

Acquisition and Revocation of Right of Occupancy for 110km Ibadan Circular Road in Ibadan Region, Oyo State, Nigeria

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Abstract: The study assessed the level of compliance by the acquiring Authority with the process and procedure stipulated in the law for acquisition of right of occupancy and emerging problems in respect of 110km Ibadan circular road project in Ibadan region. Survey research design was adopted and two types of questionnaires were prepared; one for the officers of the Ministry of Lands, Housing and Urban Development (MLHUD) and the other the land owners whose properties were acquired. The variables of the questionnaire include procedures adopted for acquisition and compensation by the authority, issues faced with revocation and compensation and level of satisfaction by the landowners with the exercise. Officers of relevant departments were sampled through Organized Focus Group Discussion (FGD) with semi-structured interview guide while the affected landowners were sampled through structured interview. The findings show that the acquiring authority complied with some of the laws, however, some were disregarded for instance, allowance were not made for interest for delay payment, injurious affection and emotional/psychological trauma suffered as a result of the exercise. No prompt attention to resettle or pay compensation to the affected people and inconsistency of the authority with regard to the circular road corridor that was formally approved for 150m and later extended to 500m which caused a lot of damage and rendered many people homeless are among the procedures not observed in the exercise. The study recommends that people should be adequately informed about government intention and purpose of revocation and acquisition of right of occupancy. Also, prompt resettlement plan or compensation should be made to the affected people and lastly compensation should include injurious affection delay payment and emotional or psychological trauma suffered as a result of the exercise.

Keywords: Acquisition, Revocation of Right of Occupancy, Compensation, Procedures, Circular Road, Ibadan Region.

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I. INTRODUCTION AND STATEMENT OF THE PROBLEM

Developing countries such as India, Brazil, Ethiopia among others struggled to provide basic infrastructure and services for the growing population and 70% of residents lack access to such services as housing, good roads, energy, water and sanitation (Nedozi et al 2014, Harts 2020). The importance of infrastructure particularly in urban area cannot be overemphasized, (Salau et al 2018, Osama 2017, Famuyiwa & Ominrin 2011). Government all over the world owe it's citizens a constitutional right of providing the necessary infrastructural facilities to enhance the socio-economic well-being of the people (Salau et al 2018, Olatunde et al 2018, Knye 2009). Government in Nigeria at various levels have been embarking on construction works such as road expansion and construction to decongest over-

stretched urban infrastructural facilities, dualize roads, construct hospitals, renovate stadia, airport, power station and develop housing estate among others (Oni 2020, Babalola 2025).

However, the desire to embark on these necessary projects is constrained by non-availability of land. People are not ready to release their land for socio-economic reasons and also land is considered a status symbol (Kuye 2003). Consequently, government usually invoke it's power of eminent domain to compulsorily acquire land from individual landowners. The revocation of right of occupancy for overriding public interest has the effect of compulsory acquisition of physical land rights in accordance with the Land Use Act, 1978. Overriding public interests is as stated in section 28 (2) of the Act. This is usually defined by enabling statute for example public purposes are listed in

Section 50(1) of the Land Use Act 1978 to include: Exclusive government use, Education and other social services among others. Acquisition and revocation of right of occupancy is possible because the Act in section (1) vested all lands within the territory of each state of the Federation in the governor to be held in trust and administered for the use and common benefits of all Nigerians. The state governor is therefore empowered under section 28 of LUA 1978 to revoke any right of occupancy granted or deemed to have been granted by him within his area of authority for overriding public purpose. However, condition for revocation are contained in section 28(6) & (7) & section (44) of the Land Use Act which include: It must be endured that the acquiring authority has the right to do so under the law, serving notice to the holder of right of occupancy stating the purpose for which land is revoked among others.

Also section 29(1) provides that “If a right of occupancy is revoked for the course set out above, the holder and the occupier shall be entitled to compensation for the value at the date of revocation of the unexhausted improvement”. Also section 44 of the 1999 constitution of the Federal Republic of Nigeria is the primary legal provision that supports compulsory acquisition and the payment of prompt compensation. This section mandates that no interest in property can be acquired compulsorily unless a law prescribes the procedure, purpose and require the prompt payment of compensation (Orkorji Uthay 2019).

Then the section provides for the affected individual to go to court or tribunal to have their interest and amount of compensation determined. Therefore the section ensures that the government’s power to acquire land is not absolute and is subject to constitutional limitations (Lawson & Agunbade 2018, Orkorji Uthay 2019). These laws served to safeguard property owners guaranteeing them compensation and a legal avenue to seek redress if they believe the compensation is inadequate or unfairly determined (Orkorji Uthay 2019).

Despite the legal provisions for acquisition and compensation in Nigeria, in practice the exercise continue to face numerous challenges (Kema et al 2019, Enitan et al 2024). For instance, inadequacy of the quantum of compensation on land taken have been observed to be generating controversies (Orkorji Uthay 2019, Babalola 2025). This system negates the principle of fairness which require that the claimant must not be better off or worse off than he was before his land was acquired (LUA 1978, section 44 of 1999 constitution of FRN). Another example is inconsistency of the government regarding area to be acquired for project, this also is a source of problem. For instance, this brought resistance from landowners in the course of Ibadan circular road project who thought that the extension of the road corridor from original 150m to 500 metre was politically motivated for selfish interest (Punch 2025).

Also, eviction and revocation of right of occupancy of the residents without adequate plan for resettlement or prompt payment of compensation has also been a source of problem for the residents (Babalola 2025, Soji Ajibola Tribune Newspaper 2024). In Nigeria, acquisition of land and payment of compensation are statutorily controlled as explained above.

Therefore, this study aimed at assessing the level at which the acquiring authority complied with the law and emerging issues in acquisition & compensation Ibadan circular Road project. In order to achieve this, the objectives are to:

- Investigate the procedure and processes adopted by the acquiring authority for revocation of right of occupancy of the residents & compensation.
- Identify the problems associated with acquisition and payment of compensation to the affected residents
- Identify the emerging problems from the residents’ point of view during the exercise.
- Identify the level of satisfaction of the residents with the exercise.
- Proffer suggestions to the government and the general public on ways to avoid problem in compulsory acquisition in Oyo State in particular and Nigeria in general.

➤ *Justification of the Study*

The study is very important for its benefit to the public and government. It creates awareness to the public that the law provides for the process and procedure which the acquiring authority must satisfy before acquisition could be described as being valid, fair and just. It also serves as caution to the acquiring authority that their power to acquire land is subject to constitutional limitations. If these legal processes and procedures are adopted and enforced, it will reduce the challenges faced in revocation and acquisition of rights for overriding public interest. The problem regarding acquisition or revocation of right of occupancy and compensation has been of major concern in Nigeria. For instance, studies by Okorji Uthay 2019, Babalola 2025, Lawson and Agunbiade 2018, Olatunde et al 2018 among others.

Despite these convincing volume of empirical studies, gap for further studies remain wide. While these increasing body of literature are emerging on inadequacy of compensation, delay in the payment of compensation, level of responsibility of land acquisition among others, there has been very little rigorous documentation and analysis on assessing the level of compliance by the acquiring authority with the process and procedure laid down by the Land Use Act and constitution of FERN for revocation and compensation and this emerging issues during the exercise. This is the gap in the knowledge this study stands to bridge with the findings from the study.

➤ *The Study Area*

The study area covers the eleven (11) local government area known as Ibadan region Oyo State. Five (5) local government areas are in urban area (Ibadan North, Ibadan South East, Ibadan South West, Ibadan North East and Ibadan North West) and six (6) in peri-urban (Akinyele, Oluyole, Ido, Lagelu, Egbeda and Ona-Ara) (Agbola & Alabi 2021). This area covers a land area of approximately

8669.418k² (Lawal 2022) which constitutes 22.18% of Oyo State Land Area 39.077.69km² (Lawal 2022). Ibadan region is bounded in the North by Afijio Local Government, in the East by Osun State and Ogun State in the South by Ogun State and in the West by Ibarapa East local government and Ogun State. See the map of Ibadan region in figure 2.1 showing Ibadan circular road.

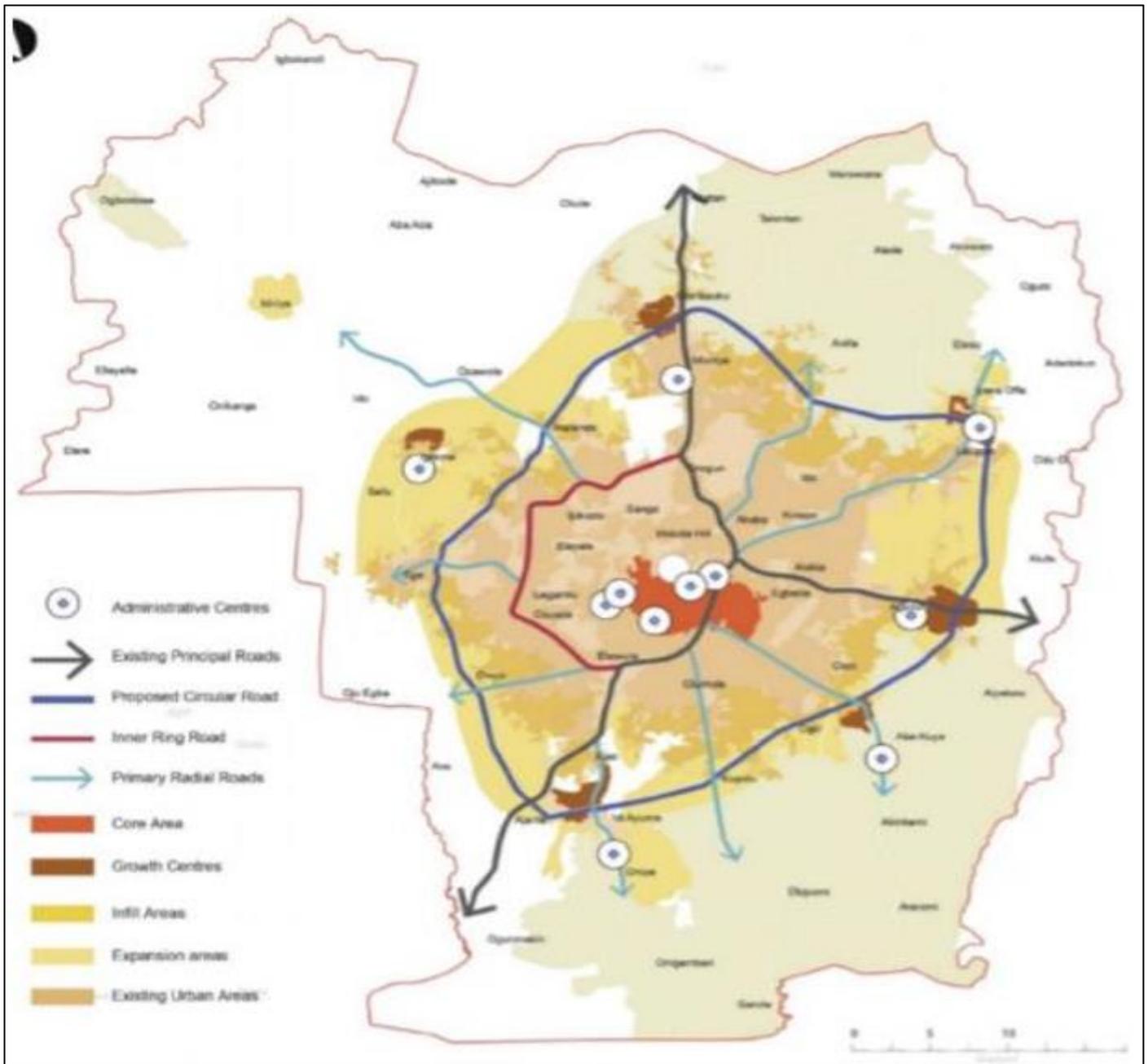


Fig 1 Ibadan Circular Road
Map of the Study Area

Source: Dar A-Hadasha (2018) Final masterplan-Executive summary of Ibadan city master plan
<https://ibadanflood.org/site/default/files2023-01/Nibo11-0100D-RPT-PM=099.ZOREV/pdf>

Ibadan circular road is located in Ibadan the capital of Oyo State, Nigeria. It is situated approximately 70.3775⁰N latitude and 3.9470⁰E longitude in the South West region of the country (Gbadegesin et al 2024). In terms of population

the city is Nigeria’s third largest urban center after Kano and Lagos with an estimated metropolitan population approaching 4 million in 2024 (Gbadegesin et al 2024).

➤ *Analysis of Land Area in Ibadan Region*

Table 1 shows the land area of each local government and the percentages. Ibadan North East has the smallest land

area while Oluyole local government has the largest land area. Urban local government have smaller area compared with the peri-urban.

Table 1 Analysis of Land Area in Ibadan Region

S/N	LOCAL GOVERNMENT	AREA (KM ²)	Percentage (%)
1.	Ibadan North	420	4.84
2.	Ibadan North East	125	1.44
3.	Ibadan North West	238	2.74
4.	Ibadan South East	805.37	9.28
5.	Ibadan South West	244.55	2.82
6.	Akinyele	575	6.63
7.	Egbeda	410	4.72
8.	Ido	1010.954	11.66
9.	Lagelu	416	4.76
10.	Ona-Ara	424.544	4.89
11.	Oluyole	4000	46.20

Source: Lawal 2021

The 110km circular road covers the six (6) local governments in the peri-urban (Oluyole, Egbeda, Ona-Ara, Lagelu, Akinyele and Ido). The communities affected in Oluyole include Egbeda Tuber, Tech-U and Ajota. In Lagelu: Ejioku, Arulogun and Oyagaga. In Egbeda: Ayede and Erunmu. Ona-Ara: Ajia, Badeku and Akamo. Akinyele and Ido Local Governemnt also have dozens of affected villages including Arorokole, Molarere, Omi-Adio & Wire & Cable Elenusonso among others (Punch 2025, Ministry of Lands, Housing and Urban Development (MLHUD) 2025).

➤ *Research Design*

In order to achieve the research objectives, a survey research design was adopted for the study. Both qualitative and quantitative approaches were employed. The mixed method is rooted in critical realism (Zachariadis, Scott & Barrett 2013). Purposive sampling technique was employed to select information from the affected land owners who provided the required data for this study. Also, secondary data were collected from files and records in the Ministry of

Lands, Housing and Urban Development (MLHUD) through in-depth interview and organized Focus Group Discussion (FGD). Three sections with 10 staff in each session of FGD were conducted with staff in the land management, land service department, land use charge, Admin. Department, Account department and Planning Research & Statistics and subsequent transactions with Directors of Land and other senior staff in attendance. A total of 50 interview guides were administered to the land owners who were affected by the acquisition exercise and all were retrieved for final analysis.

II. METHOD OF DATA ANALYSIS

The data were analyzed with both descriptive (Frequency and percentage, mean & standard deviation) and inferential statistics (Chi-square and probability).

➤ *Data Analysis*

Table 2 Demographic Characteristics of Landowners

S/N	MARITAL STATUS	FREQUENCY	PERCENTAGE
1.	(a) Single	2	6.66
	(b) Married	23	76.66
	(c) Divorced	-	-
	(d) Widow	5	16.66
	Total	30	100
2.	AGE GROUP	FREQUENCY	PERCENTAGE
	(a) 21-30yrs	2	6.66
	(b) 31-40yrs	5	16.66
	(c) 41-50yrs	20	66.66
	(d) 50 yrs and above	3	10,00
	Total	30	100
3.	EDUCATIONAL QUALIFICATION	FREQUENCY	PERCENTAGE
	(a) No formal education	5	16.66
	(b) Primary School	-	-
	(c) SSCE & WAEC	5	16.66
	(d) Tertiary Institution	20	66.66
	Total	30	100
	INCOME OF LANDOWNERS	FREQUENCY	PERCENTAGE

4.	(a) Below ₦70,000 per month	5	16.66
	(b) ₦70,000 per month	-	-
	(c) ₦71,000 – 80,000 per month	10	33.33
	(d) ₦81,000 and above per month	15	50
	Total	30	100
	OCCUPATION OF LANDOWNERS	FREQUENCY	PERCENTAGE
5.	(a) Farming	7	23.33
	(b) Trading	8	26.66
	(c) Artisan	10	33.33
	(d) Civil Servant	1	3.33
	(e) Unemployed	4	13.33
	Total	30	100

Table 2 above provides information on the socio-demographic characteristics of the landowners in the study area. The figures present the frequency and percentage of the respondents for each category of the variables. The first variable presented is marital status which indicates that majority of the respondents (76.66%) are married, 6.66% single and 16.66 % are widow.

The next category of the variables is age group of the respondents. 66.66% are within age 41 years to 50 years, 10% are age 50 years and above while 16.66% represents age 31 – 40 years and 6.66% represents age 31 – 40 years and 6.66%, 21 – 30 years. 10% of the population represent the old age who are either retiree or above the working class.

The next category of the variable is educational qualification of the respondents. Descriptive statistics

characteristics of the respondents showed that 66.66% of the respondents had above secondary school certificate and 16.66% had no formal education.

The fifth variable is income which shows that majority of the respondents had an income range between ₦81,000 and above per month, followed by ₦71,000 – ₦80,000 per month representing 33.33% while the least which is below ₦70,000 per month represents 16.66% of the respondents.

The final variable represented is occupation of landowners. The result shows that 33.33% are Artisans while 26.66% engaged in Trading, 23.33% are Farmers, 3.33% are Civil Servants while 13.33% are unemployed. This category could be retirees or those above the working age and depend on their megre income for sustainable.

Table 3 Property Ownership

S/N	YEAR OF OCCUPATION	FREQUENCY	PERCENTAGE
1.	(a) Less than 10yrs	-	-
	(b) 11 – 20yrs	3	10
	(c) 21 – 30yrs	7	33.33
	(d) 31 – 40yrs	15	50
	(e) 40yrs and above	5	16.66
	Total	30	100
	MEANS OF ACQUISITION	FREQUENCY	PERCENTAGE
2.	(a) By Gift	-	-
	(b) By inheritance	5	16.66
	(c) By Purchase	25	83.33
	(d) Auction sale	-	-
	Total	30	100
	TYPE OF PROPERTY OWNED	FREQUENCY	PERCENTAGE
3.	(a) House	10	33.33
	(b) Farmland & Crops	15	50.00
	(c) Mixed Properties	-	-
	(d) Land Only	5	16.66
	Total	30	100
	TYPE OF DOCUMENT HOLD ON TO THE PROPERTY	FREQUENCY	PERCENTAGE
5.	(a) Statutory Right of Occupancy	12	40
	(b) Customary Right of Occupancy	-	-
	(c) Building Plan approval	2	6.66
	(d) Unregistered Land Agreement	16	53.33
	Total	30	100

Source: Field Survey 2025

Table 3 provides information on property ownership including year of acquisition, means of acquisition, type of property owned and document hold on the property. Based on the first variable which is year of acquisition, majority of the respondents (50%) had acquired their land between 31 – 40 years ago, this is followed by 21 – 30 years which represents 33.33% of the respondents, followed by 40 years and above which represent 16.66% of the respondents and no people with less than 10 years.

The next category of the variable is means of acquisition. Majority of the respondents 83.33% purchased

their land while the remaining 16.66% inherited their land from their ancestors.

The next category is the type of property owned. 50% of the respondents owned farmland & crops, while 33.33% owned houses and 16.66% owned land only.

The fourth category of the variable is type of document hold on the property. 53.33% of the respondents hold unregistered land agreement while 40% holds certificate of Occupancy on their land. Only 6.66% said they have approved building plan by the appropriate planning authority.

Table 4 Emerging Issues with Acquisition and Compensation Respond as follows: SD – Strongly Disagree, D – Disagree, A – Agree, SA- Strongly Agree, M – Mean, STD – Standard Deviation

S/N	ITEMS	SD	D	A	SA	M	STD
1.	The owner or valid occupiers were not duly notify of the decision to acquire land	0	0	19	11	3.65	0.51
2.	The state government extension of the circular road corridor from 150km to 500m caused a lot of damage to buildings and rendered many homeless	0	0	5	25	3,83	0.37
3.	Eviction and revocation without adequate plan for resettlement and compensation brings problem	0	0	7	23	3.77	0.43
4.	It remains unclear how the promised integration of existing properties into development plan will be implemented in practice	0	0	5	25	3.83	0.51
5.	Residents were hostile during the assessment of compensation because of non-adherence to some procedures	0	0	3	27	3.90	0.30
6.	Bureaucratic procedure involved in the payment of compensation and lack of settlement plan for the displaced people (residents)	0	0	3	27	3.90	0.30
7.	Compensation paid is not satisfactory because no compensation was given to interest for delay payment	0	0	2	28	3.93	0.25
8.	No financial payment made available for injurious affection such as loss of livelihood emotional/ psychological trauma suffered as a result of the exercise	0	0	8	22	3.73	0.44

Source: Field Survey 2025

Table 4 as shown above provides information on emerging issues with acquisition and compensation in respect of the affected landowners. The table presents the responses of the survey participants on a scale of Strongly Disagree (SD), Disagree (D), Agree (A), Strongly Agree (SA) The mean (M) and Standard Deviation (STD). The first row of the table revealed that land owner were not duly informed of the decision to acquire the land with 19 respondents agree and 11 strongly agree. The mean response is 3.85 and standard deviation 0.51. this suggest that a significant number of landowners were not duly informed by the acquiring authority as all respondents provided almost the same answer indicating no variability in the responses.

The second row indicates that 5 participants agree and 25 strongly agree that the state government extension of the circular road corridor from 150m to 500m caused a lot of damage to buildings and rendered many homeless. The mean response is 3.83 and standard deviation 0.37, suggesting that many landowners was affected by that decision.

The third row reveals that 7 participants agree and 23 strongly agree that eviction and revocation without adequate plan for resettlement and compensation brings a lot of

problem to the affected people. The mean responses is 3.77 and the standard deviation is 0.43.

The fourth item in the table shows that 25 respondents strongly agreed and 5 agreed that the affected people do not understand how the government will integrate the existing development into their development plan. This represents 3.83 mean response and 0.51 standard deviation. This brings a lot of problem with the people whose business houses may not be included in the plan.

Item five shows that 3 respondents agree and 27 strongly agreed that the residents were hostile during the assessment of compensation because of non-adherence to some procedures. The mean response is 0.83 and 0.51 represent standard deviation. This shows that non-adherent to procedure laid down in the LUA could be a source of problem in practice.

Item six in the table reveals that 3 respondents agreed and 27 strongly agreed that bureaucratic procedure were involved in compensation payment and settlement plan. This gives the mean response of 3.90 and 0.30 standard deviation.

Item seven on the table shows that 2 respondents agreed and 28 respondents strongly agreed that the compensation paid is not satisfactory because no compensation was given to interest for delay payment was considered. This gives the mean response of 3.83 and the standard deviation is 0.51.

Lastly item eight, 8 respondents agreed and 22 strongly agreed that no financial payment made available for injurious affection such as loss of livelihood, emotional/psychological trauma suffered as a result of the exercise. The mean response is 3.73 and the standard deviation is 0.43

Table 5 Level of Satisfaction with the Exercise by Landowners

S/N	WHAT IS YOUR LEVEL OF SATISFACTION WITH THE EXERCISE	FREQUENCY	PERCENTAGE
1.	(a) No satisfaction at all	25	83.33
	(b) Low satisfaction	5	16.66
	(c) High Satisfaction	-	-
	(d) Very High Satisfaction	-	-
	Total	30	100
	WHAT DO YOU INTEND TO DO IF YOU ARE NOT SATISFIED	FREQUENCY	PERCENTAGE
2.	(a) Court Action	5	16.66
	(b) Nothing because Court action is slow and costly	15	50.00
	(c) Seek for Arbitration and Mediation	10	33.33
	(d) Other Means	-	-
	Total	30	100

Source: Field Survey 2025

Tables 5 shown above sought to know the level of satisfaction of the respondents with the exercise and what to do if not satisfy. 25 respondents (83.33%) of the respondents were not satisfied at all while only 5 respondents (16.66%)

are fairly satisfied (low). Consequently, only 5 (16.66%) of the respondents were ready for court action, 10 (33.33%) opted for arbitration and mediation and 15 (50%) decides not to do anything because of poverty.

Table 6 Level of Compliance with Procedure for Acquisition and Compensation by the Acquiring Authority: Respond with SD – Strongly Disagree, D – Disagree, A – Agree, SA – Strongly Agree

S/N	ITEMS	SD	D	A	SA	X ²	P-V
1.	The titleholder was served with a notice of revocation of right of occupancy prior to acquisition	0	0	8	42	23.120	0.000
2.	The purpose for which revocation of right of occupancy was meant was spelt out in the notice	0	0	11	39	15.650	0.000
3.	The titleholder was heard on the proposed revocation with proof of the receipt of the notice	0	0	12	38	13.520	0.000
4.	The revocation signified under the hand of the public officer was duly authorized by the Governor	0	0	50	0	0	0
5.	The proposed revocation and acquisition was gazette	0	0	50	0	0	0
6.	The description of the subject property for revocation was properly delineated showing survey details to avoid error	0	0	40	10	18.00	0.000
7.	The notice served specified time within which the acquiring authority intend to take possession	0	7	9	34	7.160	0.000
8.	Compensation was computed for the value of unexhausted improvement at the date of revocation and on cost of replacement basis	0	0	50	0	0	0
9.	Crops were counted by stand in the presence of the Claimant of crop enumeration	0	0	50	0	0	0
10.	Crops were properly described and conform with valuation rate i.e the grade of the crop	0	12	38	0	13.528	0.000
11.	Allowance was made for interest and delay payment of compensation	0	0	30	20	0.157	0.000
12.	Allowance was made for injurious affection by the acquiring authority	50	0	0	0	0	0
13.	Allowance was made for loss of livelihood and emotional psychological trauma suffered by the land owner	50	0	0	0	0	0

Source: Field Survey 2025

Table 6 presents the chi-square analysis to evaluate the level of compliance of the acquiring authority with the process and procedure for acquisition and compensation in respect of Ibadan Circular Road Project. the analysis categorizes participant responses into four options: Strongly Disagree (SD), Disagree (D), Agree (A) and Strongly Agree (SA). Each item includes the total number of responses and the corresponding chi-square (x^2) statistics with probability values (p-value). The first item shows that a substantial majority of respondents (42) strongly agree and (8) agree that the titleholder was served with a notice of revocation of right of occupancy prior to acquisition resulting in a chi-square of 23.120 and a p-value of 0.000. This indicates a strong statistical significance highlighting the level of compliance with item procedure.

The second row (item 2) of the table indicates that the majority of the survey participants (39) strongly agree and eleven (11) agree that the purpose for which revocation of right of occupancy was meant was spelt out in the notice served with the chi-square of 15.68 and probability value of 0.000 which indicate a significant agreement by the participants.

The third row (item 3) indicates that 38 participants strongly agree and 12 agree that the titleholder was heard on the proposed revocation with proof of the receipt of the notice with the chi-square of 13.520 and probability value of 0.000. This indicates a strongly agreement by the authority with this procedure.

Item 4 on the table shows that there is unanimous agreement 50 agree on the facts that revocation signified under the hand of the public officer was duly authorized by the Governor.

Similar to previous item, item 5 all 50 respondents agree that the proposed revocation and acquisition was gazette.

In item 6 significant majority of the participants 40 agreed and 10 strongly agreed that the description of the subject property for revocation was properly delineated showing survey details to avoid error. This is supported by a chi-square of 18.00 and p-value of 0.000 which indicate strong statistical significance.

Item 7 on the table 34 participants strongly agreed, 9 agreed that the notice served specified time within which the acquiring authority intend to take possession while only 7 participants disagreed with this statement, the chi-square is 27.160 while the probability value (p-value) is 0.000.

Item 8 reveals that 50 participants agreed that compensation was computed for the value of unexhausted improvement at the date of revocation and on cost of replacement basis. This is a unanimous agreement indicating the importance of the procedure.

Also in item 9, 50 participants agreed that crops were counted by stand in the presence of the Claimant of crop enumeration, this is also a unanimous agreement.

However, in item 10, 38 participants agreed and 12 disagreed that crops were properly described and conform with valuation rate i.e the grade of the crop. This shows a mixed opinion with 38 agreeing and 12 disagreeing on this statement.

Item 11 shows that 30 participants agreed that and 20 disagree no allowance was made for interest and delay payment of compensation

Also, in item 12, all the participants (50) agreed that no allowance was made for injurious affection and psychological/emotional trauma suffered by the affected people.

And lastly, item 13, likewise no allowance was made for loss of livelihood and emotional psychological trauma suffered by the affected people.

Table 7 Administrative Problems Faced by the Public Officer During the Exercise

S/N	ITEMS	SD	D	A	SA	X ²	P-V
1.	Resistance to acquisition during the exercise for economic and socio-cultural reasons	0	0	25	25	1.000	0.000
2.	Barrier during compensation assessment due to claimant hostility	0	0	30	20	0.157	0.000
3.	Complex problem of identifying the rightful land owner	0	0	12	38	13.52	0.000
4.	Where land is held on communal bases the efforts of seeking the consent of the various community leaders is problematic	0	0	0	50	0	0
5.	Resistance by the land owner because land is considered a status symbol which they do not want to lose	0	0	0	50	0	0
6.	Resistance from the residents because of loss of source of livelihood and emotional/ psychological trauma suffered during the exercise	0	0	39	11	15.60	0.000

Source: Field Survey 2025

Table 7 reveals administrative problems faced by the public officer during the exercise. Item 1 in the table shows that 25 participants agreed and 25 strongly agreed that there

was resistance to acquisition during the exercise for economic and socio-cultural reasons. This represent a chi-

square of 1.000 and probability value of 0.000. Indicating strong statistical significance.

Item 2 on the table shows that people were hostile to the public officers during compensation assessment with 30 participants agreed and 20 strongly agreed, chi-square is 0.157 with 0.000 p-value.

Also item 3, the officers face the complex problem of identifying the rightful land owner with 12 participants agreed and 38 strongly agreed with chi-square 13.52 and p-value 0.000.

Closely related to this is item 4 where the officers face the problem of getting the consent of the various community leaders where land is held on communal bases. 50 participants agreed with this statement.

In item 5, 50 participants strongly agreed that there was resistance by the land owner because land is considered a status symbol which they do not want to part with.

Lastly, in item 6, there was similar resistance from the land owner where 39 participants agreed and 11 strongly agreed that resistance from the residents because of loss of source of livelihood and emotional/ psychological trauma suffered during the exercise. The chi-square is 15.60 and probability value is 0.000.

III. SUMMARY OF FINDINGS

In summary, Table 4 shows emerging problem during the acquisition and compensation exercise. These include the authority's decision to extend the circular road corridor beyond the original approved 150 metres. This is in tandem with the view of (Punch 2025). Also, eviction of the residents without adequate plan for resettlement and compensation payment is another serious problem in the exercise. This perception corroborates the view of Babalola 2025, Soji Ajibola 2024. Also the residents do not understand how the acquiring authority intend to integrate the existing development into development plan among others.

Table 6 shows level of compliance by the acquiring authority with processes and procedures for acquisition and compensation as stipulated in the law (Orkorji Utchay 2019). Some of these procedures were complied with while some were disregarded for instance: no allowance was paid for interest on delay payment this brings about inadequacy of compensation. This agrees with (Babalola 2025, Orkorji Utchay 2019). Also compensation was not paid for injurious affection and psychological or emotional trauma suffered by the land owners during the exercise. Lastly, the residents have little awareness about the exercise and that was the reason for their hostility.

Table 7 also shows some of the administrative problems faced by the acquiring authority during the exercise. These include: resistance to acquisition, complex

problem of identifying the rightful land owners among others.

RECOMMENDATIONS

➤ *Based on the Findings from the Analysis the Following Recommendations are Proposed:*

- There should be adequate public awareness about the importance of land acquisition by the government for overriding public interest through seminar, public lecture, radio and television, awareness campaign etc.
- Streamline bureaucratic processes simplify and expedite the procedures for payment of compensation and resettlement of the affected people.
- The public authority should know that their power to acquire land is not absolute, it is subject to constitutional provisions and therefore should be fair in exercising power of compulsory acquisition.
- People whose properties are acquired for overriding public interest should be adequately compensated on time. For instance, payment should be paid for delay payment, injurious affection and psychological or emotional trauma suffered during the exercise.
- The procedures and processes stipulated in the law for acquisition and compensation should be strictly comply with by the acquiring Authority in order for the exercise to be fair and valid.

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