

## **Analysis of Claimants Satisfaction with Land Acquisition and Compensation Process in Ona-Ara Local Government Area, Oyo State, Nigeria**

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**ABSTRACT:** *The power of compulsory acquisition and compensation is often contentious and its implementation and execution are often marred by controversies which affects the level of satisfaction of affected landowners in a community. This study was aimed at analysing the satisfaction level of claimants on the process of land acquisition and compensation in Amuloko road project, Ona Ara Local Government Area, Oyo State, Nigeria. To achieve this, the study examined the socio-economic characteristics of the claimants, evaluated the processes of land acquisition and compensation processes in use, examined the claimants' level of satisfaction with compulsory land acquisition and compensation processes and finally analysed the factors influencing claimant satisfaction with compulsory land acquisition and compensation process in the study area. The purposive sampling technique was used in arriving a sample size of 186. Data was collected through structured questionnaires were administered to the respondents. Descriptive statistical tools such as frequency tables, mean score and relative satisfaction index (RSI) were used in analysing data. The study revealed level of involvement in decision making, the time of the process, enumerations of assets, filing of notice of Acquisition, submission of claims, treatment of Petitions, communication channels, government involvement in acquisition and compensation as well as awareness of level of acquisition and compensation as the main process in which claimants are mostly satisfied with. Finally, they highlighted difficulty in identifying claimants, lack of fund, delay in compensation payment, inaccurate enumeration of assets, sentimental value attached to land, government policies, government unwillingness to pay claimants, lack of transparency by the government, corruption activities by the officials, uncooperative attitude of the claimants, low assessment rate for crops and trees, introduction of fictitious claimants and claimants' refusal to accept compensation as the main factors influencing satisfaction with compulsory land acquisition and compensation in the study area. In conclusion, transparency in the administration of compensation by the government cannot be over-emphasized if dissatisfaction among the claimants must be avoided.*

**KEYWORDS:** demand, housing, housing demand, housing market and settlement

### **INTRODUCTION**

Urban conservation, as a development strategy, has gained popularity worldwide since the last century and is incorporated in land-use planning and zoning (Nor Ani et al., 2007). However, recent physical

development interventions in sub-Saharan Africa have involved government-sponsored land acquisition and displacement (Pankhurst et al., 2009). In Nigeria, thousands of people are experiencing displacement due to urban land acquisition programs, which were aimed at solving a series of urban problems, including any public purpose or for a purpose beneficial to the economic development of Nigeria. Although land in the urban area has always been scarce commodity and limited in supply which has prompted some national laws to outline the specific land uses that qualify as public purposes. Among these are public utilities for water, sewage, electricity, gas, communication, irrigation and drainage, dams and reservoirs; public parks such as playgrounds, gardens, sports facilities, and cemeteries; public buildings including schools, libraries, hospitals, factories, religious institutions, and public housing; and lastly, public defence purposes.

In Nigeria, the predominance of traditional system of land ownership make government acquisition of property for specific public purposes a difficult exercise, necessitating the adoption of forceful acquisition recourse to the Land Use Act (LUA) of 1978 (Omuojine, 1999). Forceful acquisition and compensation of land has gained global attention because of its importance for growth and development. Under the condition that just compensation is provided, the governor of each state is given the power to compel the acquisition of private property for public use by Sections 28 and 29 of the Land Use Act.

In recent decades, the challenge of land acquisition and adequate compensation has been a topic of concern. This process involves identifying land for use, obtaining agreements from owners, and resolving claims by various interests (Adekunle, Bello, Jibril, & Moreso, 2019). However, this process has caused displacement, which usually violates human rights and leads to increased impoverishment of the displaced, especially in developing countries. While land acquisition and eviction may be necessary in some circumstances, the welfare and level of satisfaction of the residents have been neglected during the land acquisition and compensation exercise (Adekunle et al., 2019). This is because the compensation provided is often inadequate and does not reflect the true value of the land or property. As a result, the displaced are left without adequate resources to rebuild their lives and are forced to live in poverty.

The study aims to analyse the level of satisfaction of claimants with the land acquisition and compensation processes in the Amuloko road construction project of Airport-Ajia-Ife express road in Ona Ara Local Government Area (LGA), Oyo State, Nigeria. The study is crucial because it will provide understanding on the fairness of the procedures for acquiring land and compensating those involved. It will also help to shape future policy decisions on how to make these procedures even better. Towards this broad goal, this study investigate the socio-economic characteristics of the claimants in the study area, evaluate the processes of land acquisition and compensation, examine the claimants' level of satisfaction with compulsory land acquisition and compensation processes, and analyse the factors that influence claimants' satisfaction with compulsory land acquisition and compensation processes in the study area.

## **LITERATURE/THEORETICAL UNDERPINNING**

### **Land and Land Ownership**

Land has been identified to be a source of power, pride, dignity, prosperity and commodity. It is the most important factor of production beside labour and capital as it offers space for every economic activity. The significance of land continues to be a crucial concept in human existence. Regarding this significance, it's important to note that, for both economic and political reasons, people are keen to own at least a little piece of land. The availability of land and the ability to use it are essential for human survival as well as for the advancement of the economy, society, and environment. Its supply is fixed, but thanks to the meddling of capital, labour, and technology, its demand as a crucial resource for development grows every day.

In the sub-Saharan-Africa, land matters have always been complex issue due to various factors such as historical, gender, geographical, social-economic, political and cultural (Cotula, Toulumin, Hesse 2004). Land system is defined as the pattern of land ownership and possession. Ownership is not in the sense of personal properties (chattels) such as stocks, money, or goods but of an interest in land (Awolaja, 2018). It's an institutional framework that coordinates the manner of holding, use and control of land (Wigwe & George, 2018). There has been evolution in land ownership in Nigeria until 1978 when single land policy document, otherwise known as the Nigeria Land Use Act was enacted and enforced on the Nigerians. It was enforced due to the fact that majority was not in support of it, but because of government motives, minority view was adopted (Omotola, 1981). This land tenure evolution is a complex process that involves the traditional political system, the contemporary legal system and sharia system (Wigwe & George, 2018).

Land ownership system has distinct period in Nigerian history: pre-colonial era, colonial era, post-colonial era before 1978, and after 1978. In the pre-colonial era, land was held by villages, towns, communities, and families under customary land tenure system. According to Ghebru & Okumo (2016), no formal land policy operated during this period. Land administration was conferred by default on the eldest male in the family. Fiduciary rights to land were awarded to communities and families under customary land tenancy for the collective use of living and unborn family members (Omuojine, 1999). Individual land ownership was discouraged; hence a fee simple absolute right did not exist. Only the right to use was shared by all users.

During the colonial era, there was a significant shift in land administration from traditional authorities to colonial administrators. The British introduced a new system of land tenure that replaced customary law with statutory law. This new system recognized individual ownership of land and introduced concepts such as freehold and leasehold tenure (Ghebru & Okumo, 2016). The colonial government also introduced a system of registration of title deeds which enabled individuals to prove their ownership rights. In the post-colonial era before 1978, Nigeria adopted a dual system of land tenure that recognized both customary and statutory law. However, this system created conflicts between traditional authorities and

modern institutions over control of land resources (Ghebru & Okumo, 2016). In response to these conflicts, Nigeria enacted several laws aimed at resolving disputes over land ownership rights. Nigeria made a number of reforms after 1978 with the goal of strengthening its land administration system. The Land Use Act of 1978, which gave the government control over all land in Nigeria, was one of the most important changes. According to Ghebru and Okumo (2016), this act eliminated freehold and leasehold tenure and established a system of land distribution based on occupancy rights. A system of land administration was also established by the legislation, giving state governors jurisdiction over the resources of their own states' lands. Before the law was enacted, a ton of literature discussed a number of difficulties with access to land for economic development. The customary land system was viewed as a barrier to economic growth in the south.

According to Lloyd (1962), disregard for the law was a threat to the growth of commerce in southern Nigeria. As a barrier to the economic use of land, Famoriyo (1973) noted flaws and inconsistencies in traditional land tenure. Adegboye (1976), looking at the need for land reform in Nigeria, said that there should be a trade-off between economic growth and the preservation of the traditional land system. Due to the lack of a legitimate land title and the difficulty in using the land for both private and public purposes, the Land Use Act was passed, revolutionizing the way that land is used (Ogunniyi & Akpu, 2019).

The Act only contributes to land inaccessibility in urban centers in Nigeria. The Act is counter-productive (Aluko, 2003). Nuhu, (2008) noted that Land Use Act has only being able to achieve discouragement of large land holding and transfer same for housing development, in theory. Okolocha (1980) stated that the Act is only paperwork since the state has no will power for implementation. In a bid to synchronise the two land systems in a existence before 1978, the Act rather created multiple forms of tenure which resulted in tenure insecurity, excessive bureaucracy in securing Governor's consent and issuance of certificate of occupancy, to mention a few.

### **Compulsory Acquisition and Compensation**

The Land Use Act of 1978 is the principal legislation in Nigeria that regulates compulsory land acquisition and compensation in the country. Section (1) of the Act vests ownership of all lands in a State in the governor who will hold and administer such lands for the common benefit of all. This means that private ownership of land is subject to government control, and individuals or communities can only hold land through a right of occupancy granted by the governor. (Elizabeth Watson 2013). Eminent domain authority is a crucial tool for governors in managing and regulating land use. This authority results from the presumption that all lands are state-owned and will eventually revert to the state. Governors may acquire private land for public purpose through eminent domain as long as impacted property owners receive equitable compensation.

Police power, which enables them to control land use activities within their sphere of influence, is another crucial authority that governors possess. This comprises laws governing zoning, construction, the environment, and other policies meant to advance public welfare, safety, and health. The task of land acquisition and compensation assessment is large, and it is dependent on the sort of environmental resources warranting purchase and compensation, the nature of the resource to be acquired, and the

regulations governing the process. Kakulu, Byrne, and Viitanen (2009) conducted a content analysis on land compensation in the Nigerian oil and gas industry and discovered that the country lacks a distinct assessment and compensation code for application under diverse circumstances, resulting in a plethora of isolated and often conflicting enactments regulating the practice of assessment and compensation in various sectors that are subject to different interpretation and manipulation.

However, in most cases, compensation is provided for the disruption, hurtful affection, and severance suffered by the plaintiff. The claimant is not considered in the calculation of such compensation (Nuhu and Aliyu, 2009). This allows for nefarious practices by the many entities involved in the compulsory acquisition and compensation procedure. As a result, the claimant will be in a worse financial situation than before the acquisition (Deeyah and Akajuru, 2017). In a developing and volatile economy like Nigeria, where lands are acquired for development, land owners' perspectives on compensation only consider monetary worth and not the economic value of the project in terms of medium and long term development plans (Oluwamoteni, 2010).

In industrialized nations, compensation now includes losses incurred, costs incurred, damage to the economy, and disruption caused by the purchase, in addition to paying for lost land and improvements. In Nigeria, the LUA, which has been roundly criticized for being insufficient, sets forth the value methodology to be used in the evaluation for compensation. In order to achieve transparency, equity, and fairness in the determination and payment of adequate and just compensation, Nuhu and Aliyu (2009), Udoekanem (2013), and Sule (2014) have argued for an amendment of the relevant provisions of the Land Use Act (LUA) that govern the assessment of land acquisition in the nation.

### **Claimants' Satisfaction with Compulsory Acquisition**

Inadequate compensation is the primary cause of social conflict and unhappiness in government land purchases, and it is the key challenge in land acquisition initiatives. According to a research undertaken by Kakulu (2007), the living standards of impacted property owners have declined following land purchase. This could have far-reaching consequences for the land acquisition and compensation process. The premise for ensuring that affected people's interests are served should ensure that residents fully understand their rights, that the land acquisition system is implemented, and that affected residents' satisfaction is improved in order to achieve further economic development (Oluwamotemi, 2010).

This situation has consequently led to housing shortage and most people are also found living in non-decent building apartment (Olayiwola *et. al.*, 2005) due to their socio-economic background which cannot cope with ever increasing price of decent house. Housing demand can be explained as the willingness and ability of housing consumer to pay for a particular dwelling depending upon such consumer's incomes, house type, location preferences and local prices (Welsh, 2002). Demand is the quantity of good or service that consumers are willing and able to buy at a given price at a particular given time period.

## METHODOLOGY

The study adopted the survey research design and also the use of instruments such as questionnaires to gather information from respondents. Two (2) sets of questionnaires were designed and administered to the respondents who are affected inhabitants and land acquisition and compensation team from the state's MLHUD. The study population for this study comprises of the affected inhabitants of the communities along the Airport-Ajia- New Ife Express Road with spur to Amuloko Road, Ona Ara LGA, Oyo State, Nigeria and the land acquisition and compensation team from the state Ministry of Lands, Housing and Urban Development (MLHUD). Sampling frame, data from the enumeration team at the state Ministry of Lands, Housing and Urban Development (MLHUD) which gave a total number of affected inhabitants as 186, the study adopt a purposive sapling technique which makes a total enumeration for the sample size.

S/N	Respondents	Sample Size (No of Affected Inhabitants)	Questionnaires Administered
1	Ajia	20	20
2	Odeyale	15	15
3	Aba Otun	17	17
4	Ejikeye	10	10
5	Afoni	10	10
6	Ikuogbolekun	15	15
7	Alabidun	25	25
8	Biokun Araba	15	15
9	Itesiwaju	10	10
10	Kuelu	21	21
11	Adegbayi	18	18
12	Okeloko Ole	10	10
<b>Total</b>		<b>186</b>	<b>186</b>

Source: Researcher's Compilation (2023).

The methods of analysis used for the study included frequency distribution analysis and Simple Percentage was used to determine socio-economic characteristics of the claimants. Mean score and Relative Satisfaction Index (RSI) was used to evaluate the processes of land acquisition, compensation and claimants' level of satisfaction of the process. While mean score was used to analyses the factors influencing claimants' satisfaction with the process of land acquisition and compensation.

## RESULTS/FINDINGS AND DISCUSSIONS

### Analysis of Socio-Economic Characteristics of Claimants

The socio-economic characteristics of claimants and the acquisition team of the Ministry of Lands, Housing and Urban Development (MLHUD) who are the respondents of the study are presented in the

table 4.1

**Table 4.1 The socio-economic characteristics of claimants in the study area**

<b>Characteristics</b>	<b>Responses</b>	<b>Frequency</b>	<b>%</b>
Gender of Claimants	Male	127	72.16
	Female	49	27.84
	<b>Total</b>	<b>176</b>	<b>100.00</b>
Religion of Claimants	Christianity	93	52.84
	Islam	83	47.16
	<b>Total</b>	<b>176</b>	<b>100.00</b>
Age Range of Claimants	Below 30 Years	11	6.25
	31 - 40 Years	62	35.23
	41 - 50 Years	63	35.80
	51 - 60 Years	32	21.59
	Above 60 Years	8	4.55
<b>Total</b>	<b>176</b>	<b>100.00</b>	
Marital Status of Claimants	Married	156	88.63
	Single	12	6.82
	Widow/Widower	8	4.55
	<b>Total</b>	<b>176</b>	<b>100.00</b>
Family Size of Claimants	Below 3	8	4.55
	3 – 5	21	11.93
	6 – 9	66	37.50
	Above 9	81	46.02
	<b>Total</b>	<b>176</b>	<b>100.00</b>
Occupation of Claimants	Politician	7	3.98
	Business	67	38.07
	Professional Service	12	6.82
	Armed Forces	6	3.41
	Civil Servant	47	26.70
	Artisan/Skilled Labour	37	21.02
	<b>Total</b>	<b>176</b>	<b>100.00</b>
Annual Income Range of Claimants	Below ₦100,000	0	0.00
	₦100,001 – ₦300,000	2	1.14
	₦300,001 – ₦500,000	6	3.41
	₦500,001 – ₦1,000,000	62	35.23
	Above ₦1,000,000	106	60.23
<b>Total</b>	<b>176</b>	<b>100.00</b>	
Highest Educational Qualification of Claimants	Primary School Certificate	35	18.37
	SSCE	30	12.24
	ND	37	21.02
	HND	39	22.16
	B.Sc.	32	18.18
	M.Sc.	3	1.70
<b>Total</b>	<b>176</b>	<b>100.00</b>	

Source: Researcher's Field Survey, 2023

The study looked at six important claimant characteristics: gender, religion, age range, marital status, family size, and occupation. In terms of occupation, the majority of the claimants were into business,

**civil service, and skilled labor (artisans), which accounted for 38.07%, 26.70%, and 21.02% respectively. The annual income of the claimants showed that 60.23% earned above N1,000,000 annually, while 35.23% earned between N500,001 to N1,000,000 annually.** Furthermore, the educational qualification showed that the majority of the claimants were educated. Specifically, 21.02% had ND (National Diploma), 22.16% had HND (Higher National Diploma) and 18.18% had B.Sc (Bachelor of Science) as their highest educational qualification. the implications of this study extend beyond the specific context of land claims and acquisition. The findings can contribute to broader discussions on socio-economic inequalities and their impact on various aspects of society. For instance, the study reveals disparities in educational qualifications among claimants, with a significant proportion having primary school certificates or secondary school education. This finding highlights the need for educational interventions and opportunities to empower individuals in their pursuit of land ownership and economic mobility. In conclusion, the study provides valuable insights into the socio-economic characteristics of claimants.

**Table 4.3: Status and property Ownership**

Characteristics	Responses	Frequency	Percentage
Position held in the Family	Father	118	67.05
	Mother	55	31.25
	Children	3	1.70
	Aunt	0	0.00
	Uncle	0	0.00
	<b>Total</b>	<b>176</b>	<b>100.00</b>
Nature of Property	Bungalow	0	0.00
	Block of Flats	62	35.23
	Duplex	0	0.00
	Shopping Complex	24	13.64
	Row Shops	87	49.43
	Tenement	3	1.70
<b>Total</b>	<b>176</b>	<b>100.00</b>	
Statutory Ownership Title to Property	Yes	48	27.27
	No	128	72.73
	<b>Total</b>	<b>176</b>	<b>100.00</b>

Table 4.3 above showed the position held by claimants in their family and revealed that 118 claimants are the father of the family which accounts for 67.05% of the total claimants, 55 claimants are the mother of the family which accounts for 31.25% of the total claimants while 3 claimants are children in the family which accounts for 1.70% of the total claimants. This implies that majority of the claimants are the heads of the family and are in best capacity to give valid information needed for this study. In addition, the Table revealed the nature of the claimants' property forcefully acquired by the government. It is revealed that while block of flats were acquired from 62 claimants which accounted for 35.23% of the total respondents; shopping complex were acquired from 24 claimants which constituted 13.64% of the total respondents; row shops were acquired from 87 claimants accounting for 49.43% of the total claimants; and tenement properties were acquired from 3 claimants which accounted for 1.70% of the total claimants. This implies that majority of the property acquired in the study area are row shops



Table 4.6 above shows the possibility of claimants having a statutory ownership title to their property and revealed that 48 claimants have a statutory ownership title to their property which accounts for 27.27% of the total claimants, while 128 claimants do not have a statutory ownership title to their property which accounts for 1.70% of the total claimants. This implies that majority of the claimants do not have a statutory ownership title to their property.

### Process of Compulsory Land Acquisition and Compensation

The process of compulsory land acquisition and compensation were highlighted from past literature and the acquisition team of the MLHUD were required to agree with the importance of each process as adopted by them for the compulsory land acquisition and compensation exercise under study. It set out to answer the research question;

### What are the compulsory land acquisition and compensation process adopted in the study area?

#### 4.4 : Process of Compulsory Land Acquisition and Compensation

S/N	Process	VI (5)	I (4)	N (3)	NSI (2)	NI (1)	Mean Score	Mean
1	Briefing	1 (5)	0 (0)	0 (0)	0 (0)	0 (0)	1 (5)	5.00
2	Sensitization/Publication	1 (5)	0 (0)	0 (0)	0 (0)	0 (0)	1 (5)	5.00
3	Site inspection	1 (5)	0 (0)	0 (0)	0 (0)	0 (0)	1 (5)	5.00
4	Site survey and demarcation	1 (5)	0 (0)	0 (0)	0 (0)	0 (0)	1 (5)	5.00
5	Properties and crops enumeration	1 (5)	0 (0)	0 (0)	0 (0)	0 (0)	1 (5)	5.00
6	Valuation of enumerated properties and crops	1 (5)	0 (0)	0 (0)	0 (0)	0 (0)	1 (5)	5.00
7	Submission of valuation report to the authorised government's Agent/Consultant	1 (5)	0 (0)	0 (0)	0 (0)	0 (0)	1 (5)	5.00
8	Review and vetting of submitted report	0 (0)	0 (0)	1 (3)	0 (0)	0 (0)	1 (3)	3.00
9	Payment of Compensation to the Claimants	1 (5)	0 (0)	0 (0)	0 (0)	0 (0)	1 (5)	5.00
10	Issuance and signing of Certificate of Indemnity by the Claimants/Agents	0 (0)	1 (4)	0 (0)	0 (0)	0 (0)	1 (4)	4.00
<b>Average Mean</b>							<b>4.70</b>	

Source: Researcher's Field Survey, 2023

Table 4.4 above shows the processes of compulsory land acquisition and compensation practice in Ona-Ara LGA, Ibadan and it revealed that eight (8) out of 10 (ten) that is 80% of the listed procedures are very important with a perfect mean score ( $\bar{x}$ ) of 5.00. However, the overall average mean for the whole processes

is 4.70 because of the mean score of review and vetting of submitted report ( $\bar{x} = 3.00$ ) as well as the issuance and signing of certificate of indemnity by the claimants/agents ( $\bar{x} = 4.00$ ) are not perfect. This implies that the identified processes of compulsory land acquisition used in the study area are very important and used in the attainment of its intended goals and objectives.

### Claimants' Level of Satisfaction with the Compulsory Land Acquisition and Compensation Process

The level of satisfaction if the claimants with the compulsory acquisition of their property was assessed using the data collected from the claimants. It set out to answer the research question;

#### 4.5: Claimants' Level of Satisfaction with the Compulsory Land Acquisition and Compensation Process

S/N	Process	VS (5)	S (4)	N (3)	D (2)	VD (1)	Mean Score	Mean $\bar{x}$	RSI
1	Level of involvement in decisions making	46 (230)	127 (508)	1 (3)	1 (1)	1 (1)	176 (743)	4.22	0.84
2	The time of the process	56 (280)	116 (464)	0 (0)	4 (8)	0 (0)	176 (752)	4.27	0.85
3	Amount of Compensation payable	5 (15)	3 (12)	2 (6)	163 (326)	3 (3)	176 (362)	2.06	0.41
4	Enumerations of assets	56 (280)	93 (372)	15 (45)	11 (22)	1 (1)	176 (720)	4.09	0.82
5	Filing of notice of Acquisition	56 (280)	85 (336)	27 (81)	6 (12)	2 (2)	176 (711)	4.04	0.81
6	Submission of claims	55 (275)	75 (300)	35 (105)	6 (12)	5 (5)	176 (697)	3.96	0.79
7	Treatment of petitions	58 (290)	66 (264)	32 (96)	9 (18)	11 (11)	176 (679)	3.86	0.77
8	Communication channels	150 (750)	19 (76)	2 (6)	1 (2)	4 (4)	176 (838)	4.76	0.95
9	Government involvement in Acquisition and Compensation	164 (820)	10 (40)	1 (3)	1 (2)	0 (0)	176 (865)	4.91	0.98
10	Awareness of level of Acquisition and Compensation	149 (745)	19 (76)	5 (15)	1 (2)	2 (2)	176 (840)	4.77	0.96
11	Level of Acquisition of properties	27 (135)	30 (120)	4 (12)	113 (226)	2 (2)	176 (495)	2.81	0.56
12	Payment period	4 (20)	2 (8)	4 (12)	163 (326)	2 (2)	176 (368)	2.09	0.42
<b>Average Mean</b>						<b>3.82</b>			<b>0.76</b>

Source: Researcher's Field Survey, 2023

Table 4.5 above shows the claimants' level of satisfaction with the compulsory land acquisition and compensation process and it revealed that the average mean coefficient and relative satisfaction index are 3.82 and 0.76 respectively and these were used as the bench mark for decision making. The table reveals that nine (9) items out of the twelve (12) items buttress the fact that the claimants possess favorable level

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of satisfaction with the compulsory land acquisition and compensation process, as nine (9) items out of the twelve (12) items are having mean above the average mean (3.83) and relative satisfaction index (0.76), set as bench mark. For instance, level of involvement in decision making ( $\bar{x} = 4.22$ ), the time of the process ( $\bar{x} = 4.27$ ), enumerations of assets ( $\bar{x} = 4.09$ ), filing of notice of Acquisition ( $\bar{x} = 4.06$ ), submission of claims ( $\bar{x} = 3.96$ ), treatment of Petitions ( $\bar{x} = 3.86$ ), communication channels ( $\bar{x} = 4.76$ ), government involvement in acquisition and compensation ( $\bar{x} = 4.91$ ), awareness of level of acquisition and compensation ( $\bar{x} = 4.77$ ), However, the following items; amount of compensation payable ( $\bar{x} = 2.06$ ), level of acquisition of properties ( $\bar{x} = 2.81$ ), payment Period ( $\bar{x} = 2.09$ ) are below the benchmark set as minimum point of significant for each item. The result implies that the claimants' level of satisfaction with the compulsory land acquisition and compensation process for the road project is favourable, except that they are not satisfy with amount of compensation payable, level of acquisition of properties and payment period. Deducing from the findings it is obvious that the most important among the items raised to measure the variable are: government involvement in acquisition and compensation, awareness of level of acquisition and compensation as well as communication channels.

**Factors Influencing Claimants' Satisfaction with the Compulsory Land Acquisition and Compensation Process**

S/N	Factors	VS (5)	S (4)	U (3)	FS (2)	NS (1)	Mean Score	Mean
1	Difficulty in Identifying claimants	152 (760)	17 (68)	0 (0)	0 (0)	7 (7)	176 (835)	4.74
2	Lack of fund	168 (840)	0 (0)	0 (0)	1 (2)	6 (6)	176 (848)	4.82
3	Delay in compensation payment	169 (845)	0 (0)	0 (0)	1 (2)	6 (6)	176 (853)	4.85
4	Inaccurate enumeration of assets	170 (850)	1 (4)	0 (0)	1 (2)	4 (4)	176 (860)	4.89
5	Sentimental value attached to land	169 (845)	2 (8)	0 (0)	1 (2)	4 (4)	176 (859)	4.88
6	Government policies	170 (850)	1 (4)	0 (0)	1 (2)	4 (4)	176 (860)	4.89
7	Government unwillingness to pay claimants	170 (850)	1 (4)	0 (0)	1 (2)	4 (4)	176 (860)	4.89
8	Lack of transparency by the government	170 (850)	1 (4)	0 (0)	1 (2)	4 (4)	176 (860)	4.89
9	Corruption Activities by the officials	170 (850)	2 (8)	0 (0)	0 (0)	4 (4)	176 (862)	4.90
10	Uncooperative attitude of the Claimants	168 (840)	3 (12)	1 (3)	0 (0)	4 (4)	176 (864)	4.91
11	Low assessment rate for crops and trees	163 (815)	5 (20)	1 (3)	1 (2)	6 (6)	176 (846)	4.81
12	Introduction of fictions claimants	156 (780)	11 (44)	4 (12)	1 (2)	4 (4)	176 (842)	4.78
13	Claimant's refusal to accept compensation	156	12	2	0	6	176	4.77

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		(780)	(48)	(6)	(0)	(6)	(840)	
14	Greed on the part of the claimants	144	22	4	0	6	176	4.69
		(720)	(88)	(12)	(0)	(6)	(826)	
15	Poverty	93	69	9	0	5	176	4.39
		(465)	(276)	(27)	(0)	(5)	(773)	
16	Religious activities	74	81	15	0	6	176	4.23
		(370)	(324)	(45)	(0)	(6)	(745)	
17	Cultural-language, Ethnicity etc.	83	73	14	0	6	176	4.29
		(415)	(292)	(42)	(0)	(6)	(755)	
18	Sentimental value attached to land	103	64	4	0	5	176	4.48
		(515)	(256)	(12)	(0)	(5)	(788)	
19	Quality delivery of resettlement housing	107	63	0	0	6	176	4.51
		(535)	(252)	(0)	(0)	(6)	(793)	
20	Claimant's attitude	100	66	2	2	6	176	4.43
		(500)	(264)	(6)	(4)	(6)	(780)	
	<b>Average</b>							<b>4.70</b>

Source: Researcher's Field Survey, 2023

Table 4.6 above shows the influencing claimants' satisfaction with the compulsory land acquisition and compensation process and it revealed that the average mean coefficient is 4.70 and this was used as the bench mark for decision making. The table reveals that thirteen (13) items out of the twenty (20) items established the factors influencing claimants' level of satisfaction with the compulsory land acquisition and compensation process, as thirteen (13) items out of the twenty (20) items are having mean above the average mean (4.70) set as bench mark.

For instance, difficulty in Identifying claimants ( $\bar{x} = 4.74$ ), Lack of fund ( $\bar{x} = 4.82$ ), delay in compensation payment ( $\bar{x} = 4.85$ ), inaccurate enumeration of assets ( $\bar{x} = 4.89$ ), sentimental value attached to land ( $\bar{x} = 4.88$ ), government policies ( $\bar{x} = 4.89$ ), government unwillingness to pay claimants ( $\bar{x} = 4.89$ ), lack of transparency by the government ( $\bar{x} = 4.89$ ), corruption Activities by the officials ( $\bar{x} = 4.90$ ), uncooperative attitude of the Claimants ( $\bar{x} = 4.91$ ), low assessment rate for crops and trees ( $\bar{x} = 4.81$ ), introduction of fictions claimants ( $\bar{x} = 4.78$ ) and claimant's refusal to accept compensation ( $\bar{x} = 4.77$ ). However, the following items (14, 15, 16, 17, 18, 19 and 20).

Findings from the process of compulsory land acquisition and compensation revealed that eight (8) out of 10 (ten) that is 80% of the listed procedures are very important with a perfect mean score ( $\bar{x}$ ) of 5.00 implying that the identified processes of compulsory land acquisition used in the study area are very important and used in the attainment of its intended goals and objectives. This support the assertion of Adekunle, Bello, Jibril and Idris (2020) who in their study assessed landholder's satisfaction with the compulsory acquisition and compensation process in Bauchi and 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.

Furthermore, in assessing claimants' level of satisfaction with compulsory land acquisition and

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compensation process, the study revealed level of involvement in decision making, the time of the process, enumerations of assets, filing of notice of acquisition, submission of claims, treatment of petitions, communication channels, government involvement in acquisition and compensation as well as awareness of level of acquisition and compensation as the main process in which claimants are mostly satisfied with.

Finally, on factors influencing claimants' satisfaction with the compulsory land acquisition and compensation process, the study revealed difficulty in identifying claimants, lack of fund, delay in compensation payment, inaccurate enumeration of assets, sentimental value attached to land, government policies, government unwillingness to pay claimants, lack of transparency by the government, corruption activities by the officials, uncooperative attitude of the claimants, low assessment rate for crops and trees, introduction of fictitious claimants and claimants' refusal to accept compensation as the main influencing factors which support findings from Qu, Heerink, Xia and Guo (2018) as well as Kuma, Fabunmi and Kemiki (2019) in their study on factors influencing satisfaction level with compulsory acquisition and compensation process.

means are below the benchmark set as minimum point of significant for each item. The result implies that difficulty in Identifying claimants, delay in compensation payment, inaccurate enumeration of assets, sentimental value attached to land, government policies, government unwillingness to pay claimants, lack of transparency by the government, corruption Activities by the officials, uncooperative attitude of the Claimants, low assessment rate for crops and trees, introduction of fictitious claimants, claimant's refusal to accept compensation, greed on the part of the claimants are the major factors determining satisfaction of the claimants in the compulsory land acquisition and compensation process.

## **SUMMARY OF FINDINGS**

There are four (4) objectives put forward to guide the study and the survey research design was adopted. The purposive sampling technique was used in selection of the claimants and to administer the questionnaires. Based on the primary and secondary data gathered from the field survey, the data were subjected to descriptive analysis and the study from its analysis found the following below;

The study revealed that majority of the claimants' male, between 31 to 60 years, married and have a family size above It also revealed that religion was not a basis for acquisition as the process was affected by all religious practices whilst majority of the respondents are into business, civil service and skilled labour (artisans) earning above 500,000 annually and have adequate educational qualification. The study also revealed that majority of the claimants are male who have been in the ownership of their property for over 20 years and whose subject acquired property are row shops and shopping complexes but majority do not have statutory ownership title to the properties.

The finding of the study revealed that almost all (80%) of the investigated processes were perfectly important in the compulsory acquisition and compensation practice in the study area.

Furthermore, claimants' level of satisfaction with the compulsory land acquisition and compensation

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process is very high in processes such as government involvement in acquisition and compensation, awareness of level of acquisition and compensation as well as communication channels.

Finally, the study revealed factors such as identifying claimants, delay in compensation payment, inaccurate enumeration of assets, sentimental value attached to land, government policies, government unwillingness to pay claimants, lack of transparency by the government, corruption activities by the officials, uncooperative attitude of the claimants, low assessment rate for crops and trees, introduction of fictitious claimants as well as claimant's refusal to accept compensation as the major factors determining satisfaction of the claimants in the compulsory land acquisition and compensation process in the study area.

## CONCLUSION

In conclusion, the outcome of the land development is the result of the extensive economic activities and a joint partnership by multiple actors in the development process that guarantee urban development use as well as regeneration of projects. The problem associated with the land development create a high demand for lands through the compulsory of land acquisition and compensation exercise that have the effect on people reactions either physically, emotionally, psychologically, financially, and culturally-related and seems to influence their behavioural and level of satisfaction when compensation is made The study therefore analysed residents

satisfaction on land acquisition and compensation processes in Oyo state, Nigeria. A case study of compulsory land acquisition in respect of construction of Airport-Ajia-Ife express to Amuloko project and showed from the analysis that the claimants are fairly satisfied with the compulsory land acquisition process with their satisfaction level largely impinging on factors such as difficulty in identifying claimants, delay in compensation payment, inaccurate enumeration of assets, sentimental value attached to land, government policies, government unwillingness to pay claimants, lack of transparency by the government, corruption Activities by the officials, uncooperative attitude of the claimants, low assessment rate for crops and trees, introduction of fictitious claimants as well as claimant's refusal to accept compensation, greed on the part of the claimants are the major factors determining satisfaction of the claimants in the compulsory land acquisition and compensation process in the study area and cannot be underrated and must be given the needed attention to stimulate peoples' willingness to give their properties for any government developmental projects.

## Recommendations

Generally, one of the intentions of a researcher is to fill an identified gap in knowledge. Hence, after analysis of claimants' satisfaction with compulsory land acquisition and compensation processes in Ona-Ara LGA, Oyo state, Nigeria. A case study of compulsory land acquisition in respect of construction of Airport-Ajia-Ife express to Amuloko project the Researcher hereby recommend as follows based on the findings of this research that there should be prompt payment of compensation to encourage claimants in case of another time they may need to release their property for developmental project. The claimants should cooperative with government in the process of asset valuation to enhance prompt payment of compensation.

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