interest be paid on the outstanding sum. This interest is to be calculated at the prevailing commercial bank rate or, at a minimum, the rate fixed by the Central Bank of Nigeria (CBN), beginning from the date of acquisition or requisition until the actual date of payment. The provision is designed to preserve the economic value of compensation and to discourage unnecessary delays by acquisition authorities. In line with this, the Federal Ministry of Housing and Urban Development in 2024 emphasized the importance of ensuring that compensation is fair, timely, and reflective of current market realities. The Ministry has also introduced a standardized compensation framework to address longstanding grievances concerning inadequate

and delayed payments, particularly in the context of economic crops and structures affected by government land acquisitions⁴.

The doctrines of prescription rarely apply under these circumstances because demand for compensation has been universally treated under fundamental human rights for which derogation is never allowed. Although Section 4(2) of the Public Lands Acquisition (Miscellaneous Provisions) Act stipulates that interest on delayed compensation should not exceed a period of ten years, recent studies highlight challenges in the practical implementation of this provision. Significant delays and inadequacies in compensation payments during the Bida Ring Road project in Niger State, Nigeria, leading to social conflicts and project delays⁴. The study emphasizes the need for reforms to ensure equitable and efficient compensation processes in future infrastructure development initiatives⁵.

By Sections 3, 4, 5 and 6 of the Act, where an individual's land has been acquired compulsorily the compensation to be paid should include, the bare land, the developments, including interest on delayed payment at the prevailing bank rate or the CBN rate. Under the Public Lands Acquisition Law of the former Eastern Nigeria, the acquiring authority can where a land is needed for public purpose acquire same but subject to compensation. Such land must be required for public purpose. By Section 3(1) of the Law: Where any land in the region is required for a public purpose of the region the minister may acquire such land for an estate in fee simple or for a term of years as he may think proper, paying such consideration or compensation as may be agreed upon or determined under the provisions of this law⁶.

The purport of section 3 of the law was interpreted by the apex court in Attorney General Bendel State v. Aideyan where the court held thus: lands acquisition under the Public Land Acquisition

Law (Cap 136) Laws of Bendel State, 1976, relates to acquisition by the government lands over which the Government had no title before the act of acquisition. Under Section 3, it involves, in the absence of a voluntary agreement, invocation of the compulsive and expropriators power of the Government to wrest title from an owner of land in accordance with law which guarantees payment of adequate compensation to the owner and right of access of such an owner to court to assert. By Public Lands Acquisition Law, the acquiring authority can where a land is needed for public purpose acquire same but subject to compensation, and such land must be required for public purpose⁷.

Other laws include the Oil Pipeline Act (Cap 33 of 1996), the Petroleum Act (Cap 350 of 1990), the Land Use Act of 1990, and Section 44(1) of the 1999 Constitution of Nigeria. These legal frameworks form the foundation for determining compensation and clearly outline various categories for compensation assessments. Among them, the Land Use Act is considered the primary policy tool guiding land administration in Nigeria⁸. Nevertheless, the reliance on open market valuation as the basis for compensation. The issue of government land acquisition has also sparked numerous debates around the themes of fairness and objectivity^{9 & 10}. In contrast, several countries within the Commonwealth, including the United States and the United Kingdom, have legal provisions requiring "just compensation" before land can be expropriated. However, interpretations of what constitutes "just compensation" vary widely, fueling international debate and leading to differing standards across nations¹¹. In Nigeria, the Land Use Act (LUA), which was enacted on March 29, 1978, now serves as the principal legal basis for land acquisition and compensation. The procedures stipulated under the LUA for compensation include, but are not limited to, the following:

Bare Land: In these circumstances the LUA provides compensation for land as an amount equal to the rent, if any, paid by occupier during the year in which the right of occupancy was revoked.

Building and Installations: It is established in the LUA that the basis of compensation is the replacement cost of the building, installation or improvement such as the costs less any depreciation with the rate of interest for delayed payment in the nature of reclamation works and proof to the satisfaction of the appropriate officer.

Crops and Economic Trees: For the crops, an amount equal to the value as determined and presented by the appropriate officer.

While the Law established that compulsory land acquisition for public projects such as roads and airports is acknowledged as a proper use of powers of acquisition for the progression of the economy growth and development¹². On the other hands, there is a limitation to the use of power where there is deviation from the profit taking of the land and the value of the land to the project that could militate against effective land acquisition and payment of compensation¹³.

In Nigeria, the practice of compulsory land acquisition and compensation has developed across three significant historical phases: the pre-colonial era, the colonial period, and the post-colonial era.

2.2.1 Pre-colonial Era

During the pre-colonial period in Nigeria, the practice of compulsory land acquisition was influenced by the prevailing socio-cultural norms and political structures within various communities and tribal kingdoms¹⁴. Traditional societies acknowledged the authority of the state or ruling powers to revoke individual land ownership rights, and this concept was deeply

embedded in local customs and indigenous languages. Such powers were primarily exercised to create public amenities like community shrines, marketplaces, and sacred groves. Additionally, land expropriation could be employed as a form of punishment within the customary justice system. In most cases, affected individuals were consulted and persuaded on the communal benefits of surrendering their land, resulting in a generally peaceful and consensual process with minimal conflict between landholders and authorities¹⁴.

During this era, compensation for compulsory land acquisition typically took the form of resettlement or the provision of alternative plots to those affected, rather than financial payment unless the acquisition was carried out as part of enforcing communal justice. The replacement land offered did not have to match the quality or value of the original land, nor was it expected to serve as a direct equivalent. In Northern Nigeria, the Emirs held authority over unoccupied lands and acted as the principal custodians. They were supported by local officials such as the Hakimi, Dagaci, and Mai-anguwa in managing these lands, which extended both within and beyond their immediate territories. Once land was allocated by the Emir, the recipient gained full rights over it, including the ability to use, sell, develop, or pass it on to heirs. However, transferring the land to outsiders typically required the Emir's permission⁴.

In Southern Nigeria, land was traditionally managed and controlled by elders within various clans and communities, based on their age, status, or spiritual authority. These elders were regarded as custodians of communal land, which was seen as sacred and belonging to the ancestors and deities making permanent transfer or sale of land culturally unacceptable. Elders had the discretion to allocate land for purposes such as building shrines or public facilities. When land was taken, compensation usually came in the form of alternative land, although there were no standardized criteria for the size or quality of such replacement¹⁵. Effective communication

between landowners and the acquiring authority often helped to prevent conflicts. Additionally, low population density relative to available land and subsistence-based livelihoods made the customary land acquisition and compensation practices more manageable. The structure of land tenure systems across different regions was shaped by local socioeconomic conditions prior to the imposition of colonial governance⁶.

2.2.2 Colonial Era

The introduction of English law into Nigeria by the British began in 1861, and by 1863, Ordinance No. 17 was passed, granting the Lagos government authority to demolish buildings that interfered with government projects. Despite the onset of colonial rule, the traditional systems of compulsory land acquisition and compensation remained in use for some time. These customary practices persisted until British colonial control was fully established across the territories that later formed Nigeria. In the early stages of their administration, the British acquired land for governmental purposes through various means such as military conquests, negotiated purchases, voluntary gifts, and formal treaties⁷.

Statutory compulsory land acquisition was formally introduced in Nigeria in 1863, linked to the Town Improvement Scheme in Lagos. This development led to the enactment of the Public Lands Ordinance in 1876, which granted the government broad authority to acquire land for public purposes, initially in Lagos. This ordinance was later extended to Southern Nigeria in 1906 and eventually applied to the rest of the country by 1917. The legislation allowed the government to take land for public use while providing compensation to the affected owners. In contrast, the Northern part of Nigeria presented a different scenario. The British colonial administration encountered an already centralized land tenure system under the authority of the

caliphate. As a result, it was relatively easy for the colonial government to assume control over land management by adopting the existing structures previously operated by the Fulani rulers⁷.

In the words of Lugard “the government will in future hold the rights in land which the Fulani took by conquest from the people and if the government requires land it will take it for any purpose’. The British declared all lands in the North to be native land and put the management and control of all land under the chief executive of the region for the benefit of all the people, thus exercising the powers of trusteeship of the land in accordance with native laws and customs. Based on the Northern Nigerian land committee report the colonial administration promulgated the Land and Native Rights Proclamation of 1910 which was repealed and replaced with the Land and Native Rights Ordinance of 1916. The Land Tenure Law of 1962 later replaced this Ordinance¹⁶.

All these succeeding legislation were impair material in concept, content, scope and application. Under the Land Tenure Law, the absolute ownership rights of the natives over land was subjugated and circumscribed to a mere right of occupancy, which is a limited right of use over land for a determinable period. This management power was so expansive to the extent, that even the limited right of use of the land is revocable by the chief executive without compensation in some cases. And where compensation was payable it was only for the improvement or development on the land and not the land itself or any other ancillary rights¹⁶.

Meanwhile the Public Land Ordinance of 1917 provided for the procedure for compulsory acquisition and the payment of compensation for such land acquisition in the southern part of the country. The Act provided for the taking of preliminary investigation by the acquiring authority and the consent of the land owner before any entry could be made into the land. It also required

the acquiring authority to serve a notice of intention to acquire the land on the land owner prior to the acquisition, including a mandatory obligation to serve a notice specifying a period of not less than 6 weeks within which the land owner must yield possession of the land. The Act also stipulated the methods and media for effective transmission of notices issued under it and required that the notices must, after being served, be published in the official gazette of the State. To crown it all the constitution granted the land owner the right of access to court for the determination of his interest in the property and amount of compensation payable to him for the loss of his property right ¹⁷.

Conversely, similar procedural provisions were made to guard against the acquiring authorities being deliberately or unreasonably held to ransom by the land owners. For all acquired land under the Act there were provisions for compensation. The heads of compensation included compensation for damages caused on entry the land for preliminary investigation, cost and damages for consequences of the authority's withdrawal of notice of intended acquisition. Compensation was also payable for land, estates, interest or profits taken and for land not taken in the nature of severance and injurious affection and other losses flowing from the acquisition process. The measure of compensation payable was constitutionally stated to be 'adequate compensation' which has been statutorily and judicially interpreted to be the fair market value of the land¹⁷.

The compulsory acquisition and compensation process under the Act was not immutable as it was defective conceptually and administratively. There existed a lacuna in the series of statutory notices expected to be issued and served under the Act; whilst the Act provided for the issuance of two separate notices, only one is provided for in the schedule to the Act. In fact, the administrative officers charged with the responsibility for issuance of these notices usually used

one and the same notice to serve the two separate purposes stated in the Act. The Act did not apply to all parts of the country as its jurisdiction was confined to Southern Nigeria. Northern Nigeria was catered for by the Land and Native Rights Ordinance of 1916 and later by the 1962 Land Tenure Law whose modus operandi was diametrically different from the policy and intendment of the Public Land Ordinance of 1917¹⁷.

The Land Tenure Law declared all land in the North as Native Land and vested the same in the government of the region for the benefit of all Northerners. Individuals only have a user right of a limited duration over the land in his possession. Thus when land is taken over by the government in the North it is not compulsory acquisition but State resumption of ownership and reversionary rights in the property. Compensation was thus paid only for any unexhausted improvement on the land and for inconveniences caused by their disturbance but not for the land itself. Where the right of occupancy is revoked for penal reasons the holder gets no compensation under the law¹⁸.

The processes and procedure set out under the Public Land Ordinance for compulsory acquisition were not applicable under the Land Tenure law. Under the latter law, the procedure for revoking a right of occupancy was set out in subsections 5 and 6 of section 34 of the law. It merely required that the revocation shall be signified under the hand of a public officer duly authorized by the Minister and that a notice thereof shall be given to the holder of the right of occupancy upon which his title and interest in the land shall be extinguished forthwith. Service of the notice shall be effected as stated in section 45 of the law. No statutory requirement that the notice shall be published in the State gazette or that it shall contain explicit information on good cause or public purpose need of the acquired land.

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 were¹⁸.

The extant legislations on the subject during the colonial period continued after independence and until the military takeover of 1966. Given the prevailing socio-economic realities of the time and the need to fast track economic development of the country while also tackling the ills of the society in land management, the military government, in quick succession, promulgated 3 Decrees to tackle land acquisition and compensation issues in the country; namely, the Requisition and other powers Decree, the State lands (compensation) Decree 1968 and the Public Land Acquisition (Miscellaneous Provisions) Decree 33 of 1976.

The Requisition and other powers Decree was promulgated during the emergency period of the civil war and it authorized a requisitioning authority to requisition land and other things for a definite or indefinite period of time in pursuit of public purpose within the meaning of Public Land Acquisition Act. The law authorized the payment of compensation for the action of the State and where same is refused it directed its payment into the court. The State lands (compensation) Decree 38 of 1968 and the Public Land Acquisition (Miscellaneous Provisions) Decree 33 of 1976 addressed the issue of compensation for compulsory acquisition process¹⁹.

2.2.4 Land Use Act

The Land Use Act came into being on the 29th March 1978 then as a decree. It was enacted to ease and control the administration of the land system in Nigeria. The Act regulates the ownership, acquisition, administration, (which includes land allocation, registration of title, etc.) and management of land within the states and Federal Capital Territory of Nigeria. The Land Use Act outlines the means and manners of the use and administration of land in Nigeria¹⁰.

By section 1 of the Act, the control and administration of land in Nigeria, are vested on the State Governor of that particular State where the land is situated. Hence, the States have control over the ownership, use, development, and administration of land in Nigeria. Section 2 limits the powers and jurisdiction of the State Governors to urban lands only. it provides that all land in urban areas shall be under the control and management of the Governor of each State, and all other lands shall be under the control and management of the Local Government, within the area of jurisdiction of which the land is situated ²⁰. By the provisions of the above-cited Sections 1 and 2 of the Act, the State Governor, and the Local Government are the administrators of land and are empowered by the provisions of the Act to allocate land by granting a statutory right of occupancy to individuals and corporations.

Then Section 3 of the Act empowers the governor to designate certain areas as urban land. It provides that “subject to such general conditions as may be specified in that behalf by the National Council of States, the Governor may for the purposes of this Act by order published in the State Gazette designate the parts of the area of the territory of the State constituting land in an urban area”. This section by extension, distinguishes between urban lands and rural lands. Section 5 seems a little bit controversial. It empowers the State Governor to grant a statutory

right of occupancy to any person for all purposes in respect of land, whether or not in urban area. This implies that the Governor may grant a statutory right of occupancy on land in the urban as well as in the rural areas. While under Section 6 the Local Government is powered to grant customary rights of occupancy to any person or organization for the use of land in the Local Government areas for agricultural, residential, grazing, and other purposes. This sometimes may lead to conflict in area of jurisdiction between the governor and the Local Government over rural lands.

Under Section 9 of the Act, a Certificate of Occupancy will be issued by the State Governor, as evidence of a right of occupancy. This right of occupancy granted entitles the holder to use and occupy the land to the exclusion of others. The right of occupancy is granted to individuals and companies to occupy, develop and use the land for a period not exceeding 99 years. Section 22 provides that it shall not be lawful for the holder of a statutory right of occupancy granted by the Governor to alienate his right of occupancy or any part thereof by assignment, mortgage, transfer of possession, sublease or otherwise howsoever without the consent of the Governor first had and obtained. This meant that a holder of a Certificate of Occupancy cannot alienate, transfer of possession, assign, sub-lease, or mortgage without the consent and approval of the Governor. Subsection (2) goes further to state that the Governor when giving his consent to an assignment, mortgage or sub-lease may require the holder of a statutory right of occupancy to submit an instrument executed in evidence of the assignment, mortgage, or sub-lease and the holder shall when so required deliver the said instrument to the Governor in order that the consent given by the Governor under subsection (1) may be signified by endorsement thereon.

Another controversial section of the Land Use Act is Section 28 and 29 which is the central theme of this study. Section 28 empowers the State Governor or the Local Government to revoke

a right of occupancy for overriding public interest within the state or the requirement of the land by the Government of the Federation for the public purpose of the Federation. A notice for the acquisition will be issued by the public officer authorized to act on behalf of the Governor to be given to the holder of the right of occupancy. Where a right of occupancy is revoked for overriding public interest, the holder and or the occupier of such property shall be entitled to compensation for the value as at the date of revocation of their unexhausted improvement.

2.3 Compulsory Acquisition and Compensation Procedure

Having been a colony of Britain, Nigeria inherited the laws of Britain common law of equity and statutes of general application existing before Nigeria independence 1960 by inference, the laws applicable in Britain before Nigerian's Independence were also applicable in Nigeria¹. Hence the procedure of compulsory acquisition and compensation operative in Britain was similar to that of Nigeria. The procedure can be divided into four stages follows:

2.3.1 Enabling Act and Authority

The process of compulsory acquisition begins with the enabling Act, a piece of legislation that grants the acquiring authority the power to compulsorily acquire land or property. This act outlines the scope, purpose, and limitations of the acquisition powers, ensuring they are used in the public interest. The acquiring authority is the entity designated by the enabling act to carry out the compulsory acquisition. This could be a government body, a local authority, or a statutory organization. The acquiring authority must demonstrate that the acquisition is necessary and justifiable for a project that benefits the public.

2.3.2 Procedure for Making Compulsory Purchase Order (CPO)

The acquiring authority prepares a compulsory Purchase Order, which includes detailed plans of the land to be acquired, the purpose of the acquisition, and the justification for its necessity. This document must adhere to the requirements specified in the enabling act. Before finalizing the compulsory purchase order, the acquiring authority conducts a public consultation, allowing affected landowners, tenants, and the general public to review the proposal and provide feedback. This process ensures transparency and gives stakeholders an opportunity to express their concerns or objections.

Once the consultation period is complete, the acquiring authority submits the compulsory purchase order to the relevant approving body, often a government minister or a designated board. Notices are served to affected parties, informing them of the impending acquisition and their rights to object. If there are objections to the compulsory purchase order, a public inquiry may be held to review the objections and assess the merits of the acquisition. An inspector reviews the evidence and makes recommendations to the approving body, which then decides whether to confirm, modify, or reject the compulsory purchase order.

Procedure for Acquisition after compulsory purchase order Has Been Served: Once the compulsory purchase order is confirmed by the approving body, the acquiring authority serves formal notices to the landowners and other affected parties. These notices specify the date by which the land must be vacated and provide details on the compensation process. The acquiring authority may take possession of the land either through a General Vesting Declaration (GVD) or by serving a notice to treat and a notice of entry. The GVD process transfers ownership to the acquiring authority, while the notice to treat initiates negotiations for compensation.

Assessment of adequate compensation is based on the market value of the property at the date of possession. Independent valuation experts are often engaged to determine fair market value, considering factors such as the property's current use, potential for future development, and any loss incurred by the owner. In addition to market value, affected parties may be entitled to compensation for disturbance, severance, and injurious affection. Disturbance compensation covers costs related to moving or business disruption, severance compensation addresses loss in value to retained land, and injurious affection compensates for any negative impact on remaining property.

The acquiring authority engages in negotiations with affected parties to reach a fair settlement. If an agreement cannot be reached, the matter may be referred to a tribunal or court for determination. Once a settlement is agreed upon or determined by a tribunal, the acquiring authority makes the compensation payment to the affected parties. This payment must be made promptly to avoid interest charges or further legal action. By following this structured procedure, compulsory acquisition aims to balance the needs of public projects with the rights of individual property owners, ensuring fairness and transparency throughout the process. Acquisition practice has however varied sharply from the two countries as a result of laws indigenous to Nigeria, which have replaced the British laws and transformed the acquisition process.

2.4 Land Tenure System

Land tenure was defined as the body of rules which governs access to land and the relationship between the land owner and the community on the one hand or that between the land owner and other party having superior title ²¹. Different types of land tenure system existed during colonial era before Nigeria was amalgamated in 1914. It was the European that came to southern Nigeria

in 19th century that changed land tenure system in the region. The European traders at that time began to acquire land in Lagos in the form of what they introduced as freehold system. This caused conflicts between customary land tenure system and freehold system the yielded an endless and bitter litigation ²².

Prior to 1900, the area now known as Northern Nigeria was administered by the Royal Niger Company under a charter granted by the British Government. During this time, the Company took control of territories along both the Niger and Benue Rivers. Once the British Government formally declared a protectorate over the region, it assumed control from the Company, converting these areas into Crown Lands. At the time, the Fulani were the dominant group in the North. After their defeat by the British, the lands previously held by Fulani Emirs were seized and designated as Native Lands. Several key legal instruments were introduced during this period, including the Crown Lands Proclamation of 1902, the Native Rights Proclamation of 1908, the Niger Lands Ordinance of 1916, and the Native Rights Ordinance of 1916. Later, in 1962, the Land Tenure Law was enacted, which led to a revised version of the Native Rights Ordinance of 1912, incorporating modifications passed by the Northern House of Assembly.

Before the introduction of the Land Use Act in 1978, Nigeria operated under two primary land tenure systems: one for Northern Nigeria and another for Southern Nigeria¹⁴. In the North, all land was considered government property, and individuals were not allowed to own land privately. Conversely, in the South, land ownership was vested in communities, families, and individuals. Over time, various land tenure systems developed across the country, facilitating more organized and efficient land administration and management from the colonial period up to the implementation of the Land Use Act in 1978²³.

2.5 Compulsory Land Acquisition and Compensation

The primary legal framework guiding land acquisition and compensation assessment in Nigeria is the Land Use Act, Decree No. 6 of 1978 (referred to as "the Act")¹⁶. According to Sections 28 and 29 of the Act, the Governor has the authority to revoke a right of occupancy if it serves an overriding public interest. In the context of statutory rights of occupancy, "overriding public interest" refers to purposes deemed beneficial to the public. While the process of determining fair compensation during compulsory land acquisition occurs within a unique blend of legal, cultural, socio-political, and historical contexts which shape how stakeholders approach it the underlying principles tend to be broadly consistent across regions. However, the actual implementation can differ significantly from one country or locality to another. The method of compensation assessment is typically guided by national and local laws, which form the foundation for applying recognized professional standards and valuation techniques ²⁴.

It is accepted that compulsory land acquisition and compensation generates disagreement between the land owners and the government²⁵. The power to purchase land without the willing consent of the owner by the government is available in many countries around the globe but not in all. In the US, this power is called 'eminent domain'; in Canada, the power is referred to as 'expropriation'; and it is called 'compulsory purchase' in UK and some other countries ²⁶. Compulsory acquisition is the power of government to acquire private interests in land without the will of the landlord, tenant or owner occupier for the purpose of public benefit². Land acquisition is a way of direct control over land development.

Land acquisition serves as a strategic instrument for governments to consolidate land, especially when addressing shortages in land availability for development purposes. It enables the

government to overcome challenges related to fragmented land ownership and the unwillingness of landowners to voluntarily release their property for development projects. The authority to compulsorily acquire land strengthens negotiations during land assembly by preventing scenarios where individual landowners obstruct progress by declining to sell often with the intention of demanding inflated prices that hinder project execution²⁷.

Compulsory acquisition is a process of expropriating the individual's rights or interests in land with the aim of converting those rights to monetary cost (entitlements) by compensation²⁸. Compulsory acquisition is said to be a legal action accompanied with compensation. Compulsory acquisition and compensation is a process that government follows to acquire private interests in land and equally pay for the unexhausted improvements therein without the will of the land owners or occupiers for the purpose of providing what is beneficial to the public. Compulsory acquisition is sometimes necessary for socio-economic developments, preservation and correction of environment, provision of infrastructures such as roads, harbors, railways, airport, schools, hospitals, and provision of facilities like electricity supply, water supply and sewage. Without this power, government may not easily get land when the need arises. 27²⁹.

Land acquisition refers to the process by which a government agency, under legal authorization, obtains land from private owners for public use, typically offering compensation determined by the government to offset the losses suffered by the landowner. It is a mechanism used by the government to obtain privately owned land in order to develop public infrastructure, manage natural resources, and reduce potential harm from future natural or human-induced disasters. This approach supports national development by meeting various human needs through strategic land use. The state holds the authority to claim ownership over property within its jurisdiction,

particularly through the power to compulsorily acquire private land provided that fair compensation is given for the benefit of society at large³⁰.

Nonetheless, the use of this authority often sparks controversy. In many cases, particularly during urban development projects, the manner in which governments enforce land acquisition rights tends to compromise land tenure security. Frequently, compensation is either insufficient or entirely absent, leading to concerns about fairness and transparency. This situation often triggers widespread encroachment by former landowners and prompts panic selling in informal markets at reduced prices due to the fear of imminent expropriation. The widespread application of such powers has led to numerous negative outcomes, including unauthorized occupation, failure to provide compensation, repurposing of acquired land for uses different from those originally stated, and the transfer of publicly acquired assets to private ownership.

In Osun State, land ownership is primarily under the control of customary institutions, such as clans and extended families. Nearly all public agencies have reported that challenges in acquiring land are among the most critical obstacles hindering the execution of various projects. In urban areas, securing land for construction and development has become extremely difficult, especially for individuals from low- and middle-income backgrounds as well as small enterprises, due to exorbitant land prices. According to findings from the rent panel reports, land acquisition remains a significant barrier to national development initiatives³¹. In March 1978, the Federal Military Government of Nigeria enacted the Land Use Act (LUA) No. 6, aiming to assume ownership and regulatory control of land nationwide. This legislation sought to establish a unified legal framework for a national land tenure system. The Act outlines the process for shifting from customary land tenure to state-controlled systems, effectively replacing the roles of traditional leaders and local authorities with the state governments in managing land use,

occupancy, and transfer. According to Article 1 of the Act, all land within a state's boundaries is vested in the state's military governor (Land Use Decree Act, 1978). Replacing acquired agricultural land has proven challenging, as virtually every parcel of land in Nigeria is already under some form of ownership, whether legal or customary³¹.

Compensation payments have historically been delayed, even though their primary purpose is to ensure that individuals who lose their property do not suffer a decline in well-being, thereby allowing society to maintain a balanced state. The core idea is to offer fair market value for the expropriated land, enabling the owner to obtain a suitable replacement. However, for many Nigerians, particularly those in rural areas, land holds deep cultural, socio-political, and spiritual meaning. For subsistence farmers, land represents their livelihood an essential source of life. Therefore, seizing land for public use, especially when the affected individuals do not relate to the proposed purpose, and failing to provide prompt, adequate compensation or proper resettlement, is likely to provoke serious discontent and resistance³².

One significant challenge is the lack of adequate funding, as the economy generally suffers from limited cash flow. Additionally, issues of integrity among both public officials and citizens further complicate the situation. Under the current legal framework, a Certificate of Occupancy may be revoked for reasons tied to public interest or for violations of the Land Use Act. Moreover, transferring land rights requires prior approval from the state governor for statutory rights or the local government for customary rights, a process that is often seen as burdensome, frustrating, and potentially stifling to personal and business initiatives. Violent confrontations have also occurred, with some resulting in fatalities during clashes between protesters and government forces. Commercial banks remain hesitant to accept Certificates of Occupancy as

collateral for loans, given the risk of arbitrary revocation by state authorities. Furthermore, the rapid conversion of fertile agricultural land to non-agricultural uses poses a serious concern³².

The Land Acquisition Act serves as the primary legal vehicle for taking land for public projects or on behalf of companies, yet its provisions fall short when the state uses its statutory power to seize private property without the owners' consent. Such compulsory acquisition frequently uproots communities, stripping them of homes, livelihoods, and access to the natural resources that sustain their way of life, while severing them from familiar social and cultural networks. The resulting upheaval brings profound psychological, social, and cultural distress effects felt most acutely by vulnerable groups such as tribal populations and tenant farmers. Safeguarding their rights therefore demands an advance measures for relief, rehabilitation, and resettlement; addressing these needs is essential whenever private land or other immovable assets are taken under the Act³². Therefore, it is crucial to broaden the scope of existing policies and legislation to adequately address the rehabilitation and resettlement needs of individuals and communities displaced by land acquisitions carried out under the Act. The challenges associated with acquiring land for development particularly for federal projects are too complex and extensive for any single ministry to manage effectively on its own. Additionally, the unchecked speculative buying of large portions of communal land, exacerbated by the absence of land taxation, has become a significant concern. These lands are often acquired by affluent individuals with no intention of farming, who leave them undeveloped while waiting for favorable market conditions, contributing to a noticeable decline in food production³³.

Government construction projects are frequently derailed by the exorbitant compensation demanded by land speculators who having learned of official plans in advance—purchase property solely to profit from compulsory acquisition. In other cases, overlapping ownership

claims give rise to lawsuits and court injunctions that effectively freeze development, rendering the disputed parcels unusable for extended periods¹⁶. The broader system of taking and administering public land has likewise generated persistent difficulties: authorities often acquire far more acreage than is ultimately required; some landowners never receive the compensation promised; acquired plots are prone to encroachment; payouts, when delivered, may not be shared equitably across generations; and lands taken for a declared public purpose are sometimes repurposed afterward, undermining that original justification. Added to these concerns are the challenges of maximizing the economic value of state-held property and of meaningfully involving private partners in its development³⁴.

Another concern arises from cases where the state occupies land without following formal acquisition procedures, effectively denying rightful landowners any chance to seek compensation. This practice has eroded public trust in the government's land management systems, creating friction between the state and traditional landholders. The outcome has been widespread, intentional encroachment on state lands and growing resistance to the state's authority to assert control over lands acquired without due process³⁵.

2.6 Classification of Acquisition

The classification of land acquisition is essential for understanding the various contexts and methodologies through which land can be acquired, particularly in relation to compulsory land acquisition. Different types of acquisition have distinct implications for claimants, legal frameworks, and compensation practices. Broadly, land acquisition can be classified into the following categories:

2.6.1 Voluntary Land Acquisition

Voluntary land acquisition involves the landowner willingly selling their property, typically through a negotiated sale agreement. This process is characterized by market-based transactions where both parties the buyer and the seller agree on the terms of the sale, including the price, without any form of coercion or compulsion. One of the main advantages of voluntary land acquisition is that it is generally perceived as fairer and more transparent compared to compulsory acquisition. Since both parties enter the agreement willingly, there is typically less conflict and resistance. This mutual consent helps in fostering a sense of fairness and equity, as landowners feel they have control over the transaction and the compensation received. The negotiation process in voluntary land acquisition allows for flexibility in terms of pricing and other conditions. Landowners can negotiate for a price that reflects the market value of their property, and potentially more, especially if there is high demand or unique value associated with the land. This flexibility can result in better financial outcomes for landowners compared to the often rigid compensation frameworks in compulsory acquisitions.

Moreover, voluntary land acquisitions can proceed more smoothly and quickly. Without the need for lengthy legal processes and potential disputes typical in compulsory acquisitions, projects can advance with less delay. This efficiency is beneficial for both developers and landowners, ensuring timely completion of development projects and reducing uncertainty for all parties involved²⁸. However, voluntary land acquisition also has its challenges. In some cases, power imbalances between large developers or government entities and individual landowners can lead to negotiations that are less equitable. There may be pressure on landowners to sell, even if the

acquisition is labeled as "voluntary." Ensuring that landowners have access to independent legal and financial advice can help mitigate these risks and ensure fair negotiations³².

2.6.2 Compulsory (or Involuntary) Land Acquisition

Compulsory land acquisition occurs when the government or an authorized entity acquires private land without the landowner's consent, typically for public purposes such as infrastructure development, urban expansion, or environmental conservation. This process, governed by specific legal frameworks, is essential for facilitating projects that serve the greater public interest but often involves significant socio-economic and psychological impacts on the affected landowners. One primary legal framework for compulsory land acquisition is the principle of eminent domain. Under this principle, the state has the authority to acquire private land for public use, provided that just compensation is paid to the landowner. Eminent domain is widely used in many countries, including the United States, where it is enshrined in the Fifth Amendment of the Constitution, ensuring that landowners receive fair compensation for their property³⁶.

In this process, individuals who are dispossessed are compelled to sell their properties against their will, transferring ownership from private individuals or communities to the government or its authorized organizations in exchange for compensation³⁷. This power is often crucial for social and economic development and environmental protection. Governments cannot rely solely on land markets to purchase land when necessary. The reasons for governments to acquire land compulsorily include the need to provide social and economic amenities for society's overall benefit, perceived inefficiencies in the private market, and the need for public infrastructure such as hospitals, schools, police stations, and other facilities³⁷.

Compulsory land acquisition is frequently justified on the grounds of public interest, including infrastructure development, urban expansion, environmental conservation, and resource extraction. While this process is an essential tool for economic development and national growth, it often raises concerns about fairness, adequacy of compensation, and the rights of affected individuals³⁸.

In developed countries, compulsory acquisition is commonly used to protect natural environments such as forests, nature reserves, and water resources, as well as to provide public amenities like recreational centers and open spaces, and to prevent land-use conflicts. In contrast, in developing countries, the concept is primarily used to develop facilities in the public interest and to promote equity and fairness between socioeconomic groups, particularly between the wealthy and the less privileged³⁹.

2.6.3 Land Acquisition for Urban Development

Urban development often necessitates the acquisition of land to build essential infrastructure such as roads, bridges, public buildings, and utilities. This process can involve both voluntary and compulsory acquisitions, depending on the specific legal and regulatory frameworks in place. Urban development aims to improve the functionality, livability, and economic potential of cities, but the methods of land acquisition and the subsequent impacts on communities require careful consideration. Voluntary land acquisition in urban development usually entails negotiated agreements where property owners sell their land willingly. This approach helps minimize disputes and ensures mutual agreement on terms of sale, including the price. However, voluntary acquisition can be time-consuming and encounter obstacles if property owners are reluctant to sell, which could delay significant development initiatives⁴⁰.

Compulsory land acquisition, on the other hand, allows governments to acquire land without the owner's consent, provided that it serves a public purpose and fair compensation is offered. This method, governed by eminent domain or expropriation laws, ensures that critical urban development projects can proceed even when voluntary sales are not possible. However, compulsory acquisition can lead to disputes and requires robust legal frameworks to ensure fairness and transparency³⁷. Urban development projects often employ land pooling and reconstitution schemes to optimize planning. In land pooling, landowners collectively agree to pool their land, which is then reconfigured and redeveloped with improved infrastructure. The reconstituted land is redistributed among the original owners, often with enhanced value due to better planning and infrastructure⁴¹. This approach minimizes displacement and distributes the benefits of urban development more equitably among landowners. Effective land acquisition for urban development requires a balance between public interest and the rights of landowners. Participatory planning, fair compensation, and comprehensive resettlement policies are essential to address the socio-economic impacts on affected communities and ensure sustainable urban growth.

2.6.4 Land Acquisition for Social and Community Services

Land acquisition for social and community services is a critical aspect of urban planning and rural development, aimed at enhancing public welfare and facilitating sustainable growth. This process involves the procurement of land by the government or authorized entities to establish essential infrastructure such as schools, hospitals, community centers, and parks⁴². The significance of land acquisition for social services is evident in its potential to improve the quality of life for communities. Educational institutions constructed on acquired land provide opportunities for learning and development, contributing to the socio-economic upliftment of the

area. Health facilities ensure accessible medical care, which is vital for public health and well-being.

Additionally, community centers and parks serve as social hubs, fostering community engagement and promoting recreational activities. In many countries, the legal framework governing land acquisition ensures that the process is transparent and fair, with adequate compensation provided to the affected landowners. For instance, India's Land Acquisition Act of 2013 mandates that land can be acquired for public purposes only after ensuring that affected families receive fair compensation and rehabilitation³⁵. Similarly, the United States follows the doctrine of eminent domain, where the government can acquire private land for public use, provided just compensation is given as per the Fifth Amendment of the U.S. Constitution⁴³.

However, land acquisition is often fraught with challenges. One major issue is the displacement of communities and the resultant socio-economic disruptions. To mitigate these impacts, comprehensive rehabilitation and resettlement policies are essential. One significant issue is the displacement of communities and the resulting socio-economic disruptions. Many affected individuals and communities are not adequately compensated or resettled, leading to grievances and conflicts. To address these challenges, it is essential to implement comprehensive policies for rehabilitation and resettlement. For instance, the Nigerian government has, at times, attempted to improve compensation mechanisms and resettlement plans to mitigate the adverse effects of displacement. Public participation and transparency are also critical in the land acquisition process. Engaging with local communities and stakeholders, ensuring their concerns are heard, and incorporating their feedback can lead to more equitable and acceptable outcomes.

This participatory approach helps in reducing resistance to land acquisition projects and enhances public trust⁴³.

For example, the World Bank's Involuntary Resettlement Policy emphasizes the need for careful planning to minimize displacement and ensure that affected persons are adequately compensated and supported to restore their livelihoods⁴⁴. Public participation is crucial in the land acquisition process. Engaging with local communities, understanding their concerns, and incorporating their feedback can lead to more equitable outcomes and reduce resistance to land acquisition projects. Transparency and accountability in the process are fundamental to maintaining public trust and achieving the intended benefits of social and community services. The importance of land acquisition for social services in Nigeria cannot be overstated. Education and healthcare are critical sectors where land acquisition plays a significant role. Building schools on acquired land helps increase access to education, thereby promoting literacy and skill development, which are essential for economic progress. Similarly, the establishment of healthcare facilities ensures that medical services are accessible to more people, improving public health outcomes and reducing mortality rates⁴⁴.

2.6.5 Land Acquisition for Infrastructure Projects in Nigeria

Land acquisition for infrastructure projects in Nigeria has been a contentious issue, deeply intertwined with legal, social, and economic complexities. The Nigerian government often undertakes these projects to stimulate economic growth, improve public services, and enhance connectivity. However, the process of acquiring land can lead to significant challenges and disputes. Legally, the Land Use Act of 1978 is the principal legislation governing land acquisition in Nigeria. This Act vests all land in each state in the hands of the state governor,

who holds it in trust for the people⁴⁵. The government has the power to acquire land for public purposes, including infrastructure development, under the principle of eminent domain. Despite these legal provisions, the implementation process often encounters obstacles, including bureaucratic delays, lack of transparency, and inadequate compensation for displaced landowners and communities.

Socially, land acquisition can lead to the displacement of communities, loss of livelihoods, and disruption of social structures. These impacts are particularly severe in rural areas where communities rely heavily on land for agriculture and sustenance. For instance, the Lekki Free Trade Zone project in Lagos State led to the displacement of several communities, resulting in protests and legal battles as the affected populations sought adequate compensation and resettlement options⁴⁶. Economically, infrastructure projects are vital for Nigeria's development, promising improved transportation networks, better utilities, and enhanced economic opportunities. Projects like the Lagos-Ibadan railway, the Second Niger Bridge, and various road construction initiatives are essential for reducing logistics costs and improving market accessibility. However, the economic benefits can be undermined by the high costs and delays associated with contentious land acquisition processes.

To address these issues, it is crucial for the Nigerian government to adopt more inclusive and transparent land acquisition processes. This involves ensuring fair and timely compensation, engaging affected communities in meaningful consultations, and providing adequate resettlement and rehabilitation plans. Additionally, strengthening institutional frameworks and reducing bureaucratic inefficiencies can help mitigate conflicts and expedite project timelines⁴⁷.

2.6.6 Land Acquisition for Environmental and Conservation Purposes

Land acquisition for environmental and conservation purposes is a crucial strategy for preserving biodiversity, maintaining ecosystem services, and combating climate change. This process involves the legal or voluntary transfer of land ownership to governments, non-governmental organizations (NGOs), or private entities dedicated to conservation. One of the primary reasons for acquiring land for conservation is to protect biodiversity. Natural habitats are under constant threat from urbanization, agriculture, and industrial activities. By acquiring land, conservationists can create protected areas, such as national parks, wildlife reserves, and nature sanctuaries, where ecosystems can thrive undisturbed. For example, the acquisition of large tracts of land in the Amazon rainforest has been instrumental in preserving one of the world's most diverse ecosystems.

Furthermore, land acquisition for conservation helps maintain ecosystem services that are vital for human survival. These services include water purification, climate regulation, and soil fertility. Wetlands, for instance, are acquired to protect water resources and reduce the risk of flooding. The Everglades in Florida is a notable example where land acquisition has played a significant role in protecting and restoring a vital wetland ecosystem. Ecological benefits, land acquisition for conservation also plays a role in climate change mitigation. Forests, grasslands, and wetlands act as carbon sinks, absorbing significant amounts of carbon dioxide from the atmosphere. By preserving these areas, conservation efforts contribute to reducing greenhouse gas concentrations. The acquisition of peat lands in Indonesia, for instance, has been crucial in preventing the release of vast amounts of stored carbon due to deforestation and drainage. It can be costly and often faces opposition from landowners and local communities who rely on the land for their livelihoods. Therefore, successful conservation initiatives often involve negotiating

with stakeholders to ensure that the needs of local populations are met while achieving conservation goals. Programs like the establishment of community conservancies in Kenya demonstrate how inclusive approaches can lead to successful conservation outcomes.

Stakeholder engagement in Nigeria's context involves collaborating with local communities, indigenous groups, and governmental bodies to ensure their participation and rights are respected in conservation initiatives. For instance, initiatives like the GashakaGumti National Park in northeastern Nigeria exemplify successful collaboration with local communities and stakeholders, emphasizing sustainable land use practices and wildlife conservation. Sustainable management practices are crucial to maintaining acquired lands effectively.

In Nigeria, organizations such as the Nigerian Conservation Foundation (NCF) promote conservation through community-based initiatives, research, and advocacy. They focus on biodiversity conservation, environmental education, and sustainable development, aligning with global conservation goals. Successful examples include the establishment of protected areas like the Cross River National Park and Yankari Game Reserve, which preserve critical habitats for endangered species such as the Cross River gorilla and elephants. These initiatives not only safeguard biodiversity but also contribute to eco-tourism, sustainable livelihoods, and climate resilience in local communities⁴⁸.

2.6.7 Land Acquisition for Industrial and Economic Development

Land acquisition plays a pivotal role in fostering industrial and economic development, particularly in rapidly growing economies like Nigeria. Defined as the process by which government or private entities obtain land from individuals or communities for various development purposes, it is a complex and multifaceted issue that intertwines legal, social, and

economic dimensions. In Nigeria, land acquisition for industrial purposes often involves navigating through intricate customary land tenure systems, statutory regulations, and community consent processes. This complexity arises from the dual land tenure system, where lands can be held under customary or statutory (government-regulated) tenure. Customary tenure dominates rural areas, where community leaders hold significant influence over land decisions, while statutory tenure governs urban and peri-urban lands, typically under state control.

Industrial development initiatives require substantial land parcels for infrastructure such as factories, logistics hubs, and industrial parks. Securing this land is critical for attracting domestic and foreign investments, which in turn stimulate economic growth, create job opportunities, and enhance infrastructure. However, challenges such as conflicting land rights, inadequate compensation mechanisms, and community resistance can hinder smooth acquisition processes. Effective land acquisition strategies include transparent consultation with affected communities, fair compensation based on market value or agreed-upon terms, and adherence to legal frameworks that protect both landowners' rights and developers' interests. The Land Use Act of 1978 is a cornerstone of Nigeria's land tenure system, granting the government powers to acquire land for public purposes while safeguarding landowners' rights to fair compensation. Implementing these strategies requires sensitivity to local customs and effective engagement with stakeholders⁴⁹.

For example, in rural areas, community leaders' consent and support are crucial due to their role in customary land governance. In urban areas, adherence to statutory regulations and fair compensation practices underpins successful land acquisitions. Drawing lessons from international experiences, such as India's land acquisition reforms, underscores the importance of

transparency and fairness in acquiring land for industrial development. Nigeria can benefit from such insights to improve its own land acquisition processes, ensuring sustainable development while respecting landowners' rights. Industrial and economic development often necessitates land acquisition for various purposes such as infrastructure projects, industrial zones, and urban expansion. This process can have significant impacts on land use patterns, ecosystems, and communities, both positive and negative.

The positive impacts of industrial and economic development on land acquisition are the creation of jobs and economic opportunities. Industrial zones and infrastructure projects can stimulate local economies, attract investment, and provide employment opportunities for communities. For example, the establishment of industrial parks in developing countries often leads to job creation and economic growth, contributing to poverty alleviation and improved living standards.

However, industrial and economic development can also lead to negative impacts on land acquisition. Large-scale infrastructure projects and industrial activities often require substantial land areas, which can result in displacement of communities, loss of agricultural land, and fragmentation of natural habitats. In many cases, marginalized communities and indigenous groups are disproportionately affected, facing challenges such as loss of livelihoods, cultural disruption, and inadequate compensation. Environmental impacts are also a concern. Industrial activities can lead to pollution, habitat destruction, and depletion of natural resources. Efforts to mitigate these impacts include environmental impact assessments (EIAs), which evaluate potential environmental consequences of development projects and propose measures to minimize adverse effects. Regulatory frameworks and sustainable land use planning are crucial for balancing economic development with environmental conservation.

2.7 Process of Land Acquisition in Osun State

This involves the entire stages in ensuring that acquisition is properly done. These include the following:

2.7.1 Land Search and Preliminary Survey

Under the directive of the State Executive Governor, the Lands Department working jointly with the Survey Department and the Physical Planning Department identifies suitable land based on its appropriateness for serving the collective needs of the population. The Survey Department conducts a preliminary survey of the proposed site, while the Physical Planning Department assesses whether the land is appropriate for the intended purpose.

2.7.2 Gazette and Advert

Once the Physical Planning Department issues a positive Environmental Impact Assessment, the land becomes eligible for official gazetting. The State Lands Department then proceeds to gazette the land in line with the provisions of the Land Use Act. This gazette is published in a recognized Nigerian daily newspaper, officially notifying the public that the specified land has been acquired by the government.

2.7.3 Enumeration

This process involves evaluating the developments present on the acquired land for the purpose of determining compensation. The enumeration includes identifying structures such as buildings, crops, and economic trees located on the land. It is important to clarify that the government does not offer compensation for the land itself; rather, payment is made solely for the improvements

or developments found on it. Additionally, the specific interest or legal claim each landholder possesses such as those holding Certificates of Occupancy is recorded. Once the enumeration is complete, valuation experts assess and establish the appropriate compensation to be paid to the affected landholders.

2.7.4 Invitation for Compensation

After valuation of the different development on each hold, the land holders shall be invited for compensation accordingly.

2.8 Principles of Compensation

The fundamental guideline for compensation is that it must be both fair and sufficient. Its purpose is to return the affected individual to a financial position similar to what they held before the land revocation ensuring they are neither at a gain nor a loss. Compensation serves as a monetary equivalent for what has been taken and should reflect the amount the owner might reasonably have received if they had sold the property voluntarily. This brings forward another essential principle: compensation should be based on the property's market value. When determining this value, it is crucial to consider the income-generating potential of the property under existing conditions, as this significantly influences what a willing buyer would pay. In essence, the market value is the price a rational seller and a rational buyer would agree upon in a transaction free from pressure, with both parties making informed decisions⁵⁰.

It is important at this stage to look into the compensation provisions of the Land Use Act 1978 section 29 (4) of the Act makes provisions for compensation on revocation of the Right of Occupancy of land / property acquire or to be acquired. In the case of vacant land, compensation

is calculated based on an amount equal to the rent, if any, paid by the occupier during the year in which the right of occupancy was revoked". This means that if the land is not leased or occupied, the owner gets nothing as compensation for the bare land. In the case of buildings, installations or improvements thereon, compensation is based on the depreciated replacement cost of the building, installation or improvements. For crops on land and economic trees, the compensation payable is the amount equal to the value as prescribed and determined by the appropriate officer who is the chief land officer in the Federal or State Ministry of lands. It is very important to note that the act did not prescribe any specific method of assessment for agricultural holdings with respect to crops and economic trees.

In principle, when private property is compulsorily acquired, compensation covers not only the loss of the land itself but also other related socio-economic damages resulting from the acquisition. Compensation typically includes payment for the land, any improvements made on it, severance, injurious affection, disturbance, special value, and damages. The amount of compensation payable is generally determined by the relevant laws, decrees, and statutes that govern the process. These legal frameworks outline the basis and methods for valuation, specify the procedures to be followed, define the types of claims eligible for compensation, and clarify the responsibilities of the involved parties. The approach to compensation is shaped by factors such as a country's level of socio-economic development, cultural practices, land-use customs, and the maturity of its professional valuation bodies. Importantly, compensation valuations must not only adhere to professional valuation standards but also comply with constitutional mandates and international principles that demand just, fair, adequate, and equitable compensation⁵¹.

In the United States, compensation for expropriated land is typically determined by the market value of the property, which is considered a fair measure for those whose land has been taken.

However, in the United Kingdom, a different approach is applied compensation follows the principle of equivalence or value to the owner. This concept, as articulated by Scott L.J. in *Sunderland Corporation*, asserts that the landowner should, as far as money permits, be placed in the same financial position as if the land had never been acquired. This means the individual is entitled to a monetary amount that reflects, but does not exceed, the total loss suffered due to the compulsory acquisition made in the public interest. The value-to-owner approach includes the market value of the property along with additional financial losses endured by the claimant. This principle is widely adopted across many Commonwealth nations, including Australia and Hong Kong.

Compensation may be claimed under several distinct headings. First is the market worth of the parcel itself, together with any buildings standing on it as of the acquisition date. Next comes the value of any easement or comparable legal right in the land that the claimant held at that same time. A claimant may also recover for financial loss caused when the acquired plot or the buildings on it is cut off from the claimant's remaining, adjoining property. Further, if a business was operating on the land or within its buildings at the date of takeover, the claimant is entitled to payment for the disruption and loss suffered when the business must relocate. Reasonable out-of-pocket costs incurred in moving from premises on the acquired land or in obtaining alternative accommodation can likewise be reimbursed, so long as those costs are not already covered in the business loss portion of the claim. Finally, compensation may include the professional fees or other remuneration reasonably paid to advisers retained to prepare, negotiate, or substantiate the claim itself.

It is a common legal practice that when there is disagreement over the amount or fairness of compensation provided for acquired land, the affected individual has the right to seek redress in

court for a resolution. In Hong Kong, for example, if the government and the claimant fail to reach a mutual agreement on the amount of statutory compensation, either party can refer the matter to the Lands Tribunal for a formal ruling. Once the Tribunal determines the appropriate compensation, that decision becomes binding on both sides. Meanwhile, the government is required to offer the claimant a provisional payment equal to 100% of its assessed statutory compensation value, along with interest, while awaiting the Tribunal's final judgment.

Compensation serves as a means to restore landowners or occupants, whose properties have been compulsorily acquired by the government, to the position they were in prior to the acquisition either through resettlement or financial payment. It refers to the monetary amount that a dispossessed owner would have received had the land been sold in an open market, along with additional sums for other losses resulting from the compulsory acquisition. This payment often goes beyond the value of the land itself to cover associated damages or disruptions. However, there is a widespread consensus that the compensation offered to affected landowners in Nigeria is often inadequate and falls short of what is fair. According to Section 29(4) of the Land Use Act of 1978, the provisions regarding compensation are outlined, but their practical implementation has drawn criticism for being insufficient⁵³.

Compensation under subsection (1) of this section is determined as follows: for the land, it equals the rent paid by the occupier during the year when the right of occupancy was revoked, if any; for buildings, installations, or improvements on the land, it corresponds to the replacement cost as assessed using the prescribed method by the appropriate officer, minus any depreciation, plus interest at the bank rate for any delayed compensation payments. In the case of reclamation-type improvements, compensation is based on the substantiated costs supported by documentary evidence acceptable to the relevant officer. For crops on the land, excluding any buildings or

improvements, compensation is calculated at a value prescribed and set by the appropriate officer. It has been noted, however, that the Act does not address compensation for disturbances⁵⁴. The affected persons have the right to claim for removal cost, fixtures, incidental expenses, and so on. Also, the affected persons are not compensated for some certain injuries like “goodwill. The law requires that the dispossessed owners are entitled to the payment of prompt, fair and adequate compensation including the value of all injuries he may suffer as the result of the acquisition. They further qualify the injuries as claims for disturbances, transportation cost and removal cost⁵⁴.

In most developing countries, the process of acquiring land compulsorily lacks the desired global standards, this leads to unpleasant implication to the affected landowners in most cases⁵⁵. Payment of full and just compensation to the affected people on time is what most laws of developed and developing countries require including international standard during compulsory acquisition and compensation. Insufficient quit notice to the affected land owners, payment of insufficient compensation, lack of knowledge by land owners, insufficient funding of the compensation task, refusal to pay interest for delayed payment, payment of low rate for economic trees and crops, non-compensation for some economic trees and crops, non-allowance of valuers to represent the affected landowners, non-compensation for undeveloped land and corruption surrounding government personnel were some of the problems that lead to inadequate compensation⁵⁶.

Property as economic asset also has emotional and sentimental values that must be taken into consideration when land is acquired compulsorily. Section 28 of the Land Use Act empowers governor to revoke a right of occupancy subject to the purpose of public interest⁵⁷. However, section 29 (1) of the Act states that ‘if a right of occupancy is revoked for the cause set out in

paragraph (b) of subsection (2) of section 28 or (c) of subsection (3) of the same section, the holder and the occupier shall be entitled to compensation for the value at the date of revocation of their unexhausted improvements. Section 41 of the Nigerian constitution insists that the compensation must be paid promptly. The Act dictates the Depreciated Replacement Cost (DRC) as the method to be used in order to arrive at the compensation value. The DRC method also assumes value to be equal to cost which is faulty assumption; value is not equal to cost. The DRC method is normally used to value property based on the construction cost and is used where there is no market. The Act does not differentiate the compensation of income generating properties and otherwise⁵⁸.

In Nigeria, the Valuer is not left with the choice of method and basis he may consider appropriate to use in order to arrive at the compensation value. Furthermore, valuation for compensation is a statutory valuation, which means the method and basis to be adopted, are stated in the enabling act⁵⁹. He further notes that the act says nothing about “disturbance” which means the dispossessed property owners are not compensated for the losses and injuries that may likely happen to them as a result of acquiring their interests in land compulsorily. The values of economic trees and crops are to be supplied by appropriate officer as provided in Section 29 (4) (c) of the Land Use Act (2004).

The Act should clarify who is that appropriate officer. Compensation is an integral part of the process of compulsory acquisition of land in Nigeria. Its importance cannot be overemphasized as a failure to compensate the occupier renders the acquisition a nullity. Section 44 of the 1999 Constitution of the Federal Republic of Nigeria (as amended) provides that no individual’s land should be acquired without compensation. The Court in *National University Commission v Oluwo* stated that the rights of an individual to acquire properties anywhere in Nigeria is

enshrined in the constitution and it carries with it the right to dispose of such properties, thus, any individual whose land the government compulsorily acquired is entitled to prompt payment of reasonable compensation⁵⁴.

Similarly, in *Goldmark (Nig.) Ltd. v. Ibafon Co. Ltd*, the Court held that there is no doubt the government has the power and authority to acquire land compulsorily for public use, however, such power is exercisable in accordance with the proper procedure for acquisition, that is, proper notice must be given to the owner of the land and reasonable compensation must be paid.

Section 29 of the Land Use Act provides as follows; if a right of occupancy is revoked for the cause set out in paragraph (b) of subsection (2) of section 28 or (c) of subsection (3) of the same section, the holder and the occupier shall be entitled to compensation for the value at the date of revocation of their un-exhausted improvements. Secondly, If a right of occupancy is revoked for the cause set out in paragraph (c) of subsection (2) of section 28 or in paragraph (b) of subsection (3) of the same section the holder and the occupier shall be entitled to compensation under the appropriate provisions of the Minerals Act or the Mineral Oils Act or any legislation replacing the same⁵⁹.

Thirdly, If the holder or the occupier entitled to compensation under this section is a community the Governor may direct that any compensation payable to it shall be paid;- to the community; or;- to the chief or leader of the community to be disposed of by him for the benefit of the community in accordance with the applicable customary law; or;- into some fund specified by the Governor for the purpose of being utilized or applied for the benefit of the community. Subsection (4) (a) goes further to state that compensation is payable on the land to an amount equal to the rent, if any, paid by the occupier during the year in which the right of occupancy was

revoked. The Land Use Act indicates that compensation is to be paid separately for crops and buildings.

Under the Public Land Acquisition (Miscellaneous Provisions) Act 1976, compensation payable to a person who has been dispossessed of his interest in land includes interest at bank rates at the time of the payment thereof. The Act envisages that prompt and immediate payment should be made where land is requisitioned or acquired for public interest. However, where compensation is not immediately paid, interest shall be paid on the delayed payment calculated on the basis of current bank rate or at least it will be calculated on the basis of Central Bank of Nigeria (CBN) rate from the date of requisition or acquisition to the date of payment.

In *Akere v Governor of Oyo State of Nigeria*, the Supreme Court held that where an estate or interests compulsorily acquired is required to yield up possession of his estate or interests in land prior to the payment of compensation or provision of alternative accommodation as the case maybe, interest of the bank rate shall be payable on value of the estate or interests acquired (as determined pursuant to the Decree) for the period between the entry of the land and the payment of compensation. The court further held that where a property was acquired before the Land Use Act, came into operation, that payment of compensation shall include, economic trees, development on the land, the land itself, including the payment of interest based on the delayed payment where it exists.

It is however worthy of note that there are instances where compulsory acquisition is done without compensation. This is referred to as penal revocation. This includes the situation where a person issued with a certificate of occupancy refuses to pay or accept such a certificate, where there is a breach of the terms contained in the certificate, and where land rights-holders alienate

their rights of occupancy without the requisite consent of the governor. This revocation on the grounds of alienation without the governor's consent is extended to the deemed grant of rights of occupancy, as can be observed in *Savannah Bank Ltd v Ammel-Ajilo*. Many other judicial decisions support this section of the Land Use Act, namely *CCCTS Ltd v Ekpo* and *UBN Plc v Astra Builders Ltd*.

Section 30 of the Land Use Act refers disputes about the compensation payable to the Land Use Allocation Committee. This section of the Act contravenes the principle of natural justice, which requires that you must not be a judge in a case to which you are a party. The governor pays the compensation and appoints the committee member. The governor is indirectly a judge in a case in which he is a party. The issue of compensation payable under the Act may not be heard in any court in Nigeria because of the provisions of the Act. This negates the relevant provision of the Nigerian Constitution.

2.8.1 How Adequate is Compensation under the Land Use Act?

It is very prudent that victims where lands have been compulsory acquired should be paid adequate monetary compensation or restituted so as to put him in a position he was before the evocation exercise. In the case of *Hon. Vs Sunderland*, “compensation almost of itself carried the Corollary that the laws of the seller must be completely made up to him on the grounds that unless he received a price that the laws of the seller must be completely made up to him on the grounds that unless he received a price that full equaled to the compulsory sacrifice”. The Land Use Act cunningly denied persons and communities of their right of ownership and control and stipulated that statutory and customary rights of occupancy as interest or estates to be owned by individuals. One would at this juncture ask, “do these right have proprietary character or not?”⁵⁶.

Furthermore, the statutory right of occupancy though an inferior interest to that of the state, is probably in nature. This submission is reduced the following provisions of the Act. The holder of a statutory right of occupancy holds exclusive possession of the land against all persons other than the governor. Again, the rights of a holder are transmissible to his heirs. A right of occupancy is also alienable though the consent of the government is required but the governor has the right to revert the right of occupancy, the exercise of such powers is defined by law. Therefore, the adequacy of compensation is defined in the land use act for the assessment of compensation paid in respect of land⁵⁷. Why stop one of his processions only to refund a peppercorn rent paid for the year of revocation. What happens to lands without statutory or customary rights of occupancy?

For buildings, installations and improvements, compensation is as per the amount of the replacement of such less depreciation together with interest at the bank rate for delayed payment of compensation. This method of assessment does not make for fair compensation⁶⁰. This is because the depreciated replacement cost cannot possibly replace the building standing on the acquired land, and where a huge amount has been used to procure building approval, the government neglects the cost of all these.

For crops and economic trees, assessment is “as prescribed and determined by the appropriate officer, who is the Chief Land of the state” the acquiring authorities always state that crops on land are farm crops like cassava and cultivated vegetables like Okro, Cabbage, Fruits trees, etc and economic trees like Palm trees, Raffia palm, Iroko, Mahogany etc which rate for each is prescribed by the government. No one talks of medicinal herbs and tree; grazing rights etc. the rates so prescribed are relatively low and have no bearing with the annual income from the crops or trees now and eternally. Also, in determining the compensation values for economic trees such

as oil palm, gmelina, raffia palm, the concept of unexpired economic life is not taken into consideration⁵⁸. It is most unscientific and as betray to assess such trees on the same basis as annual crops. The assessment of crops does not take into consideration the cost of field establishment plus operating expense plus cost of finance the market value deferred for the remaining period of maturity thus, assessing them on the current official basis is most arbitrary and illogical⁵⁹. At the end of the day, the affected former is not left whole in terms of naira and the principle of fair and adequate compensation is not adhered to. Nevertheless, the act has not adequate provision for compensation for loss of goodwill, severance, non-use values, culture and spiritual beliefs, stripes and graves etc⁶¹.

2.8.2 Enabling Law to Revocation of Rights, Interest and Compensation

People do not easily part their land because of the importance they attach to its ownership since it is a status symbol and has great economic and social value acquisition and compensation could lead to social chaos without legal backing the public authority charges with such responsibility therefore, there have been series of enactments on the subject. Public lands acquisition Act Cap 167 was the law governing compulsory acquisition prior to the enactment of the land use Act. The Land Use Act of 1978 harmonized land laws in Nigeria. The Law vests all land in the state in the Governor of that state. Section 5 (1) of the Act allows for a grant of statutory Right of Occupancy to any person for all purpose by the governor and Section 6 (1) provides for the grant of customary right of Occupancy by a local government chairman for land that is not in the urban areas⁶².

In Nigeria, the revocation of rights of occupancy the overriding public interest has the effect of compulsory acquisition of physical land rights in accordance with the land use Act as stated in

section 28 of the Act. Most government use the three essential powers bequeathed on her (eminent domain and taxation power) the power of eminent domain arose from the assumption that all lands have all once been the property of the state and that these lands went into private hands with the right only to occupy. The power enables government to take title and possession of land from the owner. The consent of the owner is not required as long as the property is taken under the process of law and with payment of compensation⁵⁹.

2.8.3 Issues Involved in Compensation Assessment

Compensation issues can be conveniently grouped according to two overlapping sets of questions: who should receive compensation for what kind of loss; and how should the quantum and type of compensation be determined?. A number of inherent inadequacies of our land policies as currently manifested by the 1978 Land Use Act (Land Use Act Cap L5 LFN, 2004) and other laws were highlighted by studying the aspects of land acquisition and quantum of compensation paid by an acquiring authority and also discussed the issue of land acquisition as a necessary factor in a country's development and thus, a necessary tool that enables government and other development agencies to access land and the process entails compulsory acquisition and resultant compensation payments to those whose properties were acquired ⁵³.

Perhaps, analysis shows that 40 of the 142 claimants in Boboroku Community received N4,146,120.00 as opposed to N8,802,750.00 they should have received under open market values showing that the claims computed on behalf of the acquiring authority were abysmally low obviously putting claimants in a worse position as a result of the acquisition. It is therefore recommended that for compensation claims to be meaningful, they must be based on open market values and not values devised by an "appropriate officer" or an acquiring authority. Also,

computation of economic crops and trees must be based on their productivity value and lifespan and should be properly computed by the professional Estate Surveyor and Valuer⁵⁴.

Finally, government must review the current enabling laws to take cognizance of global practices in the matters of compulsory acquisition and compensation in Nigeria. However, this study did not state what is missing in the existing law or what is/are needed to repeal and more so failed to show the global practices requirement. Below are some of the issues:

2.8.3.1 Private Rights Over Land

In some such cases, state ownership is nominal, and private rights over state land are held and transacted for all practical purposes as if the land were privately owned. In other cases, the nature of the retained state interest may be more significant as is the case in the rural Osun State where the customary land tenure persists, despite the enactment of the Land Use Act (LUA) 1978. In applying the principles of compulsory acquisition, it is important to focus on the private rights to land that will be terminated as a result of a taking, whether or not such rights amount to a narrow definition of ownership¹⁹.

2.8.3.2 Multiple Layers of Rights

There may be multiple layers of rights held by any number of rights holders. A privately owned parcel may be subject to leaseholds, mortgages, rights of way for utilities or transportation, concessions rights of traditional or other uses, rights to forest products, etc. Ownership of land, trees, buildings and other improvements may all be separately held. In Osun State, customary right holders may lease out their farm land, economic trees are owned by families while the community may own foot paths. Each of these separate interests may represent a significant loss

to its holder if the land parcel is acquired by government or anybody with statutory powers of acquisition and the right is terminated.

Existing compulsory acquisition laws and practices may not be well adapted to “catching” all relevant interests in a land parcel. Some laws may target land owners without mentioning the array of other potential rights that may also be relevant and affected by the acquisition. While the principle of recognition of customary rights is proclaimed, the legal framework for such recognition is vaguely articulated and moves towards operationalising it have been ambivalent. As a result, the situation on the ground is often one where rights remain unclear and vulnerable. Compounding this is the fact that many compulsory acquisition laws on the books pre-date recent land law reforms and are ill-suited to deal with issues such as the valuation and compensation for customary rights

Defining the appropriate quantum and form of compensation: A key consideration that emerges when one surveys the wide variety of economic, social and cultural settings in which takings occur is that there is no universally appropriate method for calculating loss ¹⁹. Laws from highly developed market economies generally recognize that compensation needs to go beyond the value of land and other assets, and to varying degrees contemplate compensation for losses associated with disturbance, costs related to moving and transition, in some cases harm to business, etc. in Osun State, there has been no agreement or consistency in the composition of the compensation payable under the enabling laws. Different authors interpret the legal provisions differently ⁶³.

Valuation professionals in Osun State mostly adopt predetermined compensation rates as confirmed by these authors and confirmed by the author’s field work in 2012. These prescribed

rates have now assumed the resemblance of a legal provision and is also used in some developing countries like Tanzania⁶³. In the bid to appear to placate the land interest holders, different prescribed rates are now in force and been used by Valuers both in practice and advising government and IOCs and other parastatals⁶⁴. In a survey conducted in the Osun State in 2012 to 2013, questionnaire was administered to 80 firms of Valuers and 61 questionnaires were returned. All the respondents confirmed that they adopt predetermined compensation rates in the assessment of compensation due on acquired properties and reliance on the LUA, 1978, section 29 (4c).

2.8.4 Payment of Compensation

Compensation was paid in this area in accordance with the genuine document owned by each claimant. The value of compensation each claimants is entitled to base on the document with the claimants e.g. claimant with his/her certificates of occupancy (C of O) will be entitled to reasonable compensation far distance from someone who does not have it ⁶⁵. Compensation paid in different area acquired during the scheme is base on the value of property on the land and not value of the land. This valuation is carried out by estate surveyors and valuers. Acquisitions done on farm land are valued by counting trees and crops on the land to determine the value of compensation to be given to the claimants. While the one's acquired in developed areas are done by determining the value of structure erected on the land. The method of valuation used in these areas is the mother of valuation (comparison method of valuation)⁶⁶.

2.8.5 Assessment of Value for Compensation

Assessment of amount of compensation in the event of compulsory land acquisition in the United Kingdom is carried out on the basis of a “no scheme world” considering a situation where the project behind the compulsory acquisition has not come into existence so that no addition of the benefit from the proposed project is considered in the valuation process and such are not compensated for. This means that acquiring authority will not pay compensation for value created by its own project underlying the acquisition. It was further opined that claimants are likely not to get the true value of their landed property and will definitely be unable to replace their acquired property. This is because after the scheme, the value increment will not be benefitted by the claimant⁶⁷.

This is in consideration of the benefit of enhanced value from the new project to other owners whose property may not be acquired. The creation of the statute is an unequal financial position as benefits of enjoying value appreciation goes to the owners of the retained lands (in form of betterment) while same is denied to others (who sacrifices their interest in land) for the project as the betterment value is not considered as loss suffered. The dissatisfaction of claimants to the settlement and compensation process and revealed changes to the compensation process in order to reduce hardship on affected land owners during public land acquisition⁶⁸.

In Australia, various level of government (Commonwealth, State and Territory), have separate laws that guide compulsory land purchase and compensation⁶⁹. The compensation valuation principle in respect of freehold land is straight forward and consistent but different assessment principle for leasehold land in different states and territories⁷⁰. The principle of “value to the owner” is incorporated into the nine (9) compensation laws across the Australia. The matters for

compensation under Australian laws are quite different in their statutes, but include: market value of land, special value as may be due to ownership or use of land, severance loss, disturbance, injures affection, solatium (Payment for disruption, nuisance or inconvenience).

The compensation provision in Hong Kong does not consider injurious affection and solatium, and 'value to the owner' is not applicable. The compensation principles are contained in the Land Resumption Ordinance (LRO) in chapter 12⁷¹. The compulsory purchase and compensation practice in US provides payment for loss of goodwill, loss of earnings, disturbance as well as cost of relocation, cost of new stationery and professional fees (in respect of business premises). Malaysia law agrees with the open market value basis for compensation but no provision is made for the losses of goodwill and earnings. The compensation for compulsorily acquired land under the Nigeria Land Use Act did not accept the market value approach but a DRC for unexhausted improvements with no compensation for incidental losses.

Generally, compensation valuation should be based on the value of land right, any improvements to the land and other related costs or incidental losses. The principle should make reference to the market value or just compensation. Subsequently, the compensation is expected to cover all losses arising from compulsory land acquisition to make it sustainable must include the following: land acquired, building, other crops

2.8.6 Claimants Expectations in land acquisition and compensation

People whose land is taken through compulsory acquisition usually approach the compensation process with high hopes, knowing that the outcome will shape their livelihoods, financial security, and overall social well-being. These hopes are grounded in statutory promises, past

experiences, and the prevailing socio-economic context. In reality, however, compensation practices often fall short, breeding frustration and frequent disputes⁷².

A central expectation is that any payment will be fair, sufficient, and capture the true worth of what has been lost. Claimants therefore look for several things: that the award reflects the full open market value of the parcel, not just the structures or crops on it; that the land's future earning capacity especially for farms or commercial plots is acknowledged; and that valuations rely on replacement cost figures rather than depreciated amounts. Meeting these standards helps displaced owners secure comparable property elsewhere⁷³.

In Nigeria, by contrast, compensation calculations typically focus only on improvements—buildings, crops, economic trees while ignoring the intrinsic value of the land itself, a practice that has left many claimants dissatisfied. Ensuring genuinely adequate awards is vital if those affected are not to be driven deeper into poverty, aligning with Sustainable Development Goal 1, which seeks to eradicate poverty⁷⁴. Compensation schemes must therefore restore people's financial footing whether through cash payments or alternative land so they can keep earning a living and supporting their families. Either route should cushion the loss of income and assets and prevent households from sliding further into hardship⁷⁵.

2.9 Review of Empirical Studies

Compulsory land acquisition in Common Law is the inbuilt power of the State to take hold of private property, expropriate property or right in the property without the owner's consent. On the other hand, it can be termed as the right and action of the government to take possession of property it does not own for public use⁷⁶. Compulsory land acquisition has different terms in different countries. Below are some of the discoveries from empirical study:

2.9.1 Land Acquisition and Compensation: Claimants' Socio-Economic Characteristics

Inadequate compensation process is the focal reason causing social conflicts and dissatisfaction in government land acquisitions exercise, and this represent main challenge in land acquisition projects. The living standards of affected property owners have been degraded after land acquisition. This could have huge implication on the land acquisition and compensation process⁷⁷. The basis for ensuring that affected people interest are being met should ensure that residents fully known their right, realization of the land acquisition system and improving the satisfaction of the affected residents to achieve further economic development⁷⁸.

The perception of claimants to land acquisition and variation in compensation paid for compulsory land acquisition exercise in some selected city in Ondo State in year 2012. The research findings revealed the relative satisfaction index of claimants towards compensation paid were below acceptable satisfaction level⁷⁹. Similarly, Farmers' satisfaction with the compensation received for farmland expropriation in China using rural household survey data collected among 450 households in three provinces, located in eastern, central and western China and was analyzed using regression analysis⁸⁰. The major finding revealed that farmers' satisfaction with the compensation depends not only on the size of the compensation but also on the gap between the compensation and the market value of the expropriated land in which the compensation amount positively affects farmers' satisfaction when the social security compensation variable is used, but insignificantly affect farmers' satisfaction when other variables are used. This explains that variables contribute differently to the overall level of satisfaction, hence, the need for the present study⁸⁰.

In addition, the system of farmers' satisfaction, and factors which influence farmers' satisfaction with reform experimentation of rural land expropriation system. The study revealed that the farmers' satisfaction of the reform is low and the low compensation standard is an important reason for the poor satisfaction of farmers. The study further recommends that the reform segments urgently need to be further strengthened. With reference to the line of discourse that the research did not examine the level of satisfaction with the land acquisition and compensation process in the construction of Airport project in the study area⁸¹.

Claimants' satisfaction with the process of land acquisition in Federal Capital Territory (FCT) Abuja, Nigeria. The study makes use of primary data using a well-structured questionnaire to elicit information from the 400 household heads in the study area. The result shown that the households, also refers to as claimants expressed significant low level of satisfaction with the manner their assets were enumerated and non-involvement in the decision making process under the exercise. Although, the study examines the level of satisfaction with the land acquisition process in Abuja, but did not specify whether the type of infrastructure development is related to the construction roads, airports or canals. Hence, it is imperative to carry out the investigation of the present study⁵².

In the United States it is called eminent domain, compulsory purchase in the United Kingdom and resumption in New Zealand, Ireland, and compulsory acquisition in Australia or expropriation in South Africa and Canada's common law systems. In some part of the Africa such as Kenya, and Nigeria, it is usually termed as the compulsory land acquisition. The compulsory acquisition process is a confirmation and recognition of the fundamental right to private property, in that it gives a-priori recognition to private property rights.

The demand for land in Nigeria is on the increase with the economic, social, industrial and agricultural activities in each state or region. Thus, the need to make land available to accommodate these developments cannot be overemphasized. With the Land Use Act of 1978 vesting on the Governor, all land in the state i.e. the sizeable amount of land must be acquired by the government in the public interest. Therefore, there is a need to take into consideration to develop critical processes for shaping the future of compulsory land acquisition and compensation in the country⁵².

Landholder's satisfaction with the compulsory acquisition and compensation process in Bauchi State Nigeria with the view to providing information that could help to identify areas of weakness in the process and recommend areas of improvement. The findings identified 14 land acquisition and compensation process and the 327 landholders affected under the exercise were asked to rate on five-point Likert-scale. The data obtained were subjected to descriptive analysis. The research outcome revealed the Acquisition notice, communication channels and computation of land and economic trees as the main significant processes while the amount to be paid as compensation for land, promptness of compensation paid and satisfaction with the compensation were rated as the least significant processes to compulsory land acquisition and compensation by Landholders in Bauchi State, Nigeria⁶⁸.

2.9.2 Effect of Compulsory Land Acquisition on the Claimant

Compulsory land acquisition has profound effects on claimants, impacting their socio-economic conditions, psychological well-being, and cultural identity. The assessment of these impacts is crucial for developing fair and effective compensation practices. The compulsory land acquisition on claimants is the disruption of livelihoods. For many, particularly in agrarian

communities, land is not just a physical asset but a primary source of income and sustenance. The loss of land can lead to significant income reduction, exacerbating poverty and food insecurity. Inadequate compensation and lack of alternative livelihood opportunities can push affected individuals into deeper economic distress⁵³.

Effective compensation practices must, therefore, include provisions for livelihood restoration and not merely financial reimbursement. The forced displacement often leads to stress, anxiety, and a sense of loss among claimants. Involuntary resettlement disrupts social networks and community cohesion, contributing to social disintegration and psychological trauma. This underscores the need for compensation practices to address not just the economic but also the social and emotional dimensions of displacement. Support services, including counseling and community-building initiatives, are essential components of a comprehensive compensation strategy⁷².

Cultural and historical ties to land further complicate the impact of compulsory acquisition. For many indigenous and local communities, land holds profound cultural and spiritual significance. The loss of such land can lead to the erosion of cultural identity and heritage⁸³. Compensation practices must, therefore, incorporate non-monetary aspects such as the provision of culturally appropriate alternative lands or measures to preserve cultural sites. The legal awareness and empowerment of claimants significantly influence the outcomes of compulsory land acquisition. Claimants with better knowledge of their legal rights and access to justice mechanisms are more likely to secure fair compensation⁸⁴.

Enhancing legal literacy and providing legal support to affected communities can mitigate power imbalances and ensure more equitable compensation outcomes. Effective assessment and

compensation practices must adopt a holistic approach, considering the multifaceted impacts of land acquisition on claimants. The advocates for comprehensive frameworks that include market value compensation, livelihood restoration, and support for vulnerable groups. Participatory approaches that involve claimants in the decision-making process can also enhance the fairness and transparency of compensation practices, fostering trust and cooperation between stakeholders⁸⁵.

Compensation should address both de facto and de jure rights in an equitable manner following the principle of equivalence. Where occupants have no recognizable legal right or claim to the land occupied, they may be entitled to resettlement assistance and to compensation for assets other than land ⁸⁶. Some form of fair payment for squatters is important, particularly where they are poor, are driven to informality out of necessity, and especially where government has condoned or encouraged the settlement in the first place. The compensation should show fairness and transparency. The negotiating powers of the acquiring agency and affected people should be as equal as possible ⁸⁷.

Reasonable costs of affected people, including support to the poor and illiterate in negotiations, should be paid as part of the compensation. Negotiations should be based on an open exchange of information. The Constitution is explicit on the issue of payment of fair and prompt compensation before land or property can be acquired for public use. In practice, however, these provisions are often not observed. Delays of up to five years or more are not unusual after valuations have been done. There are also problems associated with clandestine selling after compensation is paid to land occupiers⁸⁸.

The sounder approach found in a number of countries is to require full provision of compensation as a prerequisite for government taking possession of the land in question, and a showing by the acquiring entity that the funds for compensation have been set aside before the taking is approved by government decision makers. To prevent the possibility of development being stalled indefinitely by affected people challenging the compensation in court, a number of laws (as well as the World Bank's Involuntary Resettlement Policy) provide for the possibility of establishing an escrow account for the payment of compensation when disputes have been finally adjudicated ⁸⁹.

The fairness in land acquisition using the case of Scotland, which is currently in the process of reforming laws and policies governing the compulsory acquisition of land. A primary survey was undertaken with stakeholders involved in a road project and information was analysed using 'qualitative content analysis'. This research identifies the gaps in the existing process of compulsory acquisition using the theoretical lens of 'procedural justice' with a strong focus on the social psychology dimension and argues for the incorporation of basic principles of 'procedural justice'. Fifteen major procedural gaps were identified, which include weak decision-making power of the members of the public in the identification and design of public projects; inadequate representation of objectors due to the high personal cost associated with representation in a public inquiry; time delays; information asymmetries and inefficient grievance management ⁹⁰.

Assessments and compensation process need to be uniformed based on the local and international standards depending on the country where the exercise is being taken place. To increase the amount of land acquisition process, the transparency, equity and free public access to property sales information are a basis for success and to achieve a quick acquisition process

the officers must avoid wasting time and money on lengthy negotiations⁹¹. The initial procedures towards land acquisition in Oyo State, Nigeria and the process of acquisition of land was grouped into five parts namely; enquires before contract, the contract for sale, the Position between contract and completion, the Completion and post Completion⁹².

However, these studies did not consider the compensation process from the perspectives of the residents and quantitative techniques were not employed to rate the importance of the identified processes in the study area. The valuation process as critical to land acquisition, presented the procedure that involves the adequacy in the amount of compensation payable, identified the mode of service of notice, timing of the process, enumerated the assets, reconnaissance survey, submission of claims, payment of claims, among others⁹³.

2.9.3 Compensation Practice Utilized

Compulsory land acquisition and compensation practices are pivotal in shaping the socio-economic landscape of any nation. In Nigeria, these practices are crucial for public infrastructure development, urban expansion, and other government initiatives. The primary legal framework governing these practices is the Land Use Act of 1978, which vests all land in the state and provides the government with the authority to compulsorily acquire land for public purposes. Despite this legal backing, the practical implementation of land acquisition and compensation in Nigeria faces significant challenges.

Compensation for compulsory land acquisition in Nigeria is intended to be fair and adequate. The Land Use Act mandates that the compensation paid should reflect the market value of the land, including any improvements made on it. However, the reality often falls short of this ideal. The compensation process in Nigeria is frequently criticized for being inadequate and lacking

transparency⁹⁴. This inadequacy stems from several factors, including inconsistent valuation practices and delays in payment.

The assessment of compensation involves identifying the affected property, valuing it, and determining the appropriate compensation. This process is supposed to be straightforward, but in practice, it is fraught with complexities. Lack of standardized valuation procedures results in discrepancies in compensation amounts. Government-appointed valuers, who are often perceived as biased, conduct the valuations, further complicating the process⁹⁴. Additionally, the absence of a comprehensive and up-to-date land registry makes accurate property valuation challenging.

Several challenges undermine the effectiveness of compensation practices in Nigeria. Delays in compensation payments are a significant issue, exacerbating the hardship experienced by displaced individuals. Furthermore, many landowners do not possess formal titles to their land, complicating the compensation process. General lack of awareness and understanding of land rights among the populace, which often leads to exploitation and inadequate compensation. Another critical issue is the undervaluation of land and property, which results in compensation that does not reflect the true market value⁹⁵.

The legal framework for compulsory land acquisition and compensation in Nigeria is primarily governed by the Land Use Act. This Act, along with the Public Lands Acquisition Act and the Nigerian Constitution, outlines the procedures and requirements for land acquisition and compensation. The institutional framework involves multiple agencies, including the Ministry of Lands and Housing and various state land bureaus. The coordination among these agencies and the implementation of the laws remain problematic. The bureaucratic inefficiencies and lack of clear guidelines often lead to delays and disputes⁹⁶.

2.9.4 Factors Influencing the Land Acquisition and Compensation Process

It was earlier stated that land acquisition pattern is not an independent variable as the process and the overall dynamics of land acquisition pattern is influenced by numerous factors ranging from social, economic, political, cultural, and institutional and many other relevant factors. The study revealed that poverty is a significant institutional social factor influencing people's orientation towards the release of their land for foreigner's acquisition. Therefore, to achieve successful implementation of the exercise it is imperative to examine the influencing factor on the land acquisition and compensation from the perspectives of the residents⁹².

The influencing factors created by government to undermine the effectiveness of compulsory land acquisition. Change in government policy (such as subsidy removal, taxes etc.) leading to high cost of building construction, fictitious claimants, late payment of compensation was considered as the significant factors that can distort the credibility of the exercise. However, the study assessed the influencing factor from the government perspectives and not the residents⁹³. The factors responsible for encroachment on public land in Ajoda New Town (ANT)- a scheme of Oyo State Government, Nigeria. A contextual investigation approach was embraced for this study and residents of ANT were involved as respondents to a structured questionnaire prepared on a five-point Likert scale. Respondents were randomly selected, and, a total of 322 completed copies of the questionnaire were found valid for data analysis⁹⁴.

Acquiring land for infrastructure projects in Nigeria is often fraught with challenges stemming from various factors that influence land acquisition, compensation, and subsequent conflicts. These factors include land disputes, land use patterns, and issues related to land titling.

1. Land Disputes

Land disputes in Nigeria arise due to conflicting claims over ownership, historical grievances, and ambiguous land tenure systems. Traditional and customary land ownership practices often clash with modern legal frameworks, leading to prolonged disputes. These disputes can intensify when large-scale infrastructure projects seek to acquire land, as communities may resist displacement or challenge the legitimacy of compensation offers.

2. Land Use Patterns

The way land is utilized plays a crucial role in acquisition processes. Agricultural lands, for instance, are vital for livelihoods in many Nigerian communities. Infrastructure projects that require such lands can disrupt local economies and food security, triggering resistance and conflict. Moreover, urban expansion and industrial development increasingly compete with traditional land uses, exacerbating tensions over land access and compensation adequacy.

3. Land Titling

The lack of clear land titling systems in Nigeria complicates land acquisition processes. Many areas lack formal land titles, relying instead on customary ownership practices. This informal system often leads to overlapping claims and uncertainties over ownership rights. Infrastructure developers face challenges in proving land ownership and determining rightful compensation recipients, further fueling disputes and delays.

4. Compensation Issues

Fair and timely compensation is critical to mitigating conflicts arising from land acquisition. In Nigeria, compensation rates may not reflect the true market value of land or adequately compensate for loss of livelihoods. Delays in compensation disbursement or discrepancies

in valuation methods can lead to mistrust and resistance among affected communities, escalating conflicts.

5. Conflict Resolution Mechanisms

Effective conflict resolution mechanisms are essential to managing disputes during land acquisition. Nigeria's legal framework includes provisions for mediation and arbitration, yet these mechanisms are often underutilized or ineffective due to resource constraints, corruption, or lack of awareness among affected communities.

2.9.5 Land Acquisition and Compensation Problems

Land acquisition by government is global and government's police power is normally exercised in the process. According to the PRC (People's Republic of China) Thematic Report No.2, it was revealed that low compensation level is the main reason causing social conflicts in land acquisition in the PRC, and it is the main challenge in the country's land reform⁹⁵. Also, the study showed that the living standards of affected farmers have in fact been degraded after land acquisition. The, basic principle guiding the reform efforts (as stated in the report) must be to ensure that the living standards of those affected do not decline and their long-run livelihoods are safeguarded ⁹⁷.

For instance, in Papua New Guinea land owners resulted in damaging infrastructure being built on their land or threaten violence due to exploitation traceable to poor record system ⁴¹. It was also revealed that Tanzania is suffering from problems of poor land governance; procedure of registering land and improving land information systems, urban land management, the management of public land, expropriation and dispute resolution⁹⁸. Though the issue of adequate

compensation has been addressed in Kenya, they are bedeviled with the problem of decision-making process which leads to process and detail that still beg for attention⁹⁸.

In the developed countries of France and United States of America, just compensation for expropriation, it has traditionally been based on FMV (fair market value) based majorly on comparable sales approach that uses sales data on recent market transactions of similar properties within the vicinity taking into consideration the condition of the property. Thus, in most cases, they were able to put affected persons to the initial position before the acquisition⁹⁹.

In Nigeria, government has always acquired land for a series of public purposes such as: roads, housing estates, industrial use, etc. with appropriate laws to back up such actions. Such laws include Land Use Decree (1978), State Land Compensation Decree (No. 38), 1968, Public Land Acquisition (Miscellaneous Provision) Decree No. 33 of 1976 etc. Each of the laws among other provisions makes provisions for assessment of compensation payable to the victims of such actions¹⁰¹. Although government pays compensation to original landowners for crops, economic trees and buildings, compensation has been inadequate and more often characterized by considerable delay with inflationary losses owing to devaluation. This is in consonance revealed further that despite the laudable objective of government on the acquired land, it failed due to factors arising from poor finance, underpayment and so on¹⁰⁰.

2.10 Related Theories

Compulsory land acquisition and compensation practices in Nigeria are complex and multi-dimensional, influenced by various legal, ethical, economic, and institutional factors. These practices are governed by a set of theories that provide a comprehensive understanding of the challenges and potential solutions. The Legal Framework and Property Rights Theory scrutinizes

the legal foundations governing land ownership and acquisition, emphasizing the necessity of a robust and equitable legal structure, Social Justice Theory introduces an ethical dimension to land acquisition practices, focusing on the impact on marginalized communities. This theory underscores the importance of fairness, equity, and inclusivity, advocating for the protection of vulnerable groups often disproportionately affected by land acquisition. Economic Valuation Theory addresses the economic aspects of land and property valuation, highlighting the need for accurate and transparent methodologies to ensure landowners receive fair market value compensation. Institutional Theory examines the role of government institutions and agencies in regulating and implementing land acquisition and compensation processes¹⁰¹.

2.10.1 Legal Framework and Property Rights Theory

The Legal Framework and Property Rights Theory play a pivotal role in assessing compulsory land acquisition and compensation practices in Nigeria. This theory scrutinizes the legal foundations governing land ownership, acquisition, and the rights of landowners, highlighting the need to enhance and equitable legal framework. In Nigeria, the Land Use Act of 1978 is a seminal legal document that governs land ownership and acquisition. The Act vests all lands within a state in the governor, making the state the ultimate custodian of land. However, this centralized control has led to challenges in land acquisition, often resulting in disputes and inequitable compensation. Moreover, the inadequacy of this legal framework in protecting the rights of landowners and ensuring just compensation has raised concerns¹⁰².

An essential aspect of the Legal Framework and Property Rights Theory is the examination of legal provisions for compensation. The principle of fair market value and prompt payment is crucial in ensuring that landowners receive adequate compensation for their properties.

Nonetheless, in practice, the valuation methodologies and disbursement processes have been marred by inconsistencies, delays, and sometimes corruption, leading to discontent among affected landowners. The need to address these legal and procedural problems surrounding land acquisition and compensation. They call for a review of the Land Use Act and the development of more transparent, efficient, and equitable legal mechanisms for land acquisition and compensation in Nigeria¹⁰³.

2.10.2 Social Justice Theory

Social Justice Theory is a crucial framework for assessing compulsory land acquisition and compensation practices in Nigeria, focusing on the ethical dimensions of these practices and their impact on marginalized communities. This theory underscores the need for fairness, equity, and inclusivity in the process. In Nigeria, land acquisition often disproportionately affects vulnerable and marginalized groups, such as rural communities and indigenous people. These communities often lack the resources and information to negotiate fair compensation. Social Justice Theory calls for an examination of these disparities and advocates for policies that protect the rights of these marginalized groups¹⁰³.

The theory highlights the importance of public participation and consultation in land acquisition processes. It encourages involving affected communities in decision-making and ensuring that their voices are heard. This aligns with the principles of democracy and equity, emphasizing that land acquisition should not disproportionately benefit the powerful or elite. Addressing social justice concerns in land acquisition and compensation practices in Nigeria is essential for building a fair and inclusive society. It requires policy reforms, increased transparency, and a commitment to protecting the rights of all citizens, especially those who are most vulnerable.

2.10.3 Economic Valuation Theory

Economic Valuation Theory is a critical framework for assessing compulsory land acquisition and compensation practices in Nigeria, particularly with regards to determining fair compensation for landowners. This theory focuses on evaluating the economic aspects of land and property and aims to ensure that landowners receive just compensation for their assets. In Nigeria, issues related to the valuation of land and assets in compulsory acquisition processes are common. The Economic Valuation Theory, emphasized the need for transparent and accurate valuation methodologies. Proper valuation ensures that landowners are compensated at fair market value, preventing situations where they are disadvantaged in the process¹⁰².

Moreover, this theory highlights the importance of considering not only the market value of the land but also the value of any improvements, crops, or livelihoods affected by the acquisition. It advocates for a comprehensive approach to compensation that takes into account all economic losses suffered by landowners. By applying the principles of Economic Valuation Theory, Nigeria can improve its land acquisition and compensation practices, making them more equitable and economically justifiable. This includes the need for qualified and independent valuers, clear guidelines for valuation, and mechanisms for dispute resolution when disagreements arise over compensation amounts ¹⁰⁴.

2.10.4 Institutional Theory

Institutional Theory offers a valuable perspective for analyzing compulsory land acquisition and compensation practices in Nigeria by focusing on the effectiveness of government institutions and agencies responsible for regulating and implementing these processes. This theory

underscores the influence of institutional arrangements on land acquisition and compensation outcomes, emphasizing issues related to corruption, bureaucracy, and administrative efficiency.

In Nigeria, the implementation of land acquisition and compensation often faces challenges related to corruption and bureaucratic inefficiencies within government institutions. Institutional Theory calls for a critical examination of these issues and emphasizes the need for reforms to enhance transparency, reduce corruption, and streamline administrative procedures¹⁰⁰. Effective land acquisition and compensation institutions are crucial to ensuring that the rights of landowners are protected, and that the process is conducted fairly and efficiently. Institutional improvements can also enhance public trust in the process, thereby reducing conflicts and disputes.

Furthermore, the theory highlighted the role of international institutions and best practices in shaping land acquisition and compensation policies. Nigeria can draw on international experiences and standards to inform its institutional reforms in this area. By addressing institutional weaknesses and promoting transparency and efficiency, Nigeria can improve the fairness and effectiveness of its land acquisition and compensation processes, ultimately benefiting both landowners and the broader society¹⁰⁵.

2.11 Summary of Gap in Literature Reviewed

While several research projects have been carried out on compulsory land acquisition, there is none that has endeavored to investigate the compulsory land acquisition by government for project implementation. This research project sought to address this gap by investigating the compulsory land acquisition and compensation practice in Osun State. Research on compulsory land acquisition and compensation processes reveals several gaps that warrant further

investigation. Firstly, existing studies often focus on specific geographical contexts or legal frameworks, such as those in Nigeria or Scotland, limiting generalizability across different socio-economic and cultural settings²² There is a need for comparative research that explores how varying legal and institutional contexts impact the fairness and effectiveness of compensation practices globally.

Moreover, some studies assess the satisfaction of claimants with compensation amounts^{20, 25} delved into the broader socio-economic impacts of land acquisition on affected communities. Understanding these impacts comprehensively is crucial for developing policies that mitigate adverse effects and promote sustainable development. The research often overlooks the role of governance and administrative capacity in shaping land acquisition outcomes. Factors such as corruption, bureaucratic inefficiencies, and lack of transparency can significantly influence the fairness and efficiency of compensation processes but are understudied. In addition, there is a lack of longitudinal studies that track the long-term outcomes of land acquisition and compensation on displaced populations. Such studies could provide insights into whether initial compensation adequately supports livelihood restoration and socio-economic recovery over time. There is a dearth of research on innovative approaches to compensation beyond monetary payments, such as non-monetary compensation or community development initiatives. Exploring these alternatives could offer more holistic solutions that better meet the needs of affected communities.

While some studies acknowledge the psychological and cultural impacts of displacement, there is limited research on effective strategies to address these dimensions in compensation practices. Developing frameworks that integrate psychological support, cultural preservation, and

community engagement could enhance the overall fairness and acceptability of land acquisition processes. Addressing these research gaps would contribute to a more understanding of compulsory land acquisition and compensation globally, informing policy and practice to ensure equitable outcomes for all stakeholders involved.

2.12 Conceptual Model

Under this heading, the conceptual framework explores how different concepts which are relevant to this study were reviewed. They concept reviewed in this study include: Land Acquisition and Compensation Practice (dependent variable) is influenced by Socio-Economic Characteristics of Claimants and the Effect of Compulsory Land Acquisition on them (independent variables). Additionally, it examines Compensation Practices employed and various Factors influencing the acquisition process. Factors such as legal frameworks, institutional capacity, and socio-economic dynamics collectively influence the procedural fairness and outcomes of land acquisition, highlighting the need for equitable and sustainable practices in public interest land use.

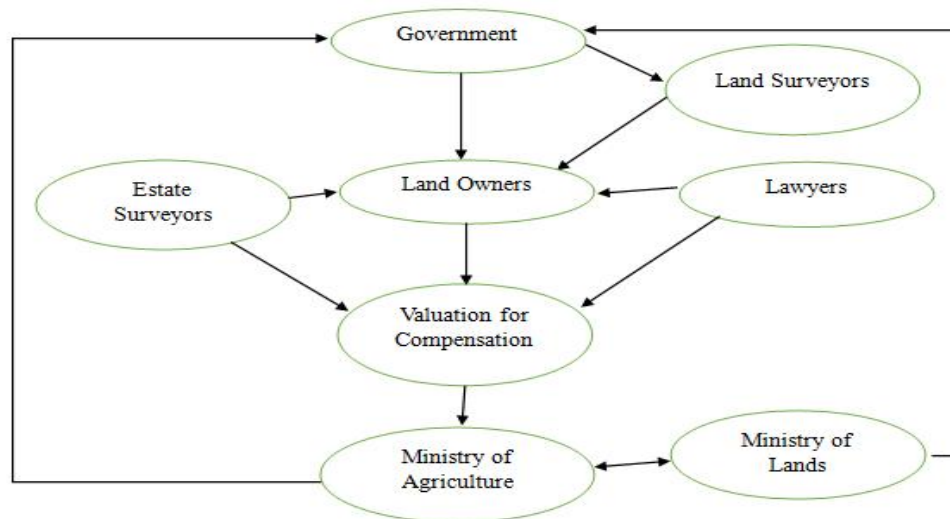


Figure 1: Key players in the compulsory land acquisition and compensation process in Nigeria

Source: Adapted¹⁰⁵.

The key players in the compulsory acquisition of land and compensation process in Nigeria include the estate surveyor and valuer that represents the government or the acquiring authority, the estate surveyor and valuer that represents the claimant (s), land owner, the government/public private partnership (e.g. oil companies, construction companies, industries, infrastructure development partners, etc.), lawyers, land surveyors and community representative (in the case of community lands). It is worthy to mention that the professional expertise and skill of the valuation officer in charge of the acquisition and compensation is very crucial in determining adequate compensation to the claimant⁶⁶.

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Chapter Three

Methodology

This chapter outlines the research techniques and approaches employed to investigate the compensation practice for compulsory acquisition of land and properties in Osun state in a bid to satisfy the objectives of the study. The aim of this chapter is to provide a clear and detailed description of the research design, population, sample selection and data collection methods adopted in this study. This will help to establish the validity and reliability of the findings, and provide a logical framework for the understanding of the results presented in the subsequent chapters.

This study employed a mixed-methods approach, combining both qualitative and quantitative data. In doing this, questionnaires were administered on stakeholders, i.e officials of the Acquisition Department, Ministry of Land and Physical Planning, Osun State, selected practicing Estate Surveyors and Valuers representing claimants in the compulsory acquisition and compensation exercise and the claimants.

3.1 Research Design

This is a framework employed to guide the collection and evaluation of data for the research work. Research design is the systematic and strategic framework that charts the course of a research study¹. Therefore, both quantitative and qualitative research design approach was deemed appropriate to collect data that can be analysed statistically and provide objective insights into the assessment of compulsory acquisition and compensation process in Osun state. The researcher utilized a survey questionnaire to gather data from the claimants, the Director of Acquisition Department, Ministry of Land and Physical Planning, Osun State and selected Estate

Surveyors and Valuers representing the claimants.

3.2 Population of the Study

This is regarded as the limit to which a research finding is achieved. It is the larger group of individuals, items, or data from which a sample is drawn for a study ². A population consists of a group that share common characteristics from which individuals or units of analysis are then chosen out of the population for the study, i.e. such a sample consists of a small portion of the total group that will make up the study³. It also refers to the entire group of individuals, organizations or entities to be described or investigated. It is the target group about which you want to draw conclusions or make inferences and this is often defined by specific characteristics such as age, gender, location or occupation.

For this research work, the study populations were made up of claimants of the properties compulsorily acquired by Osun State Government, in respect of dualization of Akoda - Cottage Junction - Oke-Gada (Ede) – Ido-Osun – Offatedo Junction Road with Spurs to Oke-Gada (Ede) Army Barrack – Ara Junction and INEC Junction – Ebedi (Iwo/Osogbo Road) Osun State which was a total of 521 (Five hundred and twenty-one) and also the officials of Acquisition Department, Ministry of Land and Physical Planning, Osun State (3) and selected Estate Surveyors and Valuers representing the claimants (12).

3.3 Sample Frame

The sample frame consists of claimants that have received their compensation payment in respect of the road dualization from Akoda - Cottage Junction - Timi Palace Junction are 209 claimants, thus this represents the sample frame. While the total population of the officials of

Acquisition Department, Ministry of Land and Physical Planning, Osun State and selected Estate Surveyors and Valuers representing the claimants were considered.

3.4 Sample Size

The sample size refers to the number of participants or cases selected from the population for the study. It is an important consideration in research design, as it affects the precision and reliability of the findings. To this end, 209 claimants is the Sample frame of which 152 is taken as sample size ⁴. The sample size chosen was at 95% confidence rate with 0.05 degree of accuracy/margin error as shown in Table 3.1. This resulted to 152 claimants (number of questionnaires) ⁵.

Table3.1: Determining Sample Size from Given Population/ Sample Frame

Size of the Population	Confidence level							
	Confidence level=95% Error margin				99% Error margin			
	5.00%	3.50%	2.50%	1.00%	5.00%	3.50%	2.50%	1.00%
10	10	10	10	10	10	10	10	10
20	19	20	20	20	19	20	20	20
30	28	29	29	30	29	29	30	30
50	44	47	48	50	47	48	49	50
75	63	69	72	74	67	71	73	75
100	80	89	94	99	87	93	96	99
150	108	126	137	148	122	135	142	149
200	132	160	177	196	154	174	186	198
→250	152	190	215	244	182	211	229	246
300	169	217	251	291	207	246	270	295
400	196	265	318	384	250	309	348	391
500	217	306	377	475	285	365	421	485
600	234	340	432	565	315	416	490	579
700	248	370	481	653	341	462	554	672
800	260	396	526	739	363	503	615	763
900	269	419	568	823	382	541	672	854
1,000	278	440	606	906	399	575	727	943
1,200	291	474	674	1,067	427	636	827	1,119
1,500	306	515	759	1,297	460	712	959	1,376
2,000	322	563	869	1,655	498	808	1,141	1,785

2,500	333	597	952	1,984	524	879	1,288	2,173
3,500	346	641	1,068	2,565	558	977	1,510	2,890
5,000	357	678	1,176	3,288	586	1,066	1,734	3,842
7,500	365	710	1,275	4,211	610	1,147	1,960	5,165
10,000	370	727	1,332	4,899	622	1,193	2,098	6,239
25,000	378	760	1,448	6,939	646	1,285	2,399	9,972
50,000	381	772	1,491	8,056	655	1,318	2,520	12,455
75,000	382	776	1,506	8,514	658	1,330	2,563	13,583
100,000	383	778	1,513	8,762	659	1,336	2,585	14,227
250,000	384	782	1,527	9,248	662	1,347	2,626	15,555
500,000	384	783	1,532	9,423	663	1,350	2,640	16,055
1,000,000	384	783	1,534	9,512	663	1,352	2,647	16,317
2,500,000	384	784	1,536	9,567	663	1,353	2,651	16,478
10,000,000	384	784	1,536	9,594	663	1,354	2,653	16,560
100,000,000	384	784	1,537	9,603	663	1,354	2,654	16,584

Source: ^{4, 5,6}

The ever increasing need for a representative statistical sample in empirical research has created the demand for an effective method of determining sample size. To address the existing gap, ⁶came up with the above table for determining sample size for a given population for easy reference.

3.5 Sampling Technique

These refer to the methods used to select participants or cases from the population. The goal is to select a representative sample that reflects the characteristics of the population. For the purpose of this research, the simple random sampling technique was adopted. Simple random sampling is a type of probability sampling which the researcher randomly selects a subset of participants from a population. This choice of sampling method gives each claimant an equal chance of being part of the sample size. The sampling method was very effective, efficient and easy to present.

3.6 Description of the Research Instrument

Research instruments are scientific and systematic tools which are designed for data collection and analysis. These include interviews, questionnaires, online surveys, focus group and checklist. ⁷defined it as a tool for measuring, observing, or documenting quantitative data. However, for the purpose of this survey, the research instrument adopted was the questionnaire and survey types. The questionnaire is a survey instrument which entails designed questions prepared for the respondents in the survey in accordance with the research objectives.

3.6.1 Questionnaire for Officials of the Ministry of Land and Physical Planning, Abere, Osun State

For the purpose of this research, questionnaire was used to extract professional opinion from the officials of the Land Acquisition Directorate of the Ministry regarding Compulsory acquisition and compensation exercises in the State. Some questions were prepared by the researcher in line with the research objectives which entails the following: Overall rating of acquisition and compensation practice in Osun state; compensation of claimants as at when due; compensation payment mode; issuance of acquisition notice to claimants before acquisition exercise; issuance of acquisition notice to the claimants; enumeration before taking possession; the reaction of the claimants with the compensation given; disputes on compensation payment; the aspects of acquisition and compensation practice that needs improvement amongst other questions.

3.6.2 Questionnaire for Selected Estate Surveyors and Valuers

In the same vein, questionnaire was used to sought opinions of the professional Estate Surveyors and Valuers who are the representative of the Claimants in the land acquisition and compensation exercise. This questions entails: overall rating of acquisition and compensation practice in Osun state; compensation of claimants as at when due; compensation payment mode; issuance of acquisition notice to claimants before acquisition exercise; issuance of acquisition notice to the claimants; enumeration before taking possession; the reaction of the claimants with the compensation given; disputes on compensation payment; the aspects of acquisition and compensation practice that needs improvement amongst other questions.

3.6.3 Questionnaires for Claimants

Questionnaire is divided into four sections; with Section A concerned with claimant's socio-economic characteristics such as gender, age, educational level, occupation, type of property acquired compulsory and the time the property was acquired. Section B dealt with the rating of the effect of Compulsory Land Acquisition on the claimant in the study area which entails claimants being re-settled in a more conducive environment, wiping away of socio-cultural heritage, loss of headship/goodwill, loss socio-economic activities of claimants, claimants being deprived of joy of communal ownership, pollution, severance and injurious affection and others on a Likert scale of 5.

Section C focused on rating of the Compensation practice system utilized on a Likert scale of 5 such as; level of involvement in decisions making, duration of the compensation exercise, amount of compensation payable, payment period amongst others. While Section D spotlights rating of the factors influencing the land acquisition and compensation, also on a Likert scale of

5 like; difficulty in identifying claimants, lack of fund, delay in compensation payment, inaccurate enumeration of assets, sentimental value attached to land, Government policies and unwillingness to pay claimants, lack of transparency by the government officials, corruption activities by the officials, uncooperative attitude of the Claimants, low assessment rate for crops and economic trees, introduction of fictitious claimants, Claimants' refusal to accept compensation, Greed on the part of the claimants, Sentimental value attached to land amongst others.

The questionnaire was administered through personal contact and with the cooperation of the claimants/respondents; for the case of respondents who were illiterate, the questionnaires was explained to them in the language that they understood (Yoruba language) and were assisted to fill appropriately. There was quick result of the whole exercise.

3.7 Validity of the Research Instrument

Validity is the extent to which a concept is accurately measured in a study. Validity determines whether the research truly measures that which it was intended to measure or how truthful the research results are⁸. It estimates how accurately the data obtained in the study represents a given variable or construct in the study. To validate the instrument, the researcher ensures that the method of data collection was of high quality and targeted to measure what it was intend to measure and also based on existing knowledge of previous study¹². Content and face validity was used in this study. Content validity ensures that it converse the objectives outlined to examine and measure all aspect of the concept. The instrument adequately covers all the contents that it should with respect to the variable. It covers the entire domain related to the variable it was designed to measure. Facial validity would be used in such a way that the instrument was well

structured.

Table 3.3 Validity

Variables	No. of Items	AVE	Remark
Claimants	21	0.5132	Valid
Estate Surveyors and Valuers	11	0.573	Valid
Government Officials	11	0.543	Valid

Source: Author's Field Work, 2025

Table 3.3 provides validity of the survey instruments used to assess Compulsory Land Acquisition and Compensation Practices. The Average Variance Extracted (AVE) values for the different variables reflect the extent to which the survey items capture the underlying constructs effectively. For the **Claimants**, with 21 items and an AVE of 0.5132, the instrument is considered valid, indicating that the items collectively account for over half of the variance in the construct they aim to measure. The **Estate Surveyors and Valuers**, with 11 items and an AVE of 0.573, also demonstrate validity, showing that the items effectively capture the relevant aspects of their assessments of land valuation and compensation practices. Similarly, the **Government Officials** group, with 11 items and an AVE of 0.543, reflects a valid instrument for measuring their roles and perspectives. These AVE values confirm that the survey instruments are effectively measuring the intended constructs related to land acquisition and compensation practices.

3.7.1 Reliability of the Research Instruments

Reliability of data is the consistency of measures in a study ¹⁰. This requires the administration of the same test to the same respondents twice within a short time interval after the first test which was accurately conducted in this study. Therefore, instrument was ascertained through

consultation with review of related literatures, officials of the Directorate of Acquisition, Ministry of Land and Physical Planning, Abere, Osun State and selected practicing Estate Surveyors and Valuers that participated in the land acquisition and compensation exercise. The researcher took the feedback given by the supervisors at Lead City University Ibadan, and incorporated them in the study.

Reliability is the degree to which a research method produces stable and consistent results ¹⁰. It tells us the extent to which result can be reproduced when the research is repeated under the same condition. As it ensures the consistency of the instrument used that they can produce the same result when used in a similar situation. The result to be gotten from the study will be consistent and replicable either tested by another researcher using similar procedure or through re- examination. The overall objective is to ascertain that the test instrument is consistent and reliable. A Cronbach Alpha reliability test was carried out the questionnaire. The Cronbach's Alpha is a measure of internal consistency, ranging from 0 to 1, with higher values indicating greater reliability.

Table 3.2 Reliability Statistics

Variables	Cronbach's Alpha Coefficient
Claimants	0.793
Estate Surveyors and Valuers	0.671
Government Officials	0.774

Source: Author's Field Work, 2025

Table 3.2 presents reliability statistics for different variables related to Compulsory Land Acquisition and Compensation Practices, using Cronbach's Alpha Coefficient to assess the internal consistency of survey items. For the Claimants group, the alpha coefficient is 0.793,

indicating a high level of internal consistency and reliable responses regarding their experiences with land acquisition and compensation. This reveals that the responses from claimants are consistent and reflect a stable measurement of their perspectives on the process. The Estate Surveyors and Valuers has an alpha of 0.671, which is below the commonly accepted threshold of 0.7. This lower value reveals that the internal consistency of responses from Estate Surveyors and Valuers may be less reliable, potentially reflecting variability in how they assess or report on land valuation and compensation practices, or indicating a need for improvements in the survey instrument. For the Government Officials, the alpha coefficient is 0.774, reflecting good internal consistency and reliable responses concerning their roles in compulsory land acquisition and compensation. This shows that the data collected from government officials is consistently aligned with their views and practices.

These reliability statistics reveals the survey data related to compulsory land acquisition and compensation while also pointing out areas where further refinement might be needed to improve consistency across all respondent groups.

3.8 Method of Data Collection

Sources of data for this study were primarily the responses obtained from the questionnaire. The questionnaire was designed by the researcher to elicit information regarding the assessment of compulsory acquisition and compensation practice from claimants of the properties compulsorily acquire by Osun State Government on one hand and the officials of the Directorate of Acquisition, Ministry of Land and Physical Planning, Abere, Osun State and practicing Estate Surveyors and Valuers on the other hand, in respect of dualization of Akoda - Cottage Junction - Oke-Gada (Ede) – Ido-Osun – Offatedo Junction Road with Spurs to Oke-Gada (Ede) Army

Barrack – Ara Junction and INEC Junction – Ebedi (Iwo/Osogbo Road) Osun State.

The instruments are more reliable and permits clarification and explanation of questions in areas where some of the respondents may not be fully knowledgeable. Specifically, the questionnaire contained some set of substitute responses from which the respondents can choose from and 5-Likert scale was also used to gather rating opinions. Additionally, secondary data sources, such as relevant literature, reports and documents were used to provide context and support the findings of the study.

3.9 Method of Data Analysis

Data analysis involves a process of cleaning, transforming and modeling data to reveal the desired information for further usage or business decision-making⁹. This involves identifying patterns and refining the data to ensure its reliability⁵. In this study, the analysis of the collected data was done using the Statistical Package for Social Sciences (SPSS) and Excel software. To achieve the study's objectives and test the hypotheses, methods such as correlation analysis and multiple linear regressions, Kaiser-Meyer-Olkin (KMO) Test in Factor Analysis were utilized. Moreover, data for this research was presented in tables and graphs.

3.10 Ethical Approval

Before data collection in the field, the researcher sought permission from Government Authorities. Also, the researcher ensures that all respondents voluntarily participated in the study and the information collected is kept confidential.

Endnotes

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Chapter Four

Results and Discussion of Findings

4.1 Distribution of Questionnaire and Retrieval

This research work was conducted to assess compulsory acquisition and compensation practice in Ede Osun State in the dualization of Akoda- Cottage Junction - Oke-Gada (Ede) – IdoOsun – Offatedo Junction Road with Spurs to Oke-Gada (Ede) Army Barrack – Ara Junction and INEC Junction – Ebedi (Iwo/Osogbo Road). This chapter presents the results and discussions of the finding with respect to the research questions raised in the first chapter of this research work.

A total of one hundred and fifty-two (152) questionnaires were administered on the claimants while one hundred and forty-six questionnaires (146) were retrieved, while the total population of the officials of Acquisition Department, Ministry of Land and Physical Planning, Osun State and selected Estate Surveyors and Valuers representing the claimants were considered. Table 4.1 shows the details and the analysis were carried out under the following sub-findings

Table 4.1 Distribution of Questionnaire and Retrieval

S/N	Respondent	Total Distributed	Total Retrieved	Percentage
1	Claimants	152	146	90.7
2	Estate Surveyors	12	12	7.5
3	Government Officials	3	3	1.8

Source: Author Field Work, 2025.

4.2 Demographic Data of Respondents

Table 4.2 Claimant's Socio-Economic Characteristics.

Demographic Variables	Frequency	Percentages
Religion		
Christianity	43	29.50%
Islam	91	62.30%
Traditional worshipping	12	8.20%
Atheist	0	0
Gender		
Male	101	69.20%
Female	45	30.80%
Age of Respondents		
25-34Years	17	11.60%
35-44Years	36	24.70%
45-54Years	62	42.50%
55-64Years	22	15.10%
65years and above	9	6.20%
Educational Level		
Postgraduate	11	7.50%
B.Sc./HND	45	30.80%
ND	39	26.70%
Secondary	27	18.50%
Others Specify	24	16.40%
Occupation		
Civil Servant	43	29.60%
Business Owner	60	41.10%
Artisan	21	14.40%
Unemployed	15	10.30%
Others Specify	7	4.8
Type of Property Acquired Compulsory		
Residential	59	40.40%
Industrial	26	17.80%
Agriculture	13	8.90%
Commercial	40	27.40%
Specialized	8	5.50%

Period/Time the Property was Acquired

1996-2001	0	0. 0%
2002-2007	0	0. 0%
2008-2013	0	0. 0%
2014-2019	0	0. 0%
2020 till date	100	100%

Source: Author's Field Work 2025.

Table 4.2 revealed that majority of the claimants, 62.3%, identified as Muslims, followed by Christians at 29.5%. A smaller portion of the participants, 8.2%, practiced traditional worship. There were no atheists among the respondents. This suggested that the majority of participants in the study were from the Islamic faith, reflecting the demographic composition of the area under study.

The data revealed a significant gender disparity among the claimants, with 69.2% being male and 30.8% being female. This suggested that males were more likely to be involved in the compulsory acquisition and compensation process, indicating possible gender-based differences in property ownership or claim representation within the study area.

The largest age group among the claimants was between 45-54 years, comprising 42.5% of the respondents. This was followed by those aged 35-44 years at 24.7%, and those aged 55-64 years at 15.1%. The smallest groups were those aged 25-34 years (11.6%) and 65 years and above (6.2%). This age distribution indicated that the majority of claimants were middle-aged, with fewer younger and older participants. The dominance of the 45-54 age group suggested that individuals in this age range had more established property ownership or were more actively involved in property-related claims.

Interpretation: The majority of the respondents held a B.Sc/HND qualification (30.8%), followed by those with an ND certificate (26.7%). A smaller percentage of participants had secondary

education (18.5%), while 16.4% had other forms of education, and 7.5% held postgraduate qualifications. This suggested that a significant portion of the claimants were well-educated, which may have contributed to their understanding and engagement in the compulsory acquisition and compensation process.

Interpretation: The data indicated that the largest group of respondents were business owners (41.1%), followed by civil servants (29.6%). Artisans made up 14.4% of the respondents, while 10.3% were unemployed, and 4.8% were engaged in other occupations. This suggested that a substantial portion of the claimants were self-employed or involved in small businesses, with civil servants also making up a significant share.

Interpretation: The majority of the properties acquired compulsorily were for residential purposes (40.4%), followed by commercial properties (27.4%). Industrial properties accounted for 17.8%, agricultural properties for 8.9%, and specialized properties for 5.5%. This distribution implied that residential and commercial properties were the primary types of property involved in the compulsory acquisition process.

Interpretation: All the properties involved in the compulsory acquisition process were acquired from 2020 till date (2023 to be precise), as indicated by 100% of the respondents. This suggested that the study focused on very recent compulsory land acquisitions, possibly reflecting a surge in compulsory acquisitions in the most recent years.

4.3 Effect of Compulsory Land Acquisition Level on the Claimant in the Study Area.

Table 4.3 Effect of Compulsory Land Acquisition Level on the Claimants

Acquisition Effect	VS	S	N	DS	VDS	Mean	SD
Wiping away of socio-cultural heritage	33 22.6%	92 63.0%	0 0%	11 7.50%	10 6.80%	4.77	0.85
Loss of headship/goodwill	38 26.0%	93 63.7%	2 1.40%	7 4.80%	6 4.10%	5.07	0.89
Loss socio-economic activities of owners	40 27.4%	97 66.4%	3 2.10%	4 -2.70%	2 1.40%	4.14	0.96
Deprivation of joy of communal ownership	43 29.5%	100 68.5%	1 0.70%	2 1.40%	0 0.00%	4.12	0.81
Noise Pollution	42 28.8%	97 66.4%	2 1.40%	3 -2.10%	2 1.40%	4.37	0.95
Severance and injurious affection	41 28.1%	91 62.3%	1 0.70%	10 6.80%	3 2.10%	3.66	1.09
Submission of valuation report to Government	54 37.0%	81 55.5%	2 1.40%	8 -5.50%	1 0.70%	3.72	0.97
Review and vetting of submitted report	42 28.8%	77 52.7%	2 1.40%	21 -14.4%	4 2.70%	5.11	1.27
Compensation payment to the Claimants	52 35.6%	65 44.50%	3 2.10%	20 13.70%	6 4.10%	4.18	1.22
Indemnity certificate signing of by Claimants	47 32.2%	70 47.90%	3 2.10%	18 12.3%	8 5.50%	4.56	1.23
Weighted Mean Score						4.37	1.024

Source: Author's Field Work 2025.

Note:

VS=Very Satisfied S = Satisfied N = Neutral DS = Dissatisfied
VDS = Very Dissatisfied SD = Standard Deviation

Table 4.3 showed that significant majority of respondents, 63.0%, were satisfied with the statement that compulsory land acquisition led to the wiping away of socio-cultural heritage, while 22.6% were very satisfied. A small percentage of respondents were dissatisfied (7.5%) or very dissatisfied (6.8%). This suggested that most claimants believed compulsory land

acquisition had a substantial negative impact on their socio-cultural heritage. Majority of respondents, 63.7%, were satisfied that compulsory land acquisition resulted in the loss of headship or goodwill, with 26.0% being very satisfied. A very small number expressed neutrality (1.4%) or dissatisfaction (4.8% and 4.1%). This indicated that the loss of headship or goodwill was widely perceived as a significant consequence of land acquisition. The majority of respondents (66.4%) were satisfied, and 27.4% were very satisfied, indicating that compulsory land acquisition severely disrupted the socio-economic activities of property owners. Only a small percentage (6.2%) expressed neutrality or dissatisfaction. This strong consensus highlighted that the loss of economic activities was a significant consequence of the acquisition process. The data suggested that this disruption had a profound impact on the livelihoods of those affected, underscoring the economic challenges imposed by compulsory land acquisition in the study area, with the claimants recognizing the substantial adverse effects on their economic well-being.

A significant majority of respondents (68.5%) were satisfied, and 29.5% were very satisfied with the assertion that compulsory land acquisition deprived them of communal ownership joy. Only a minimal number (2.1%) expressed neutrality or dissatisfaction. This overwhelming sentiment underscored the deep sense of loss experienced by the claimants, reflecting how the acquisition process disrupted communal ties and shared ownership. The data indicated that these disruptions had a profound social impact, emphasizing the emotional and cultural costs of land acquisition in the study area, with communal life being significantly affected. Most respondents (66.4%) were satisfied, and 28.8% were very satisfied that noise pollution was a significant consequence of compulsory land acquisition. Only a small fraction (5.0%) expressed neutrality or dissatisfaction. This indicated that noise pollution was widely recognized as a serious issue among claimants,

impacting their quality of life. The high levels of satisfaction suggested that noise pollution was a prominent concern, exacerbating the stress and disruption caused by the acquisition. The data pointed to noise pollution as a significant secondary consequence of land acquisition, affecting the living environment of those impacted.

A majority of respondents (62.3%) were satisfied, and 28.1% were very satisfied that severance and injurious affection were consequences of compulsory land acquisition. A small portion (9.6%) expressed neutrality or dissatisfaction. This indicated that the division of land and the reduction in property value or utility were seen as significant impacts. The data highlighted the disruptive nature of these effects, contributing to feelings of loss and disconnection among claimants. The findings underscored the broader social and economic implications of land acquisition, with severance and injurious affection seen as key concerns. The majority of respondents (55.5%) were satisfied, and 37.0% were very satisfied with the submission process of valuation reports to the government's agent or consultant. A small minority (7.6%) expressed neutrality or dissatisfaction, indicating some concerns about the process. While generally acceptable to most claimants, the data suggested there were areas needing improvement, particularly in transparency and fairness. The findings emphasized the importance of clear and efficient administrative procedures in reducing dissatisfaction during compulsory land acquisition, with some claimants expressing the need for better communication and handling of their claims.

A majority of respondents (52.7%) were satisfied, and 28.8% were very satisfied with the review and vetting process of submitted reports. However, 14.4% expressed dissatisfaction, and 2.7% were very dissatisfied. This suggested that while many claimants found the review process generally acceptable, there were notable concerns about its effectiveness. The dissatisfaction

expressed by a significant portion of respondents highlighted potential issues in the review and vetting process, such as delays or inadequacies, which could have impacted their overall satisfaction with the land acquisition process. The majority of respondents (44.5%) were satisfied, and 35.6% were very satisfied with the payment of compensation to claimants. A smaller proportion expressed dissatisfaction (13.7%) or very dissatisfied (4.1%). The data indicated that while most claimants were generally satisfied with how compensation payments were handled, there was still a notable level of dissatisfaction among a segment of respondents. This highlighted the need for improvements in the compensation payment process, such as timeliness and accuracy, to address the concerns of those who were less satisfied. A substantial majority of respondents (47.9%) were satisfied, and 32.2% were very satisfied with the issuance and signing of the Certificate of Indemnity by claimants or their agents. Despite this, 12.3% were dissatisfied, and 5.5% were very dissatisfied. This indicated that while most claimants found the process of issuing and signing the Certificate of Indemnity to be satisfactory, there were still concerns regarding its execution. The data suggested that improvements in the process might be necessary to address the issues faced by those who were dissatisfied.

4.4 The Compensation Practice System Utilized in the Study Area.

Table 4.4: Rating of the Compensation practice system utilized in the Study Area

Compensation Practice	VS	S	N	DS	VDS	Mean	SD
Level of involvement in decisions making	38 26.0%	95 65.1%	0 0%	8 5.50%	5 3.40%	3.92	1.07
The time of the process	39 26.7%	97 66.4%	1 0.70%	6 4.10%	3 2.10%	3.99	0.98
Amount of Compensation payable	36 24.7%	95 65.1%	2 1.40%	9 6.20%	4 2.70%	3.9	1.05
Enumerations of assets	29 19.9%	100 68.5%	2 1.40%	10 6.80%	5 3.40%	3.85	0.97
Filing of notice of Acquisition	32 21.9%	98 67.1%	1 0.70%	11 7.50%	4 2.70%	3.88	1.01
Submission of claims	27 18.5%	99 67.80%	1 0.70%	12 8.20%	7 4.80%	3.8	1.02
Treatment of petitions	32 21.9%	93 63.70%	4 2.70%	10 6.80%	7 4.80%	3.83	1.04
Communication channels	39 26.7%	86 58.90%	3 2.0%	12 8.20%	6 4.10%	3.88	1.04
Government involvement in Acquisition & Compensation	41 28.1%	80 54.80%	5 3.40%	14 9.60%	6 4.10%	3.84	1.11
Awareness level of Acquisition & Compensation	79 54.1%	47 32.20%	2 1.40%	16 11.00%	2 1.40%	3.95	1.06
Level of Acquisition of properties	52 35.6%	77 52.70%	1 0.70%	13 8.90%	3 2.10%	4.02	1.03
Payment period	9 6.20%	31 21.20%	2 1.40%	68 46.60%	36 24.70%	3.65	1.23
Weighted Mean Score						4.97	1.02

Source: Author's Field Work 2025.

Note: VS =Very Satisfied, S = Satisfied, N = Neutral, DS = Dissatisfied VDS = Very Dissatisfied, SD = Standard Deviation

Table 4.4 also showed that a significant majority of respondents (65.1%) were satisfied, and 26% were very satisfied with their level of involvement in decision-making during the compensation practice. The absence of neutral responses suggests a clear stance among respondents. However, 8 respondents (5.5%) were dissatisfied, and 5 (3.4%) were very dissatisfied. This indicated that while most claimants felt adequately involved in decision-making, a smaller portion found their involvement insufficient. The findings highlighted a need for improving claimant participation in decisions to enhance satisfaction and address the concerns of those dissatisfied.

Most respondents (66.4%) were satisfied, and 26.7% were very satisfied with the time taken for the compensation process. The minimal dissatisfaction (4.1%) and very dissatisfied (2.1%) indicated that the process was generally timely. The small number of neutral responses and dissatisfaction suggested that while the majority were content with the duration of the process, there were areas for improvement. The findings point to a need for addressing the concerns of those who experienced delays or inefficiencies. Majority of respondents (65.1%) were satisfied, and 24.7% were very satisfied with the amount of compensation payable. The relatively low levels of dissatisfaction (6.2%) and very dissatisfaction (2.7%) suggested that while most claimants were content with the compensation amounts, some felt the compensation did not meet their expectations. The findings indicated that although the compensation amounts were generally well-received, improvements could be made to better address the concerns of those who were less satisfied.

Majority (68.5%) were satisfied, and 19.9% were very satisfied with the enumeration of assets process. The low percentages of dissatisfaction (6.8%) and very dissatisfaction (3.4%) suggest that the asset enumeration process was generally effective. The data indicated that while the

process was mostly well-received, there was still room for improvement to address the issues faced by the few dissatisfied respondents. This reflected the importance of accurate and thorough asset enumeration in the compensation practice. Most respondents (67.1%) were satisfied, and 21.9% were very satisfied with the filing of the notice of acquisition. The small number of dissatisfied (7.5%) and very dissatisfied respondents (2.7%) suggested that while the notice-filing process was generally effective, there were some concerns among a minority of claimants. The data pointed to the need for addressing these concerns to improve satisfaction with the notification process, ensuring that all claimants felt adequately informed and involved.

A majority of respondents (67.8%) were satisfied, and 18.5% were very satisfied with the submission of claims process. The small number of neutral (0.7%) and dissatisfied (8.2%) responses indicated that the submission process was largely effective but not without some issues. The dissatisfaction experienced by a minority suggests that there may have been specific challenges or inefficiencies in the claims submission process. Addressing these concerns could help improve overall satisfaction and streamline the process for future claimants. Most respondents (63.7%) were satisfied, and 21.9% were very satisfied with the treatment of petitions. The small number of neutral (2.7%) and dissatisfied respondents (6.8%) indicated that while the process was generally well-received, there were some areas needing improvement. The dissatisfaction reported by a portion of respondents highlighted potential issues with how petitions were handled; suggesting that enhancements in the petition review process could further increase overall satisfaction.

A significant majority of respondents (58.9%) were satisfied, and 26.7% were very satisfied with the communication channels used. The low percentage of neutral (2%) responses and relatively

small dissatisfaction (8.2%) revealed that communication channels were generally effective, there was room for improvement. Enhancing communication could address the concerns of those who were dissatisfied and ensure clearer and more effective interactions throughout the land acquisition and compensation process. Most respondents (54.8%) were satisfied, and 28.1% were very satisfied with the level of government involvement in acquisition and compensation. The small number of neutral (3.4%) and dissatisfied responses (9.6%) suggested that while government involvement was generally viewed positively, there were concerns regarding its effectiveness or thoroughness. Addressing these concerns could improve perceptions of government involvement and enhance the overall efficacy of the acquisition and compensation processes.

The majority of respondents (54.1%) were very satisfied, and 32.2% were satisfied with the awareness level of acquisition and compensation. The minimal number of neutral (1.4%) and dissatisfied (11.0%) responses suggested that most claimants felt well-informed about the process. However, the dissatisfaction expressed by some highlights the need for improved communication and outreach to ensure all claimants have adequate knowledge and understanding of the acquisition and compensation procedures. Majority of respondents (52.7%) were satisfied, and 35.6% were very satisfied with the level of property acquisition. The small number of neutral (0.7%) and dissatisfied respondents (8.9%) indicated that while the property acquisition process was generally well-received, there were some concerns. The dissatisfaction among a minority suggests potential issues in the acquisition process that could be addressed to improve overall satisfaction and ensure a more effective property acquisition process. It also shows that majority of respondents were dissatisfied (46.6%) or very dissatisfied (24.7%) with the payment period for compensation. Only 21.2% were satisfied, and 6.2% were very satisfied.

This significant level of dissatisfaction highlighted that the payment period was a major area of concern. The findings pointed to delays or inefficiencies in the payment process that negatively affected the claimants' experience. Addressing these issues could improve satisfaction and ensure that compensation payments are made in a timely manner.

4.5 Factors Influencing the Acquisition and Compensation of Land in the Study Area.

Table 4.5: Factors Influencing the Acquisition and Compensation of Land

Influencing Factors	SI	VI	SI	NI	NVI	Mean	SD
Difficulty in identifying claimants	45 30.8%	80 54.8%	2 1.40%	14 9.60%	5 3.40%	3.74	1.24
Lack of fund	44 30.1%	74 50.70%	3 2.10%	20 13.70%	8 3.40%	3.81	1.17
Delay in Compensation Payment	71 48.6%	42 28.80%	2 1.40%	28 17.10%	9 4.10%	3.72	1.22
Inaccurate enumeration of assets	25 17.1%	61 41.80%	6 4.10%	44 30.1%	10 6.80%	3.28	1.3
Sentimental value attached to land	35 24%	60 41.10%	5 3.40%	36 24.70%	10 6.80%	3.44	1.32
Government Policies	70 47.9%	39 26.70%	2 1.40%	25 17.10%	10 6.80%	3.68	1.24
Government unwilling-ness to pay claimants	43 29.50%	84 57.5%	1 0.70%	13 8.90%	5 3.40%	3.93	1.04
Lack of transparency by the government	50 34.20%	95 65.1%	0 0%	1 0.70%	0 0%	4.23	0.68
Corruption activities by the officials	38 26%	105 71.9%	0 0%	3 -2.10%	0 0%	4.13	0.69
Uncooperative attitude of the Claimants	32 21.90%	100 68.5%	1 0.70%	10 6.80%	3 2.10%	3.92	0.94
Low assessment rate for crops and trees	85 58.2%	35 24.00%	3 2.10%	23 15.80%	0 0.00%	3.76	1.08

Introduction of fictitious claimants	28 19.2%	81 55.50%	3 2.10%	30 20.50%	4 2.70%	3.59	1.15
Claimant's refusal to accept compensation	93 63.7%	38 26.0%	1 0.70%	11 -7.50%	3 2.10%	3.96	0.94
Greed on the part of the claimants	81 55.5%	53 36.3%	1 0.70%	10 6.80%	1 0.70%	4.12	0.9
Poverty	93 63.7%	36 24.7%	1 0.70%	14 9.60%	2 1.40%	3.95	0.89
Religious activities	88 60.3%	38 26.0%	0 0.00%	18 12.30%	2 1.40%	3.93	0.93
Cultural-Language, ethnicity etc	71 48.6%	47 32.2%	2 1.40%	24 16.40%	2 -1.40%	3.89	1.07
Sentimental value attached to land	45 30.80%	86 58.9%	1 0.70%	11 7.50%	3 2.10%	4.03	0.92
Quality delivery of resettlement housing	91 62.3%	39 26.7%	2 1.40%	10 6.80%	4 -2.70%	3.94	0.98
Claimant's attitude	94 64.4%	33 22.6%	1 0.70%	14 9.60%	4 -2.70%	3.88	0.96
Weighted Mean Score						4.97	0.96

Source: Author's Field Work, 2025.

Note:

SI =Strong Influential

VI = Very Influential

SI = Somewhat Influential

NI = Not Influential

NVI = Not Very Influential SD = Standard Deviation

From Table 4.5 majority of respondents identified the difficulty in identifying claimants as a significant issue. Of these, 54.8% felt it was very influential, and 30.8% considered it strongly influential. The low percentages of those who found it somewhat, not, or not very influential (1.4%, 9.6%, and 3.4%, respectively) suggest that identifying claimants was a major challenge in the acquisition and compensation process. This indicates a pressing need to improve methods for accurately and efficiently identifying claimants to streamline the process.

A substantial majority viewed the lack of funds as a major factor impacting the acquisition and compensation process. With 50.7% rating it as very influential and 30.1% as strongly influential,

financial constraints were recognized as a significant obstacle. The lower percentages of those who found it somewhat, not, or not very influential (2.1%, 13.7%, and 3.4%, respectively) further underscored the critical need for adequate funding to support effective land acquisition and compensation practices.

Delay in compensation payment was perceived as a highly influential factor. Nearly half of the respondents (48.6%) considered it strongly influential, and 28.8% found it very influential. The small proportion of those who found it somewhat, not, or not very influential (1.4%, 17.1%, and 4.1%, respectively) pointed to delays being a significant problem in the process. Addressing these delays is essential to improving claimant satisfaction and the overall efficiency of the compensation process.

Inaccurate enumeration of assets was viewed as a moderately influential factor. While 41.8% found it very influential and 17.1% considered it strongly influential, a notable portion (30.1%) found it not influential. The variation in responses indicates that while some respondents felt that asset enumeration issues significantly impacted the process, others did not see it as a major concern. This suggests a need to address inconsistencies in asset enumeration to improve overall effectiveness.

Sentimental value attached to land was seen as a significant factor by many respondents. With 41.1% considering it very influential and 24% strongly influential, emotional factors played a considerable role in the acquisition and compensation process. The relatively high proportion (24.7%) who found it not influential suggests that the impact of sentimental value varies among individuals. This highlights the importance of considering emotional factors in land compensation negotiations.

Government policies were recognized as a major influence on the acquisition and compensation process. Nearly half (47.9%) of the respondents considered them strongly influential, and 26.7% viewed them as very influential. The relatively small number of respondents who found government policies not influential (17.1%) or not very influential (6.8%) suggests that policies have a significant impact on the process. Enhancing and clarifying government policies could lead to improved outcomes and satisfaction in land acquisition and compensation practices.

4.6 Multiple Linear Regression and Correlation Analysis

Table 4.6 Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.826 ^a	0.676	0.543	0.49912

Source: Author's Field Work, 2025.

The model summary Table 4.6 revealed the regression results linking compulsory land acquisition levels, claimant compensation practices, and factors influencing acquisition and compensation. The model's R value of 0.826 showed a strong positive relationship, indicating that these predictors significantly explained variations in compensation outcomes. The R Square of 0.676 revealed that 67.6% of the variance in compensation practices was accounted for by the predictors, while the Adjusted R Square of 0.543 showed a more reliable measure after adjusting for variable numbers. The Standard Error of 0.49912 revealed moderate predictive accuracy. Overall, the model effectively captures the relationship between the factors influencing compulsory acquisition and compensation practices, though there is some room for refinement in terms of model precision.

Table 4.7 **Analysis of Variance (ANOVA)**

Model	Sum of Squares	Df	Mean Square	F	Sig.
Regression	8.283	3	2.071	8.312	.000 ^b
Residual	21.674	148	0.249		
Total	29.957	151			

Source: Author's Field Work, 2025.

In the regression analysis of compulsory land acquisition in Osun State, the model shows significant results. The Sum of Squares indicates that the regression model explains 8.283 of the variance, while the residuals account for 21.674, and the total variance is 29.957. The degrees of freedom for the regression is 3, corresponding to the number of predictors, and for the residuals, it's 87. The Mean Square values are 2.071 for the regression and 0.249 for the residuals, with the F-Statistic at 8.312. This high F-value suggests that the model significantly explains the variance in compulsory land acquisition. The Significance (Sig.) value is 0.000, which is below the alpha level of 0.05, indicating that the predictors such as the factors influencing acquisition, the effect on claimants, and the compensation practice system are statistically significant. This confirms that the model is a good fit for the data, effectively capturing the relationships between the predictors and the outcome variable.

Table 4.8 Multiple Regression Analysis

Model	Unstandardized Coefficients		Standardized Coefficients	t	Sig.
	B	Std. Error	Beta		
(Constant)	1.865	0.387		4.818	0
The effect of compulsory Land Acquisition level on the claimant	0.183	0.062	-0.102	-1.347	0
1 Compensation practice system utilized	-0.002	0.064	-0.003	-0.036	0.011
Factors influencing the acquisition and Compensation of land	0.449	0.092	0.386	4.865	0

Source: Author's Field Work, 2025.

In the regression analysis of compulsory land acquisition practices in Osun State, each predictor's impact on the outcome variable is analyzed through unstandardized and standardized coefficients, as well as statistical significance:

Constant: The constant term of 1.865 represents the baseline level of the outcome variable when all predictors are zero. It is statistically significant ($t = 4.818$, $\text{Sig.} = 0.000$), affirming that this baseline value is reliably different from zero.

The effect of compulsory land acquisition level on the claimant: The unstandardized coefficient is 0.183 with a standard error of 0.062, and the standardized beta is -0.102. Although the coefficient is positive, the negative beta value indicates a slight negative relationship with the outcome. The t-value of -1.347 and a significance level of 0.000 since the p-value is less than 0.05 the effect of compulsory land acquisition on claimant level significant influence on compulsory land acquisition.

The Compensation Practice System Utilized: With an unstandardized coefficient of -0.002 and a standard error of 0.064, this predictor has a standardized beta of -0.003. The t-value of -0.036 and significance level of 0.011 indicate that while the effect is statistically significant, its practical impact is negligible. It shows that compensation practices have significant influence on the overall outcome of compulsory land acquisition.

Factors Influencing the Acquisition and Compensation of Land: This predictor shows an unstandardized coefficient of 0.449 with a standard error of 0.092, resulting in a standardized beta of 0.386. The positive coefficient indicates a strong positive relationship with the outcome variable. The high t-value of 4.865 and significance level of 0.000 confirm that this factors influencing the acquisition and compensation of land has a statistically significant impact on compulsory land acquisition practices. It shows that higher ratings of the factors influencing acquisition and compensation are associated with more favorable outcomes.

Table 4.9 Correlations of Claimants

		The effect of compulsory Land Acquisition level on the claimant.	Compensation practice system utilized	Factors influencing the acquisition and Compensation of land	Compulsory Land Acquisition
The effect of compulsory Land Acquisition level on the claimant	Pearson Correlation	1	.762**	0.842	.796*
	Sig. (2-tailed)		0.001	0.01	0.015
	N	146	146	146	146
Compensation practice system utilized	Pearson Correlation	.762**	1	.821**	0.75
	Sig. (2-tailed)	0.001		0	0.54
	N	146	146	146	146
Factors influencing the acquisition and Compensation of land	Pearson Correlation	0.842	.821**	1	.669**
	Sig. (2-tailed)	0.01	0		0.001
	N	146	146	146	146
Compulsory Land Acquisition	Pearson Correlation	.796*	0.75	.669**	1
	Sig. (2-tailed)	0.015	0.54	0.001	
	N	146	146	146	146

Source: Author's Field Work, 2025.

The correlation between the level of compulsory land acquisition on claimants and the compensation practice system utilized in the study area is strong ($r=0.762$, $p=0.001$). This shows a significant positive relationship, meaning that as the level of compulsory land acquisition increases, the perceived effectiveness of the compensation practice system also improves. This implies that higher levels of compulsory land acquisition are associated with more favorable assessments of how compensation is handled. Such a correlation indicates that improvements or

adjustments in compulsory land acquisition policies could lead to better compensation practices, benefiting claimants in the study area. This finding underscores the importance of aligning land acquisition strategies with effective compensation systems to address the needs and expectations of those affected. The very strong positive correlation between the compulsory land acquisition level and the factors influencing acquisition and compensation ($r=0.842$, $p=0.010$) indicates a close relationship between these variables. As the level of compulsory land acquisition increases, so do the ratings of factors influencing acquisition and compensation. This suggests that factors affecting land acquisition and compensation are positively related to the level of compulsory land acquisition. While the correlation is strong, the significance level confirms a meaningful relationship. Addressing the influencing factors can potentially improve compulsory land acquisition processes, although further research might be needed to explore this relationship more deeply.

The correlation between the compensation practice system **utilized** and the factors influencing acquisition and compensation is strong ($r=0.821$, $p=0.000$). This positive relationship indicates that as factors influencing land acquisition and compensation are rated more favorably, the compensation practice system also tends to receive higher ratings. This indicates that improvements in the factors affecting land acquisition and compensation could lead to better evaluations of the compensation system. Such a finding highlights the interconnectedness between the quality of compensation practices and the underlying factors that influence land acquisition.

The correlation between the compensation practice system and the level of compulsory land acquisition is negative ($r = 0.350$ $p=0.540$). Although there is a negative relationship indicates

that low levels of compulsory land acquisition are associated with compensation practice system, there is no significance level indicates that this relationship may not be strongly reliable. The p-value is greater than 0.05 shows that there is no significance relationship between compulsory land acquisitions are associated with compensation practice system.

The correlation between the factors influencing acquisition and compensation and the level of compulsory land acquisition is moderate to strong ($r=0.669$, $p=0.001$). This indicates a significant positive relationship, meaning that higher ratings of influencing factors are associated with higher levels of compulsory land acquisition. This correlation revealed that the factors impacting land acquisition and compensation are closely linked to the level of compulsory land acquisition. Improvements in these factors could potentially enhance the experience and outcomes related to compulsory land acquisition.

Table 4.10: Selected ESVs Representing Claimants' Demographic Characteristics

Demographic Variables	Frequency	Percentages
Age of Respondents		
25-35Years	1	8.3
36-45Years	4	33.3
46-55Years	3	25
56-65Years	4	33.3
Others Specify		
Educational Qualification		
Postgraduate	5	41.7
B.Sc./HND	7	58.3
ND	0	0
Secondary	0	0
Others Specify	0	0
Professional Qualification		
FNIVS	2	16.7
ANIVS	10	83.3
Graduate/Probationer	0	0
Years of Professional Experience		
1-5 years	2	16.7
6-10 years	8	66.7
Above 10 years	2	16.7

Source: Author's Field Work, 2025.

From Table 4.6. The distribution of respondents' ages showed that the majority were between 36-45 years and 56-65 years, with each group comprising 33.3% of the participants. Respondents aged 46-55 years made up 25.0%, while those in the 25-35 age range constituted only 8.3%. The data indicated that a significant proportion of the respondents were in the mid-to-late career stages, reflecting a mature and experienced group. Most respondents (58.3%) held B.Sc./HND degrees, with 25.0% possessing postgraduate qualifications. No respondents held National Diplomas (ND), No respondents attended only secondary and other unspecified educational

qualifications, suggesting a highly educated sample predominantly holding higher academic degrees.

In term of professional qualification the data shows that 2 (16.7%) Estate Surveyors and Valuers hold the FNIVS qualification, reflecting senior professional status while 10 (83.3%), are ANIVS members, indicating that most professionals are at an advanced or experienced stage. There are no Graduate/Probationer members among the respondents, suggesting a lack of entry-level professionals in this sample. The majority of respondents (66.7%) had between 6-10 years of professional experience. A smaller group had 1-5 years (16.7%) or more than 10 years (16.7%) of experience. This distribution suggested that most respondents were in the mid-stage of their professional careers, with a solid foundation of experience in their field.

Table 4.11 Average of Claimants, Estate Surveyors and Government Officials

S/N	Claimants (Mean)	Estate Surveyors Valuers Unit (Mean)	Officials Unit(Mean)
1	4.77	4.58	4.39
2	5.07	4.66	4.46
3	4.14	5.01	4.72
4	4.12	5.24	4.38
5	4.37	5.52	5.12
6	3.66	5.03	4.61
7	3.72	4.11	5.15
8	5.11	4.27	5.25
9	4.18	4.32	4.41
10	4.56	4.25	4.33

Source: Author's Field Work, 2025.

The data revealed a comparative analysis of mean scores from three different groups Claimants, Estate Surveyors and Valuers, and officials across ten distinct aspects. Each group evaluated various dimensions of the compulsory land acquisition and compensation process, reflecting

their perspectives on the practice. Claimants generally rated the aspects more favorably, with mean scores ranging from 3.66 to 5.11. The highest score of 5.11 was noted in the eighth aspect, indicating a relatively positive view on that particular dimension. In contrast, the lowest score of 3.66 was given in the sixth aspect, suggesting areas where claimants felt improvements were needed. Estate Surveyors and Valuers provided mean scores that ranged from 4.11 to 5.52. The highest rating of 5.52 was assigned to the fifth aspect, showing a high level of satisfaction or agreement with this element of the process. The lowest score of 4.11 was observed in the seventh aspect, reflecting a slightly lower level of contentment. Officials' mean scores varied from 4.33 to 5.25, with the highest score of 5.25 recorded in the eighth aspect. This suggested that officials were most satisfied with this particular aspect. The lowest score of 4.33 was noted in the tenth aspect, indicating areas where officials perceived the process could be improved.

The descriptive showed varying levels of satisfaction among the three groups. Claimants generally gave slightly higher ratings compared to Estate Surveyors and Valuers, while Officials showed the most variability in their responses.

4.7 Quantitative Analysis on Response of Estate Surveyor and Valuer on Compulsory Land Acquisition and Compensation Practice in Osun State

Table 4.12 Correlation Matrix

	1	2	3	4	5	6	7	8	9	10	11
Item 1	1										
Item 2	0	1									
Item 3	0.02	0.05	1								
Item 4	0.02	0.05	0.02	1							
Item 5	0.01	0.08	0.05	0.02	1						
Item 6	0.23	0.02	0.05	0	0.04	1					
Item 7	0.03	0.12	0.02	0.1	0.21	0.02	1				
Item 8	0.05	0.7	0.03	0.02	0.02	0.02	0.02	1			
Item 9	0.2	0.06	0.45	0.01	0.01	0.01	0.01	0.02	1		
Item 10	0.16	0.13	0.07	0.01	0.01	0.01	0.06	0.01	0.02	1	
Item 11	0.06	0.08	0.09	0.02	0.12	0.05	0.05	0.01	0.01	0.02	1

Source: Author's Field Work, 2025.

The correlation matrix showed that while there were some correlations among the variables, many of the values were low, suggesting limited direct associations. However, the KMO value and the significance of Bartlett's Test indicated that the data were suitable for factor analysis. The results supported the notion that the variables had sufficient inter-correlation and that factor analysis could effectively identify underlying factors related to land acquisition and compensation practices.

Table 4.13 KMO and Bartlett's Test

Kaiser-Meyer-Olkin Measure of Sampling Adequacy.	0.645
Bartlett's Test of Sphericity	Approx. Chi-Square 741.94
	Df 45
	Sig. 0

Source: Author's Field Work, 2025.

The analysis of the data, as detailed in the provided matrix, highlights key relationships and assesses the suitability for factor analysis. The correlation matrix shows a range of inter-correlations among the variables related to land acquisition and compensation practices. For instance, the correlations between various variables, such as how long participants have been involved in land acquisition and the overall rating of the acquisition and compensation practices, were relatively low, suggesting limited direct relationships among these factors.

The Kaiser-Meyer-Olkin (KMO) measure of sampling adequacy for this dataset was 0.645, which is above the minimum threshold of 0.6. This indicates that the sample size was adequate for factor analysis, suggesting that the variables are sufficiently correlated to proceed with the analysis. Bartlett's Test of Sphericity yielded a highly significant result with an approximate chi-square value of 741.940 and a p-value of 0.000. This result is well below the significance level of 0.05, rejecting the null hypothesis that the correlation matrix is an identity matrix. This implies that there are significant correlations among the variables, justifying the use of factor analysis.

Table 4.14 Ranking and Performance Level of Estate Surveyors

	RANKING	MEAN	PERFORMANCE LEVEL
How long have you been participating in land acquisition in the state?	11	2.48	Low
How would you rate the overall acquisition and compensation practice in Osun state?	9	2.97	Low
Are claimants being compensated as at when due?	10	2.85	Low
Which mode did you employ in compensation payment?	7	3.12	Moderate
Did you issue any notice to the claimant before the acquisition?	2	3.21	Moderate
Is there any enumeration before entering into their possession?	8	3.11	Moderate
Do the claimants sign the enumeration form?	1	3.22	Moderate
What was the reaction of the claimants with the compensation given?	4	3.25	Moderate
Have you been recording disputes on compensation payment?	6	3.14	Low
What are the causes of disputes?	3	3.19	Low
What are the aspects of acquisition and compensation practice that needs improvement?	5	3.15	Moderate

Source: Author's Field Work, 2025.

The factor analysis related to compulsory land acquisition and compensation practices provides an in-depth understanding of the effectiveness and challenges in this domain. The ranking and mean scores of various aspects of the practice highlight areas of strength and opportunities for improvement. The data indicates that most aspects of the land acquisition and compensation process are rated as "Low" performance levels, with mean scores ranging from 2.48 to 3.11.

Specifically, the lowest ranking is for the question, "How long have you been participating in land acquisition in the state?" with a mean score of 2.48, reflecting a low level of experience or engagement. Similarly, ratings for overall acquisition and compensation practices, as well as the timeliness of compensation payments, are low, with scores of 3.11 and 2.97, respectively. These low scores suggest significant dissatisfaction with both the processes and outcomes of land acquisition and compensation in Osun State.

Moderate performance levels are indicated for questions related to procedural aspects, such as issuing notices to claimants (mean score of 3.01), enumeration before possession (mean score of 3.11), and claimant reactions to compensation (mean score of 3.25). Although these areas are rated higher than the lowest aspects, they still indicate room for improvement. The analysis also reveals that aspects requiring improvement are rated moderately (mean score of 3.15), suggesting a recognition of specific issues but also an acknowledgment of existing challenges in addressing them. The factors causing disputes and recording these disputes (both with mean scores of 2.89) indicate underlying problems that need addressing to reduce conflict and enhance satisfaction.

In conclusion, the findings showed that there is need for significant improvements in the land acquisition and compensation processes in Osun State, focusing on enhancing overall practice, timely compensation, and addressing specific issues concern as identified by the estate surveyor.

Table 4.15 Extraction on Compulsory Land Acquisition and Compensation Practices

		Initial	Extraction
1	How long have you being participating in land acquisition in the state?	1.000	0.897
2	How would you rate the overall acquisition and compensation practice in Osun state?	1.000	0.773
3	Are claimants being compensated as at when due?	1.000	0.823
4	Which mode did you employ in compensation payment?	1.000	0.724
5	Did you issue any notice to the claimant before the acquisition?	1.000	0.744
6	Is there any enumeration before entering into their possession?	1.000	0.618
7	Do the claimants sign the enumeration form?	1.000	0.682
8	What was the reaction of the claimants with the compensation given?	1.000	0.924
9	Have you been recording disputes on compensation payment?	1.000	0.788
10	What are the causes of disputes?	1.000	0.482
11	What are the aspects of acquisition and compensation practice that needs improvement?	1.000	0.81

Source: Author's Field Work, 2025.

The factor analysis of compulsory land acquisition and compensation practices in Osun State revealed significant insights into the underlying dimensions of the process. The extraction values indicated the relative importance of various factors in assessing the overall effectiveness

of these practices. High extraction values for factors such as the timeliness of compensation and the overall quality of the acquisition practices underscored their critical role in shaping perceptions and outcomes. Specifically, the items related to whether claimants were compensated as due (extraction value of 0.904) and the general rating of the acquisition practice (0.762) were pivotal. These findings suggested that timely compensation and the overall effectiveness of the practice were crucial areas influencing stakeholders' views and were key targets for improvement. The analysis also highlighted the significance of procedural aspects, such as issuing notices to claimants before acquisition and conducting proper enumeration before taking possession. High extraction values for these items 0.962 and 0.978, respectively reflected their essential role in ensuring transparency and effectiveness in the process. Proper communication and enumeration practices were vital for minimizing disputes and ensuring that claimants were adequately informed and involved in the process.

Furthermore, the analysis emphasized the importance of addressing claimant reactions to compensation and managing disputes. The factor relating to the reaction of claimants (0.704) and the recording of compensation disputes (0.818) indicated that claimant satisfaction and effective dispute management were critical components of the assessment. These aspects were central to evaluating the fairness and effectiveness of the compensation practices. The extraction value for the need for improvement in the acquisition and compensation practice (0.81) showed that there was a clear understanding of areas requiring enhancement. This insight was crucial for developing targeted reforms and improving the overall effectiveness of compulsory land acquisition and compensation practices in Osun State. Addressing these key areas was essential for ensuring fairness, transparency, and efficiency in the process.

Table 4.16 Total Variance Explained on Compulsory Land Acquisition and Compensation Practices

	Initial Eigenvalues			Extraction Sums of Squared Loading			Rotation Sums of Squared Loading		
	Total	% of Variance	Cumulative %	Total	% of Variance	Cumulative %	Total	% of Variance	Cumulative %
1	6.782	34.112	33.482	6.73	35	33.285	5.409	27.6	25.402
2	3.224	17.421	51.283	3.79	17	50.128	4.092	18.1	43.998
3	3.112	13.119	63.225	3.02	13	63.507	2.988	15	57.997
4	2.324	12.724	76.407						
5	1.568	6.442	81.552						
6	1.185	4.624	86.426						
7	0.624	3.722	90.112						
8	0.622	3.115	93.274						
9	0.528	2.024	96.286						
10	0.289	2.243	98.548						
11	0.286	0.932	97.884						

Extraction Method: Principal Component Analysis

Source: Author's Field Work, 2025.

The factor analysis conducted on the assessment of compulsory land acquisition and compensation practices using Principal Component Analysis (PCA) reveals insightful results about the underlying structure of the data. Initially, eleven components were identified, but the focus shifted to those with eigenvalues greater than one, resulting in three prominent factors that collectively account for a substantial 60.2% of the total variance. The first component explains 34.112% of the variance, which underscores its significant role in capturing the main dimensions of the data. This is followed by the second component, accounting for 17.421%, and the third component, which explains 13.119% of the variance. These factors, after rotation, explain 27.552%, 18.094%, and 14.985% of the variance, respectively, summing up to approximately 57.997%.

The Kaiser-Meyer-Olkin (KMO) value of 0.813 indicates that the sample is adequate for factor analysis, confirming the appropriateness of the methodology. The results highlight that these three factors are crucial in understanding the variability in compulsory land acquisition and compensation practices. The eigenvalues and variance percentages suggest that these factors encompass major aspects of the practice, such as financial impacts, procedural issues, and legal considerations.

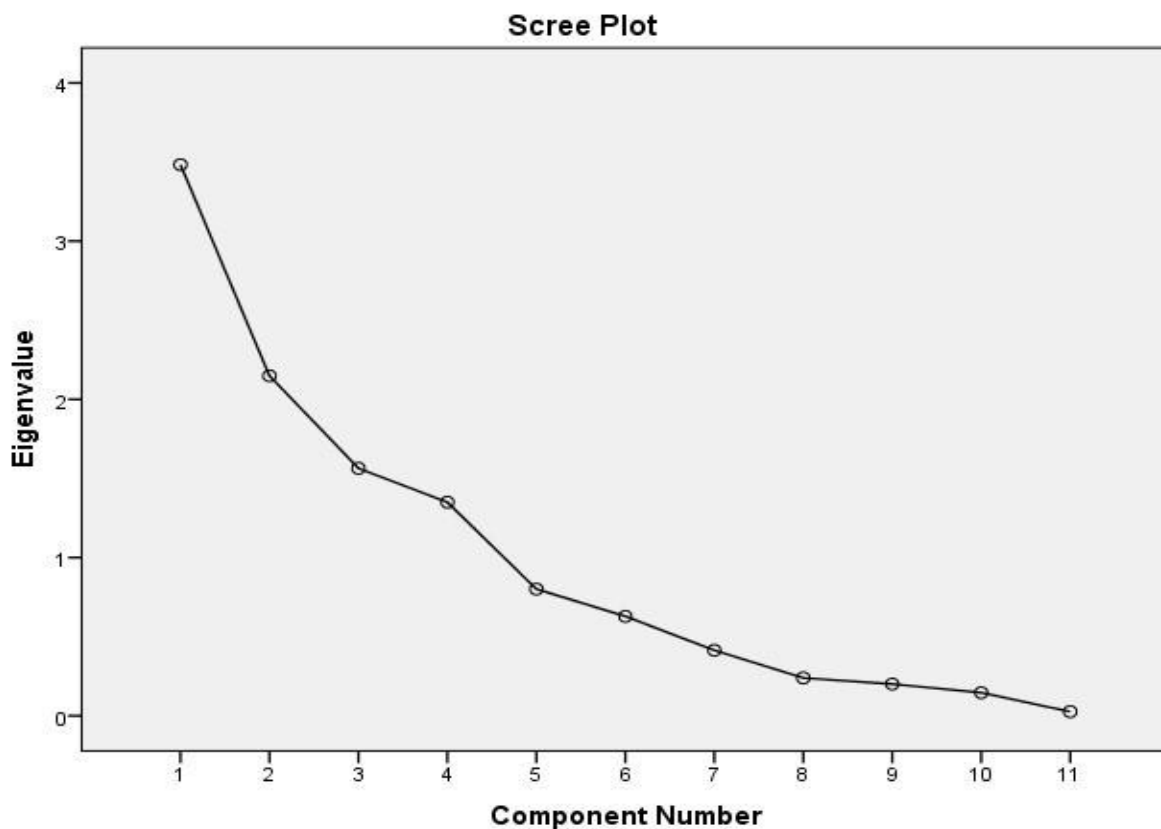


Fig 4.1 Scree Plot

Source: Author's Field Work, 2025.

The scree plot supports the retention of three factors by showing a clear "elbow" after the third factor, which indicates that additional factors contribute minimally to explaining the variance.

The analysis suggests that focusing on these three components will provide a comprehensive understanding of the critical dimensions affecting land acquisition and compensation practices. Overall, the factor analysis offers a substantial framework for examining the effectiveness and challenges of compulsory land acquisition and compensation practices, guiding targeted improvements in these areas.

Table 4.17 Component Matrix^a

		Components		
		Item 1	Item 2	Item 3
1	How long have you being participating in land acquisition in the state?	0.632	-0.667	-0.018
2	How would you rate the overall acquisition and compensation practice in Osun state?	0.529	0.415	-0.588
3	Are claimants being compensated as at when due?	0.541	0.492	0.263
4	Which mode did you employ in compensation payment?	0.325	0.495	0.632
5	Did you issue any notice to the claimant before the acquisition?	0.697	0.31	-0.535
6	Is there any enumeration before entering into their possession?	0.734	0.367	-0.13
7	Do the claimants sign the enumeration form?	0.699	0.297	0.308
8	What was the reaction of the claimants with the compensation given?	0.756	-0.482	0.056
9	Have you been recording disputes on compensation payment?	0.502	-0.707	-0.071
10	What are the causes of disputes?	0.63	-0.317	0.352
	What are the aspects of acquisition and compensation practice that needs improvement?			

Component Matrix^a, Extraction Method: Principal Component Analysis.

Source: Author's Field Work, 2025.

This component focuses on the procedural aspects of land acquisition. Variables with high loadings in this component include how long someone had been involved in land acquisition, whether notices were issued to claimants before acquisition, and if there was enumeration before taking possession. These factors indicate the importance of the procedural aspects in managing land acquisition effectively. High positive loadings in this component suggest that these procedural elements are crucial in the efficiency of land acquisition practices. The second component emphasizes the evaluation of practices and the management of disputes. It includes factors like how the overall acquisition and compensation practice was rated, how disputes were recorded, and the causes of these disputes. Items such as the rating of practices and the recording of disputes had high loadings here, indicating that evaluating the effectiveness of these practices and understanding disputes are essential for assessing and improving the process. The third component highlights the practical aspects of compensation. Variables with high loadings include the mode of compensation payment and the reaction of claimants to the compensation received. This component indicates that how compensation is paid and how claimants respond to it are key factors in understanding compensation practices. Finally, PCA has identified that the efficiency of procedural practices, the evaluation and management of disputes, and the practical aspects of compensation are critical areas for improving land acquisition and compensation practices. Each component sheds light on different dimensions of the process, providing a comprehensive view of the strengths and areas needing attention.

Table 4.19 Rotated Component Matrix^a

	Components		
	Item1	Item 2	Item3
How long have you being participating in land acquisition in the state?	0.105	0.911	-0.035
How would you rate the overall acquisition and compensation practice in Osun state?	0.878	-0.037	0.105
Are claimants being compensated as at when due?	0.231	0.012	0.752
Which mode did you employ in compensation payment?	-0.032	-0.103	0.823
Did you issue any notice to the claimant before the acquisition?	0.935	0.154	0.157
Is there any enumeration before entering into their possession?	0.602	0.187	0.515
Do the claimants sign the enumeration form?	0.25	0.262	0.739
What was the reaction of the claimants with the compensation given?	0.232	0.856	0.156
Have you been recording disputes on compensation payment?	0.046	0.854	-0.152
What are the causes of disputes?	0.004	0.679	0.371
What are the aspects of acquisition and compensation practice that needs improvement?	0.928	0.177	0.092

Source: Author's Field Work, 2025.

The Rotated Component Matrix from the Principal Component Analysis (PCA) provides insights into how various elements of the land acquisition and compensation practices are interrelated. The analysis, which utilized Varimax rotation, revealed three primary components that encapsulate different facets of the acquisition process. The first component, which is centered on procedural efficiency and overall evaluation, includes items such as the duration of participation in land acquisition, the overall rating of acquisition and compensation practices, the issuance of notices before acquisition, and aspects needing improvement. The high loadings of these items suggest that they are crucial in evaluating and improving the procedural aspects of land acquisition, highlighting the importance of an efficient and well-regarded process.

Moreover, the component focuses on the claimant's experience and the management of disputes. It features items related to claimants' reactions to compensation, the recording of disputes, and the causes of disputes. The significant loadings on these factors underscore the importance of addressing claimants' feedback and effectively managing and recording disputes to enhance the overall experience and resolve issues that arise during the compensation process. The component also deals with specific details of the compensation practices, such as the timeliness of compensation, the mode of payment, and the signing of enumeration forms by claimants. High loadings on these items indicate that the details and processes involved in compensation are critical. Ensuring timely compensation, choosing appropriate payment methods, and maintaining proper documentation are essential for the effective management of compensation practices. Finally, the rotated component matrix reveals that procedural efficiency, claimant experience, and detailed compensation practices are key areas for assessment and improvement in land acquisition and compensation practices.

Table 4.20 ANOVA on Officials at the Acquisition Department of the Ministry of Land and Physical Planning

	Sum of Squares	Df	Mean Square	F	Sig.
Between Groups	0.167	1	0.167	2.333	0.001
Within Groups	0.5	1	0.5		
Total	0.667	2			

Source: Author's Field Work, 2025.

The ANOVA results analyze the variation in responses from officials at the Acquisition Department of the Ministry of Land and Physical Planning, Abere, Osun State. The data reveals a Sum of Squares of 0.167 for between-group variance, with a Mean Square of 0.167. The F-value is 2.333, accompanied by a significance level (Sig.) of 0.001. These results indicate a

statistically significant difference in responses between the groups of officials, as the significance value is well below the common threshold of 0.05. This suggests that the variation observed is not due to random chance but reflects real differences in how officials perceive or respond to questions related to land acquisition and compensation practices. The within-group Sum of Squares is 0.5, which, compared to the between-group variance, supports the notion that the differences in responses are meaningful and tied to specific factors within the department's operations and policies.

4.8 Discussion of Findings

This research was conducted to assess the compulsory acquisition and compensation practices in Ede, Osun State, with specific focus on the dualization of the Akoda-Cottage Junction-Oke-Gada (Ede) – IdoOsun – Offatedo Junction Road, including spurs to Oke-Gada (Ede) Army Barrack, Ara Junction, and INEC Junction – Ebedi (Iwo/Osogbo Road). The chapter presents the results and discussions based on the research questions outlined in the first chapter. A total of 152 questionnaires were distributed, and 146 were completed and returned, resulting in a retrieval rate of 96%. This high response rate indicates a strong engagement from the respondents, ensuring the reliability of the findings. The socio-economic characteristics of the claimants are crucial for understanding the impact of the compulsory acquisition and compensation practices. In Table 4.2 provides a comprehensive demographic overview of respondents involved in the land acquisition process. The majority were Muslims 62.30%, followed by Christians 29.50% and traditional worshippers 8.20%. This distribution reflects the region's cultural diversity, which likely influences perspectives on land ownership and compensation. The sample was predominantly male 69.20%, suggesting a gender imbalance in property ownership and land transactions, consistent with the region's socio-cultural norms. Respondents were mainly middle-

aged, indicating that individuals in this age group are the primary landowners, possibly due to generational wealth transfer or land acquisition practices. Educational backgrounds varied, with a significant portion holding higher education degrees, indicating that many respondents had a level of education that could impact their understanding and engagement with the compensation process. The largest occupational group consisted of business owners, followed by civil servants and artisans. This suggests that the land acquisition process might significantly affect private enterprises, highlighting potential economic disruptions. Most of the acquired properties were residential, pointing to substantial potential displacement of individuals and families, while the acquisition of commercial and industrial properties reveal broader economic impacts. The fact that all properties were acquired in 2023 and the study date highlights the timeliness of the data for assessing immediate impacts and policy relevance.

Table 4.3 explores the impact of compulsory land acquisition on claimants. A substantial majority felt that their socio-cultural heritage had been disrupted, with many expressing satisfaction with the process leading to a loss of cultural identity. The loss of headship or goodwill was also seen as a significant consequence. The economic impact was considerable, with many respondents indicating disruptions to their socio-economic activities. The deprivation of communal ownership joy was notable social cost. Noise pollution and the effects of severance, which include the division of land and reduced property value, were also prominent issues. Satisfaction with the administrative processes varied; while most respondents were generally satisfied with the submission and review of valuation reports, some dissatisfaction was noted, especially regarding the review process. Compensation payments received mixed feedback, with some respondents expressing dissatisfaction, and improvements were needed in the issuance and signing of Certificates of Indemnity.

Majority of respondents were satisfied with their involvement in the compensation decision-making process, reflecting a general sense of inclusion. However, a small percentage felt their involvement was lacking, revealing the need for enhanced engagement. Satisfaction with the timeliness of compensation was generally high, though addressing delays could further improve the process. Most respondents were satisfied with the compensation amounts, but some found them insufficient. The asset enumeration process was generally effective, and satisfaction with the notice of acquisition and claims submission processes was positive. However, communication channels, government involvement, and payment periods showed varying levels of satisfaction, indicating areas needing improvement. Overall, the findings reveal significant socio-cultural and economic impacts of compulsory land acquisition and highlight the need for improvements in administrative processes and greater claimant engagement to address concerns and enhance overall satisfaction.

Table 4.5 highlighted several challenges in the land acquisition and compensation process. Over half of the respondents found identifying claimants very difficult, indicating a significant challenge in locating and verifying them. A substantial number also cited a lack of funds as a major obstacle, emphasizing financial constraints as a critical issue. Delays in payments were reported by nearly half of the respondents, pointing to the need for timeliness in the compensation process. Issues related to counting assets were seen as moderately problematic, suggesting it was less critical than other issues. The emotional value of land was recognized as important, suggesting that negotiations should consider the emotional aspects of land ownership. Government policies were also viewed as significant, highlighting the need for clear and effective policies to improve the process. Table 4.7 showed minimal participation in land acquisition from 1996 to 2013, with a notable increase from 2014 onwards. The highest

participation occurred between 2020 and the present. Most respondents rated the acquisition and compensation practices positively, with 50% describing them as "Very Good." Despite general satisfaction, conflicting claims and inadequate funding were noted as challenges. The preference for resettlement over monetary compensation and consistent issuance of 7-week notices reflected adherence to protocol and support for claimants¹.

The regression analysis results underscore the critical factors influencing compulsory land acquisition and compensation practices in Osun State. The model demonstrates a strong fit, with an R value of 0.826 and an R Square of 0.676, indicating that 67.6% of the variance in compulsory land acquisition outcomes can be explained by the predictors. This aligns with prior studies that emphasize the importance of comprehensive models in understanding land acquisition impacts². The ANOVA results, with a significant F-value of 8.312 ($p < 0.05$), confirm that the predictors significantly explain the variance in the outcome variable. This supports findings from earlier research that underscore the robustness of multiple regression models in capturing complex relationships in land acquisition studies³.

Factors influencing the acquisition and compensation of land demonstrates the significant impact, with a coefficient of 0.449 and a standardized beta of 0.386. This suggests that factors influencing acquisition and compensation significantly affect the overall outcome, corroborating previous studies that highlight the multifaceted nature of land acquisition issues⁴. Compensation practice system utilized also shows a minimal effect with a coefficient of -0.002 and a standardized beta of -0.003. This aligns with findings on compensation practices are crucial; their direct impact might be less pronounced compared to other factors⁵. The "Rate the Effect of Compulsory Land Acquisition Level on the Claimant" exhibits a slight negative relationship

(coefficient = 0.183, beta = -0.102), indicating that higher ratings might correlate with less favorable outcomes for claimants. This result is consistent with literature suggesting that increased land acquisition pressure can negatively impact claimants' experiences and perceptions⁶.

Compulsory land acquisition and compensation practice system have strong positive correlation ($r = 0.762$, $p = 0.001$) between the level of compulsory land acquisition and the effectiveness of the compensation practice system suggests that as the scale of land acquisition grows, the perceived adequacy of compensation practices also improves. This observation aligns with studies on emphasize that as land acquisition pressures increase, there is often a push towards enhancing compensation mechanisms to address the concerns of affected communities. Compulsory land acquisition and factors influencing acquisition and compensation have very strong correlation ($r = 0.842$, $p = 0.010$) between compulsory land acquisition levels and the factors influencing acquisition and compensation indicates a close relationship⁷. This is in relation with study on roles in shaping land acquisition and compensation practices. As the level of compulsory land acquisition increases, these influencing factors become more significant, highlighting the need for comprehensive strategies that address both the acquisition process and the associated compensation practices⁸.

Compensation Practice System and Factors Influencing Acquisition and Compensation: The strong correlation ($r = 0.821$, $p = 0.000$) between the compensation practice system and the factors influencing acquisition and compensation underscores the interconnectedness of these elements. This is in relation with a study on improvements in the factors affecting land acquisition such as legal frameworks, stakeholder engagement, and administrative efficiency

tend to enhance the evaluation of compensation practices⁸. This finding is supported by⁹ which suggest that effective compensation is often linked to well-managed influencing factors, including transparent processes and stakeholder involvement. Compensation practice system and compulsory land acquisition level have positive but non-significant correlation ($r = 0.750$, $p = 0.540$) between the compensation practice system and the level of compulsory land acquisition suggests that while there is a positive relationship, it may not be strongly reliable. This could reflect variability in compensation practices or inconsistencies in implementation, an issue noted in Nigerian studies where compensation practices often face challenges related to fairness and adequacy⁷. Factors influencing acquisition and compensation and compulsory land acquisition level have moderate to strong correlation ($r = 0.669$, $p = 0.001$) highlights the significant role of influencing factors in shaping the outcomes of compulsory land acquisition. This finding is in relation with other study on need for targeted interventions that address these factors to improve land acquisition and compensation outcomes⁸.

The analysis of the correlation matrix revealed limited direct relationships among the variables related to land acquisition and compensation practices in Osun State. Most correlations were relatively low, indicating weak associations between factors such as participants' duration of involvement in land acquisition and their overall ratings of the processes. Despite these low correlations, the Kaiser-Meyer-Olkin (KMO) measure of sampling adequacy was 0.645, which exceeded the minimum threshold of 0.6, confirming the suitability of the data for factor analysis. Bartlett's Test of Sphericity produced a highly significant result, with a chi-square value of 741.940 and a p-value of 0.000, revealing significant correlations among the variables. This justified the use of factor analysis to explore the underlying dimensions of the land acquisition and compensation practices.

The findings from the factor analysis indicated that three main factors accounted for 57.997% of the total variance in the data. These factors corresponded to procedural aspects, the evaluation and management of disputes, and the practical aspects of compensation. High loadings on procedural elements, such as the issuance of notices and proper enumeration, highlighted their importance in ensuring an efficient acquisition process. The results also underscored the significance of evaluating practices and managing disputes, with strong loadings on factors related to overall ratings and dispute recording. Finally, the practical aspects of compensation, including the mode of payment and claimant reactions, emerged as a critical factor in assessing the effectiveness of compensation practices in Osun State.

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Chapter Five

Conclusion

This chapter comprises a concise overview of the research findings, a definitive conclusion, and practical recommendations. The study also addresses additional elements such as empirical review, theoretical, implications, contribution to knowledge, and limitations of the study. The research findings provide conclusions and recommendations that align with the study's objectives.

5.1 Summary of Findings

The thesis focused on examining the assessment of compulsory acquisition and compensation practice in Osun State, Nigeria. The study commence with the background of the study which focused on A case study of on Assessment of Compulsory Acquisition and Compensation Practice in Osun State. Dualization of Akoda- Cottage Junction - Oke-Gada (Ede) – IdoOsun – Offatedo Junction Road with Spurs to Oke-Gada (Ede) Army Barrack – Ara Junction and INEC Junction Ebedi (Iwo/Osogbo Road)project have been carefully evaluated in this study. Four (4) objectives were stated that guided the study and questionnaires were administered personally by the researcher. The primary data gathered from the field survey were subjected to descriptive statistics and the study from its analysis found the following;

The study indicates that the level of compulsory land acquisition significantly influences claimants. This reveals that intensity land acquisition increases, the impact on those claiming the land also rises significantly.

It was also found that compensation practices significantly influence the overall outcome of compulsory land acquisition. Effective compensation practices can mitigate adverse impacts and lead to more favorable outcomes for both the claimants and the acquiring authority.

Additionally, the study also highlights that various factors influencing the acquisition and compensation of land have a statistically significant impact on compulsory land acquisition practices. Higher ratings of these influencing factors are associated with more favorable outcomes, indicating the importance of these factors in the acquisition process.

The correlation analysis showed that there is significant positive relationship between compulsory land acquisition, the perceived effectiveness of the compensation practice system, and the factors influencing acquisition and compensation. This means that as the level of compulsory land acquisition increases, the perceived effectiveness of the compensation practices also improves. Higher ratings of influencing factors are associated with higher levels of compulsory land acquisition, suggesting that well-managed influencing factors can enhance the outcomes of land acquisition processes.

The analysis of the land acquisition and compensation practices in Osun State identified weak correlations among the variables, with a KMO value of 0.645 and a significant Bartlett's Test. The factor analysis revealed three key factors: procedural aspects, evaluation and management of disputes, and practical compensation elements, which together explained 57.997% of the variance. These findings highlighted the importance of improving procedural efficiency, dispute management, and compensation practices to enhance the overall effectiveness of land acquisition processes.

5.2 Conclusion

In conclusion, the study assessed the compulsory acquisition and compensation practices in Ede, Osun State, focusing on the dualization of major roadways. With a high response rate of 96% from the distributed questionnaires, the study reflects strong engagement and reliability of

findings. It revealed that compulsory land acquisition and compensation practice revealed that compulsory land acquisition significantly influences claimant levels and is heavily impacted by compensation practices.

The demographic profile of respondents shows a culturally diverse group, predominantly male and middle-aged, with varying educational and occupational backgrounds. The significant proportion of residential properties affected underscores potential substantial displacement, while the presence of commercial and industrial properties suggests broader economic impacts. The recent acquisition timeline emphasizes the relevance of the data for evaluating immediate impacts and policy relevance. Findings reveal considerable socio-cultural and economic effects on claimants, including disruptions to cultural heritage, economic activities, and communal ownership. While administrative processes received generally positive feedback, there were concerns about valuation reports, compensation payments, and Certificates of Indemnity. Satisfaction with involvement in the decision-making process was mostly positive, but some respondents felt a need for greater engagement. The major challenges identified include difficulties in locating claimants, financial constraints, and payment delays. The emotional value of land and government policies also emerged as significant factors influencing the process. These findings highlight the necessity for improvements in identifying claimants, addressing financial and administrative issues, and considering the emotional aspects of land ownership. The study also provides insights into the profiles of Estate Surveyors, Valuers, and officials involved, revealing a mix of experience levels and professional qualifications. Officials reported general satisfaction with practices but noted challenges such as inadequate funding and communication issues.

Effective and fair compensation is crucial for favorable outcomes in land acquisition processes. Furthermore, factors influencing acquisition and compensation play a vital role, with higher ratings of these factors correlating with improved results. The positive relationship identified between compulsory land acquisition levels, compensation practices, and influencing factors indicates that enhancing these areas can lead to more efficient and equitable land acquisition processes. Government should prioritize fair compensation and address the key factors influencing land acquisition and compensation to ensure favorable outcomes. These findings provide valuable insights for improving compulsory land acquisition practices, indicating that effective compensation and the critical factors can lead to more successful and equitable outcomes. By addressing these elements, compulsory land acquisition can be managed more effectively, benefiting all parties involved.

The factor analysis identified procedural efficiency, dispute management, and compensation practices as critical areas for improvement. These findings suggest that targeted reforms in these areas could significantly enhance the fairness, transparency, and effectiveness of the land acquisition process.

5.3 Recommendations

The following recommendations were made on the basis of the findings and conclusions of the study. Generally, one of the intentions of a researcher is to fill an identified gap in knowledge. Hence, after compulsory land acquisition and compensation practice in Osun State, Nigeria. It is therefore recommended as follows based on the findings of this research that:

The government should prioritize the swift disbursement of compensation to claimants. Timely payments not only fulfill immediate obligations but also build trust and goodwill among property

owners. This can encourage future cooperation when claimants might need to release their property for other developmental projects.

Claimants should be encouraged to actively cooperate with government officials during the asset valuation process. This collaboration can facilitate accurate and fair assessments, leading to prompt and appropriate compensation. Engaging claimants in this manner helps ensure the valuation process is transparent and satisfactory to all parties involved.

The government must ensure complete transparency in the administration of compensation. Clear, open processes can prevent dissatisfaction and distrust among claimants. By being transparent, the government can foster a sense of fairness and legitimacy in the compensation process, reducing potential conflicts.

It is crucial for the government to develop and implement universally acceptable standard assessment rates for crops and trees. Standardized rates can prevent biases and ensure fair compensation, thereby fostering equity and reducing grievances among claimants.

The government should establish an effective communication channels to keep claimants informed about the compensation process. Regular updates about timelines and progress can alleviate uncertainties and keep claimants well-informed about when they can expect compensation. This proactive communication approach can enhance trust and cooperation between claimants and the government.

5.4 Contribution to Knowledge

This research contributes to the body of knowledge by providing an in-depth analysis of the socio-economic impacts of compulsory land acquisition in Ede, Osun State. It highlights how

land acquisition affects cultural identity, economic activities, and communal ownership. These insights can help policymakers and planners better understand the broader implications of land acquisition beyond mere financial compensation.

The study identifies critical challenges in the compulsory land acquisition and compensation process, such as difficulties in identifying claimants, financial constraints, and delays in payments. By pinpointing these issues, the research offers valuable information for improving administrative processes, enhancing efficiency, and ensuring fairer compensation practices.

The research reveals the demographic characteristics of respondents, including their educational background, occupation, and socio-cultural context. This information helps in understanding how different demographic factors influence perceptions and experiences of land acquisition and compensation, providing a nuanced view of claimant experiences that can inform targeted interventions.

The satisfaction levels with various aspects of the administrative and compensation processes, the study offers a detailed assessment of the effectiveness of these practices. It underscores the need for improved communication, more transparent procedures, and better engagement with claimants, contributing to the refinement of compensation practices.

The research highlights the importance of cultural and emotional aspects of land ownership in the compensation process. This contribution emphasizes that effective land acquisition strategies must consider the emotional value of land and cultural heritage, thus providing a more holistic approach to addressing the needs and concerns of affected communities.

5.5 Area of Further Studies

Future studies can explore several dimensions to deepen our understanding of compulsory land acquisition and compensation practices. One critical area is examining how factors like risk tolerance, financial literacy, and market perceptions influence decision-making among affected claimants. Risk tolerance can significantly impact how individuals react to the uncertainty and potential losses associated with compulsory land acquisition. By studying variations in risk tolerance, researchers can identify how different levels of risk acceptance affect claimant responses and satisfaction with compensation.

Financial literacy is another crucial aspect that warrants investigation. Higher levels of financial literacy could influence claimants' understanding of compensation processes, their ability to negotiate effectively, and their satisfaction with the compensation received. Research could assess the relationship between financial literacy and outcomes in land acquisition to design educational programs that better prepare claimants for these processes.

Market perceptions also play a vital role. Understanding how claimants perceive the real estate market, including their expectations and perceived fairness of compensation, can provide insights into the effectiveness of compensation practices. Researchers could examine how market trends and property values influence claimant satisfaction and the adequacy of compensation.

Additionally, future studies can explore the development and effectiveness of targeted support services that address these factors. Tailoring educational programs and support mechanisms to the specific needs of claimants, based on their risk tolerance, financial literacy, and market perceptions, could enhance their decision-making and satisfaction with the compulsory acquisition process.

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Appendix I

Questionnaire

**Department of Estate Management
Faculty of Environmental Design and Management
Lead City University, Ibadan.**

Questionnaire for Claimants

Dear Respondent,

This questionnaire is being designed to extract information on research titled “**Assessment of Compulsory Acquisition and Compensation Practice in Osun State. Dualization of Akoda-Cottage Junction, Oke-Gada (Ede), Ido-Osun, Offatedo Junction Road with Spurs to Oke-Gada (Ede) Army Barrack – Ara Junction and INEC Junction – Ebedi (Iwo/Osogbo Road)**”. The information to be obtained from you shall be used strictly for academic purpose and treated with utmost confidentiality.

Thank you.

Please tick (✓) against the correct response in the column which best represents your opinion in the questions below.

Ajiboye, Bamidele Olubunmi

Section A: Claimant's Socio-Economic Characteristics.

- 1) Religion of the respondent (a) Christianity (b) Islam (c) Traditional worshipping (d) Atheist (e) Others-----
- 2) Gender: (a) Male (b) Female
- 3) Age of the respondent: (a) 25-34 (b) 35-44 (c) 45-54 (d) 55-64 (e) 65 and above
- 4) Educational level: (a) Postgraduate () (b) B.Sc/HND () (c) ND () (d) Secondary () (e) Others Specify ()
- 5) Occupation: (a) Civil servant (b) Business owner (c) Artisan (d) Unemployed () (e) Others Specify

- 6) Type of property acquired compulsory: (a) Residential () (b) Industrial ()
 (c) Agriculture () (d) Commercial () (e) Specialized ()
- 7) When was the property acquired? (a) 1996-2001 (b) 2002-2007 () (c) 2008-2013 ()
 (d) 2014-2019 (e) 2020 till date

Section B: Rate the effect of compulsory Land Acquisition level on the claimant in the study area.

S/N	Compulsory Acquisition Effects	5 Very Satisfied	4 Satisfied	3 Neutral	2 Dissatisfied	1 Very Dissatisfied
1	Owners may be re-settled in a more conducive environment					
2	Wiping away of socio-cultural heritage					
3	Loss of headship/goodwill					
4	Loss socio-economic activities of owners					
5	Claimants are deprived of joy of communal ownership					
6	Pollution					
7	Severance and injurious affection					
8	Enumerations of assets					
9	Filing of notice of Acquisition					
10	Submission of claims					
11	Treatment of petitions					
12	Communication channels					

13	Government involvement in Acquisition and Compensation					
14	Level of Acquisition of properties					
15	Others.....					

Section C: Rate the Compensation practice system utilized in the Study Area.

S/N	Compensation Practice System	5 Very Satisfied	4 Satisfied	3 Neutral	2 Dissatisfied	1 Very Dissatisfied
1	Level of involvement in decisions making					
2	The time of the process					
3	Amount of Compensation payable					
4	Payment period					
5	Others.....					

Section D: Rate the factors influencing the acquisition and Compensation of land in the study area.

S/N.	Acquisition and Compensation	5 Strong Influential	4 Very Influential	3 Somewhat Influential	2 Not Influential	1 Not Very Influential
1	Difficulty in identifying claimants					
2	Lack of fund					

3	Delay in Compensation Payment					
4	Inaccurate enumeration of assets					
5	Sentimental value attached to land					
6	Government Policies					
7	Government unwillingness to pay claimants					
8	Lack of transparency by the government					
9	Corruption activities by the officials					
10	Uncooperative attitude of the Claimants					
11	Low assessment rate for crops and trees					
12	Introduction of fictitious claimants					
13	Claimant's refusal to accept compensation					
14	Greed on the part of the claimants					
15	Poverty					
16	Religious activities					
17	Cultural-Language, ethnicity etc					
18	Sentimental value attached to land					

19	Quality delivery of resettlement housing					
20	Claimant's attitude					
21	Others.....					

Lead City University Ibadan DO NOT COPY

Appendix II

**Department of Estate Management
Faculty of Environmental Design and Management
Lead City University, Ibadan.**

**Questionnaire for Officials of Acquisition Department, Ministry of Land and Physical
Planning, Abere, Osun State**

Dear Respondent,

This questionnaire is being designed to extract information on research titled “**Assessment of Compulsory Acquisition and Compensation Practice in Osun State. Dualization of Akoda-Cottage Junction, Oke-Gada (Ede). Ido-Osun, Offatedo Junction Road with Spurs to Oke-Gada (Ede) Army Barrack – Ara Junction and INEC Junction – Ebedi (Iwo/Osogbo Road)**”. The information to be obtained from you shall be used strictly for academic purpose and treated with utmost confidentiality.

Thank you.

Please tick (✓) against the correct response in the column which best represents your opinion in the questions below.

Ajiboye, Bamidele Olubunmi

SECTION A

(1) Age: (a) 25-35 years () (b) 36-45 years () (c) 46-55 years () (d) 56-66 years (e) Others

Specify -----

(2) Educational Qualification: (a) Postgraduate () (b) B.Sc/HND () (c) ND () (d) Secondary

() (e) Others Specify ()

(3) Professional Qualification: (a) FNIVS () (b) ANIVS () (c) Graduate/Probationer ()

(4) Registration with ESVARBON (i.e. RSV) (a) Yes () (b) No ()

(5) Years of professional experience (a) 1-5 years (b) 6-10 years (c) Above 10 years

SECTION B

1. How would you rate the overall acquisition and compensation practice in Osun state?
(a) Excellent (b) Very good (c) Good (d) Fair (e) Poor
2. Are claimants being compensated as at when due? (a) Yes () (b) No ()
3. If Yes, how and when?-----
4. If No, why? -----
5. Which mode did you employ in compensation payment? (a) Monetary ()
(b) Resettlement () (c) Both ()
6. If monetary only, why? -----
7. Did you issue any notice to the claimant before the acquisition? (a) Yes () (b) No ()
8. If Yes, how many weeks or months' notice? -----
9. If No, why? -----
10. Do the claimants sign the enumeration form? (a) Yes () (b) No ()
11. What was the reaction of the claimants with the compensation given? (a) Positive ()
(b) Negative () (c) Fair ()
16. Have you been recording disputes on compensation payment?
17. What are the causes of disputes? (a) Inadequate compensation () (b) delayed payment of compensation () (c) Others (Specify)
18. What are the aspects of acquisition and compensation practice that needs improvement?
.....
.....
.....

Appendix III
Department of Estate Management
Faculty of Environmental Design and Management
Lead City University, Ibadan.

Questionnaire for Selected Estate Surveyors and Valuers Representing the Claimants

Dear Respondent,

This questionnaire is being designed to extract information on research titled “**Assessment of Compulsory Acquisition and Compensation Practice in Osun State. Dualization of Akoda-Cottage Junction - Oke-Gada (Ede) –Ido-Osun – Offatedo Junction Road with Spurs to Oke-Gada (Ede) Army Barrack – Ara Junction and INEC Junction – Ebedi (Iwo/Osogbo Road)**”. The information to be obtained from you shall be used strictly for academic purpose and treated with utmost confidentiality.

Thank you.

Please tick (✓) against the correct response in the column which best represents your opinion in the questions below.

Ajiboye, BamideleOlubunmi

SECTION A

(1) Age: (a) 25-35 years () (b) 36-45 years () (c) 46-55 years () (d) 56-66 years (e) Others

Specify -----

(2) Educational Qualification: (a) Postgraduate () (b) B.Sc/HND () (c) ND () (d) Secondary

() (e) Others Specify ()

(3) Professional Qualification: (a) FNIVS () (b) ANIVS () (c) Graduate/Probationer ()

(4) Registration with ESVARBON (i.e. RSV) (a) Yes () (b) No ()

(5) Years of professional experience (a) 1-5 years (b) 6-10 years (c) Above 10 years

SECTION B

1. How would you rate the overall acquisition and compensation practice in Osun state?
(a) Excellent (b) Very good (c) Good (d) Fair (e) Poor
2. Are claimants being compensated as at when due? (a) Yes () (b) No ()
3. If Yes, how and when?-----
4. If No, why? -----
5. Which mode did you employ in compensation payment? (a) Monetary ()
(b) Resettlement () (c) Both ()
6. If monetary only, why? -----
7. Is notice being issued to the claimant before the acquisition? (a) Yes () (b) No ()
8. If Yes, how many weeks or months' notice? -----
9. If No, why? -----
10. Is there any enumeration before entering into their possession? (a) Yes () (b) No ()
11. If no, why.....
12. Do the claimants sign the enumeration form? (a) Yes () (b) No ()
13. What was the reaction of the claimants with the compensation given? (a) Positive ()
(b) Negative () (c) Fair ()
14. Have you been recording disputes on compensation payment?
15. What are the causes of disputes? (a) Inadequate compensation () (b) delayed payment of compensation () (c) Others (Specify)
18. What are the aspects of acquisition and compensation practice that needs improvement?
.....
.....
.....

Appendix IV (Pictures)



Plate 1 (Picture of some affected area)

Appendix V

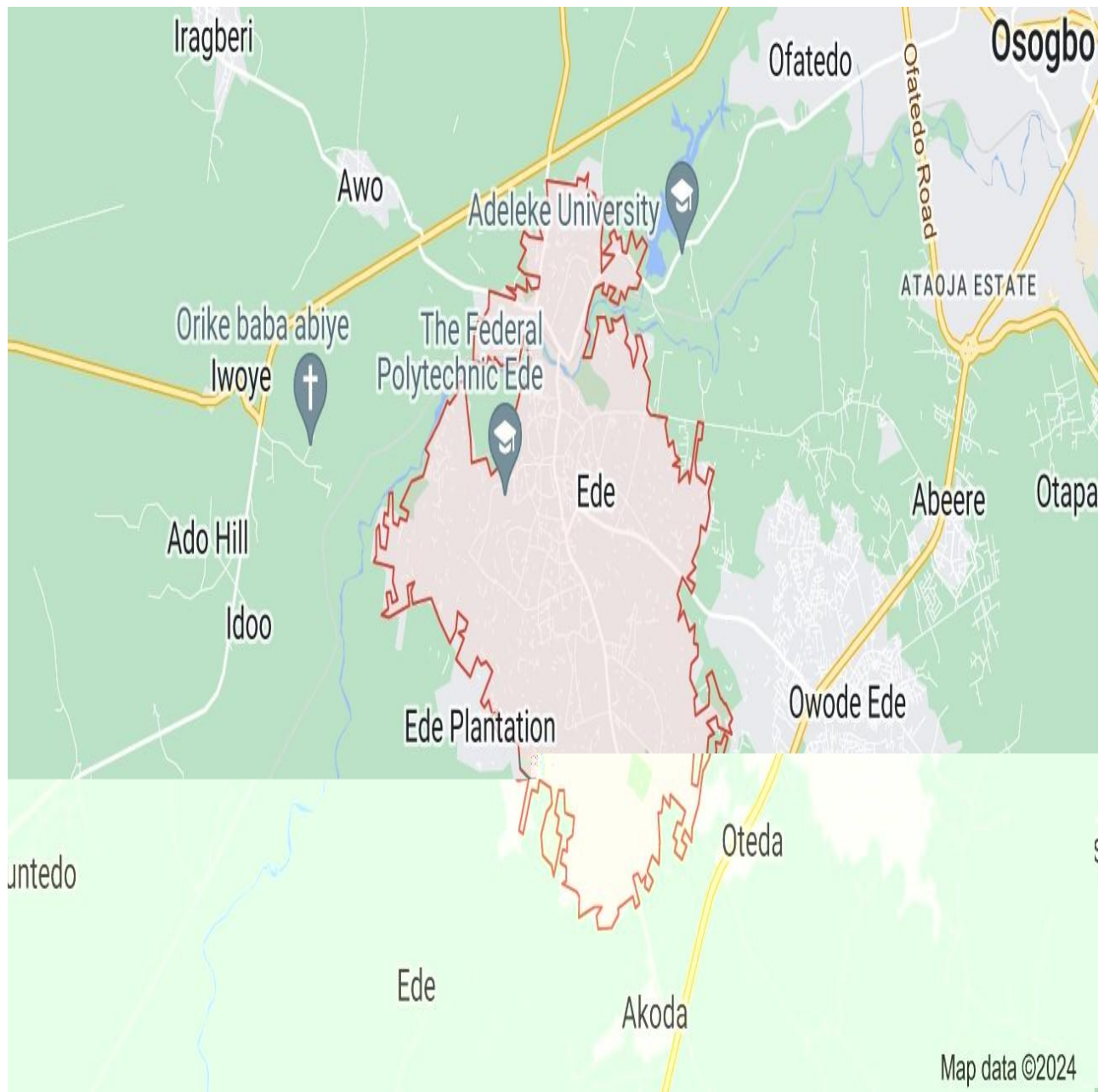


Plate 2 (Map of Ede and its Surroundings)

Bio-data

A. Personal Data

- Full Names: Bamidele Olubunmi AJIBOYE
- Email: bunmidele@gmail.com
- Phone Number: 08034129776
- Marital Status: Married
- Address: Ile-Anu Community, Ede-dimeji, Ede Osun State.
- Date and Place of Birth: 8th January, 1987/ Abeokuta
- Nationality: Nigerian
- Name and Address of Next of Kin: Mr. Adesina Ajiboye/ (as above)

B. Educational Background with Dates

- Lead City University, Ibadan 2022 till date
- Oduduwa University, Ipetumodu 2018-2020
- Moshood Abiola Polytechnic, Abeokuta 2008-2010
- Federal Polytechnic Ede 2003-2006
- Oba Community Comprehensive High School 1996-2002
- Trinity Nur. & Primary School, Abeokuta 1990 - 1996

Academic Qualifications Obtained (with dates):

- 13. Master of Science, M.Sc Estate Management In View
- 14. Bachelor of Science, B.Sc Estate Management 2020
- 15. Higher National Diploma, HND Estate Management 2010
- 16. National Diploma, ND Estate Management 2006

C. Professional Membership:

Member, Nigerian Institution of Estate Surveyors & Valuers (NIESV) (Probationer)

D. Work Experiences with Dates

Ogun State Property and Investment Corporation (OPIC) 2006-2007

OPIC Roundabout, Oke-Ilewo, Abeokuta

Designation: Industrial Attachment

Moro Local Government Secretariat

Bode Saadu, Kwara State (NYSC Scheme) 2011-2012

Designation: Estate Officer Responsibility:

Site inspection and supervision, maintenance and renovation of facilities in various building,

Review and collecting of rent as at when due.

Techmahindra Nigeria Limited 2012-2014

Oke-Ilewo, Abeokuta.

Designation: Customer Care Associate

The Federal Polytechnic, Ede 2014 till date

P.M.B. 231, Ede, Osun State.

Department of Estate Management and Valuation

E. Publication (s)

Bamidele Olubunmi Ajiboye and Igbo Fayomi (2025) *An Assessment of Claimants Experiences with Compulsory Land Acquisition and Compensation Practices in Ede, Osun State, Nigeria* Lead City University Multidisciplinary International Postgraduate Conference 6th-9th October 2025, Ibadan, Nigeria.

Bamidele Olubunmi Ajiboye and Igbo Fayomi (2025) *Determinants of Land Acquisition and Compensation Practices in Emerging Urban Centers: Evidence from Ede, Osun State Nigeria. (Volume II, Issue 3.) ALVAN Journal of Social Sciences*

Chiwuzie, D. I Dabara, T.M Adenipekun, E. M Prince and **B.O Ajiboye** (2019) Tenant's Demand for Structural Attributes in Residential Properties: *The Case of Ede Nigeria West African Built Environmental Research (WABER) Conference*, 10th Anniversary Conference 5th -7th August 2019, Accra, Ghana

Augustina Chiwuzie, Elejo Grace Aiyepada, Edith Mbagwu Prince, **Bamidele Olubunmi Ajiboye** and Sayo Tolani Olawuyi (2019) *Analyzing the Dynamics of Residential Properties Rent in Ede, Nigeria (Volume 13, Issue 4)*, Journals of Research in Business

F. Major Conferences Attended with Date

MCPD Seminar, NIESV, Osun Branch	2023
NIESV National Conference, Osun State	2015
NIESV National Conference, Abuja	2025
LCU Postgraduate Conference	October, 2023
LCU Postgraduate Conference	October, 2025
MCPD Seminar, NIESV, Kwara Branch	November, 2025

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The University Compliance Certification

This is to certify that this Thesis was written by Bamidele Olubunmi AJIBOYE with Matriculation number LCU/PG/003997 in the Department of Estate Management, Faculty of Environmental Design & Management, Lead City University, Ibadan Oyo State in full compliance with the approved University format and style.

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