

Assessment of Claimants' Attitudes towards Compulsory Land Acquisition and Compensation in Osogbo, Nigeria

Abstract

Comprehending the attitudes of claimants towards compulsory land acquisition and compensation is crucial in assessing the overall efficacy of the process. This exploration aids not only in gauging public sentiment but also in shaping policies and approaches that foster cooperation and equitable outcomes. This study focused on the assessment of claimants' attitudes towards compulsory land acquisition in Osogbo, Osun State, Nigeria. Data on claimants were obtained from landholders whose lands were compulsorily acquired for rail track construction at Phase I, Osogbo. Frequency distribution, weighted mean scores, and factor analysis were employed to analyse the collected data in order to examine the behaviors exhibited by claimants and the factors contributing to those behaviors. The study revealed that the lack of a resettlement plan, inadequate time given for relocation, and insufficient compensation award to replace assets were triggers for the various behaviors exhibited by claimants. The results of the factor analysis of the factors influencing claimants' behavioral attitudes towards compulsory land acquisition and compensation also revealed that inadequate relay of notices, inadequate compensation, and inadequacies in the provisions of the Land Use Act on valuation methods for compulsory land acquisition and compensation majorly influenced the various behaviors exhibited by claimants in the study area. This study recommended that the Land Use Act be amended to align with present-day realities, incorporating considerations for land values and associated impacts, including the costs of claimants' relocation. This would alleviate the stress and social challenges faced by those affected by land acquisition, dousing the society tensions associated with it.

Key Words: *Attitude, Compulsory, Compensation, Claimant, and Land Acquisition*

1.0 INTRODUCTION

Government infrastructure and services that guarantee public health and safety, welfare, social and economic advancement, and environmental preservation and restoration are necessary for sustainable urban development (FAO, 2009). The process of the provision of these infrastructures requires the acquisition of specific parcels of land situated at appropriate locations, which sometimes are yearning for development or already developed. The government has the power to compulsorily acquire needed land for infrastructural development for overriding public interest, even when these lands may not be on sale at the time and the place in which they may be required. This is also referred to as eminent domain, compulsory purchase, land acquisition, and resumption. In order to compensate landowners who give up their properties for a public project, compensation is paid as part of the process of compulsory land acquisition.

Land is essential for sustaining life, as evident in its high demand. Different perspectives among landowners lead to varied attitudes and reactions, especially during compulsory acquisition and compensation (Silvery, 2006). While these acquisitions, undertaken in the name of public interest, generally come with compensation, the landowners still find themselves grappling with feelings of anxiety, confusion, and frustration in the wake of government actions that curtail their property rights. Moses and Sophia (2008) argued that varying viewpoints emerge due to individuals having diverse stakes in the land being acquired, leading to differing attitudes. This can result in a range of unfavorable and disjointed reactions, as individuals realize they won't fully reap the economic advantages of their properties. Consequently, they possess a keen understanding of their properties' value within their surroundings. Furthermore, the upheaval caused by being uprooted from their residences and businesses engraves the trauma of physical dispossession as the most lasting memory of the entire process (Ghatak, Mitra, Mookherjee, & Nath, 2012).

No matter how noble the public goal may be, Nigerian landowners are usually hesitant, apprehensive, and often unwilling to give up their rights. Social acceptability has continued to cause disagreements, but the government's unified rights to appropriate private lands or estates and interests in the lands for public purposes have broad legal acceptance. (Kuma, Fabunmi, & Kemiki, 2019). This could be attributed to fear, distrust, and uncertainty arising from corrupt government antecedents that their land will be taken away without due process and payment of compensation; sometimes even when compensated, these payments are unimpressive. Hence, understanding claimants' behaviors is crucial as it stimulates the evidence of an effective compulsory land acquisition and compensation process. In light of

the aforementioned considerations, this paper aims to delve into the behaviour of land owners towards compulsory land acquisition and intricate factors influencing claimants' attitudes towards compulsory land acquisition and compensation processes in Osogbo. The remainder of this paper is structured as follows: Section 2 provides a comprehensive review of the existing literature on the subject matter, offering valuable insights and perspectives. Section 3, presents a detailed description of the data used in this study and outlines the methodology employed, followed by the empirical findings, shedding light on key outcomes and observations in Section 4. Finally, Section 5 encapsulates a comprehensive conclusion that brings together the key findings and implications discussed throughout this paper and presents actionable recommendations. By adhering to this systematic framework, this paper aims to provide a cohesive and insightful analysis of the perception and reactions of claimants towards compulsory land acquisition and compensation.

1.1 LITERATURE REVIEW

1.1.2 Behavioral Attitude of Claimants towards Compulsory Land Acquisition

The indispensability of land in fulfilling the fundamental necessities of life has been highlighted by Salil (2009) and this explains the consistently high demand for land. Different landowners hold varying perspectives on land, thereby exhibiting diverse attitudinal behaviors and reactions, particularly in cases of compulsory land acquisition and the subsequent compensation mandated by governmental authorities (Silvery, 2006). Within the spectrum of observable actions and expressions, individual behaviour ranges from highly positive to severely adverse.

The behavioral attitudes of claimants play a pivotal role in shaping the outcome and significance of compulsory land acquisition and compensation processes. While the body of literature focusing on claimants' behavioral attitudes toward these processes remains limited, a handful of studies have delved into claimants' perceptions regarding land acquisition and the associated compensation arrangements. Kakulu (2007) investigated compensation within the context of oil and gas-bearing lands' compulsory acquisition. This study revealed that when communities are dissatisfied with the compensation amount, their reactions may escalate to violence and legal actions. Conversely, Rowan-Robinson (1995) noted that generous and adequate compensation could foster a positive reception of compulsory acquisition by property owners.

Oladapo and Ige (2014), in exploring claimants' contentment with varying levels of compensation in compulsory land acquisition scenarios, identified protests and grievances as negative attitudinal responses among claimants. Similarly, NdjovuNdjovu (2016) and Martin (2010) emphasized that regardless of the noble intentions underlying a public purpose, landowners consistently exhibit apprehension, reluctance, and resistance when relinquishing their property rights. This sentiment aligns with the findings of Thomas, Ashaolu, Onifade, and Adewusi (2016) and Martin (2010), both of whom identified distrust and a pervasive sense of uncertainty as common challenges associated with compulsory land acquisition and compensation procedures.

However, Kuma et al. (2019) present the most comprehensive compilation of claimants' attitudes. The extensive study by Kuma et al. (2019) on the effectiveness and challenges of the compulsory land acquisition process identifies several negative attributes among claimants, including difficulties in identifying claimants themselves, manifestations of greed, uncooperativeness, and instances of outright refusal to accept compensation.

1.2.3 Factors Influencing Claimants' Attitude Towards Compulsory Land Acquisition

Numerous studies have delved into the factors influencing claimants' perceptions of the compulsory land acquisition process and their resultant impediments to the process's intended goals. The principle of compensation aims to ensure fairness, where affected individuals are neither disadvantaged nor advantaged compared to their prior status before the land acquisition. However, a prevailing sentiment suggests that compensation granted for compulsory land acquisition and damages is insufficient. This sentiment has been expressed by scholars such as Kakulu (2007) and Odudu (2017), who attributed the inadequacy of compensation to inconsistencies, lack of clarity, and ambiguity in statutory interpretation (particularly the Land Use Act).

Deeyah and Akujuru (2016) studied the effectiveness of compulsory acquisition in road infrastructure development in Rivers State, emphasizing that transparency issues, unfairness, and disparities in property value assessments for compensation have been prominent concerns. The study also revealed a lack of awareness among affected landowners regarding compensation items and the overall assessment process, leading to suspicions about the fairness of the compensation awarded. Similarly, Obineme et al., (2021) studied compensation practices in southeastern Nigeria and identified delayed compensation, absence of resettlement plans, insufficient compensation to replace assets, and a requirement for building

plans as factors inciting resistance from claimants. Considering the psychological impact of compulsory land acquisition, ensuring claimant satisfaction is crucial for a smooth process from notice relay to compensation and relocation. Deeyah and Akujuru (2016) also highlighted issues like inadequate notice service, insufficient time for relocation, and a lack of transparency as elements that deviate from international best practices, thereby potentially triggering negative reactions from claimants. Eminent domain, a government's power expressed through compulsory acquisition, is typically legislatively supported. Before the Land Use Act of 1978 in Nigeria, various statutes governed compulsory acquisition and compensation. Alias and Daud (2016) however noted that these laws lack explicit measures to assess compensation adequacy.

Empirical evidence amassed over time underscores that compensation determined under the Land Use Act in Nigeria often falls short. Obineme, Udobi & Ifediora (2021) highlighted that the Act does not specify a timeframe for claimants to relocate after receiving compensation. Okolo (2000) attributed inadequate compensation issues to Nigeria's legal landscape regarding compulsory acquisition and compensation, while Kakulu (2007) noted that Section 29 of the Land Use Act is insufficient to achieve fair compensation due to its limitations and exclusion of certain claims.

Ezeanwa (2016) argues that the Land Use Act's compensation provision does not guarantee "adequate compensation," as affected individuals naturally expect funds to cover property replacement, losses, and relocation expenses. The principle of "Just Compensation," which aims for satisfactory financial reparation, is often lacking in these scenarios.

Deeyah & Akujuru (2016) extensively cataloged issues related to compulsory land acquisition, highlighting poor consultation due to inadequate notice, insufficient time for preparation, and a lack of claimant perspectives in compensation. These inadequacies often diverge from best practice standards. The valuation of assets and compensation adequacy have also been studied extensively. Kakulu (2007) and Udoekanem (2013) emphasized the existence of differing methods and standards for valuation, leading to inconsistency in compensation outcomes. Louis (2010) points out the lack of a universally accepted model for defining adequate compensation, while Kakulu (2007) and Odudu (2017) identified the application of multiple valuation standards resulting in wide disparities and potential conflicts between governments and landowners.

In summary, studies on the compulsory land acquisition process and compensation reveal consistent themes of inadequacy, lack of transparency, inconsistencies in valuation methods, and non-adherence to best practices. These issues collectively impact claimant perceptions, compensation fairness, and the overall effectiveness of the process. Addressing these concerns is imperative for achieving equitable outcomes in land acquisition.

1.3 DATA COLLECTION AND METHODOLOGY

The data used in this study were elicited from landholders whose lands were compulsorily acquired for rail track construction at Phase I, Osogbo. This study adopted the location pattern stratification method in Ogunba (2004) to stratify the affected communities into six (6) communities namely, Egbeji, Kuse, Onibueja, Aduragbemi, Okemokun, and Adeleke communities (FMWH, 2021). The total number of claimants according to FMWH (2021) was eight hundred and twenty-nine (829) and this constituted the sampling frame. Yamane (1973) sample size determination in Adebisi et al (2015) was adopted and the sample size arrived at was two hundred and seventy (270) claimants. The spread of the claimants according to the communities is shown in Table 1. The data elicited from the sampled respondents were analyzed using frequency distribution, weighted mean score, and factor analysis.

Table 1: Sample for claimants in each community

S/N	Communities	Sampling Frame	Sampling Size
1	Egbeji	116	38
2	Kuse	163	53
3	Onibueja	242	79
4	Aduragbemi	77	25
5	Okemokun	155	50
6	Adeleke	76	25
Total		829	270

Source: Author's compilation from The Federal Ministry of Works and Housing (2022)

Data Analysis and Discussion of Results

This study adopted a descriptive survey method, and copies of structured questionnaires were administered to 270 landholders whose lands were compulsorily acquired. However, subjecting the retrieved copies of questionnaires to preprocessing by considering incomplete and missing observations, a total of two hundred and forty-four (244) copies of questionnaires were found usable, representing 90.3% complete responses from which the inference drawn on this study was based.

1.3.4 Various Behavioral attitude of Claimants towards Compulsory Land Acquisition

This section examined claimants' behaviors in response to compulsory land acquisition. Collected data from claimants were analyzed using frequency distribution, presenting the significance level of observed categorized behaviors, as presented in Table 2.

UNDER PEER REVIEW

Table 2: Various Behaviors Exhibited by Claimants in the Study Area

Behavior	Classification	Frequency	Percent (%)
Violence and litigation	No	128	52.5
	Yes	116	47.5
Acceptance	No	150	61.5
	Yes	94	38.5
Protests and varying grievances	Yes	147	60.2
	No	97	39.8
Reluctance and apprehensiveness	Yes	144	59
	No	100	41
Distrust and feeling of uncertainty	Yes	149	61.1
	No	95	38.9
Unwillingness to identify as claimants	Yes	147	60.2
	No	97	39.8
Greed	Yes	130	53.3
	No	114	46.7
Refusal to accept compensation	Yes	157	64.3
	No	87	35.7

Source: Field Survey, 2023

Table 2 outlined diverse behaviors exhibited by claimants in response to compulsory land acquisition and compensation. 52.5% (128) of the claimants refrained from engaging in violence or litigation throughout the acquisition process, while the remaining 47.5% displayed violent tendencies. Furthermore, a significant 61.5% showed resistance towards accepting both the proposed project and the compensation amount for the acquired land; in contrast, 38.5% accepted without objection. Regarding grievances related to the land acquisition, 60% of claimants expressed their discontent through protests, while others chose not to voice their concerns. Among the claimants, 59% (144) exhibited reluctance and apprehension towards the acquisition process, while the remaining 41% did not share these sentiments. Additionally, around 62% of the claimants displayed distrust and uncertainty concerning the reasons behind the compulsory land acquisition, while 40% did not hold such reservations. A substantial 60.2% of claimants demonstrated behaviors complicating the identification of the rightful recipients, contrasting with those who cooperated more readily. Greed emerged as a prevalent sentiment, with over 50% of claimants desiring compensation beyond the assessed property value. Conversely, 46.7% were content with and satisfied with the compensation received. Furthermore, results from the table indicated that a significant 64.3% (157) of claimants declined the compensation offered for their acquired property. In contrast, 35.7% accepted the compensation without objection or difficulty. These findings collectively provided insight into the complex spectrum of behaviors displayed by claimants during the compulsory land acquisition and compensation process. The outcomes

from the findings highlight that the primary behavior demonstrated by claimants is the refusal to accept the compensation offered for the acquired land. This is closely followed by the challenge of identifying the rightful claimants, as well as engaging in protests and expressing varying grievances. These observations align with previous studies by Kuma et al. (2019) and Oladapo and Ige (2014), which similarly identified common hurdles in the effective compulsory land acquisition process. These challenges encompass difficulties in pinpointing claimants, instances of greed, uncooperativeness, refusals to accept compensation, and the expression of grievances through protests. This correspondence underscores the consistent occurrence of negative attitudes among claimants across different studies.

1.3.5 Factors Influencing Claimants' Attitude toward Compulsory Land Acquisition and Compensation

This section presents the result of the analysis of factors influencing claimants' attitudes towards compulsory acquisition and to achieve this, the mean scores of responses on the perception of the claimants on the factors responsible for the various behaviors exhibited were measured as preliminary analysis. The result is presented in Table 3.

Table 3: Factors Influencing Claimants Behavioral Attitudes

Factors	Mean	Std. Dev	Rank
Lack of resettlement plan	3.5	0.706	1st
Inadequate time given for relocation	3.47	0.669	2nd
Insufficient compensation award to replace assets and demand of building plan as a criterion for payment	3.44	0.737	3rd
Poor service of public notice	3.41	0.664	4th
The application of multiple standards	3.31	1.043	5th
Lack of transparency	3.27	0.865	6th
Interpretation of enabling statutes (Land Use Act)	3.26	0.695	7th
Delayed compensation	3.21	0.93	8th
Inconsistency	3.15	0.859	9th
Lack of clarity	3.07	0.824	10th
Procedures and methods of valuation result in alarmingly wide discrepancies in compensation values over the same interest in land	3.06	0.932	11th
Ambiguity in content	3.02	0.753	12th
Unfairness	2.82	1.122	13th
Inconsistencies in the assessment of property values for compensation	2.79	1.117	14th

Source: Field Survey, 2023

Table 3 revealed that the most significant factor influencing claimants' behavioral attitudes is the absence of a resettlement plan, marked by a mean score of 3.50. This is closely trailed by

the inadequate time allotted for relocation, insufficient compensation for asset replacement, and the requirement of a building plan as a payment criterion, all scoring means of 3.47 and 3.44 respectively. On the other hand, the least prominent factor is inconsistencies in property value assessments for compensation, which received a mean score of 2.79. This discovery aligns with Obineme et al. (2021), who similarly identified delayed compensation, the absence of a resettlement plan, inadequate compensation for asset replacement, and the demand for a building plan as payment criteria triggering resistance among claimants.

A 14-item factor instrument was employed to examine the factors influencing claimants' behavioral attitudes toward compulsory land acquisition and compensation in the study area. Data from 244 respondents were subjected to principal component analysis. The Kaiser-Meyer-Olkin (KMO) test indicated adequate shared variance (0.688), surpassing the 0.50 threshold, making the data suitable for analysis. Bartlett's test of sphericity showed a significant correlation matrix (Chi-square = 1718.304, $p < 0.001$), confirming the appropriateness of Principal Component Analysis. This KMO test indicates that the research data met all prerequisites for reliable factor analysis.

Table 4 illustrates the communalities of the factors, reflecting values that range between 0 and 1. These values indicate the extent to which the shared factors account for the variance observed. Evaluating the communalities serves to confirm the suitability of the sample size for conducting factor analysis. It is worth noting that the importance of the sample size primarily arises when communalities are low, as emphasized by Darko et al. (2019). Remarkably, Table 4 underscores that a substantial majority of the communalities surpass 0.60, signifying the sufficiency of the sample size for effective factor analysis, as discussed by Field (2013).

Table 4: Communal of factors influencing claimants' behavioral attitudes
Method: Principal Component Analysis.

Factors	Initial	Extraction
Inconsistency	1	0.786
Lack of clarity	1	0.846
Ambiguity in content	1	0.728
Interpretation of enabling statutes (Land Use Act)	1	0.581
Lack of transparency	1	0.604
Unfairness	1	0.792
Inconsistencies in the assessment of property values for compensation	1	0.767
Delayed compensation	1	0.662
Lack of resettlement plan	1	0.494
Insufficient compensation award to replace assets and demand of building plan as a criterion for payment	1	0.634
Poor service of public notice	1	0.733
Inadequate time given for relocation	1	0.702
The application of multiple standards	1	0.749
Procedures and methods of valuation result in alarmingly wide discrepancies in compensation values over the same interest in land	1	0.657

Source: Field Survey, 2023

Before analysis, the dataset revealed the identification of fourteen (14) linear components or factors. The eigenvalues associated with each factor gauge the variance explained by the linear arrangement, conveyed as a percentage of the total variance. Notably, four (4) components were extracted with a minimum variance of 7.93. These components, which signify factors impacting claimants' behavioral attitudes towards compulsory land acquisition within the study area, were clustered into four categories. These components collectively contributed to a cumulative sum of squared loading, totaling 69.543%. This suggests that these four (4) components encapsulate 69.543% of the characteristics exhibited by the original fourteen (14) factors. Therefore, the cumulative impact of these four (4) components effectively accounted for 69.543% of the overall variation in factors influencing claimants' behavioral attitudes towards compulsory land acquisition in the study area. Hence, efforts aimed at identifying the factors influencing claimants' behavioral attitudes in the context of compulsory land acquisition within the study area should be directed toward understanding and addressing the intricacies embedded within the four (4) extracted components.

Table 5: Cluster grouping of factors influencing female claimants' behavioral attitudes

Cluster Groupings	Communalities	Factor loadings	Eigenvalues	Variance (%)
PRELIMINARY FACTORS LEADING TO INADEQUATE COMPENSATION				
Ambiguity in content	0.728	0.809	3.53	25.218
Lack of clarity	0.846	0.783		
Inconsistency	0.786	0.782		
FACTORS LEADING TO RESISTANCE BY CLAIMANTS				
Delayed compensation	0.662	0.58	3.115	22.249
Lack of resettlement plan	0.494	0.564		
Insufficient compensation award to replace assets and demand of building plan as a criterion for payment	0.634	0.582		
FACTORS LEADING TO INADEQUATE RELAY OF NOTICES				
Poor service of public notice	0.733	0.609	1.98	14.146
Inadequate time given for relocation	0.702	0.557		
Lack of transparency	0.604	0.743		
INADEQUACIES IN THE PROVISIONS OF THE LAND USE ACT ON VALUATION				
METHODS FOR COMPULSORY LAND ACQUISITION AND COMPENSATION				
Unfairness	0.792	0.68	1.005	7.93
Inconsistencies in the assessment of property values for compensation	0.767	0.642		
Procedures and methods of valuation result in alarmingly wide discrepancies in compensation values over the same interest in land	0.657	0.645		
The application of multiple standards	0.749	0.576		
Interpretation of enabling statutes (Land Use Act)	0.581	0.681		
TOTAL VARIANCE				69.543

Source: Field Survey, 2023

Table 5 contains the clusters of factors influencing claimants' attitude towards compulsory land acquisition in Osogbo, Osun-State. Each of the variables was grouped in their respective cluster. The nomenclature for each factor is presented in Table 5. The analysis of factors influencing claimants' behavioral attitudes towards compulsory land acquisition yielded four distinct factors. Factor 1, labeled "Preliminary Factors leading to Inadequate Compensation," encompasses variables like 'Ambiguity in content,' 'Lack of clarity,' and 'Inconsistency.' These variables collectively accounted for a total variance of 25.218%. These preliminary issues relate to the absence of necessary foundational elements for effectively implementing the compulsory land acquisition and compensation process. The complexity arising from the lack of clarity, inconsistency, and certainty within this factor has been noted as a central point of contention between acquiring authorities and claimants (Kakulu, 2007; Odudu, 2017).

Factor 2, termed " Factors Leading to Resistance by Claimants," includes four components: 'Delayed compensation,' 'Lack of resettlement plan,' 'Insufficient compensation award to replace assets,' and 'demand of building plan as a criterion for payment.' These elements, reflecting challenges leading to claimants' resistance, collectively explain 22.24% of the variance. This factor highlights how the confidentiality of the compensation assessment process fosters suspicion among claimants regarding the compensation received.

Factor 3, labeled " Factors Leading to Inadequate Relay of Notices," consists of three factors: 'Poor service of public notice,' 'Inadequate time given for relocation,' and 'Lack of transparency.' These factors, accounted for a total variance of 14.146%, and centered on issues arising from the initial relay of notices. Akujuru (2016) emphasizes the significance of satisfaction among individuals or communities undergoing compulsory land acquisition, underscoring how factors like poor public notice service, inadequate relocation time, and a lack of transparency can hinder adherence to international best practices.

Factor 4, " Inadequacies in the provisions of the Land Use Act on Valuation Methods for Compulsory Land Acquisition and Compensation," encompasses five sub-factors. These include 'Unfairness,' 'Inconsistencies in the assessment of property values for compensation,' 'Procedures and methods of valuation results in wide discrepancies in compensation values,' 'The application of multiple standards,' and 'Interpretation of enabling statutes (Land Use Act).' This factor explains a variance of 7.93%. These findings align with prior studies by Okolo (2000), Kakulu (2007), Udoekanem (2013), and Odudu (2017), which observed concerns and issues arising from the Land Use Act's provisions on compulsory land acquisition and compensation. Such concerns can lead to negative attitudes among affected property owners and potentially give rise to conflicts between the government and landowners.

1.4 CONCLUSION AND RECOMMENDATION

This study analyzed the factors influencing claimants' behavioral attitudes towards compulsory land acquisition and compensation in Osogbo, Nigeria by assessing the various behaviors exhibited by landholders whose lands were compulsorily acquired for the rail track construction at Phase I, Osogbo. The study highlighted the claimants' most prominent behavior to be the refusal to accept the compensation offered for acquired land, accompanied by protests, varying grievances, and intentional complications of the identification of the rightful recipients. The weighted mean score revealed that the lack of a resettlement

plan, inadequate time given for relocation, and insufficient compensation award to replace assets were triggers for the various behaviors exhibited by claimants. Furthermore, the results of the factor analysis of the factors influencing claimants' behavioral attitudes towards compulsory land acquisition and compensation revealed that inadequate relay of notices, inadequate compensation, and inadequacies in the provisions of the Land Use Act on valuation methods for compulsory land acquisition and compensation contributed to the various behaviors exhibited by claimants in the study area. Since adequate compensation and claimants' satisfaction is the overall measure of the effectiveness of any compulsory land acquisition exercise, there is a need to amend the Land Use Act to align with present-day realities, incorporating considerations for land values and associated impacts, including the costs of claimants' relocation. Such amendments would alleviate stress and social challenges faced by those affected by land acquisition. In addition, the government should focus on educating the public on compensation's collective value, prioritizing accurate claimant identification, and improving notice procedures to prevent conflicts during acquisition and compensation processes.

REFERENCES

- Adebisi, O. S., Ezeokoli, N. B., Oletubo, A. A., & Alade, T. J. (2015). Rental Analysis of Residential Properties in Close Proximity to the Federal University of Technology, Akure. *Journal of Economics and Sustainable Development*, 6(10), 140-147.
- Bankole, B. O. (2015). *Landlord- tenant relationship in residential property management: Case study of selected housing estates in Ikeja*.
- Canesi, R., D'Alpaos, C., & Marella, G. (2016). Guarantees and collaterals value in NPLs. *Procedia-social and behavioural sciences*, 77-82.
- Dabara, I., Olatoye, O., & Okorie, A. (2012). An examination of the tenancy agreement as a shield in property management in Nigeria. *International Journal of Business Administration*, 54-66. Retrieved from <http://www.sciedu.ca/journal/index.php/ijba/article/view/1474/725>
- Deeyah, C. L., & Akujuru, V. A. (2016). Assessing The Effectiveness Of The Nigerian Compulsory Acquisition Practice In Road Infrastructural Provision In Rivers State. *Asian Journal of Social Sciences & Humanities*, 5(4), 77-88.
- Eberlin, E. (2020, September 17). *What Are Tenant Obligations?* Retrieved from The Balance Small Business: <https://www.thebalancesmb.com/tenant-obligations-under-landlord-tenant-law-2125091>
- Ezeanwa, M. C. (2016). A Question of Compensation: Overcoming the constraints of Nigeria's Land Use Act. Retrieved from <http://www.irwaonline.org>
- FAO. (2009). *Compulsory acquisition of land and compensation*. Rome: FAO.

- Fazio, R. H. (2007). Attitudes as Object-Evaluation Associations of Varying Strength. *Social cognition*, 603-637. doi:<https://doi.org/10.1521/soco.2007.25.5.603>
- FMWH. (2021). *Federal ministry of works and housing 2021 report*. Retrieved from <https://worksandhousing.gov.ng/>
- Ghatak, D., Mitra, S., Mookherjee, M., & Nath, A. (2012). *Land Acquisition and Compensation in Singur: What Really Happened?* Institute for Economic Development, Boston University. Retrieved December 12, 2021, from <http://people.bu.edu/dilipm/wkpap/land%20acquisitionOct2.pdf>.
- Itoje, S. (2006). *Tenant Rights Lagos Nigeria: Know Landlord Rights and Yours*, In *Real estate Advisor*. Retrieved June 13, 2020, from Lagos Nigeria Real Estate Advisor: <http://www.lagos-nigeria-real-estate-advisor.com/lagos-nigeria-real-estate>
- Kakulu, I. (2007). The Assessment of Compensation in Compulsory Acquisition of Oil and Gas Bearing Lands: The Niger Delta experience. *Joint Seminar on Compulsory Purchase and Compensation in Land Acquisition and Takings*. Helsinki, Finland.
- Kuma, S., Fabunmi, F. O., & Kemiki, O. (2019). Examining the Effectiveness and Challenges of Compulsory Land Acquisition Process in Abuja, Nigeria. *FUTY Journal of the Environment*.
- Louis, K. O. (2010). *An Assessment of the Level of the Adequacy of Paid Compensation and Lost Livelihood in Mining Communities*. M.Sc. Thesis , University of Science and Technology, Kwame Nkrumah, Department of Planning, School of Graduate Studies, Kwame Nkrumah.
- Martin, G. M. (2010). *Nature of Resistance and Conflicts on Compulsory Land Acquisition Process in Tanzania: Case of Airport Project Expansion at Kipawa Area in Dar es Salaam Tanzania*. Erasmus University Rotterdam, Tanzania.
- Maxwell, J. (2003). *A guide to good relations between landlords and tenants, in TFF Guide to the Agricultural Holdings (Scotland) Act 2003*. Retrieved June 18, 2021, from Tenant Farming Forum: www.tenantfarmingforum.org.uk
- Moses, M., & Sophia, K. (2008). *The Impact of Peripheral Urban Land Acquisition on Indigenous Communities' Livelihood and Environment around Uluguru Mountains, Morogoro, Tanzania*. Tanzania: RICS Research Report.
- Ndjovu, C. E. (2016). Understanding Causes of Dissatisfactions among Compensated Landowners' In Expropriation Programs in Tanzania. *International Journal of Scientific and Technical Research*, 160-172.
- Obineme, C. H., Udobi, A. N., & Ifediora, C. O. (2021, February). An Evaluation of Compensation Processes on Compulsorily Acquired Lands for Infrastructural Facilities in South East Nigeria. *Iconic Research and Engineering Journals*, IV(8), 23-32.
- Odudu, C. (2017, December). Compensation issues in the Niger-Delta –A case study of Boboroku, Jesse, Delta state, Nigeria. *IJCECEM*, V(4). Retrieved Febuary 21, 2022, from [mhttp://www.eajournals.org/journals/international-civil-engineering-construction-estatemangement-ijcecem/vol-5-issue-4-december2017/compensation-issues-niger-delta-casestudy-boboroku-jesse-delta-statenigeria/&sa=U&ved=2ahUKEwiFo_LI8pnrAh_VEUxoKHRpKDUIQF](http://www.eajournals.org/journals/international-civil-engineering-construction-estatemangement-ijcecem/vol-5-issue-4-december2017/compensation-issues-niger-delta-casestudy-boboroku-jesse-delta-statenigeria/&sa=U&ved=2ahUKEwiFo_LI8pnrAh_VEUxoKHRpKDUIQF)

- Ogunba, O. (2004). The Demand for Accuracy in Valuation. *Globalization and Construction*.
- Okolo, C. (2000). Laws relating to Compensation practices in Nigeria. *Laws relating to Compensation practices in Nigeria*. Edo: Laws relating to Compensation practices in Nigeria.
- Oladapo, R., & Ige, V. (2014). Assessment of Claimants' Satisfaction to Variation in Compensation Paid for Compulsory Land Acquisition in Ondo State, Nigeria FIG Congress 2014 Engaging the Challenges – Enhancing the Relevance., (pp. 16-21). Kuala Lumpur, Malaysia .
- Olukolajo, M. A. (2012). Managing conflicts relating to property management: The role of estate surveyors In: Laryea, S., Agyepong, S.A., Leiringer, R. and Hughes, W. . *4th West Africa Built Environment Research (WABER) Conference*, (pp. 1141-1153). Abuja.
- Renan, J. (2015, September 24). *Types of Tenants: The Good, The Bad, and the Ugly – Part 2*. Retrieved from RentecDirect: <https://www.rentecdirect.com/blog/types-of-tenants-the-good-the-bad-and-the-ugly-part-2/>
- Rowan-Robinson, J. (1995). Compensation for the Compulsory Acquisition of Business Interest: Satisfaction or Sacrifice. *Journal of Property Valuation & Investment*, 44-65.
- Salil, T. (2009). Land, Business, and Human Rights. *Institute for Human Rights and Business*.
- Short, P., Minnery, J., Mead, E., Adkins, B., Peake, A., Fedrick, D., & O'Flaherty, M. (2003). *Tenancy databases: risk minimisation and outcomes*. Australian Housing and urban Research Institute (AHURI) .
- Silvery, S. (2006). *Causes and Impact of Delays in Paying Compensation for Acquired Landed Property, The Case of Kipawa Ward*. Dares Salaam.
- Singh, A. S., & Masuku, M. B. (2014). Sampling Techniques and Determination of Sample Size in Applied Statistics Research: An Overview. *International Journal of Commerce and Management*, 1-22.
- Udoekanem, N. B. (2013). Effect of Land Policy on Compensation for Environmental Damage caused by Gas flare in the Niger Delta Region of Nigeria. *Ethiopian Journal of Environmental Studies and Management*, 170-176.
- Yamane, T. (1973). *Statistics and Introduction Analysis* (Vol. 3). New York: Harper and Row.

UNDER PEER REVIEW