



## RESEARCH ARTICLE

### DETERMINANTS OF LAND ACQUISITION AND COMPENSATION PRACTICES IN EMERGING URBAN CENTERS: EVIDENCE FROM EDE, NIGERIA

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#### ABSTRACT

This study assessed the determinants of compulsory land acquisition and compensation practices in Ede, Osun State, Nigeria. Twelve Estate Surveyors and Valuers (ESVs), representing claimants in acquisition processes, were purposively sampled to provide professional insights into the effectiveness and challenges of current practices. Data were collected using structured questionnaires and analysed with descriptive and inferential statistical techniques, including correlation and factor analysis. The demographic profile of respondents indicated a highly experienced group, with 66.7% possessing 6–10 years of professional practice and 83.3% holding the Associate membership of the Nigerian Institution of Estate Surveyors and Valuers (ANIVS). The correlation matrix revealed mostly weak associations among variables; however, the Kaiser-Meyer-Olkin (KMO) measure of 0.645 and Bartlett's Test of Sphericity ( $\chi^2 = 741.94$ ,  $p < 0.001$ ) confirmed the adequacy of the sample for factor analysis. Principal Component Analysis (PCA) extracted three major components with eigenvalues greater than one, jointly explaining 57.99% of the total variance. These components reflected procedural efficiency, claimant experience and dispute management, and compensation practices. Performance ratings highlighted significant shortcomings: timeliness of compensation (mean = 2.85) and overall acquisition practices (mean = 2.97) were rated low, while procedural compliance such as issuing notices (mean = 3.21) and conducting enumerations (mean = 3.11) achieved only moderate ratings. The rotated component matrix further underscored the interdependence of procedural transparency, claimant satisfaction, and dispute management. The findings indicate that delays in compensation, weak procedural compliance, and poor dispute resolution are key drivers of dissatisfaction with land acquisition practices. The study recommends prompt and transparent compensation payments, stronger procedural compliance through proper documentation and communication, and the establishment of effective dispute resolution mechanisms to enhance fairness, efficiency, and legitimacy in land acquisition processes.

**Keywords:** Land acquisition, compensation practices, urban centers, Ede, Nigeria

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## INTRODUCTION

Land remains a critical resource in urban development, underpinning housing delivery, infrastructure provision, and economic expansion. In many developing countries, rapid urbanization has intensified the demand for land, often resulting in compulsory acquisitions by governments for public purposes (Mabogunje, 2011; Cotula, 2009). While compulsory acquisition is legally justified under the principle of eminent domain, the fairness and transparency of compensation practices continue to generate significant debates, particularly in Sub-Saharan Africa, where governance structures are often weak and institutional processes poorly enforced (Boone, 2019; Tagliarino, 2017).

In Nigeria, the Land Use Act of 1978 vests land ownership in the state, granting governors authority over land allocation and acquisition. Despite its intentions to streamline land administration, the Act has been widely criticized for creating bureaucratic bottlenecks, delays in compensation, and disputes between claimants and acquiring authorities (Fabiye, 2011; Nuhu, 2008). Previous studies have highlighted recurring challenges such as inadequate notice to claimants, delays in payment, undervaluation of properties, and lack of effective dispute resolution mechanisms, all of which undermine trust in the land governance system (Aluko & Amidu, 2006; Ayo & Iroham, 2014).

Emerging urban centers like Ede, located in Osun State, exemplify these challenges. With increasing urban expansion and infrastructural projects, compulsory land acquisitions have become more frequent, intensifying tensions between state authorities and affected landowners. Understanding the determinants of acquisition and compensation practices in such contexts is crucial, not only for improving procedural fairness but also for mitigating disputes and ensuring sustainable urban development. Scholars have argued that transparent processes, timely compensation, and effective dispute management are essential determinants of legitimacy in compulsory acquisition practices (Payne, Durand-Lasserve, & Rakodi, 2009; Ogedengbe & Aluko, 2013).

This study therefore investigates the determinants of land acquisition and compensation practices in Ede, Nigeria. By employing factor analysis of survey responses from Estate Surveyors and Valuers representing claimants, it identifies the key procedural, institutional, and experiential dimensions shaping perceptions of fairness and effectiveness. The study contributes to the growing discourse on land governance in emerging African cities and offers policy relevant insights for enhancing transparency, equity, and efficiency in compulsory acquisition processes.



## LITERATURE REVIEW

Land acquisition and compensation practices have attracted global scholarly interest, particularly in the Global South where rapid urbanization intensifies land pressures. In emerging urban centers, the processes by which governments acquire land for public purposes and compensate affected persons are often contentious, reflecting tensions between statutory provisions, valuation practices, institutional capacity, and community expectations. Scholars emphasize that compensation is not merely a technical issue of valuation, but a governance and distributive justice challenge that determines whether compulsory acquisition promotes development or engenders social conflict (UN-Habitat, 2016; World Bank, 2018).

In Nigeria, the Land Use Act of 1978 remains the fundamental statutory framework governing compulsory acquisition. The Act vests land in state governors and prescribes that compensation be paid only for “unexhausted improvements,” such as buildings, crops, and installations, rather than for land value itself (Federal Republic of Nigeria, 1978). This provision has been widely critiqued for creating systemic inequities, as it excludes compensation for the market value of land, thereby fueling disputes and litigation (Oladokun, 2023). Scholars argue that Section 29 of the Act is a central determinant of compensation outcomes, embedding legal restrictions that predispose claimants to dissatisfaction (Irori & Akujuru, 2025).

The valuation methodology prescribed under the Land Use Act significantly shapes outcomes. Government valuers frequently apply depreciated replacement cost (DRC) or replacement cost for improvements, producing compensation figures that are markedly lower than market-based expectations (Egbenta & Udoudoh, 2018). Empirical studies in Lagos, Abuja, and other Nigerian cities reveal a consistent “value gap” between official compensation figures and the amounts claimants believe reflect market reality (Bello & Olanrele, 2016; Irori & Akujuru, 2025). The valuation technique employed therefore emerges as a major determinant of whether compensation is perceived as fair or exploitative.

Beyond legal provisions, institutional weaknesses strongly influence compensation practices. Challenges such as inadequate record keeping, delays in disbursement, lack of transparency, and political interference undermine fairness and timeliness in compensation delivery (Oladokun, 2023). Studies in Osun State and other regions have highlighted administrative bottlenecks, including delayed payments and the absence of effective grievance redress mechanisms, as key determinants of claimant dissatisfaction (Adebisi et al., 2024; Irori & Akujuru, 2025).

Customary land tenure systems and informal land markets also complicate acquisition processes. In southwestern Nigeria, particularly Osun State, the activities of *omo-onile* (land grabbers) and multiple land sales create ownership disputes that complicate compensation



procedures (Ankeli et al., 2020). In Ede and Owode-Ede, overlapping claims between communities, customary owners, and state authorities heighten tensions, often resulting in protracted disputes or accusations of misuse of acquisition powers (Adewale, 2023). These dynamics highlight how tenure pluralism and informal land transactions serve as context-specific determinants of acquisition and compensation outcomes.

Emerging urban centers such as Ede face unique pressures associated with peri-urbanization. As urban expansion converts agricultural land to residential and commercial uses, claimants' expectations about land value rise, yet statutory frameworks fail to capture future opportunity costs. Studies in Osogbo and other peri-urban communities demonstrate that landowners perceive compensation as inadequate because it ignores the economic potential of rapidly appreciating land (Oluwasola Adebisi et al., 2024). Thus, urbanization dynamics are significant contextual determinants of compensation adequacy.

Process related variables, including consultation, transparency, and access to grievance mechanisms, are widely acknowledged as influencing compensation outcomes (World Bank, 2018; UN-Habitat, 2016). Nigerian studies demonstrate that limited stakeholder engagement and opaque procedures intensify claimants' resistance, whereas participatory processes can mitigate conflict even where compensation levels are modest (Oluwasola Adebisi et al., 2024). Social factors such as livelihood impacts, socioeconomic status, and claimant expectations also determine levels of satisfaction, with communities emphasizing not only monetary compensation but also resettlement and livelihood restoration (Irori & Akujuru, 2025).

Overall, the literature suggests that the determinants of land acquisition and compensation are multidimensional: legal prescriptions (Land Use Act provisions), valuation methodologies, institutional capacity, customary tenure dynamics, peri-urbanization pressures, and procedural fairness. Yet, while extensive national level studies exist, fewer focus on smaller urban centers such as Ede, which face unique tenure pluralism, political economy dynamics, and rapid urban growth. Addressing this gap through a localized study provides the opportunity to test the relative weight of these determinants and to recommend reforms tailored to the realities of emerging Nigerian cities.

## **METHODOLOGY**

This study adopted a quantitative research design to investigate the determinants of land acquisition and compensation practices in Ede, Osun State. A purposive sampling technique was employed to select twelve Estate Surveyors and Valuers (ESVs) who represented claimants in compulsory acquisition processes. The choice of this professional group was informed by their statutory role in valuation, compensation assessment, and negotiation, thereby ensuring that the data obtained reflected informed professional perspectives. Primary



data were collected through structured questionnaires, which captured respondents' demographic characteristics, experiences, and perceptions of acquisition and compensation practices. The instruments were designed to elicit information on procedural efficiency, timeliness of compensation, dispute management, and overall satisfaction with the process.

The data were analysed using both descriptive and inferential statistical tools. Descriptive statistics, including frequencies, percentages, and means, were employed to summarize respondents' characteristics and evaluate trends in compensation practices. Inferential statistics, particularly correlation and factor analysis, were applied to examine the interrelationships among variables and to identify the underlying factors influencing acquisition and compensation outcomes. The results of the analyses were presented in tables and graphs for clarity and ease of interpretation. This methodological approach ensured that the study combined professional expertise with statistical rigor, thereby providing a robust basis for evaluating the effectiveness and challenges of land acquisition and compensation practices in the study area.

## **PRESENTATIONS OF RESULTS AND DISCUSSIONS**

### **Presentations of Results**

The results of the descriptive assessments of demographic characteristics of respondents are summarized in Table 1. From Table 1 above, the distribution of respondents' ages showed that the majority were between 36-45 years and 56-65 years, with each group comprising 33.3 percent of the participants. Respondents aged 46-55 years made up 25.0 percent, while those in the 25-35 age range constituted only 8.3 percent. The data indicated that a significant proportion of the respondents were in the mid-to-late career stages, reflecting a mature and experienced group. Most respondents (58.3 percent) held B.Sc./HND degrees, with 25.0 percent possessing postgraduate qualifications.

On the contrary, no respondents held National Diplomas (ND), No respondents attended only secondary and other unspecified educational qualifications, suggesting a highly educated sample predominantly holding higher academic degrees. In term of professional qualification the data shows that 2 (16.7 percent) Estate Surveyors and Valuers hold the FNIVS qualification, reflecting senior professional status while 10 (83.3 percent), are ANIVS members, indicating that most professionals are at an advanced or experienced stage. There are no Graduate/Probationer members among the respondents, suggesting a lack of entry-level professionals in this sample. The majority of respondents (66.7 percent) had between 6-10 years of professional experience. A smaller group had 1-5 years (16.7 percent) or more than 10 years (16.7 percent) of experience. This distribution suggested that most respondents were in the mid-stage of their professional careers, with a solid foundation of experience in their field.





**Table 1: Selected ESVs Representing Claimants' Demographic Characteristics**

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

**Source:** Author Field Survey (2024)

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

The correlation matrix showed that while there were some correlations among the variables, many of the values were low, suggesting limited direct associations.

**Table 2: Correlation Matrix Model of Relationships among the Variables**

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

**Source:** Field Survey (2024).



However, the KMO value and the significance of Bartlett's Test indicated that the data were suitable for factor analysis. The results supported the notion that the variables had sufficient inter-correlation and that factor analysis could effectively identify underlying factors related to land acquisition and compensation practices.

**Table 3: KMO and Bartlett's Test**

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

**Source:** Authors' Field Survey (2024).

The analysis of the data, as detailed in the provided matrix in Table 3, highlights key relationships and assesses the suitability for factor analysis. The correlation matrix shows a range of inter-correlations among the variables related to land acquisition and compensation practices. For instance, the correlations between various variables, such as how long participants have been involved in land acquisition and the overall rating of the acquisition and compensation practices, were relatively low, suggesting limited direct relationships among these factors.

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

The factor analysis related to compulsory land acquisition and compensation practices provides an in-depth understanding of the effectiveness and challenges in this domain. The ranking and mean scores of various aspects of the practice highlight areas of strength and opportunities for improvement. The data indicates that most aspects of the land acquisition and compensation process are rated as "Low" performance levels, with mean scores ranging from 2.48 to 3.11. Specifically, the lowest ranking is for the question, "How long have you been participating in land acquisition in the state?" with a mean score of 2.48, reflecting a low level of experience or engagement. Similarly, ratings for overall acquisition and compensation practices, as well as the timeliness of compensation payments, are low, with scores of 3.11 and 2.97, respectively. These low scores suggest significant dissatisfaction with both the processes and outcomes of land acquisition and compensation in Osun State. Moderate performance levels are indicated for questions related to procedural aspects, such as issuing notices to claimants (mean score of 3.01), enumeration before possession (mean score of 3.11), and claimant reactions to compensation (mean score of 3.25).

**Table 4: Ranking and Performance Level of Estate Surveyors**

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

**Source: Field Survey Results (2024).**

Although these areas are rated higher than the lowest aspects, they still indicate room for improvement. The analysis also reveals that aspects requiring improvement are rated moderately (mean score of 3.15), suggesting a recognition of specific issues but also an acknowledgment of existing challenges in addressing them. The factors causing disputes and recording these disputes (both with mean scores of 2.89) indicate underlying problems that need addressing to reduce conflict and enhance satisfaction.

The factor analysis of compulsory land acquisition and compensation practices in Osun State revealed significant insights into the underlying dimensions of the process. The extraction values indicated the relative importance of various factors in assessing the overall effectiveness of these practices as summarized in Table 5. High extraction values for factors such as the timeliness of compensation and the overall quality of the acquisition practices underscored their critical role in shaping perceptions and outcomes. Specifically, the items related to whether claimants were compensated as due (extraction value of 0.904) and the general rating of the acquisition practice (0.762) were pivotal. These findings suggested that timely compensation and the overall effectiveness of the practice were crucial areas influencing stakeholders' views and were key targets for improvement. The analysis also highlighted the significance of procedural aspects, such as issuing notices to claimants before acquisition and conducting proper enumeration before taking possession. High extraction values for these items 0.962 and 0.978, respectively reflected their essential role in ensuring transparency and effectiveness in the process. Proper communication and enumeration practices were vital for minimizing disputes and ensuring that claimants were adequately informed and involved in the process.



**Table 5: Extraction on Compulsory Land Acquisition and Compensation Practices**

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

**Source: Field Survey Results, 2024**

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

In context of Table 6, the factor analysis conducted on the assessment of compulsory land acquisition and compensation practices using Principal Component Analysis (PCA) reveals insightful results about the underlying structure of the data. Initially, eleven components were identified, but the focus shifted to those with eigenvalues greater than one, resulting in three prominent factors that collectively account for a substantial 60.2 percent of the total variance. The first component explains 34.112 percent of the variance, which underscores its significant role in capturing the main dimensions of the data. This is followed by the second component, accounting for 17.421 percent, and the third component, which explains 13.119 percent of the variance. These factors, after rotation, explain 27.552 percent, 18.094 percent,



and 14.985 percent of the variance, respectively, summing up to approximately 57.997 percent.

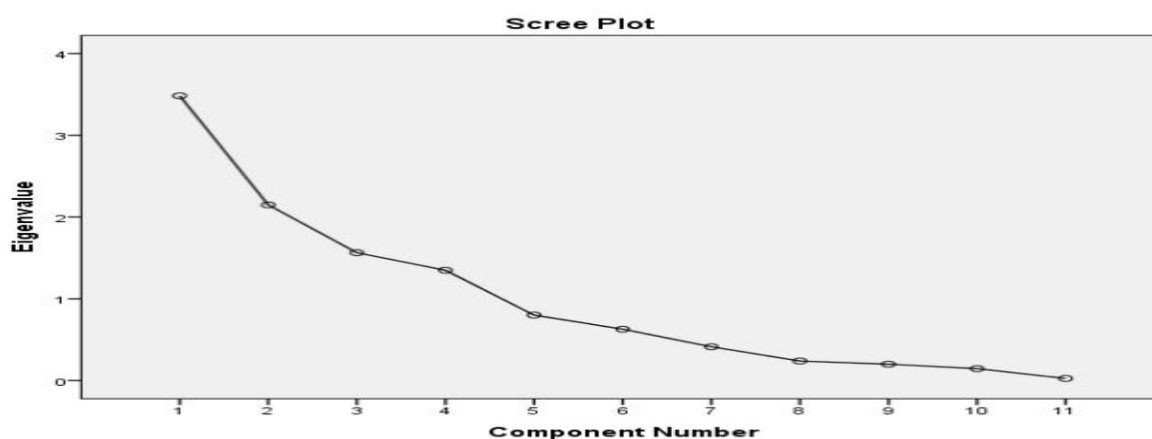
The Kaiser-Meyer-Olkin (KMO) value of 0.813 indicates that the sample is adequate for factor analysis, confirming the appropriateness of the methodology. The results highlight that these three factors are crucial in understanding the variability in compulsory land acquisition and compensation practices.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

**Table 6: Total Variance Explained on Land Acquisition and Compensation Practices**

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

**Extraction Method: Principal Component Analysis**

Source: Authors' Field Survey (2024).

**Figure 1: Scree Plot**



The scree plot presented in Figure 1 offers strong supports of the retention of three factors by showing a clear "elbow" after the third factor, which indicates that additional factors contribute minimally to explaining the variance. The analysis suggests that focusing on these three components will provide a comprehensive understanding of the critical dimensions affecting land acquisition and compensation practices. Overall, the factor analysis offers a substantial framework for examining the effectiveness and challenges of compulsory land acquisition and compensation practices, guiding targeted improvements in these areas.

**Table 7: Rotated Component Matrix<sup>a</sup>**

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

**Source: Field Survey Results, 2024**

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

Moreover, the component focuses on the claimant's experience and the management of disputes. It features items related to claimants' reactions to compensation, the recording of disputes, and the causes of disputes. The significant loadings on these factors underscore the importance of addressing claimants' feedback and effectively managing and recording disputes to enhance the overall experience and resolve issues that arise during the



compensation process. The component also deals with specific details of the compensation practices, such as the timeliness of compensation, the mode of payment, and the signing of enumeration forms by claimants. High loadings on these items indicate that the details and processes involved in compensation are critical. Ensuring timely compensation, choosing appropriate payment methods, and maintaining proper documentation are essential for the effective management of compensation practices. Finally, the rotated component matrix reveals that procedural efficiency, claimant experience, and detailed compensation practices are key areas for assessment and improvement in land acquisition and compensation practices.

### **Discussion of Findings**

The study revealed that the estate surveyors and valuers (ESVs) who participated were predominantly mid-to-late career professionals with high academic and professional qualifications. This profile suggests that the perspectives offered are informed by considerable expertise, thereby strengthening the reliability of the findings. Similar research underscores the importance of engaging experienced practitioners in assessing land governance, as they are better positioned to evaluate procedural efficiency and fairness (Aluko & Amidu, 2006; Ukaejiofo, 2017).

The results of the correlation analysis indicated weak associations among variables; however, the Kaiser-Meyer-Olkin (KMO = 0.645) and Bartlett's Test of Sphericity ( $\chi^2 = 741.94$ ,  $p < 0.001$ ) confirmed the data's suitability for factor analysis (Field, 2018). Factor extraction and rotation revealed three main components that explained nearly 58% of the total variance, highlighting procedural efficiency, claimant experience and dispute management, and compensation practices as the critical dimensions of land acquisition. This outcome aligns with evidence from other Sub-Saharan African contexts, where transparency, timely compensation, and fair dispute resolution are central to sustainable land governance (Boone, 2019; Cotula, 2009).

Performance ratings indicated widespread dissatisfaction, particularly with the timeliness of compensation and the overall quality of acquisition practices, both rated "low." Procedural aspects such as issuing notices and conducting enumerations before possession achieved only moderate ratings, suggesting partial compliance with statutory provisions but also significant gaps in implementation. These findings echo studies in Nigeria that point to delayed compensation, poor communication, and inadequate documentation as recurring weaknesses that generate disputes and erode trust in land administration (Nuhu, 2008; Ayo & Iroham, 2014; Fabiyi, 2011).

The rotated component analysis further demonstrated that procedural efficiency and claimant satisfaction are interdependent: claimants' reactions to compensation, the recording of



disputes, and the issuance of notices clustered strongly, underscoring the importance of transparency and fairness in shaping perceptions. These findings support Payne, Durand-Lasserve, and Rakodi's (2009) argument that legitimacy in land acquisition depends not only on technical execution but also on ensuring justice and participation throughout the process.

## CONCLUSION AND RECOMMENDATION

This study examined the determinants of compulsory land acquisition and compensation practices in Ede, Osun State, and highlighted three dominant dimensions: procedural efficiency, claimant experience and dispute management, and compensation practices. The findings revealed that while statutory requirements such as issuing notices and conducting enumerations are partly observed, the overall process suffers from delays in compensation, weak procedural transparency, and inadequate dispute resolution mechanisms. These shortcomings have contributed to widespread dissatisfaction among stakeholders, underscoring the need for reforms to enhance fairness, efficiency, and trust in the land governance system.

To address these challenges, it is recommended that compensation payments be made promptly and transparently, in line with global best practices that emphasize timeliness as a critical element of fairness (Cotula, 2009; Boone, 2019). Procedural compliance should also be strengthened through proper documentation, issuance of notices, and claimant participation in the enumeration process to ensure accountability and minimize disputes. Furthermore, institutional mechanisms for managing disputes should be enhanced by adopting alternative dispute resolution frameworks that prioritize mediation and negotiation over prolonged litigation. Finally, continuous training for estate surveyors and valuers, alongside stronger policy oversight, will improve professional practice and ensure that acquisition and compensation processes align more closely with principles of equity, efficiency, and good governance.

## Competing Interest

The authors have declared that no conflict of interest exist in this manuscript.

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