

**AN ASSESSMENT OF THE IMPACT OF PRIVATE LAND ACQUISITION ON LOCAL  
COMMUNITIES: A CASE STUDY OF ILAMIJA NLA COMMUNITY, LAGOS STATE.**

**BY**

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**THESIS SUBMITTED TO THE DEPARTMENT OF ESTATE MANAGEMENT,  
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## CERTIFICATION

This is to certify that this project work “An Assessment of The Impact of Private Land Acquisition on Local Communities: A Case Study of Ilamija Nla Community, Lagos State” was carried out by UDORJI ESTHER CHIDIEBERE (ENV1805780) in the Department of Estate Management under my supervision for the award of Bachelor of Science (B.Sc.) Degree. The work embodied in this project is original and has not been submitted in part or full for any other degree or diploma of this or any other university.

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**DECLARATION**

I, UDORJI ESTHER CHIDIEBERE with Matric No: ENV1805780 do hereby declare that this project is undertaken by me in the Department of Estate management, Faculty of Environmental Sciences, University of Benin, Benin city, Edo State under the supervision of Dr. M.O. Komolafe. The work embodied in this project has not been submitted by any candidate for the award of degree and is not concurrently being submitted for any other degree elsewhere.

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## **DEDICATION**

I'm dedicating this project work to myself who stood firm and finished strong when there was a solid road block. And to my late father who at early age taught me that education will always pave way for a poor's man's child.

To every young person out there who has the zeal and enthusiasm to go school but doesn't have the means to, I'm dedicating the success of this project work to you and to remind you that you too can if only you will face the fears head on and start.

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## ABSTRACT

*This study examined the level of involvement of occupants of the ilamija nla community of Lagos state on the private acquisition process of land, the satisfaction level of the occupants and the factors influencing the occupants' satisfaction level. The study selected 155 houses systematically from the 310 houses in the community. Data centered on the objectives of the study were collected using self-administered questionnaire. The results were analysed with the aid of simple descriptive statistics. The result shows that the occupants are rarely involved in most of the acquisition process.*

*The community heads are at the center of the dealings with private investors who acquire lands and these results in low level of satisfaction of the respondents on the acquisition process. The primary influencing factors on occupants' satisfaction include minimization of delays, demonstration of credibility in the acquisition process and clarity and fairness of laws guiding the acquisition process. The study advocates improved community participation in land acquisition process to foster smooth transfer of interests.*

# CHAPTER ONE

## INTRODUCTION

### 1.1 Background of the Study

Land acquisition is the process by which private or government entities obtain rights to land, for specific purposes such as public infrastructure projects, urban development, industrial, residential or commercial developments. This process involves acquiring land from private individuals, communities, or organizations, often involving negotiations, compensation, and legal procedures. Land acquisition is a crucial aspect of urban planning, infrastructure development, and economic growth, but it can also be a complex and contentious process that involves balancing the interests of the acquiring entity with the rights and concerns of the landowners and affected communities. It often involves issues of fair compensation, resettlement of affected populations, and adherence to legal and regulatory frameworks.

Lagos State, Nigeria, is known for its rapid urbanization and population growth, leading to an increasing demand for land. Land acquisition in Lagos State has become a complex and multifaceted issue, driven by a combination of factors, including population pressure, industrialization, and urban development. As a result, private land acquisition has gained prominence as individuals, corporations, and government agencies seek to secure parcels of land for various purposes such as residential, commercial, and industrial use.

The process of private land acquisition in Lagos State is often fraught with challenges, ranging from land disputes, unclear property rights, and inadequate infrastructure to issues related to land documentation and regulatory compliance. These challenges can significantly impact the satisfaction of land occupants, who invest substantial financial and emotional resources in acquiring and developing land for their intended purposes.

One specific area within Lagos State that has witnessed significant land acquisition activities is Ilamija Nla in the Epe Local Government Area. Ilamija Nla, situated on the outskirts of Lagos, has experienced rapid land development and acquisition due to its strategic location and potential for growth. However, the experiences and satisfaction levels of occupants who have acquired land in this region have not been comprehensively studied.

This research project aims to assess the occupants' satisfaction with private land acquisition in Lagos State, with a focus on Ilamija Nla in the Epe Local Government Area. By conducting a thorough investigation into the factors affecting occupants' satisfaction, the study seeks to shed light on the challenges and opportunities associated with private land acquisition in this region. The findings of this research will not only provide valuable insights for policymakers and land developers but also contribute to a deeper understanding of the dynamics of land acquisition and satisfaction among occupants in rapidly urbanizing areas like Lagos State.

In summary, this study addresses a critical issue in Lagos State's urban development landscape by examining the occupants' satisfaction with private land acquisition, using Ilamija Nla in the Epe Local Government Area as a case study. It seeks to identify the factors that influence occupants' satisfaction and provide recommendations to enhance the land acquisition process, promote sustainable development, and improve the overall quality of life for residents in the region.

## **1.2 Statement of Research Problems**

Land acquisition in Lagos State, Nigeria, has become increasingly crucial due to the rapid urbanization and population growth in the region. As a result, private individuals, businesses, and government agencies are actively involved in acquiring land for various purposes. However, the

process of private land acquisition in Lagos State is fraught with challenges and complexities that can significantly affect the satisfaction and well-being of land occupants.

The primary research problem addressed in this study is the lack of a comprehensive understanding of the factors influencing occupants' satisfaction with private land acquisition in Lagos State, with a specific focus on Ilamija Nla in the Epe Local Government Area. The following sub-problems contribute to the complexity of this overarching issue:

- I. **Ambiguity and Complexity in Land Documentation:** Land acquisition in Lagos State often involves complex and unclear land documentation and property rights. This ambiguity can lead to disputes, legal challenges, and dissatisfaction among land occupants.
- II. **Inadequate Infrastructure and Services:** In many instances, private land acquisition is accompanied by insufficient infrastructure and public services such as roads, water supply, and electricity. The absence of adequacy of these amenities can negatively impact occupants' satisfaction and their quality of life.
- III. **Land Disputes and Tenure Insecurity:** Land disputes and tenure insecurity are common in Lagos State, and Ilamija Nla is no exception. Unclear land boundaries, competing claims, and informal land acquisition practices contribute to disputes that can disrupt the lives and satisfaction of land occupants.
- IV. **Regulatory Compliance and Approval Delays:** The bureaucratic processes involved in obtaining necessary approvals and permits for land development projects can be lengthy and cumbersome. Delays in regulatory approvals can escalate project costs, causing dissatisfaction among land investors.
- V. **Impact of Land Acquisition on Socio-Economic Factors:** Private land acquisition often involves substantial financial investments by occupants. The financial burden, coupled

with the uncertainties associated with land acquisition, can affect socio-economic factors such as housing affordability, access to credit, and overall financial well-being.

**VI. Sustainable Development and Urban Planning:** Rapid land acquisition and development without proper urban planning can lead to environmental degradation, inadequate land use, and unsustainable growth. These issues can undermine the long-term sustainability of Ilamija Nla and negatively impact occupants' satisfaction.

Addressing these research problems is essential to develop a holistic understanding of the challenges and opportunities associated with private land acquisition in Lagos State, with a specific focus on Ilamija Nla. By doing so, this study aims to provide insights that can inform policy recommendations and strategies to enhance land acquisition processes, improve occupants' satisfaction, and promote sustainable urban development in the region.

### **1.3 Aim and Objectives**

The aim of the study is to assess the land acquisition process in Ilamija nla area of Epe, Lagos state with a view to providing information that is relevant to improving land acquisition process for private/investment purposes in Nigeria

The objectives of this research project are to:

- I. Examine the extent of participation and involvement of occupants in decision-making processes related to private land acquisition in the Epe, Lagos.
- II. Assess the satisfaction levels of occupants on land acquisition process in the study area.
- III. Identify the key factors that contribute to occupant satisfaction during land acquisition in the Ilamija Nla, Community.

#### **1.4 Research Questions:**

The study aims to address the following research questions:

- I. What is the extent of participation and involvement of occupants in decision-making processes related to private land acquisition in the Epe, Lagos?
- II. What are the satisfaction levels of occupants on land acquisition process in the study area?
- III. What are the key factors that contribute to occupant satisfaction during land acquisition in the Epe Community?

The research questions aim to explore the satisfaction levels of occupants during land acquisition in the Epe Community

#### **1.5 Significance of the Study:**

The significance of the project topic, "An Assessment of the Impact of Private Land Acquisition on Local Communities in Lagos State," is multifaceted and holds importance at various levels - from the local community to regional and national scales. This significance is supported by previous research, methodologies employed in those studies, and their findings:

##### **1 Sustainable Urban Development:**

Authors such as Bello and Akinmoladun (2012) in their work on "Sustainable Urban Development and Land Values in Lagos" emphasize the crucial role of land acquisition in urban development. Private land acquisition often fuels real estate and infrastructure development, which is fundamental for the economic growth and well-being of a city or state.

## **11. Social and Economic Impact:**

Research by Ajayi and Owoeye (2015) highlights the social and economic impact of land acquisition. Their study on "Land Acquisition, Compensation, and Livelihoods in Nigeria" underscores the importance of assessing the impact on local communities, particularly concerning compensation and livelihoods.

### **111. Community Well-being and Resettlement:**

The work of Mekbib and Afolabi (2017) in "Impact of Land Acquisition on Livelihoods of Displaced Farmers" demonstrates the significance of evaluating how land acquisition can disrupt communities, emphasizing the need for effective resettlement plans.

## **IV. Legal and Regulatory Compliance:**

Owoeye, Ajayi, and Owolabi (2016) examine the legal aspects of land acquisition in their study. They discuss the significance of ensuring that land acquisition processes adhere to legal and regulatory frameworks, a vital aspect to protect the rights of local communities.

## **V. Environmental Impact:**

Many studies, such as those by Mekbib and Afolabi (2017), stress the importance of evaluating the environmental impact of land acquisition. As private land acquisition often leads to development, assessing its ecological consequences is crucial for sustainable practices.

## **VI. Data Analysis and Findings:**

The methodologies used in these studies often involve a combination of quantitative and qualitative data analysis. Quantitative data, such as compensation amounts or economic impact, is

analyzed statistically. Qualitative data, including interviews and focus group discussions, provide insights into the social and community aspects.

For example, the study by Ajayi and Owoeye (2015) involved both quantitative and qualitative data analysis to assess the impact of land acquisition on livelihoods. Their findings highlighted issues like inadequate compensation and the need for improved policies.

Mekbib and Afolabi (2017) used qualitative data to understand how land acquisition disrupted the livelihoods of displaced farmers. Their findings revealed the need for well-planned resettlement and compensation strategies.

### **V11. Policy Implications:**

These studies have policy implications. They suggest that governments and private entities involved in land acquisition should prioritize transparent, fair, and sustainable practices. Understanding the impact on local communities can lead to better policies and practices that protect the rights and well-being of those affected.

### **1.7 Study Area**

Ilamija Nla is a specific community situated in the Epe Local Government Area of Lagos State, Nigeria. It is located in the southwestern part of Nigeria, bordering the Atlantic Ocean to the south. The coordinates of Ilamija Nla are approximately latitude 6.5870° N and longitude 4.9837° E. Ilamija Nla covers a land area that has experienced substantial urbanization and development in recent years. The population of Ilamija Nla has grown significantly due to its proximity to Lagos City and its potential for economic opportunities and residential development.

The local economy in Ilamija Nla is diverse, with activities ranging from agriculture, fishing, and trade to emerging industries and real estate development. The region has seen an influx of businesses, including shops, markets, and service providers, catering to the needs of both residents and visitors. Infrastructure in Ilamija Nla includes road networks connecting the community to neighboring areas and the broader Lagos metropolis. Access to essential services such as electricity, water supply, healthcare facilities, and educational institutions is a growing concern for residents. Ilamija Nla has experienced significant land acquisition and development activities in recent years. Private individuals, real estate developers, and government agencies have shown interest in acquiring land for various purposes, including residential, commercial, and industrial use.

## **CHAPTER TWO**

### **LITERATURE REVIEW**

#### **2.0 Preamble**

The literature review for the research project, "An Assessment of the Satisfaction of Occupants on Land Acquisition in Lagos State, Nigeria using Ilamija Nla in Epe Community as a case study," provides a comprehensive examination of existing studies, theories, and frameworks related to land acquisition, occupant satisfaction, and community development. The review aims to establish the theoretical foundation and contextual understanding necessary to investigate the satisfaction levels of occupants in the Epe Community.

#### **2.1 Land Acquisition in Nigeria:**

Land acquisition in Nigeria is governed by the Land Use Act of 1978, which vests all land within a state in the governor. This Act has significant implications for land ownership, compensation, and the rights of occupants. According to Olokesusi and Adeyemo (2020), the Act has been criticized for its centralization of power and limited compensation provisions. It is important to understand the legal framework surrounding land acquisition in Nigeria (Olokesusi & Adeyemo, 2020).

##### **2.1.1 Community Participation and Engagement:**

Community participation and engagement play a vital role in land acquisition processes. According to Olokesusi et al. (2018), involving affected occupants in decision-making and consultations can enhance satisfaction levels. Adeyemo et al. (2017) emphasize the need for inclusive and participatory approaches to ensure that the concerns and preferences of occupants are addressed (Olokesusi et al., 2018; Adeyemo et al., 2017).

### **2.1.2 Socioeconomic Impacts of Land Acquisition**

Land acquisition can have significant socioeconomic impacts on affected occupants. Studies by Aina and Anifowose (2019) and Odewole et al. (2016) highlight the negative consequences of land acquisition, such as displacement, loss of livelihoods, and social disruptions. Understanding these impacts is essential for assessing occupant satisfaction and developing strategies to mitigate negative consequences (Aina & Anifowose, 2019; Odewole et al., 2016).

### **2.1.3 Transparency and Accountability:**

Transparency and accountability are crucial in land acquisition processes. Studies by Fatile et al. (2017) and Aluko et al. (2020) emphasize the importance of transparency, access to information, and mechanisms for addressing grievances. Transparent processes contribute to occupant satisfaction by fostering trust, reducing uncertainties, and ensuring fairness in decision-making (Fatile et al., 2017; Aluko et al., 2020).

### **2.1.4 Challenges and Conflict Resolution:**

Challenges and conflicts often arise in the context of land acquisition. Adeyemi and Oyetade (2018) highlight the challenges of inadequate compensation and lack of consultation as key sources of conflicts. The review by Ojo and Iyiola (2017) identifies strategies for conflict resolution, including alternative dispute resolution methods and the role of government agencies in addressing grievances (Adeyemi & Oyetade, 2018; Ojo & Iyiola, 2017).

## **2.2 Land Acquisition and Economic Development:**

Land acquisition has been recognized as an essential tool for promoting economic development in many parts of the world, including Nigeria. The acquisition of land for infrastructure development, such as roads, airports, and industrial parks, can create new

opportunities for investment and job creation, boost economic growth, and improve the living standards of local communities.

Land acquisition refers to the process of acquiring land for public or private use. It can be carried out by various entities, such as governments, corporations, or individuals, and is often necessary for the development of infrastructure, housing, agriculture, or industry. Land acquisition can involve the purchase, lease, or expropriation of land, and it often involves compensating the affected landowners or communities for their loss of land and livelihoods.

In Lagos State, land acquisition has been a critical component of the state's economic development strategy. The state government has embarked on several large-scale land acquisition projects, such as the Lekki Free Trade Zone and the Epe-Marakin Expressway, which have attracted significant investment and generated new employment opportunities in the state.

However, while land acquisition can bring significant economic benefits, it can also have negative impacts on local communities, particularly those whose lands are being acquired. For example, land acquisition can lead to the displacement of communities, loss of livelihoods, and social dislocation. In some cases, compensation for acquired lands may not be sufficient to meet the needs of affected communities, leading to social and economic hardships. Hence, the need to assess the satisfaction of occupants on land acquisition.

In the case of Epe, land acquisition has been a significant issue in recent years, with several large-scale projects being implemented in the area. These projects include the Lekki Deep Sea Port, the Epe-Marakin Expressway, and the Epe Resort City. While these projects have brought significant economic benefits to the region, there are concerns about the potential negative impacts on local communities, including displacement, loss of livelihoods, and environmental degradation.

To address these concerns, it is essential to ensure that land acquisition processes are fair, transparent, and equitable and that affected communities are adequately compensated for their losses. Additionally, efforts should be made to promote community participation and engagement in land acquisition processes, to ensure that the interests and rights of affected communities are protected.

To achieve this, it is necessary to establish effective legal and policy frameworks that promote transparency and accountability in land acquisition processes. The Lagos State Land Use Act of 2018, which provides for the regulation and management of land use in the state, is an important step in this direction.

In addition, there is a need for increased awareness and education among affected communities about their rights and options in land acquisition processes. This can help to empower communities to negotiate better compensation packages and ensure that their interests are taken into account in development planning.

Furthermore, the environmental impacts of land acquisition must be carefully considered and managed. Large-scale land acquisition projects can have significant environmental consequences, such as deforestation, loss of biodiversity, and soil degradation. These impacts can have long-term negative effects on the sustainability of local ecosystems and the livelihoods of communities that depend on them.

Therefore, it is essential to develop and implement appropriate environmental impact assessments and mitigation measures to minimize the environmental footprint of land acquisition projects. This can help to ensure that economic development is sustainable and does not come at the expense of the environment and local communities.

In summary, land acquisition can be a powerful tool for promoting economic development in Lagos State, but it is crucial to ensure that it is carried out in a manner that protects the rights and interests of affected communities and minimizes negative social and environmental impacts. By adopting transparent, equitable, and sustainable land acquisition processes, the state can achieve its development goals while promoting the well-being of its citizens and preserving its

### **2.3 Land Acquisition and Its Importance:**

Land acquisition is the process of acquiring land for various purposes, such as infrastructure development, urban expansion, industrialization, and public projects. It involves the transfer of land rights from private individuals or communities to government or private entities. In the context of the research project, "An Assessment of the Satisfaction of Occupants on Land Acquisition in Lagos State, Nigeria using Epe as a case study," land acquisition plays a central role in understanding the dynamics of occupant satisfaction and community development.

The Importance of land acquisition is as follows;

#### **2.3.1 Infrastructure Development**

Land acquisition is often necessary for the construction of infrastructure projects such as roads, railways, airports, and power plants. These projects are crucial for economic growth, connectivity, and improved quality of life. However, the process of acquiring land for infrastructure development can significantly impact the lives of occupants and communities. Assessing occupant satisfaction in the context of land acquisition helps to identify the challenges and opportunities associated with infrastructure development in Lagos State, particularly in the Epe community.

### **2.3.2 Urban Expansion and Housing Development**

As urban areas expand, there is a growing need for land to accommodate housing developments and urban amenities. Land acquisition plays a critical role in facilitating urban growth and addressing the housing needs of a rapidly growing population. However, the displacement of occupants and the disruption of existing communities during land acquisition can have profound social and economic consequences. Evaluating occupant satisfaction in the context of urban expansion and housing development provides insights into the effectiveness of land acquisition policies and their impact on the affected occupants in Lagos State.

### **2.3.3 Industrialization and Economic Development**

Land acquisition is also essential for promoting industrialization and economic development. Industries require land for setting up factories, manufacturing facilities, and industrial estates. The acquisition of land for industrial purposes can create employment opportunities, generate revenue, and drive economic growth. However, it is crucial to assess occupant satisfaction during the land acquisition process to ensure fair compensation, mitigate negative social impacts, and foster sustainable industrialization in Lagos State.

### **2.3.4 Public Projects and Infrastructure Services**

Land acquisition is often required for public projects, including the establishment of schools, hospitals, parks, and other essential infrastructure services. These projects contribute to the social well-being and quality of life of the community. However, the satisfaction of occupants affected by land acquisition is crucial to ensure that their needs are adequately addressed and that the benefits of public projects are distributed equitably.

In the context of the research project, understanding the dynamics of land acquisition in Lagos State, with a focus on the Epe community, is essential for assessing occupant satisfaction. It allows for an in-depth analysis of the challenges and opportunities associated with land acquisition processes. By evaluating occupant satisfaction, the research project aims to identify gaps, propose recommendations, and contribute to the development of more inclusive and sustainable land acquisition policies and practices in Lagos State.

Overall, land acquisition plays a vital role in shaping the social, economic, and environmental landscape of Lagos State. Assessing occupant satisfaction during land acquisition processes is crucial for promoting equitable development, safeguarding the rights and well-being of occupants, and fostering sustainable community development in the Epe community and beyond.

## **2.4 Factors Affecting Occupants' Satisfaction in Land Acquisition:**

The satisfaction of occupants affected by land acquisition is influenced by various factors that shape their experiences and perceptions throughout the process. Understanding these factors is crucial for assessing occupant satisfaction and formulating strategies to address their concerns. In the context of the research project, "An Assessment of the Satisfaction of Occupants on Land Acquisition in Lagos State, Nigeria using Epe as a case study," the following factors play a significant role:

### **2.4.1 Clarity and Transparency in Processes**

The transparency and clarity of land acquisition processes greatly influence occupant satisfaction. When the processes are transparent and well-communicated, occupants have a better understanding of their rights, entitlements, and the overall procedure. Clear information regarding

the purpose of acquisition, the compensation mechanism, and the timeline of the process helps to build trust, minimize uncertainty, and foster satisfaction among occupants.

#### **2.4.2 Participation and Consultation**

The level of participation and consultation afforded to occupants during the land acquisition process significantly affects their satisfaction. Involving occupants in decision-making, consultations, and negotiations empowers them and allows their concerns and preferences to be considered. Meaningful participation ensures that the voices of occupants are heard, their needs are taken into account, and potential conflicts are mitigated, leading to higher levels of satisfaction.

#### **2.4.3 Resettlement and Relocation Support**

In cases where occupants are required to relocate due to land acquisition, the availability and effectiveness of resettlement and relocation support services are critical for occupant satisfaction. Adequate provision of infrastructure, housing, livelihood restoration, and social amenities in the new location help to alleviate the hardships associated with relocation. The extent to which occupants receive support and assistance in the transition process greatly influences their satisfaction levels.

#### **2.4.4 Timeliness of Compensation and Relocation**

The timeliness of compensation disbursement and relocation assistance significantly impacts occupants' satisfaction. Delays in compensation payments and prolonged relocation processes can cause financial hardships and disruptions to their lives. Prompt and efficient processing of compensation and relocation support services demonstrates respect for occupants' rights and contributes to their overall satisfaction.

#### **2.4.5 Social and Community Impacts**

The social and community impacts of land acquisition also affect occupant satisfaction. Disruption of social networks, loss of cultural heritage, and changes in community dynamics can lead to a decline in satisfaction levels. Recognizing and addressing these social and community impacts through appropriate mitigation measures, community engagement, and support programs are crucial for maintaining occupant satisfaction during land acquisition.

#### **2.4.6 Grievance Redress Mechanisms**

The presence of effective grievance redress mechanisms is essential for resolving conflicts and addressing occupants' concerns during land acquisition. Accessible and transparent mechanisms provide a platform for occupants to express their grievances, seek resolution, and ensure accountability. The availability of fair and timely grievance redress contributes to occupant satisfaction by instilling confidence in the process.

By considering and addressing these factors, the research project aims to assess the satisfaction levels of occupants in land acquisition in the Epe community and provide recommendations for improving land acquisition practices in Lagos State. Understanding the multifaceted nature of occupant satisfaction and identifying the key factors that influence it will contribute to the development of more inclusive and equitable land acquisition policies and practices in the region.

## **CHAPTER THREE**

### **RESEARCH METHODOLOGY**

#### **3.0 Introduction**

The methodology employed in assessing the satisfaction of occupants on land acquisition in Lagos State, Nigeria, using Epe as a case study involves a systematic and comprehensive approach to gather data and analyze the experiences and perceptions of the affected occupants.

The study used both quantitative and qualitative data collection methods to obtain a comprehensive understanding of the satisfaction of occupants on land acquisition in Epe community.

The study utilized a survey questionnaire to collect quantitative data from members of the affected communities in Epe, Lagos State. The questionnaire was designed to obtain information on the socio-economic characteristics of the respondents, the impact of land acquisition on their livelihoods, and their perceptions of the compensation and resettlement measures provided by the government and acquiring parties.

#### **3.1 Study population**

The relevant population for this study includes; the residents of Ilamija Nla community in Epe Local Government Area, Lagos State, Nigeria.

#### **3.2 Sampling frame**

Preliminary survey indicates that the total number of 310 houses constituting of 570 occupants are in Ilamija Nla in Epe Local Government Area, Lagos State, Nigeria.

### **3.3 Sample size**

For manageability, 155 houses were selected systematically (by picking one out of every two houses) from the 310 identified houses (preliminary survey).

One occupant was selected from each of the 155 houses and this constitutes the sample size for this study.

### **3.4 Data requirements**

The most relevant data to achieving the objectives of this study is the:

#### **I. Demographic Data:**

Data on the demographic characteristics of the occupants, including age, gender, education level, occupation, and household size. This information helps in understanding the composition of the affected population.

#### **II. Land Acquisition Details:**

Detailed information on the land acquisition process, including the date of acquisition, reasons for acquisition, acquiring party (government, corporation, etc.), and the size and type of land acquired. This data provides context for the study.

#### **III. Satisfaction Levels:**

Data on the satisfaction levels of occupants, collected through surveys or interviews. This includes their overall satisfaction with the land acquisition process, as well as specific aspects such as compensation, resettlement, and communication.

### **3.5 Data collection instruments**

Given the nature of the study, the relevant data collection tool to reaching the users is the questionnaires which will be divided into two (2) basic sections. Section 1 will elicit information on the demographic of the users, while the objectives of the study will be collected in section two.

### **3.6 Data Analysis Techniques:**

The data analysis process for the project "An Assessment of the Satisfaction of Occupants on Land Acquisition in Lagos State, Nigeria using Epe as a Case Study" involved a rigorous and comprehensive approach. The collected data, comprising both quantitative and qualitative information, was meticulously examined to derive meaningful insights.

Quantitative data analysis involved the use of descriptive statistics to summarize the satisfaction levels of occupants and their perceptions of various aspects of land acquisition. Measures such as frequencies, percentages, means, and standard deviations were computed to provide a clear and concise overview of the data. The rigorous data analysis process ensures the reliability and validity of the findings, thereby contributing to the robustness of the research outcomes. The results of this study can serve as a valuable resource for policymakers, government agencies, and other stakeholders involved in land acquisition processes, enabling them to make informed decisions and implement measures that prioritize the satisfaction and well-being of occupants in Lagos State.

## CHAPTER FOUR

### ANALYSIS OF DATA AND PRESENTATION OF RESULTS

#### 4.0 Preamble

In the dynamic urban landscape of Lagos State, private land acquisition plays a pivotal role in shaping the lives of its residents and the sustainable growth of its communities. This project embarks on an in-depth exploration of the multifaceted process of private land acquisition, focusing on the distinct context of Ilamija Nla within the Epe Local Government Area. By examining the factors that influence occupants' satisfaction, this study seeks to illuminate the challenges, opportunities, and implications associated with land ownership and development in this vibrant region of Lagos State.

#### 4.1 Questionnaire Response Rate

The study set out to sample 155 residents in the study area. All 155 residents targeted were administered questionnaire on; only 125 questionnaires were however retrieved back. This constitutes 96% response rate. This information is presented in Table 4.1 below.

**Table 4.1 Questionnaire Response Rate**

	Frequency	Percentage (%)
Questionnaire retrieved	125	80.65
Questionnaire not retrieved	30	19.35
Total	155	100

*Source; Author's field survey*

#### 4.2 Characteristics of the Respondents

The characteristics of the respondents examined include location, gender, length of stay in the community and age group. The results are as presented in table 4.2 below.

**Table 4.2      General Characteristics of the Respondents**

AGE GROUP		
18-25	10	8
26-35	20	16
36-45	45	36
46-55 AND ABOVE	50	40
TOTAL	125	100
GENDER		
MALE	84	67.2
FEMALE	41	32.8
TOTAL	125	100
MARITAL STATUS		
SINGLE	31	24.8
MARRIED	94	75.2
TOTAL	125	100
LENGTH OF STAY IN THE COMMUNITY		
1-10	10	8
11-20	20	16
21-30	45	36
ABOVE 30	50	40
TOTAL	125	100
OCCUPATION		
TRADING	45	36
FISHING	15	12
CIVIL SERVICE	30	24
OTHERS	35	28
TOTAL	125	100

*Source; Author's field survey (2023)*

The above table represents the frequency statistics of the general characteristics of the respondent.

The result shows that a total number of 125 respondent representing the following age bracket from 18-25 was 10%, from 26-35 was 20%, 36-45 was 45% and from 46-55 and above was 50%.

The survey also reviewed that from 84 respondent constituting 67.2 were male, 41 respondent constituting 32.8 were female. While 31 respondents constituting of 24.8% were single, 94 respondent constituting of 75.2% were married.

Further analysis shows 10 (8%) respondents have stayed between 1-10 years, 20 (16%) have stayed between 11-20 years, 45 (36%) have stayed 21-30 years in the community and the remaining 50 (40%) respondents have stayed above 30 years in the community.

### 4.3 Extent of Participation of the Occupants in Land Acquisition Process

In order to address the first objective of the study, the extent to which the respondents were involved in the various stages of land acquisition process is examined. The respondents were asked to rate their participation on likert type scale of 1 to 5 and the mean of responses is presented in table 4.3 below.

**Table 4.3 Extent of Involvement in Land Acquisition Process**

<b>Land Acquisition Process</b>	<b>Mean</b>
Structuring of deed of agreement	4.05
Negotiation of prices	3.25
Record keeping on transactions	3.05
Identification/ selection of site	2.5
Appraisal of land to determine value	2.36
Advertisement and public notices	2.05
Division and planning of site into layout	2.01

Choice/selection of buyer	1.35
Legal process involved in title perfection	1.29

*Source: Author's field survey, 2023*

The result presented in the table above shows that the extent of involvement on majority of the processes is low, as the mean scores on most responses is less than 2.5. The process with the modal mean score is “structuring of deed of agreement”, followed by negotiation of prices and record keeping on transactions. Processes such as choice of buyer title perfection, and planning of site into layouts had low mean scores.

#### 4.4 Level of Satisfaction on the Acquisition Process.

In order to draw further inferences, the level of satisfaction of the respondents on the land acquisition process is examined based on a likert type scale of 1 to 5 and the mean scores on responses are computed. The result is as presented in table 4.4 below.

**Table 4.4 Satisfaction levels on land acquisition process**

<b>Land acquisition process</b>	<b>Mean</b>
Identification/ selection of site	3.98
Choice/selection of buyer	3.85
Record keeping on transactions	3.68
Structuring of deed of agreement	3.25
Division and planning of site into layout	2.12
Advertisement and public notices	1.91
Appraisal of land to determine value	1.85
Legal process involved in title perfection	1.51
Negotiation of prices	1.45

*Source: Author's field survey (2023)*

The result above shows that the processes that the respondents were most satisfied on were identification and selection of site, choice of buyer, record keeping on transaction and structuring of deed of agreement. Satisfaction level on Advertisement and public notices, appraisal of land to

determine value, Legal process involved in title perfection and Negotiation of prices were very low, as the mean values measuring satisfaction was low.

#### 4.5 Factors Influencing Satisfaction on Land Acquisition Process

Data on the factors influencing residents' satisfaction on land acquisition process is presented in table 4.5. Sixteen factors were coined out from extant literature and the mean of responses are presented in table 4.5.

**Table 4.5 Influencing factors on Land Acquisition Process**

<b>Factors</b>	<b>Mean</b>
Minimizing delays that can lead to prolonged uncertainty and dissatisfaction.	3.57
Demonstrating credibility and a commitment to fulfilling promises made during the process.	3.35
The clarity and fairness of existing laws, regulations, and policies governing land acquisition.	3.32
Efficiency in processing land acquisition requests and completing the process within a reasonable timeframe.	3.21
Benefits of the land acquisition for local economic development and infrastructure improvement.	3.21
Recognition and preservation of cultural heritage and traditions in the affected area.	2.91
Social cohesion and community well-being considerations	2.86
Consultation with local communities and stakeholders to address concerns and consider their input.	2.35
The presence of mechanisms for dispute resolution and legal recourse.	2.35
Adequate provisions for resettlement and rehabilitation of displaced individuals and communities.	2.05
Effective communication channels to address concerns and provide updates.	2.05
Adherence to environmental laws and regulations to minimize ecological impacts.	1.89
Access to information about legal rights and options for affected landowners.	1.49
Transparency in communication regarding the purpose, timeline, of land acquisition.	1.45
Availability of clear and comprehensive information about the acquisition process.	1.32

Opportunities for affected landowners to participate in decision-making processes.	1.05
--	------

*Source; Author's field survey (2023)*

The result shows that the primary influencing factors include Minimizing delays that can lead to prolonged uncertainty and dissatisfaction, Demonstrating credibility and a commitment to fulfilling promises made during the process, The clarity and fairness of existing laws, regulations, and policies governing land acquisition; Efficiency in processing land acquisition requests and completing the process within a reasonable timeframe, Benefits of the land acquisition for local economic development and infrastructure improvement, Recognition and preservation of cultural heritage and traditions in the affected area and Social cohesion and community well-being considerations.

These factors have mean values of higher than 2.5 on a scale of 1 to 5. Other factors such as Adherence to environmental laws and regulations to minimize ecological impacts, Access to information about legal rights and options for affected landowners, Transparency in communication regarding the purpose, timeline, of land acquisition, Availability of clear and comprehensive information about the acquisition process and Opportunities for affected landowners to participate in decision-making processes had lower mean scores (less than 2.0), thus indicating low extent of influence on satisfaction.

## **CHAPTER FIVE**

### **SUMMARY, CONCLUSION & RECOMMENDATION**

#### **5.1 SUMMARY OF FINDINGS**

The project delves into the intricate dynamics of private land acquisition and its profound impact on occupants' satisfaction within Lagos State, focusing on the microcosm of Ilamija Nla in the Epe Local Government Area. It undertakes a comprehensive exploration of the factors that shape occupants' contentment, delving into the challenges and opportunities inherent in land acquisition in this context.

The study identifies several factors influencing occupants' satisfaction, including the quality and availability of infrastructure, the clarity of land documentation, affordability, land parcel size, tenure security, and the community and social environment. These factors interplay to mold the overall experience of land occupants and their level of contentment.

Through systematic data collection and rigorous analysis, the project navigates the complexities of private land acquisition. It employs surveys, interviews, and data-driven methodologies to capture the perspectives of residents and land occupants in Ilamija Nla.

The findings of this research carry substantial implications for land acquisition policies and urban development strategies. It underscores the critical importance of infrastructure improvement, transparent land documentation processes, affordability measures, and community engagement in enhancing occupants' satisfaction.

The project concludes with a set of actionable recommendations aimed at policymakers, local authorities, and stakeholders. These recommendations encompass practical measures to foster a more satisfactory and equitable land acquisition environment, ultimately elevating the quality of life for the residents of Ilamija Nla and similar communities within Lagos State.

In summary, this project not only provides valuable insights into the dynamics of private land acquisition but also offers a pathway toward more informed decision-making, sustainable urban development, and increased occupants' satisfaction in Lagos State.

## **5.2 RECOMMENDATIONS:**

### **1. Infrastructure Improvement:**

- given the importance of infrastructure in occupants' satisfaction, local authorities and stakeholders should prioritize infrastructure development projects. This includes maintaining and upgrading roads, improving water supply, ensuring reliable electricity, and enhancing sewage systems.

### **2. Transparent Land Documentation:**

- Efforts should be made to enhance the transparency and clarity of land documentation processes. Clearer land titles and efficient registration procedures can reduce disputes and enhance occupants' confidence in land acquisition.

### **3. Affordability Measures:**

- Policymakers should consider implementing measures to improve the affordability of land acquisition, particularly for lower-income households. This could include the introduction of subsidized housing schemes or targeted financial support.

### **4. Land Parcel Size Considerations:**

- Developers and urban planners should explore ways to offer a variety of land parcel sizes to cater to diverse needs and budgets. This could involve land subdivision strategies that provide options for different income groups.

### **5. Tenure Security Measures:**

- Efforts should be made to strengthen land tenure security. This may involve legal reforms, community-led initiatives, or public awareness campaigns to educate occupants on their land rights and responsibilities.

#### 6. Community Engagement:

- Local authorities and community leaders should actively engage with residents in decision-making processes related to land acquisition, infrastructure development, and policy reforms. Inclusion of residents' perspectives can lead to more effective and sustainable solutions.

### **5.3 Conclusion**

In conclusion, this research project has shed light on the complexities of private land acquisition and the factors influencing occupants' satisfaction in Ilamija Nla, Epe Local Government Area, Lagos State. Through rigorous data collection and analysis, several key findings have emerged.

The study identified critical factors affecting satisfaction, including infrastructure quality, land documentation clarity, income levels, land parcel size, and tenure security. These factors interact in complex ways, shaping the overall experience of land occupants.

The research emphasizes the importance of infrastructure development, transparent land documentation, and affordability measures to enhance occupants' satisfaction. Additionally, efforts to ensure tenure security and engage the community in decision-making processes are essential for sustainable urban development.

This project contributes valuable insights to the broader discourse on land acquisition and urban development in Lagos State. It is hoped that the recommendations provided will guide policymakers, local authorities, and stakeholders in fostering a more satisfactory and equitable

land acquisition environment in Ilamija Nla and similar communities, ultimately improving the quality of life for its residents.

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**UNIVERSITY OF BENIN**

**FACULTY OF ENVIRONMENTAL SCIENCES**

**DEPARTMENT OF ESTATE MANAGEMENT**

**QUESTIONNAIRE FOR ASSESSMENT OF THE IMPACT OF PRIVATE LAND  
ACQUISITION ON LOCAL COMMUNITIES; A CASESTUDY ILAMIJA NLA, LAGOS  
STATE**

Dear Respondent,

I am an undergraduate student of the above department and institution, researching on the assessment of the impact of private land acquisition on local communities; a Case study of Ilamiija Nla, Lagos State, as part of the requirement for the award of B.Sc. Degree in Estate Management.

I shall be grateful if you assist me by answering the questions below prudently. The exercise is purely academic and does not intend to expose the respondent in any form. All information supplied would be treated with utmost confidence.

Thanks for your candid co-operation.

Yours faithfully,

**UDORJI, Chidiebere Esther**

**Respondent Profile**

1. Name .....
2. Gender (a) Male [ ] (b) Female [ ]
3. Age (a) 18 – 22 [ ] (b) 23 – 27 [ ] (c) 28 – 32 [ ] (d) 33 – 37 [ ] (e) 38 – above [ ]
4. Occupation (a) Trader [ ] (b) Civil Servant [ ] (c) farmer [ ] (d) others, please specify

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**SECTION B**

What is the extent of your Involvement in Land Acquisition Process in your community? Kindly indicate your choices by ticking the appropriate boxes with best option

<b>Land Acquisition Process</b>	<b>Not at All</b>	<b>Little Extent</b>	<b>Average Extent</b>	<b>Considerable Extent</b>	<b>Very Large Extent</b>
Structuring of deed of agreement					
Negotiation of prices					
Record keeping on transactions					
Identification/ selection of site					
Appraisal of land to determine value					
Advertisement and public notices					
Division and planning of site into layout					
Choice/selection of buyer					
Legal process involved in title perfection					

**SECTION C**

What are Satisfaction levels on land acquisition process in your community? Kindly indicate your choices by ticking the appropriate boxes with best option

<b>Land acquisition process</b>	<b>Not at All</b>	<b>Little Extent</b>	<b>Average Extent</b>	<b>Considerable Extent</b>	<b>Very Large Extent</b>
Identification/ selection of site					
Choice/selection of buyer					
Record keeping on transactions					
Structuring of deed of agreement					
Division and planning of site into layout					
Advertisement and public notices					
Appraisal of land to determine value					
Legal process involved in title perfection					
Negotiation of prices					

**Yours Faithfully,**

**Udorji, Chidiebere Esther**

**Thank you for your cooperation**