

**ASSESSMENT OF THE ROLES OF ESTATE SURVEYORS AND VALUERS AS
ATTORNEYS IN COMPULSORY LAND ACQUISITION IN DELTA STATE**



BY

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PG/ENV/2415369**

**UNIVERSITY OF BENIN
BENIN CITY**

DECEMBER, 2025

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**BEING A PROJECT SUBMITTED TO THE DEPARTMENT
OF ESTATE MANAGEMENT, FACULTY OF ENVIRONMENTAL SCIENCES,
UNIVERSITY OF BENIN, BENIN CITY IN PARTIAL FULFILMENT OF THE
REQUIREMENTS FOR THE AWARD OF POST GRADUATE DIPLOMA IN
ESTATE MANAGEMENT**

DECEMBER, 2025

DECLARATION

I, **BENEFIT OSAZEE IGBINOVIA** 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 Esv. E.O. Alohan. The work embodied in this project has not been submitted by any candidate for the award of Post Graduate Diploma and is not concurrently being submitted for any other purpose elsewhere.

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DATE

CERTIFICATION

This is to certify that this project with the title “ASSESSMENT OF THE ROLES OF ESTATE SURVEYORS AND VALUERS AS ATTORNEYS IN COMPULSORY LAND ACQUISITION IN DELTA STATE” was carried out by **BENEFIT OSAZEE IGBINOVIA** with Matriculation Number **PG/ENV/2415369** has satisfied the regulation governing the award of Post Graduate Diploma in the Department of Estate Management, University of Benin, Benin City.

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DEDICATION

This project is dedicated to my amiable wife, ESV. Precious Obianuju Benefit-Igbinovia, and my lovely children, for being there for me during this period.

ACKNOWLEDGEMENTS

My appreciation goes to God Almighty the giver and sustainer of life for seeing me through this project.

To my supervisor, Esv. E.O. Alohan, who have gone through thick and thin to ensuring the standard of this project, I owe you a lot. To my tolerant Head of Department, Dr. M. O. Komolafe, who motivated and guided me through this project. May God richly reward you. To all the lecturers, Prof. P. S. Ogedengbe, Dr. (Mrs) O. Edionwe, Dr. P. O. Iruobe, and ESV. P. Chima; thank you for the knowledge impacted. I am humbled to having you as my lecturers.

To my wife and children thank you for your understanding during the period of this project.

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ABSTRACT

This study examines the roles of Estate Surveyors and Valuers acting as attorneys in compulsory land acquisition, with particular emphasis on their selection process, performance, and the nature and extent of professional lapses as perceived by Project Affected Persons. The study adopts a cross sectional survey research design and focuses on three communities, Okunigho-Jesse, Ugbukurusu-Sapele, and Uzere. Primary data were obtained through structured questionnaires administered to Project Affected Persons. Sixty-six (66), One hundred and thirty-one (131), and fifty-five (55) questionnaires were administered in Okunigho-Jesse, Ugbukurusu-Sapele, and Uzere communities respectively while 62, 117, 53 questionnaires were retrieved respectively. Descriptive statistical tools, including frequencies, percentages, mean scores, and ranking, were used for data analysis.

The findings reveal marked variations across the study communities. In Okunigho-Jesse and Uzere, the selection of Estate Surveyors and Valuers as attorneys was characterized by relatively high awareness, transparency, and participation of Project Affected Persons, resulting in high levels of satisfaction with both the selection process and the roles performed. Respondents in these communities expressed strong satisfaction with key attorney functions, particularly fair valuation of land and properties, effective negotiation with acquiring authorities, and advisory support during the acquisition process. Perceived professional lapses in these communities were generally low and limited mainly to issues of delayed communication and post-acquisition support.

In contrast, the Ugbukurusu-Sapele Community recorded low levels of participation and transparency in the selection process, which translated into widespread dissatisfaction with attorney performance. Respondents in this community reported high levels of perceived professional lapses, including bias, conflict of interest, inadequate monitoring for irregularities or underpayment, and inaccurate or unfair valuations with mean values of 4.31, 4.21 and 4.17 respectively. The study further establishes a clear inverse relationship between satisfaction with attorney roles and the perceived extent of professional lapses.

The study concludes that transparent and participatory selection processes, sustained professional engagement, effective communication, and strict adherence to ethical standards are critical to improving the performance of Estate Surveyors and Valuers acting as attorneys in compulsory land acquisition. It recommends stronger regulatory oversight, enhanced stakeholder participation, and a lifecycle approach to professional representation to promote fairness, trust, and socially sustainable acquisition outcomes.

CHAPTER ONE

INTRODUCTION

1.1 Background to the Study

Compulsory land acquisition is the statutory process by which government or its agencies acquire private or communal land for public purposes such as road construction, industrial development, and urban renewal. The practice is backed by legislation and is an essential instrument for achieving infrastructural and economic development (Omirin, 2002). However, while it serves public interest, the process has often been characterized by controversy, particularly regarding the fairness and adequacy of compensation to affected landowners and communities.

The Land Use Act of 1978 provides the principal legal framework for compulsory land acquisition in Nigeria. It vests all land in each state in the hands of the Governor to hold in trust for the people and to allocate for overriding public purposes. Other relevant statutes include the Oil Pipelines Act (Cap O7 LFN 2004), the Electric Power Sector Reform Act (No. 6 of 2005), and the 1999 Constitution of the Federal Republic of Nigeria. Despite these legislative provisions, several studies report persistent dissatisfaction among project affected persons due to inadequate compensation, poor consultation, and lack of transparency in the acquisition process (Udia 2013).

In a study conducted in Delta State, Ogedengbe (2007) observed that compulsory land acquisition has been a major source of conflict between acquiring authorities and local communities, particularly in oil-producing areas where multiple acquisitions for pipelines and infrastructure are common. Many project affected persons are unaware of their rights, and compensation procedures often fail to reflect market realities, leading to social tension and distrust. Similarly, Bello and Olanrele (2016) also noted that affected

communities frequently perceive the process as exploitative because acquisition process often leave owners and occupants worse off.

Estate Surveyors and Valuers (ESVs) occupy a central position in the compulsory acquisition process. Their professional expertise in valuation, land economics, and property management is vital for determining fair compensation and facilitating smooth acquisition procedures. Beyond their technical valuation role, ESVs can act as community attorneys, representing affected landowners and communities in negotiations and ensuring that their rights are protected. This advocacy function becomes particularly important in contexts where the acquiring authority's appointed valuers may be perceived as biased. Through the execution of a Power of Attorney (POA), ESVs can legally represent project affected persons, prepare compensation claims, negotiate settlements, and ensure that compensation is consistent with statutory and market principles (Deeyah and Kpunpamo, 2021).

In Delta State, where land acquisition is frequent due to oil exploration, road expansion, and other infrastructural projects, the representation of communities by independent Estate Surveyors and Valuers can mitigate conflict and promote transparency. However, challenges such as political interference, institutional weakness, lack of public awareness, and inadequate professional recognition often limit the effectiveness of this advocacy role (Oladokun, 2023). Furthermore, many acquiring authorities discourage landowners from engaging independent valuers, preferring to rely solely on government-appointed consultants, which undermines the equity of the process (Egbenta and Udoudoh, 2018).

The involvement of Estate Surveyors and Valuers as attorneys in compulsory land acquisition is essential for balancing the interests of the state and the affected public.

Their professional advocacy can enhance fairness, accountability, and efficiency in the acquisition and compensation process, however there are certain questions yet unanswered regarding choice of attorneys, delivery of their roles, the span of the duties/roles and satisfaction of project affected persons on delivery of attorneys' roles. Against this background, this study investigates the role of Estate Surveyors and Valuers as attorneys in compulsory land acquisition within selected Local Government Areas of Delta State, Nigeria, with a view to assessing their impact on fairness, transparency, and efficiency in the process.

1.2 Statement of the Problem

Compulsory land acquisition remains a critical policy instrument for land assembly for public purposes in Nigeria, including infrastructure provision, urban development and public utilities. The Land Use Act (Cap L5, LFN 2004) provides the statutory basis for such acquisitions and stipulates compensation for affected land interests. Within this legal framework, Estate Surveyors and Valuers (ESVs) are recognized as the professionals responsible for valuation and advisory services relating to compensation claims, and in practice often function as attorneys or professional representatives of project affected persons (PAPs) during acquisition processes (Nuhu, 2008).

However, empirical evidence suggests that the effectiveness of compulsory acquisition processes in Nigeria is undermined by procedural weaknesses and professional practice gaps. One critical but under-researched issue relates to the selection process of attorneys representing project affected persons. Existing studies tend to assume the presence of professional representation without interrogating how such attorneys are selected, whether through project affected person choice, government nomination or informal arrangements, and the implications of these selection mechanisms for professional

independence and advocacy effectiveness (Omirin & Nubi, 2007; Akujuru & Ruddock, 2014). The absence of empirical inquiry into attorney selection processes creates uncertainty regarding whether Estate Surveyors and Valuers genuinely act in the best interests of affected landowners, thereby necessitating an assessment of how attorneys are selected in compulsory land acquisition contexts.

Closely linked to the issue of selection is the level of satisfaction of project affected persons with the attorney selection process. Prior studies on compulsory acquisition in Nigeria have largely focused on compensation adequacy and valuation accuracy, with limited attention paid to project affected person perceptions of procedural fairness, particularly regarding representation (Babawale, 2013; Medcrave Online Journal of Environmental Studies, 2019). International land governance literature emphasises that procedural justice, including transparent and participatory selection of professional representatives, significantly influences stakeholder satisfaction and acceptance of acquisition outcomes (FAO, 2008). The lack of empirical evidence on PAPs satisfaction with how attorneys are selected therefore represents a significant gap in the Nigerian compulsory acquisition literature.

Beyond selection issues, dissatisfaction with compulsory acquisition processes has also been attributed to the perceived performance of attorneys in executing their roles. While Estate Surveyors and Valuers are expected to provide valuation advice, negotiate compensation, interpret statutory provisions and protect client interests, several studies report persistent complaints from affected landowners regarding inadequate advocacy, poor communication and limited involvement in negotiation processes (Adewale & Ajayi, 2015; Mahamadu et al., 2018). Nonetheless, existing studies rarely disaggregate project affected person dissatisfaction to isolate perceptions of attorneys performance, as

distinct from general compensation outcomes. This gap underscores the need to assess PAPs satisfaction with the roles performed by attorneys in compulsory land acquisition.

Furthermore, concerns have been raised regarding professional lapses in the execution of attorneys responsibilities by Estate Surveyors and Valuers. Literature on valuation practice in compulsory acquisition contexts points to issues such as methodological inconsistency, ethical compromise, conflict of interest and weak adherence to professional standards (Babawale, 2013; Umeh & Oluwunmi, 2016). However, most studies frame these issues narrowly as valuation errors or negligence, without examining them within the broader context of attorney responsibilities, including client representation, negotiation conduct and professional accountability. This limited conceptualization constrains understanding of how professional lapses affect both compensation outcomes and project affected persons' confidence in the compulsory acquisition process.

In addition, much of the existing Nigerian literature adopts a broad national focus, with limited state-level empirical studies. Delta State presents a particularly relevant context due to its frequent compulsory acquisitions associated with infrastructure development, oil and gas activities and urban expansion, combined with complex land tenure arrangements and heightened sensitivity to land rights issues (Akujuru & Ruddock, 2014). The absence of focused empirical evidence on attorney selection, PAPs satisfaction and professional lapses in this context constitutes a significant knowledge gap.

Given these unresolved issues, there is a clear research problem concerning the limited empirical understanding of how Estate Surveyors and Valuers are selected as attorneys, how project affected persons perceive and evaluate this selection and role performance,

and the nature of professional lapses in the execution of attorney responsibilities in compulsory land acquisition in Delta State. Addressing this problem is essential for strengthening professional practice, improving procedural fairness and enhancing stakeholder confidence in compulsory land acquisition processes. This study therefore seeks to systematically address these gaps in line with its stated objectives.

1.3 Research Questions

1. What is the process through which Estate Surveyors and Valuers are selected as attorneys in compulsory land acquisition in Delta State, Nigeria?
2. What is the level of satisfaction of project affected persons with the attorney selection process in the study area?
3. What is the level of satisfaction of project affected persons with the roles performed by attorneys in compulsory land acquisition in the study area?
4. What professional lapses are associated with the execution of attorneys responsibilities by Estate Surveyors and Valuers in compulsory land acquisition in the study area?

1.4 Aim and Objectives of the Study

The aim of this study is to assess the roles of Estate Surveyors and Valuers as attorneys in compulsory land acquisition in Delta State, Nigeria, with a view to providing information that could improve transparency, professional accountability and fairness in the representation of project affected persons during compulsory land acquisition processes in Nigeria.

The specific objectives are to:

1. Assess the process through which Estate Surveyors and Valuers are selected as attorneys in compulsory land acquisition in Delta State, Nigeria.

2. Examine the level of satisfaction of project affected persons with the attorney selection process in the study area.
3. Assess the level of satisfaction of project affected persons with the roles performed by attorneys in compulsory land acquisition in the study area.
4. Examine the nature and extent of professional lapses in the execution of attorneys' responsibilities by Estate Surveyors and Valuers in compulsory land acquisition in the study area.

1.5 Significance of the Study

This study is needed to assess the roles of Estate Surveyors and Valuers as attorney in land acquisition for compensation because of the frequent challenges and conflict that arise during the process. Many communities face inadequate compensation, legal misunderstandings, leadership style and power imbalances, often resulting in disputes and dissatisfaction. By evaluating the involvement of Estate Surveyors and Valuers in these scenarios, the study aims to highlight their potentials to provide legal expertise, ensure fair compensation, and protect the rights of affected individuals, families and communities, ultimately improving the land acquisition process.

The potential benefit and overall expected impact of this study are numerous some of which are, enhancing fairness in compensation, improving legal representation, increasing transparency, and empowerment of communities. This study is expected to create more equitable land acquisition environment by ensuring that communities are fairly compensated and legally supported. This could lead to reduce social unrest, fewer legal disputes and greater trust in the land acquisition processes, ultimately contributing to sustainable development and social stability.

This study will contribute to the existing body of knowledge by providing a detailed assessment of the roles of Estate Surveyors and Valuers in Land acquisition. It will also

help in policy formulation and it will provide practical guidelines for Estate Surveyors and Valuers on how to act as effective attorneys for communities. This study will also, be beneficial to the affected communities, Estate Surveyors and Valuers, Policy makers and Government Agencies. In conclusion the study will add to academic discourse, providing a valuable resource for further research in the area of land acquisition, valuation and legal advocacy.

1.6 Scope of the Study

This project is limited to the assessment of the roles of Estate Surveyors and Valuers as Attorneys in compulsory land acquisition for compensation. The study will focus on three communities which are Okunigho-Jesse, Ugbukurusu and Uzere communities in Delta State. These areas were chosen because of the recent land acquisition by Seplat Energy PLC and Heritage Energy Operational Services Limited both in Delta State.

1.7 The Study Area

These communities are not strange to land acquisition for compensation and more so, the communities are Host community to Oil and Gas activities. Okunigho-Jesse, Ugbukurusu and Uzere communities for instance are host to Seplat Energy Plc and Heritage Operational Services Limited facilities. The occupation of the people of these communities are predominantly farming and fishing respectively, they are geographically located in the south-west and south-east areas of the Delta State. The population of okunigho-Jesse community forms part of Ethiope -West Local Government Area 203,592 population, Ugbukurusu community forms part of the 174,273 population of Sapele Local Government Areas and Uzere community is part of 235,147 population of Isoko-South Local Government Area, Delta State. The leadership of the communities are the President Generals and by extension Community Development Committee (CDC).

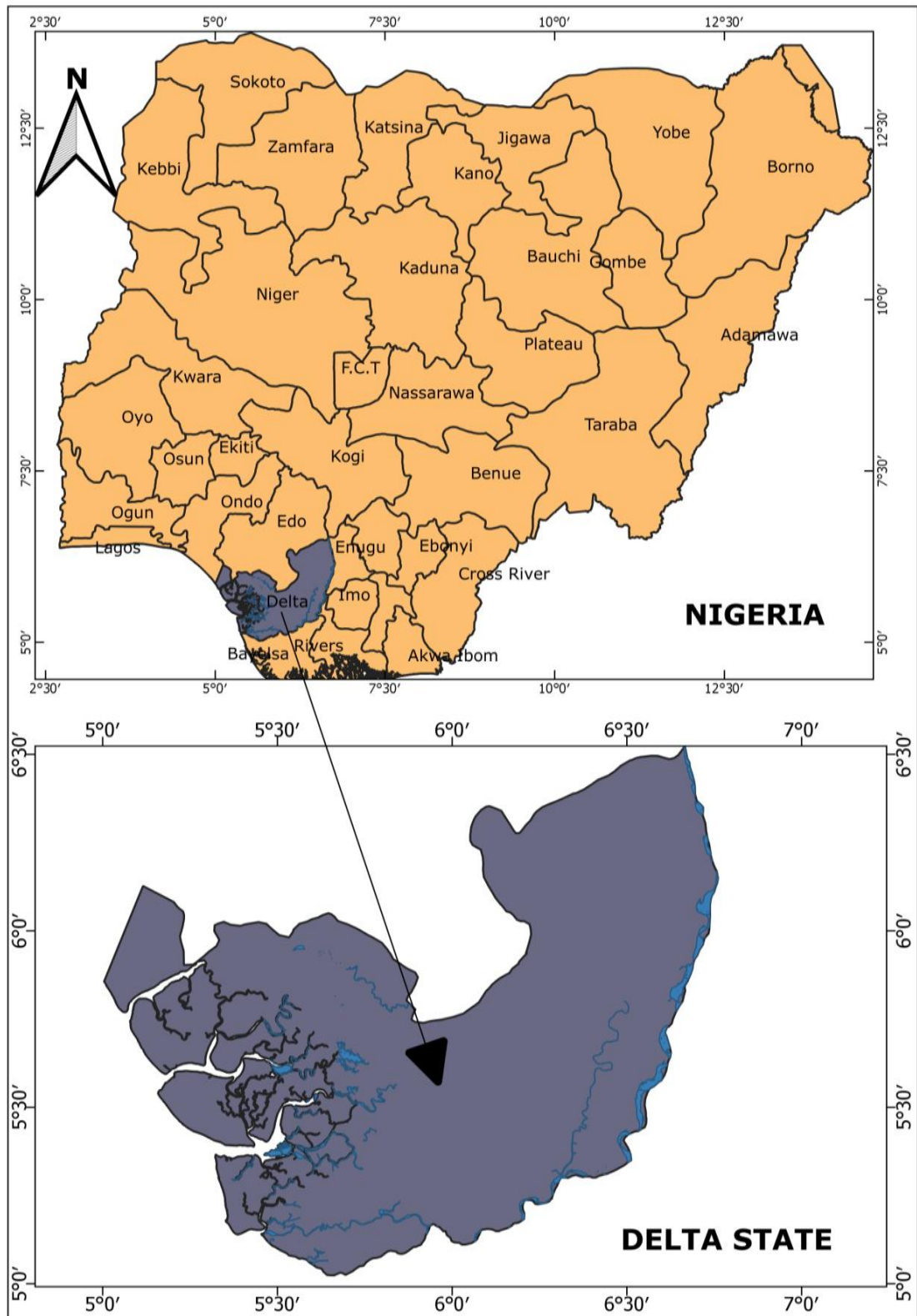


Fig. 3.1: Map of Nigeria Showing Delta State

Source: Surveying Department, Delta Development and Property Authority, Asaba (2022)

1.8 Definition of Key Terms

Attorney

In the context of this study, an attorney refers to an Estate Surveyor and Valuer engaged to act as a professional representative or agent on behalf of a project affected person in compulsory land acquisition processes. The role includes providing valuation advice, interpreting statutory provisions, negotiating compensation, preparing claims and representing the interests of affected persons before acquiring authorities.

Compulsory Land Acquisition

Compulsory land acquisition refers to the statutory power of government or its agencies to acquire privately held land for public purposes, with compensation paid to affected landowners or occupiers in accordance with the Land Use Act and other relevant legislation in Nigeria.

Compensation

Compensation is the monetary payment assessed and paid to project affected persons for the loss of land rights, unexhausted improvements or interests arising from compulsory land acquisition, as determined by recognized valuation principles and statutory provisions.

Estate Surveyors and Valuers (ESVs)

Estate Surveyors and Valuers are professionals registered by the Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON) and legally empowered to undertake valuation, property consultancy and advisory services, including compensation valuation and representation in compulsory land acquisition matters.

Land Use Act

The Land Use Act refers to the Land Use Act, Cap L5, Laws of the Federation of Nigeria 2004, which governs land tenure, administration, compulsory acquisition and compensation procedures in Nigeria.

Professional Lapses Professional lapses refer to acts of omission, commission, negligence, ethical breaches or non-compliance with professional standards by Estate Surveyors and Valuers in the execution of their responsibilities as attorneys in compulsory land acquisition processes.

Project Affected Persons (PAPs)

Project affected persons are individuals, households or organizations whose land rights, properties or economic interests are wholly or partially affected by compulsory land acquisition for public projects.

Valuation

Valuation is the professional process of estimating the monetary worth of land, buildings or unexhausted improvements for compensation purposes in compulsory land acquisition, using recognized methods and in compliance with statutory and professional standards.

CHAPTER TWO

LITERATURE REVIEW

2.0 Preamble

This section provides insight to the existing literature works on the roles of Estate Surveyors and Valuers in compulsory land acquisition for compensation. It highlights theoretical perspectives, findings and approaches while identifying knowledge gaps.

2.1 Overview of Land Acquisition and Compensation

The power to compulsorily acquire land from a private citizen is common throughout the world. Indeed, in Nigeria, the Federal Government has power under the constitution of the Federal Republic of Nigeria. The State Governments are empowered to compulsorily acquire privately owned interest in land for the defined purposes under various statutes each of which provides for compensation to the owner of the unexhausted improvements on land. However, land acquisition should be for public purposes no more no less. The Land Use Act (Cap 202) 1990 as Amended is an Act which vested in the Federal Government or its Agencies) solely in the Governor of the State, who holds such land in trust for the people and would be responsible for allocation of land in urban areas to individuals resident in the state and to organizations for residence, agriculture, commercial, and other purposes while similar power with respect to non-urban areas were vested in the Local Governments. The Act which was originated as Land Use Decree of 1978 was designed for government to take over ownership and control of Lands in the country to provide uniform Legal Framework for a comprehensive land tenure system in Nigeria.

Several studies have shown problems associated with land acquisition and Compensation; yet more research is desirable. Alias and Daud (2007) conducted a survey among practicing valuers on payment of adequate compensation for land acquisition in

Malaysia and revealed that compensation attributes under the stipulated laws are not adequate to fulfill adequate compensation but falls short of critically examining the perspective of landowners who are directly involved. Larbi (2008) analyzed compulsory land acquisition and compensation in Ghana and concluded that broad policy framework is required to provide guidance for future acquisitions. Moses and Sophia (2008) also considered the impact of peripheral urban land acquisition on indigenous communities' livelihood and environment in Tanzania and found out that there was minimal institution support for people on various issues, and that the level of understanding of most of the respondents on the legal framework relating to land acquisition was very low due to ignorance on the prevailing land laws, which has led to numerous land-related conflicts. These studies were on Ghana, and Tanzania and other countries, there is therefore the need for relevant studies in Nigeria. Omar and Ismail (2009) described adequate compensation from the viewpoints of affected landowners, property valuers and land administrators in Malaysia and confirm that there are elements of dissatisfactions to the affected landowners by way of the value of land taken, severances, injurious affections and disturbances, delivery of notices and techniques of valuation. The study considered dispossessed farmers and neglected other categories of property owners. Also, compulsory land acquisition and compensation discussed in most of the earlier studies were based on intuition without empirical basis. This study became imperative as it raised issues the Acquiring Authority must take cognizance of prior to, during and after acquisition. It would as well be useful for policy making, public enlightenment, empirical studies, academic debates, assist landowners, public and private valuers, land administrators and other stakeholders.

The term compulsory acquisition has several connotations which include compulsory purchase, expropriation, Land take or eminent domain (Kakulu 2008).

Compulsory acquisition is the process by which local and national governments obtain land and premises for development purposes when they consider this to be in the best interest of the community (kakulu, 2009). Compensation on the other hand implies a full and complete equivalent for the loss sustained by project affected persons i.e owner whose land has been taken or damaged (Nuhu 2007). The right of an owner (project affected person) put in monetary terms as if his land had not been taken from him is termed compensation. The principle of equivalent reinstatement is the root of civilized statutory compensation, the principle that owner shall be paid neither less nor more than his loss (Okere 2003).

In another study (Udia 2013) stresses the need for practitioner to liaise with colleagues (retained by the Acquiring Authority) and agree on approach and methodology of the compensation exercise. In fact, with proper understanding the required data needed for accurate valuation will be obtained with ease.

Similarly, in a recent study, (Raji & Okafor, 2024) asserted that Compulsory acquisition rests on the state's power of eminent domain, balanced by the obligation to provide fair and adequate compensation. Compensation is understood both as an economic valuation process and as a constitutional right. (Otegbulu, 2023) Studies noted that in Nigeria, compensation often focuses on physical improvements, neglecting broader socio-economic losses.

Summarily, it should be noted that the Land Use Act of 1978 vests land in the Governor of each state, empowering government to revoke rights of occupancy for overriding public interest (Nwatu & Ajibo, 2023). The Act provides for compensation through Land Use and Allocation Committees, though interpretation and enforcement remain inconsistent.

2.2 Relevant Laws Governing Right of Way Acquisition in Nigeria

Government's power of compulsory acquisition for public use is usually backed by legislation. The public Land Acquisition Ordinance of 1876 was the first legislation on land tenure in Nigeria. It was largely derived from English Laws. It was modified by the Public Land Acquisition Ordinance of 1917 which prescribed the market value as the basis of assessing compensation for acquired landed properties. In 1958 the provisions of the 1917 Ordinance were constituted into Chapter (Cap) 167 Laws of the Federation of Nigeria and Lagos and named the State Land Act 1958. In 1967, the 1958 Act was slightly modified and reconstituted into cap 167 Laws of the Federal Republic of Nigeria. By 1976, the Public Land Acquisition (Miscellaneous Provisions) Decree 33 changed the basis of assessment of compensation. Prescribing the maximum limits for land in both urban and rural areas of Nigeria. Decree 33 of 1976 was repealed by Decree 6 of 1978, now known as the Land Use Act (Cap 202) 1990 as Amended which makes land tenure system uniform all over the Federation. It is pertinent to note that with the evolution of the basis laws, other Acts were enacted for purposes. For example, the Oil Industry had the mineral, Oils Act (cap 120) of 1914, the Oil Pipeline Act (cap 145) of 1957 and the petroleum Decree of 1969.

For this study, the writer will be concerned with the provision of compensation as outlined in the Land Use Act (Cap 202) Laws of the Federation 1990 as Amended and the Oil Pipeline Act Cap 07) Laws of the Federation, 2004.

2.3 Oil Pipeline Act, CAPS 07, LFN, 2004

The law made provision for licenses to be granted for the construction, maintenance, and operation of pipeline incidental and supplemental to oil field and mining. Section 4 empowers the minister to grant survey permit to a holder of an oil prospecting license to enter on any land upon the route specified in the permit. It means that this cannot be

done without the consent of the owner, which must proceed from a mandatory notice of the occupier at least 14 days (two weeks) Section 6(1). Section 20(5) states “in determining the compensation in accordance with the provision of this section the court shall apply the provision of the Land Use Act so far as they are applicable and not in conflict with anything in this Act etc.”

The basis of assessment under the oil pipeline Act is Open Market Value Section 20(1) state “ if a claim is made under section (3) of section (6) of this Act, the court should award such compensation as it is considers just in respect of any damage done to any building, crops or profitable tree etc. and in addition may award such sum in respect of disturbance (if any) as it may consider just”. The law defines an oil pipeline to mean: a pipeline for the conveyance of mineral oils, natural gas and any of their derivative or components. It gives the licensee the power to construct, maintain and operate an oil pipeline including roadways, Telephone and Telegraph lines, Electric power cable etc. the point to be noted is that; why do we always resort to the provision of the Land Use Act in matters of oil/gas acquisition when the oil pipeline Act has clearly provided for the basis of assessment.

2.4 The Land Use Act, CAP 202, Laws of the Federation, 1990 as Amended (Decree No. 6) of 1978

The decree was promulgated on the 29th March, 1978. This was a statutory instrument used by government to harmonize and consolidate various land tenures existing in the country before the promulgation.

Land tenure under this Act means that no one can have access to land beyond 99 years term and such interest is renewable on expiration. Section 28 of the Act is mainly concerned with the acquisition of land by Government. Section 6(5) and Section 29 provides for the right to receive compensation for the value at the date of revocation of

the unexhausted improvement. Section 29 (4) (a) (b) (c) of the land Use Act provides for compensation as follows:

- i. **Land** – for an amount equal to the rent, (if any) paid by the occupier during the year in which the right of occupancy was revoked.
- ii. **Crops** - an amount equal to the value as prescribed and determined by the appropriate officer; and
- iii. **Buildings, installations, and other improvement** - an amount equal to the replacement cost determined based on the prescribed method of assessment as determined by the appropriate officer less any depreciation, together with interest at the bank rate for delayed payment of compensation and in respect of any improvement in reclamation works, being such cost thereof as may be substantiated by documentary evidence and proof of the satisfaction of the appropriate officer.

2.5 Land Acquisition and Payment of Compensation Process

The process of land acquisition and compensation is based and driven by the provision of country specific Act/Decree and other relevant enactments guiding the process. This framework usually dictates the basis and method of assessment as well the procedures (Nuhu 2009). Land acquisition and compensation matters are therefore entirely creation of statute (Xavier 2001). The basic principles and process in compulsory acquisition and compensation are perceived to be quite similar even though the practice may vary in different nations (Vitanam and Kakulu, 2008). The procedures of compulsory acquisition are critical if government's exercise of this power is to be efficient, fair, and legitimate. However, according to Nuhu 2008, the Land Use Act (cap 202) 1990 Laws of the Federation on compulsory acquisition and compensation has generated feelings of dissatisfaction and resentment which has discredited the compensation procedure in

compulsory acquisition of land. A well-defined procedure for expropriations should provide clarity, transparency, and predictability. Considering good international practice and balancing the interest between achieving justice through due process and government to sponsor public projects in an efficient manner (ADB 2007). Akinlabi (2012) quoting Tabansi (2003) aver that the following steps are necessary in compulsory acquisition process: Site Identification and Inspection, Perimeter Survey and Claim Survey (where necessary), Publication of acquisition notice and service of same, Enumeration and assessment of compensation payable, Payment of compensation to the project affected persons and Perfection of the title document, the title document given to the federal government by the state government is called “Exchange of Letter”. Akinlabi (2012) quoting Nuhu and Aliyu (2009) opined that compulsory acquisition requires adequate notice to be given to owners, compensation be paid, and acquisition must be for public purpose.

2.6 Notice of Revocation of Right of Occupancy

This is usually the starting point any land acquisition required for the public purpose either by the Federal, State or the Local Government. Normally, the acquiring authority sends a revocation of right of occupancy notice “ORDER” to the State Governor in whose Territory the Land is situated or in the case of non-urban lands (the subject of a customary right of occupancy) to the Local Government.

2.6.1 Content of Notice of Revocation of Right of Occupancy

The notice of revocation shall specify the following.

- i. The acquiring Authority
- ii. The particular purpose of revocation which must be for overriding public interest.
- iii. The description (Survey details).
- iv. Whether or not the holders and occupiers are entitled to compensation

- v. Specify who is entitled to claim compensation and
- vi. Time within which the acquiring authority intend to take possession.

2.7 Power of Attorney

Power of attorney is an instrument by which a person or group of persons called (Donor) give(s) another person or group of persons attorney or donate the power to act on his behalf for certain purposes such as to collect money, management of land, to prosecute a case in court and or to represent the person for particular purpose. A power of attorney is to execute a deed; appointment by way of representation must be by deed. A power of attorney is a document of unique importance. It is usually executed by one party that is the donor but unfortunately it is often misused by conveyancers in Nigeria.

2.8 The Weaknesses of Valuation Approaches to Compensation

The mechanisms that governments and institutions use in arriving at valuation methods, rates and parameters under which compensation are paid, raises a number of concerns. One of such concerns is the appropriateness of those mechanisms used in addressing the adverse socioeconomic impact of large scale development project such as road widening which involves massive displacements of persons, loss of livelihood and culture and increases in the cost of living (Louis 2010). These issues are prevalent in Nigeria as in other developing countries and must be addressed by appropriate methods that will make a generous provision whereby an owner or a lawful occupier would be entitled to compensation not just for lost crops but for the deprivation of the land including all that is attached to it in that affected land owners incurred cost in acquiring the land, even where it is the government land (allocation) before such land is allocated cost such as application fee, allocation fee, stamp duty and cost of registration of title document (Certificate of occupancy) could be substantial. Proper valuation process is the most important step for the land owner. This is because it is the way to reach adequate

compensation (Ndjovu 2003). Compensation valuation is statutory in nature and in consequence the legal provision guiding its practice and the accuracy of its interpretation is central to a valuation resulting in a fair and adequate compensation.

The practice of valuation for compulsory acquisition of landed property is governed by legislative statutes that vary from one country to another. The assessment of compensation which is described as Statutory Valuation is usually influenced by local and national statutes, enactments or laws that provide the basis upon which existing professional standards and methods may be applied. This process introduces some complication into the practice of valuation for compensation that is not usually associated with other forms of valuation (Viitanen, et al).

Kakulu, (2007) asserted that in terms of accountability, valuation for compensation is not only expected to satisfy professional standards of valuation but in addition, constitutional provisions and international requirements for just, *fair*, adequate and equitable value must be met. Nuhu (2007) attributes the controversies associated with compensation to the provisions of statutory methods of valuation contained in the Land use Act (LUA).

The Land Use Act is one of the current land policy instruments of the Federal Republic of Nigeria. Compensation for compulsory land acquisition under common law is based on open market value, that of the Land Use Act is calculated on the unexhausted improvement on land based on depreciated replacement cost plus ground rent, if any, paid by the owner in the year of revocation of the right of occupancy (as provided in section 29 (4) (a) (b) (c) of the LUA) (Nuhu, 2008). This negates the basis of open market valuation for Compensation for Compulsory acquisition and provides for a basis of valuation which Omuojine (1999) and Adisa (2000) acclaimed inadequate. Land Use Act being the Land Policy instrument of the Federal Republic of Nigeria negates the

basis of Open Market Valuation (OMV) for assessment of compensation payable to the project affected person (s) and embraces dictated valuation. Land Use Act forms the basis for assessment of compensation for compulsory land acquisition basis of Compensation otherwise refers to as head of claims (LUA, Section 29 (4)):

(a) **Bare land:** The Act provides compensation for land as an amount equal to the rent, if any, paid by the occupier during the year in which the right of occupancy was revoked.

(b) **Building and installations:** The basis of compensation is the replacement cost of the building, installation or improvement, that is to say, such cost as may be assessed on the basis of Replacement cost, less any depreciation together with interest at the bank rate for delayed payment in the nature of reclamation works, being such cost there of as may be substantiated by evidence and proof to the satisfaction of the appropriate officer. (c)

Crops and economic Trees: For crops, an amount equal to the value as presented and determined by the appropriate Officer. The valuation method of buildings for compulsory acquisition in Nigeria is the Replacement Cost approach's method as stipulated by the law. The Replacement cost method of valuation assumes the current costs of construction and appropriate depreciation.

The replacement cost method of valuation is based on a faulty assumption that cost is related to value. This explains the reason why the method is suitably used for valuing properties of a special nature, which are rarely sold. Some properties compulsorily acquired are income - yielding properties which could best be valued using the investment or income method of valuation. The prescription of the replacement cost method of valuation for the assessment of compensation for all kinds of properties compulsorily purchased or acquired for public purposes is enormous. The valuation methodology for the valuation of crops and economic trees for compensation under the land use act is not spelt out at all. Current practice is based on the arbitrary fixing of

prices for crops and economic tress compulsorily acquired by the land Officer. In a more recent studies, Otegbulu (2023) found widespread undervaluation in Nigerian compensation practice due to inconsistent methodologies and neglect of non-market losses. Gambo and Datukun (2023) observed significant gaps in compliance with valuation standards, undermining report credibility in court or negotiations.

2.8.1 Valuation of Land

Land valuation is typically achieved through one or both of two basic approaches: comparable sales approach and capitalization or income approach.

i Comparable Sales Approaches

The most common method of land valuation is the comparable sales approach. It relies on market information to value the land. The underlying concept is that a recent sale from a willing seller to a willing buyer of a property (the comparable Property) can best reflect the value of a similar property (the subject Property) in the vicinity. This method models the behavior of the market by comparing the subject property under valuation with similar property or properties that have recently sold, or for which offers to purchase have been made. It assumes that a rational and prudent buyer will not pay more for the comparable property, while a seller in the same situation will not accept less for the same property (ADB, 2007). The attributes for comparison and adjustment typically include transaction financing, sale terms and conditions, sale time, location, and physical characteristics.

ii Income or capitalization Approach

The income (or capitalization of income) approach is an alternative to the comparative sales approach, typically used in situations where markets are relatively inactive. It is most applicable to agricultural land and investment properties. The income approach is based on the principle that the value of investment property reflects the quality and

quantity of the income it is expected to generate over the life of the property. Knetsch, Jack and Thomas (1979), pointed out that where comparable sales information is not available, the capitalization of income method is sometimes used to determine compensation. Comparable sales information is most often not available where land sale market activity is infrequent, giving few recent comparable sales. This occurs most often in more remote rural areas. However, under the Land Use Act compensation for land is limited to amount equal to the rent (ground rent) if any, paid by occupier during the year in which the right of occupancy was revoked as provided in section 29 (4a) of the LUA.

2.8.2 Valuation of Buildings

Acquisition of land by Private or Government often involves the loss of structures on the land in addition to the land itself. If the structures are primarily for investment or income-producing purposes, the income approach is sometimes used. But, for a number of reasons, the preferred valuation method for structure is usually the replacement cost method (ADB, 2007). The methodology for the valuation of buildings for compulsory acquisition in Nigeria is the Replacement Cost Approach method (application for the appropriate depreciation on current cost of construction) (Nuhu & Aliyu, 2009). The replacement cost method of valuation is based on a faulty assumption that cost is related to value. This is the reason why the method is used for valuing specialized properties. Some properties compulsorily purchased could be valued using comparable sales approach, in as much as there are reliable market information. Also, some of the properties acquired are income-yielding properties which could best be valued using the investment or income method of valuation (Nuhu, 2008). Market value basis are not considered in valuation for compensation. Kucharska-Stasiak (2007) pointed out that market value cannot be recognized as a correct basis for calculating loss incurred by the expropriated party because of uncertainty and the hypothetical nature of market price.

2.8.3 Valuation of Crops

Valuation of crops is considerably less complicated than land and structures. Compensation for crops is decided according to the gross market value of the lost crops. Gross market value makes full provisions of owner or user input already expended (labour, seed, fertilizer, etc) in the event that there is crop enumeration method is crude, the rates are usually too low and, in most cases, outdated, people suffer deprivation because of the paltry sums paid to them. The use of rates is legally wrong because it does not ascribe value at all (Kakulu et al, 2009).

2.9 The Adequacy of Compensation for Property Acquisition

The compensation requirement under the law demands that the acquisition authority reimburses the expropriated for the property interest taken and place the latter in as good a pecuniary position as if the property had not been taken (Arnbaye, 2009). As a result of the land use act, little compensation is paid to landowners, their means of livelihood are destroyed and they are left with little or nothing once the small compensation paid for the cash crops and other improvement in the land is exhausted (Ehiorobo and Audu 2010). The underlying theme in the compensation provisions of the land acquisition statutes is to ensure that a dispossessed landowner is no worse off and no better off as a result of his eviction (Brown, 1991). The reason compensation should be paid is justified on socio-political, as well as economic theories as it is a means to keep the balance of social justice. It protects the rights of the politically under-represented groups, requiring the government to bear the inconveniences resulting from land acquisition (Ndjovu, 2003). Hence, it is argued that no single individual should bear the costs of government projects that are intended to be for the common good (Epstein 1993).

Fekumno, (2001) enunciated that Compensation in cases of compulsory acquisition of land means the sum of money which is to be paid by a public body carrying out some authorized undertaking under statutory powers in respect of the compulsory acquisition of land which is required for the purpose of the undertaking and the injury resulting from the execution of the works to land which is not required for the purpose of the undertaking. Nuhu (2006) affirmed that when lands is compulsorily acquired for a just purpose, there should be prompt and adequate payment of compensation that will better the lots of the interested parties in question in order to enhance their livelihood and contributions to the economic and social activities of the society. Kakulu, (2007) identifies lack of transparency; lack of professional standards; bad governance and an underlying fabric of corruption as being responsible for inadequate compensation assessment and payment. In the United States, United Kingdom, and most Commonwealth countries, there exists a principle that is aimed at financially reimbursing a dispossessed person adequately known as just compensation. In the United States, the market value of the subject property is generally held as just compensation for the dispossessed landowners (Eaton 1995).

Adequate compensation is a fair payment by the Government for Property it has taken under the power of eminent domain so that the owner is not worse-off and is not better off after acquisition. It is also described as adequate compensation; due compensation; or land Damages. While fair market value is regarded as the price that a seller is willing to accept and a buyer is willing to pay on the open market and in an arm's-length transaction; the point at which supply and demand intersect (Gamer, 1999). The sum payable may represent a sum not only for the land taken, but also other losses suffered in consequence of the acquisition. The fundamental principle has been to place the affected landowners in the same position, after the acquisition as he was before, nor worse, nor

better. This also called the principle of equivalence (Cruden, 1986; Brown, 1991; Teo & Khaw, 1995; Jam & Xavier, 1996; Usilappan, 1997). In contrast, in the United Kingdom, compensation is based on the principle of value to the owner. The value to the owner compensation principle is made up of market value together with other losses suffered by the project affected person (Denyer-Green 1994).

Market values are higher than the value used to compensate the affected party when compensation is paid (Morris and Pandey 2007; Debnath 2008). Compensation in financial form or as replacement land or structures is at the heart of compulsory acquisition. As a direct result of government action, people lose their homes, their land, and at times their means of livelihood. Compensation is to repay them for these losses and should be based on principles of equity and equivalence. The principle of equivalence is crucial to determining compensation: affected owners and occupants should be neither enriched nor impoverished as a result of the compulsory acquisition.

Financial compensation on the basis of equivalence of only the loss of land rarely achieves the aim of putting those affected in the same position as they were before the acquisition; the money paid cannot fully replace what is lost. In some countries, there is legal provision recognizing this in the form of additional compensation to reflect the compulsory nature of the acquisition. In practice, given that the aim of the acquisition is to support development, there are strong arguments for compensation to improve the position of those affected wherever possible (Viitanen, et al). The indemnity principle is predominant in most western countries, the theory assumes that a dispossessed owner would go out into the market and purchase with his compensation money a property roughly similar to that which had been acquired, any incidental loss or expense being met from the proceeds of the disturbance claims (Ndjovu 2003). In USA as in the France,

compensation does not reflect what the taker has gained, but rather, what the owner has lost. This is to compensate for the taking and not to directly pay the cost of equivalent reinstatement (Picard 1990).

Generally, in Delta State, which is part of the Niger Delta, experiences frequent land acquisition due to oil exploration and infrastructure projects. Studies highlight losses in livelihoods, delays in payment, and disputes over compensation adequacy (Okoro & Ighodalo, 2024). A recent study on agricultural compensation in Delta found reliance on depreciated replacement cost methods, which often undervalue rural properties (Eboh, 2024). Media reports also document lawsuits by families contesting land acquisitions as unconstitutional and unfair (Starconnect Media, 2024).

2.10 Roles of Estate Surveyors and Valuers as Community Attorney

According to Ogedengbe (2007), Estate Surveyors and Valuers are the professionals in Nigeria that have legal competence to determine the market value of any interest in land and landed property by virtue of Decree No. 24 of 1975. Also, (Ajayi, 2011) in another study asserted that Estate Surveyors and Valuers provide valuations, negotiate on behalf of landowners, prepare reports, and act as expert witnesses.

Johnson and Chakravarty (2013) opine that The Estate Surveyors and Valuers play significant roles as community attorneys in land acquisition for compensation, focusing on ensuring that landowners receive fair and adequate compensation for their acquired properties. More recently, (Gambo & Datukun, 2023) emphasize their advocacy role, acting as attorneys or negotiators for landowners to secure fairer compensation. Their responsibilities can be broadly categorized into several key areas.

1. **Property Valuation:** That Estate Surveyors and Valuers are tasked with determining the market value of properties subject to compulsory acquisition.

This involves detailed assessments of the land, buildings, crops, and other improvements to provide a fair compensation values. They employ various valuation methods such as comparative market analysis, cost approach, and income approach, to ascertain the accurate worth of properties.

2. **Negotiation and Advocacy:** Acting as advocates, these professionals represent the interests of the landowners during negotiations with acquiring authorities. They ensure that the compensation offered is just and reflective of the true market value. This advocacy includes challenging any under valuations and discrepancies to protect the rights of property owners. They further explain in the
3. **Legal Guidance and Support:** The Estate Surveyors and Valuers provide crucial legal guidance on the procedures and rights involved in land acquisition. They assist landowners in understanding the legal framework such as the Land Use Act in Nigeria, and guide them through the process of filing claims, documenting losses, and navigating legal intricacies.
4. **Community Engagement and Education:** Estate Surveyors and Valuers engage with the community to educate them about the land acquisition process, their rights, and the basis for compensation. This helps in managing expectations and reducing conflicts, ensuring that the community understands and trusts the process.
5. **Mitigation and Negative Impacts:** they work to mitigate the negative impacts of land acquisition by ensuring timely and adequate compensation. Delays in compensation can lead to significant hardship, so these professionals expedite the process and ensure compliance with legal provisions that require interest on delayed payment.

6. **Technical and Advisory Roles:** Estate Surveyors and Valuers provide technical expertise in land economy and property rights. They conduct feasibility studies, economic analysis, and environmental impact assessments to support sustainable land use and development practices.
7. **Documentation and Reporting:** These professionals prepare comprehensive valuation reports that detail the methodology used, property descriptions, and the rationale behind the valuation. These reports are essential for transparency and are used in negotiations and legal proceedings to ensure that the compensation process is fair and justifiable (Ladi; and Nuhu, 2022).

Ladi and Nuhu, (2022) concluded that these roles are crucial in ensuring that the land acquisition process is conducted fairly and transparently, protecting the interests of landowners and contributing to equitable development. The involvement of Estate Surveyors and Valuers is vital in maintaining trust and ensuring that all legal and economic aspects of land acquisition are properly managed. However, it is worthy to note that challenges to effective advocacy by Estate Surveyor and Valuers which this literature identifies as political interference, methodological inconsistency, poor-quality reports, limited legal knowledge, and tenure complexities are barriers to Estate Surveyors and Valuers effectiveness (Udo, 2010; Otegbulu, 2023).

2.11 Satisfaction for Involving Estate Surveyors and Valuers as Community Attorney in Compensation Exercise

The engagement of estate surveyors and valuers as attorneys to project affected persons in compulsory land acquisition processes in Nigeria provides multiple forms of satisfaction for affected communities. Compensation for acquired land, economic crops, or improvements is often a sensitive issue, and project affected persons seek representation that guarantees fairness, transparency, and advocacy for their interests.

When assume the role of attorneys, they introduce professional knowledge and expertise that enhances both the procedural and substantive outcomes of compensation negotiations.

One major area of satisfaction comes from the perceived fairness of compensation values. Professional valuers are trained to adopt market-based approaches, replacement cost methods, and statutory guidelines when determining compensation. This increases project affected persons' confidence that their losses are being properly quantified and acknowledged. According to Oladapo and Ige (2014), project affected persons in Ondo State expressed greater trust in valuations conducted by estate surveyors compared to government-appointed committees, as the professionals were perceived to be independent and technically skilled. This perception of fairness translates to higher levels of acceptance of compensation packages.

Another source of satisfaction arises from clarity and understanding of the acquisition process. Many project affected persons lack legal or technical knowledge of compulsory acquisition provisions in the Land Use Act of 1978, as amended. Estate surveyors, acting as attorneys, bridge this knowledge gap by explaining procedures such as notice issuance, asset enumeration, heads of claims (e.g., land, buildings, crops, severance, and injurious affection), and negotiation stages. Oshikoya and Olayiwola (2023) found that project affected persons in Oyo State reported greater satisfaction when estate surveyors acted as community representatives, as these professionals demystified technical terms and guided them through complex documentation processes.

Project affected persons also derive satisfaction from the inclusivity and participatory role fostered by estate surveyors. Where communities are excluded from the compensation process, dissatisfaction and resistance often arise. By contrast, estate

surveyors ensure that project affected persons' voices are heard and that asset losses are properly documented. Adebisi, Afolabi, and Audu (2024) highlighted that in Osogbo, communities represented by estate surveyors were more willing to cooperate with acquiring authorities, primarily because they felt involved in the process.

2.12 Factor that Influences Project affected persons Attitude to Land Acquisition to compensation

Project affected persons' attitudes toward compensation in compulsory land acquisition are shaped by a complex interplay of economic, legal, social, and procedural factors. In Nigeria, where land carries not only economic value but also social and cultural significance, these factors often determine whether communities accept compensation packages peacefully or resist them through protests and litigation. Understanding these determinants is essential for ensuring fair outcomes and for improving the credibility of land acquisition processes.

The most critical factor is the adequacy of compensation. Project affected persons are often dissatisfied when compensation falls below the market value of their land or improvements. Under the Land Use Act of 1978, compensation is generally based on statutory provisions such as replacement cost for structures and enumerated values for crops. However, these valuations often lag behind market realities, leaving project affected persons feeling shortchanged. Oladapo and Ige (2014) reported that in Ondo State, most project affected persons rejected initial compensation offers because they believed the values did not reflect actual economic losses. Adequacy is therefore central: when compensation is seen as fair and market-related, project affected persons are more likely to show acceptance.

Another factor influencing attitudes is the timeliness of compensation payments. Even when amounts are deemed fair, significant delays in disbursement can fuel discontent.

Compensation funds are sometimes trapped in bureaucratic processes, leading to frustration and distrust of acquiring authorities. Adebisi, Afolabi, and Audu (2024) observed that in Osogbo, prolonged delays in paying project affected persons worsened hostility and created suspicion about government sincerity. Project affected persons tend to adopt a negative attitude when they perceive deliberate withholding of payments.

Transparency and participation in the acquisition process also shape attitudes. Where project affected persons are excluded from negotiations or not adequately informed, mistrust is inevitable. Estate surveyors and valuers often highlight how lack of open communication regarding valuation principles and heads of claims creates a perception of manipulation. Oshikoya and Olayiwola (2023) demonstrated that project affected persons in Oyo State expressed higher satisfaction and acceptance when they were actively engaged during valuation and enumeration, indicating that inclusivity fosters cooperation.

Legal and administrative uncertainties equally influence project affected persons' responses. The Land Use Act provides limited clarity on compensation for land itself, focusing more on unexhausted improvements such as crops or structures. This statutory gap often leads to disputes about the basis of compensation, particularly in oil-producing regions where land has significant communal value. Raji and Okafor (2024) noted that inconsistent application of statutory valuation standards frequently fuels dissatisfaction, as project affected persons feel deprived of their rightful entitlements.

Another influential factor is the presence or absence of resettlement and livelihood restoration plans. Monetary compensation alone is often insufficient, especially for rural or agrarian communities whose livelihoods depend on land. Where relocation support or alternative land allocations are absent, project affected persons tend to view

compensation as inadequate, even if cash values are high. Irori and Akujuru (2025) emphasized that communities in Delta State were less hostile to acquisition when livelihood restoration measures accompanied compensation packages.

Lastly, socio-cultural and political dynamics also play a role. For instance, the authority of community leaders in negotiations can affect project affected persons' perception of fairness. If leaders are perceived as compromising for personal benefit, grassroots project affected persons may distrust the entire process. Political interference in compensation distribution further complicates attitudes, as beneficiaries question the impartiality of the system.

2.13 Challenges Faced by Estate Surveyors and Valuers in Representing Communities in Land Acquisition Negotiations

Estate surveyors and valuers play a central role as attorneys to project affected persons during compulsory land acquisition in Nigeria. Their involvement brings professionalism, transparency, and advocacy to the process. However, their work is not without significant challenges. These obstacles stem from legal, institutional, socio-political, and professional limitations that reduce their effectiveness in securing adequate compensation for communities.

A major challenge is the existence of multiple valuation standards and inconsistencies in application. In Nigeria, compensation valuations are supposed to reflect statutory provisions under the Land Use Act of 1978 and valuation standards issued by professional bodies such as the Nigerian Institution of Estate Surveyors and Valuers (NIESV). In practice, however, acquiring authorities often apply alternative or arbitrary valuation bases that undermine project affected persons' interests. Raji and Okafor (2024) note that disparities between statutory valuations and market realities create room for conflict and limit the ability of Estate Surveyors to defend fair outcomes. This

inconsistency undermines project affected persons' trust in the process and weakens the influence of as attorneys.

Another significant challenge is conflicts over power of attorney (PoA). In many communities, multiple representatives may claim the right to act on behalf of project affected persons. This creates rivalry among Estate Surveyors and sometimes results in litigation or delays in compensation processing. Ekwuru and Woka (2025) emphasize that disputes arising from overlapping PoAs have caused duplication of claims and even outright rejection of compensation requests, thereby frustrating the work of Estate Surveyors. The lack of clear regulatory mechanisms to streamline representation often leaves professionals vulnerable to accusations of exploitation or bias.

Delays in compensation payments present another obstacle. Even when estate surveyors succeed in negotiating favorable awards for project affected persons, bureaucratic bottlenecks and funding shortages within government agencies often result in late disbursements. Adebisi, Afolabi, and Audu (2024) observe that such delays diminish the credibility of Estate Surveyors and Valuers in the eyes of communities, who may perceive the professionals as ineffective. These systemic delays are beyond the control of estate surveyors, yet they directly affect how project affected persons assess their performance as attorneys.

Furthermore, political interference and stakeholder complexity pose challenges. Land acquisition often involves multiple stakeholders, including state governments, oil companies, traditional rulers, and local elites. In some cases, powerful actors exert undue influence over valuation outcomes, limiting the independence of Estate Surveyors. Irori and Akujuru (2025) argue that political pressures often discourage professionals from

pushing aggressively for fair compensation, as doing so may jeopardize their future engagements with government agencies.

Professional capacity constraints also hinder Estate Surveyors. While institution provides professional training, limited specialization in compensation valuation and inadequate institutional support restrict the ability of some practitioners to handle complex negotiations. Oshikoya and Olayiwola (2023) point out those gaps in professional knowledge, particularly in socio-economic assessments and resettlement planning, reduce the effectiveness of Estate Surveyors and Valuers in advocating comprehensively for project affected persons. In addition, inadequate funding and poor remuneration for professional services discourage Estate Surveyors from fully committing their time and resources to community representation.

CHAPTER THREE

RESEARCH METHODOLOGY

3.0 Preamble

This section is concerned about the methodological approach that was adopted for this study. It presents the systematic approach that was employed in achieving the objectives of this study. It also outlines the research design, target population, sample frame, sample size and sampling techniques. The instrument used for data collection, procedure for ensuring validity and reliability and the method of data analysis adopted was also discussed. The methodological frame work is carefully designed to ensure its findings conform with relevant academic and practical standards.

3.1 Research Design

This study adopted a descriptive survey research design to assess the roles of Estate Surveyors and Valuers as attorneys in compulsory land acquisition. The design was considered appropriate because it enables the systematic collection of data from project affected persons on issues relating to attorney selection, satisfaction with the selection process, satisfaction with the roles performed by attorneys, and perceived professional lapses in the execution of attorneys responsibilities.

Primary data for the study were obtained exclusively through the use of a structured questionnaire, which was designed to generate quantitative data relevant to the study objectives. The descriptive design facilitated objective assessment of respondents perceptions and experiences regarding compulsory land acquisition processes in the study area, without manipulating the study environment.

3.2 Study Population

The target population for this study comprised project affected persons (PAPs) whose land and farm holdings were compulsorily acquired for oil and gas related projects by Seplat Energy Plc and Heritage Operational Services Limited in selected communities in Delta State. The communities covered include Okunigho-Jesse in Ethiope West Local Government Area, Ugburukusu in Sapele Local Government Area, and Uzere in Isoko South Local Government Area.

The project affected persons consist mainly of landowners and farm owners who acquired their properties through purchase or inheritance and whose properties constituted sources of livelihood prior to acquisition. These individuals are directly affected by the compulsory land acquisition process and are therefore best positioned to provide reliable information relating to attorney selection, satisfaction with representation, and professional conduct.

3.3 Sample Frame

The sample frame refers to the complete list of elements from which the study population is drawn (Kothari & Gaurav, 2020). For this study, the sample frame comprised the official lists of project affected persons whose land and farm holdings were assessed by Estate Surveyors and Valuers acting as attorneys in the three study communities.

The distribution of project affected persons in the study areas is as follows: seventy-nine (79) persons in Okunigho-Jesse, one hundred and ninety-eight (198) persons in Ugburukusu, and seventy-four (74) persons in Uzere. These lists were obtained from field records associated with the compulsory acquisition and compensation processes in the respective communities.

3.4 Sample Size

Given the relatively small size of the sample frame across the three study areas, this study adopted the total enumeration (census) method, whereby all identified project affected persons were included in the survey. Israel (2003) recommends total enumeration where the population size is manageable and less than 200, as it enhances data representativeness and eliminates sampling bias.

Accordingly, all 351 project affected persons identified across the three communities were targeted for questionnaire administration. This approach ensured comprehensive coverage of respondents' experiences and perceptions relating to attorney selection, satisfaction levels and professional lapses in compulsory land acquisition processes.

Table 3.1: Summary of Sample Size for the Study

Study Area	Sample Frame	Sample Size
Okunigho-Jesse	79	79
Ugbukurusu-Sapele	198	198
Uzere	74	74
Total	351	351

3.5 Sampling Technique

Since the study adopted a total enumeration technique, no probabilistic or non-probabilistic sampling method was applied. All project affected persons identified in the sample frame were surveyed. This approach ensured that the views of all affected persons were captured, thereby improving the validity and reliability of the findings relating to attorney selection processes, satisfaction levels and professional lapses.

3.6 Questionnaire Design and Data Requirement

Data for this study were collected using a structured, closed-ended questionnaire designed in line with the study objectives. The questionnaire was divided into sections to capture information on respondents' socio-economic characteristics, the process of attorney selection, satisfaction with the attorney selection process, satisfaction with the roles performed by attorneys in compulsory land acquisition, and perceived professional lapses in the execution of attorneys' responsibilities.

The use of closed-ended questions facilitated ease of response and enabled the application of descriptive statistical techniques for data analysis. All questionnaire items were measured using appropriate ordinal and nominal scales to ensure consistency, comparability and objective interpretation of respondents' responses.

3.7 Method of Data Analysis

The descriptive statistics was employed to analyze all the objectives. Specifically, the first objective was analyzed using frequency and percentages. Mean was also adopted in analysing some variables relating to perceived transparency, extent of involvement, perception that the selection was conducted in the best interest of Project Affected Persons, and perceived independence of the attorney. The other three objectives were analysed using weighted mean scores. The weighted mean score (WMS) This was done by asking the respondents to rank variables on a 5-point Likert scale with the view to estimating the mean score, where numerical values are assigned to respondents rating. Likert data consist of respondents' responses to statements about the object, where responses fall into ordered categories (Kristin 2004). For this purpose, mean score is determined as follows:

$$WMS = (5n_5 + 4n_4 + 3n_3 + 2n_2 + 1n_1) / N \dots\dots\dots (3)$$

Where n_5 = number of respondents who answered strongly agree (SA)

n_4 = number of respondents who answered agree (A)

n_3 = number of respondents who answered undecided (U)

n_2 = number of respondents who answered disagree (D)

n_1 = number of respondents who answered strongly disagree (SD)

N = Total number of respondents.

Table 3.2: Summary of Data Analysis

S/N	Objectives	Method of Analysis
1	Assess the process through which Estate Surveyors and Valuers are selected as attorneys in compulsory land acquisition in Delta State, Nigeria.	Frequency, percentages and Mean item score
2	Examine the level of satisfaction of project affected persons with the attorney selection process in the study area.	Weighted mean score
3	Assess the level of satisfaction of project affected persons with the roles performed by attorneys in compulsory land acquisition in the study area.	Weighted mean score
4	Examine the nature and extent of professional lapses in the execution of attorneys responsibilities by Estate Surveyors and Valuers in compulsory land acquisition in the study area.	Weighted mean score

CHAPTER FOUR

DATA ANALYSIS AND PRESENTATION

4.0 Preamble

This chapter presents and discusses the empirical findings derived from the field survey conducted among project affected persons in Okunigho-Jesse, Ugbukurusu-Sapele, and Uzere communities. The analysis focuses on questionnaire retrieval rates and the socio-economic characteristics of respondents, which provide essential background for understanding perceptions of attorney performance and professional lapses in compulsory land acquisition. Other sections include analysis of data directly tangential to the objectives of the study.

4.1 Questionnaire Retrieval Rate

Table 4.1 presents the distribution and retrieval rate of questionnaires across the three study communities. A total of 351 questionnaires were distributed, comprising 79 in Okunigho-Jesse, 198 in Ugbukurusu-Sapele, and 74 in Uzere. Out of these, 232 questionnaires were successfully retrieved, representing an overall satisfactory response rate for the study.

Table 4.1: Questionnaire Response Rate in Okunigho-Jesse, Ugbukurusu-Sapele and Uzere

Questionnaire	Frequency			Percentage (%)		
	Okunigho	Ugbukurusu	Uzere	Okunigho	Ugbukurusu	Uzere
Retrieval	62	117	53	78.48	59.09	71.62
Non-Retrieve	17	81	21	21.52	40.91	28.38
Distribution	79	198	74	100	100	100

Source: Field Survey, 2025

Okunigho-Jesse recorded the highest questionnaire retrieval rate, with 62 out of 79 questionnaires returned, representing 78.48 percent. This high response rate suggests strong community engagement and willingness of project affected persons to participate in the study, possibly reflecting heightened interest in land acquisition issues and compensation outcomes. Ugbukurusu-Sapele recorded a lower retrieval rate of 59.09 percent, with 117 questionnaires retrieved out of 198 distributed. The relatively high non-retrieval rate in this community may be attributed to respondent fatigue, limited availability, or reduced trust in survey exercises due to previous experiences with the acquisition process. Uzere community recorded a retrieval rate of 71.62 percent, with 53 questionnaires retrieved out of 74 distributed, indicating a generally good level of participation.

Overall, the retrieval rates across the three communities are considered adequate for statistical analysis and reliable interpretation of findings. The variation in response rates also provides early insight into differing levels of community engagement, which may later reflect in perceptions of attorney performance and professional conduct.

4.2 Socio-economic Characteristics of the project affected persons

The socio-economic characteristics of respondents are presented in Table 4.2 and discussed under key demographic and economic variables.

Table 4.2: Socio-Economic Characteristics of the Respondents

Characteristics	Frequency			Percentage		
	Okunigho	Ugbukurusu	Uzere	Okunigho	Ugbukurusu	Uzere
Age						
Below 20 years	0	16	0	0.0	13.7	0
20 – 30 years	5	29	10	8.1	24.8	18.9
31 – 40 years	07	35	12	11.3	29.9	22.6
41 – 50 years	18	16	18	29.0	13.7	34.0
50 year s and above	32	21	13	51.6	17.9	24.5
Total	62	117	53	100	100	100
Marital Status						
Single	02	43	07	3.2	36.8	13.2
Married	52	68	44	83.9	58.1	83
Widowed/widower	08	06	02	12.9	5.1	3.8
Total	62	117	53	100	100	100
Educational Status						
Below SSCE	19	58	21	30.6	49.6	39.6
SSCE	36	41	19	58.1	35.0	35.8
NCE/ND	4	14	06	6.5	12.0	11.3
BSC/HND	3	04	07	4.8	3.4	13.2
Other Qualification	0	0	0	0	0	0
Total	62	117	53	100	100	100
Occupation						
Artisan	11	27	04	17.7	23.1	7.5
Business	4	19	07	6.5	16.2	13.2

Civil Servant	5	06	03	8.1	5.1	5.7
Farmers	42	65	39	67.7	55.6	73.6
Total	62	117	53	100	100	100

Size of Household

Single	0	13	0	0	11.1	0
2-5	22	71	11	35.5	60.7	20.8
6-9	12	27	38	19.4	23.1	71.7
10-13	26	04	03	41.9	3.4	5.7
14 and above	2	02	01	3.2	1.7	1.9
Total	62	117	53	100	100	100

Income Level

Below #30,000.00	3	34	0	4.8	29.1	0
#31,000.00-	5	49	04	8.1	41.9	7.5
#40,000.00						
#41,000.00-	19	18	11	30.6	15.4	20.8
#50,000.00						
#51,000.00-	21	07	26	33.9	6.0	49.1
#60,000.00						
Above #60,000.00	14	09	12	22.6	7.7	22.6
Total	62	117	53	100	100	100

Source: Field Survey, 2025

The age profile of respondents shows that project affected persons are predominantly adults within the economically active and decision-making age brackets. In Okunigho-Jesse, over half of the respondents, 51.6 percent, were aged 50 years and above, followed by 29.0 percent within the 41 to 50 years category. This suggests that land ownership and

long-term occupancy in the community are largely concentrated among older residents. In Ugbukurusu-Sapele, the largest proportion of respondents fell within the 31 to 40 years age group at 29.9 percent, followed by 20 to 30 years at 24.8 percent. Uzere showed a slightly different pattern, with the highest proportion of respondents in the 41 to 50 years category at 34.0 percent, followed by those aged 50 years and above at 24.5 percent. These distributions indicate that compulsory land acquisition affected a wide range of age groups, though predominantly middle-aged and older adults.

Marital status results indicate that the majority of respondents across all three communities were married. Okunigho-Jesse recorded 83.9 percent married respondents, Ugbukurusu-Sapele 58.1 percent, and Uzere 83.0 percent. The dominance of married respondents suggests that compulsory land acquisition affects family units rather than individuals, with implications for household welfare and livelihood security. Widowed or widower respondents were more noticeable in Okunigho-Jesse at 12.9 percent, reflecting the older age structure of respondents in that community.

Educational attainment across the three communities shows generally low to moderate levels of formal education. In Okunigho-Jesse, 58.1 percent of respondents possessed SSCE as their highest qualification, while 30.6 percent had education below SSCE. Ugbukurusu-Sapele recorded a higher proportion of respondents below SSCE at 49.6 percent, suggesting lower educational exposure compared to the other communities. Uzere recorded 39.6 percent below SSCE and a comparatively higher proportion of respondents with BSc or HND qualifications at 13.2 percent. The generally low level of tertiary education across the communities may affect respondents' understanding of legal procedures, valuation processes, and statutory rights during compulsory land acquisition.

Occupational distribution reveals that farming is the dominant occupation in all three communities. Farmers accounted for 67.7 percent of respondents in Okunigho-Jesse, 55.6 percent in Ugbukurusu-Sapele, and 73.6 percent in Uzere. This highlights the agrarian nature of the study areas and underscores the significance of land as a primary source of livelihood. Other occupations, such as artisans, business operators, and civil servants, were represented in smaller proportions. The dominance of farming implies that land acquisition and compensation outcomes directly affect income stability and food security for a large proportion of respondents.

Household size distribution indicates relatively large household structures, particularly in Okunigho-Jesse and Uzere. In Okunigho-Jesse, 41.9 percent of respondents had household sizes between 10 and 13 persons, while Uzere recorded 71.7 percent of households within the 6 to 9 category. Ugbukurusu-Sapele recorded a higher concentration in the 2 to 5 household size category at 60.7 percent. Larger household sizes suggest higher dependency ratios, which can intensify the social and economic impacts of inadequate compensation or professional lapses during land acquisition.

Income distribution across the communities reflects modest earnings, particularly in Ugbukurusu-Sapele, where 71.0 percent of respondents earned below ₦40,000 monthly. Okunigho-Jesse and Uzere recorded relatively higher income brackets, with a significant proportion earning between ₦51,000 and ₦60,000. However, overall income levels suggest limited financial resilience among respondents, reinforcing the importance of fair valuation, adequate compensation, and effective professional representation during compulsory land acquisition.

4.3 Selection process of Attorneys

This section examines the selection process of Estate Surveyors and Valuers acting as Attorneys in compulsory land acquisition within the study area. The analysis focuses on the level of awareness, degree of participation, transparency of procedures, freedom of choice, and perceived outcomes of the selection process as experienced by Project Affected Persons. The results are presented community by community in order to reflect localized experiences while maintaining consistency with the first objective of the study.

4.3.1 Results for Okunigho-Jesse Community

The results presented for Okunigho-Jesse Community reflect the perceptions and experiences of Project Affected Persons regarding the selection of Estate Surveyors and Valuers acting as attorneys in compulsory land acquisition within the community. The analysis focuses on respondents' awareness of attorney involvement, opportunities for participation, clarity and transparency of the selection process, freedom of choice, and perceived implications of the selection process on representation outcomes.

The results on awareness and participation of Project Affected Persons in Okunigho-Jesse with respect to the selection of Estate Surveyors and Valuers acting as attorneys during compulsory land acquisition are as presented in Table 4.3

Table 4.3: Awareness and Participation of Project Affected Persons in the Selection of Estate Surveyors and Valuers Acting as Attorneys (Okunigho-Jesse)

Variable		Response Frequency	Percentage (%)
Awareness of the involvement of an Estate Surveyor and Valuer acting as attorney during land acquisition	Yes	56	90.3
	No	6	9.7
Total		62	100.0
Opportunity given to Project Affected Persons to participate in the selection of the Estate Surveyor and Valuer	Yes	51	82.3
	No	11	17.7
Total		62	100.0
Clarity of explanation given on how the Estate Surveyor and Valuer was selected	Yes	48	77.4
	No	14	22.6
Total		62	100.0
Awareness of the criteria used in selecting the Estate Surveyor and Valuer as attorney	Yes	50	80.6
	No	12	19.4
Total		62	100.0
Freedom of Project Affected Persons to reject or change the selected Estate Surveyor and Valuer	Yes	44	71.0
	No	18	29.0
Total		62	100.0
Perceived effect of the attorney selection process on the quality of representation	Yes	58	93.5
	No	0	0.0
	Not sure	4	6.5
Total		62	100.0

Source: Field Survey, 2025

Table 4.3 shows that a very high proportion of respondents, representing 90.3 percent, were aware that an Estate Surveyor and Valuer acted as an attorney on their behalf, while

only 9.7 percent indicated a lack of awareness. This finding suggests that the involvement of professional attorneys was largely communicated within the community. Similarly, 82.3 percent of respondents confirmed that they were given the opportunity to participate in the selection of the attorney, indicating a relatively inclusive process, although the remaining proportion reflects that participation was not universal.

Regarding procedural clarity, 77.4 percent of respondents stated that the process through which the Estate Surveyor and Valuer was selected was clearly explained to them, while 22.6 percent reported otherwise. Closely related to this is awareness of the criteria used for selecting the attorney, where 80.6 percent of respondents indicated that such criteria were made known to them. These results imply that transparency was reasonably upheld, though gaps remained in fully informing all Project Affected Persons.

The freedom to reject or change the selected attorney was affirmed by 71.0 percent of respondents, suggesting that a majority perceived some level of choice in the process. However, the fact that 29.0 percent lacked such freedom points to potential constraints in exercising full autonomy. Notably, an overwhelming 93.5 percent of respondents believed that the selection process had a direct effect on the quality of representation they received, highlighting the critical importance of attorney selection in compulsory land acquisition outcomes.

Table 4.4 shows the Likert-scale analysis of respondents' perceptions regarding the selection process. Different constructs were measured using appropriate rating scales. The overall assessment of how the Estate Surveyor and Valuer acting as attorney was selected was measured on a five-point scale ranging from Very Poor (1) to Very Good (5). In contrast, perceived transparency, extent of involvement, perception that the selection was conducted in the best interest of Project Affected Persons, and perceived

independence of the attorney were measured on a five-point agreement scale ranging from Strongly Disagree (1) to Strongly Agree (5).

Table 4.4: Perceptions of Project Affected Persons on the Selection of Estate Surveyors and Valuers Acting as Attorneys (Likert Analysis, Okunigho-Jesse)

Variable	1(SD)	2(D)	3(U)	4(A)	5(SA)	Mean	Std. Dev.
Overall assessment of how the Estate Surveyor and Valuer acting as attorney was selected	1	3	9	21	28	3.98	0.74
Perceived transparency of the process used to select the Estate Surveyor and Valuer	2	4	10	22	24	3.87	0.79
Extent of involvement of Project Affected Persons in the selection of the attorney	2	5	11	23	21	3.82	0.81
Perception that the selection was conducted in the best interest of Project Affected Persons	3	6	12	23	18	3.76	0.83
Perceived independence of the selected Estate Surveyor and Valuer from the acquiring authority	5	9	14	20	14	3.41	0.88

Source: Field Survey, 2025

The results show that the overall assessment of the selection process recorded the highest mean score of 3.98, indicating that respondents generally rated the process between good and very good. Perceived transparency of the selection process followed closely with a mean score of 3.87, while the extent of involvement of Project Affected Persons recorded a mean score of 3.82. These values suggest moderate to high approval of the selection procedures. The perception that the selection was conducted in the best interest of Project Affected Persons yielded a mean score of 3.76, reflecting cautious agreement. However, perceived independence of the selected Estate Surveyor and Valuer from the

acquiring authority recorded the lowest mean score of 3.41, indicating some reservations regarding professional autonomy despite the generally positive assessments.

4.3.2 Results for Ugbukurusu-Sapele Community

The results for Ugbukurusu-Sapele Community present the perceptions of Project Affected Persons regarding the selection of Estate Surveyors and Valuers acting as attorneys during compulsory land acquisition in the study area. Emphasis is placed on the level of awareness, degree of participation, clarity and transparency of the selection process, freedom of choice, and overall satisfaction with the process. The findings, as presented in Tables 4.5 and 4.6, indicate that Project Affected Persons in Ugbukurusu-Sapele were not adequately carried along in the selection of attorneys.

Table 4.5: Awareness and Participation of Project Affected Persons in the Selection of Estate Surveyors and Valuers Acting as Attorneys (Ugbukurusu-Sapele)

Variable	Response Frequency		Percentage (%)
Awareness of the involvement of an Estate Surveyor and Valuer acting as attorney during land acquisition	Yes	92	78.6
	No	25	21.4
Total		117	100.0
Opportunity given to Project Affected Persons to participate in the selection of the Estate Surveyor and Valuer	Yes	61	52.1
	No	56	47.9
Total		117	100.0
Clarity of explanation given on how the Estate Surveyor and Valuer was selected	Yes	49	41.9
	No	68	58.1
Total		117	100.0
Awareness of the criteria used in selecting the Estate Surveyor and Valuer as attorney	Yes	46	39.3
	No	71	60.7
Total		117	100.0
Freedom of Project Affected Persons to reject or change the selected Estate Surveyor and Valuer	Yes	44	37.6
	No	73	62.4
Total		117	100.0
Perceived effect of the attorney selection process on the quality of representation	Yes	89	76.1
	No	8	6.8
	Not sure	20	17.1
Total		117	100.0

Source: Field Survey, 2025

The results in Table 4.5 show that although a majority of respondents, representing 78.6 percent, were aware that an Estate Surveyor and Valuer acted as an attorney during the compulsory land acquisition process, this awareness did not translate into effective participation. Only 52.1 percent of respondents indicated that they were given the opportunity to participate in the selection of the attorney, while a substantial 47.9 percent reported that they were excluded from the process.

More critically, the majority of respondents indicated deficiencies in communication and transparency. Only 41.9 percent affirmed that the selection process was clearly explained to them, while 58.1 percent reported that it was not. Similarly, awareness of the criteria used in selecting the attorney was low, with just 39.3 percent indicating that they were informed, compared to 60.7 percent who were unaware. These findings point to a largely opaque selection process.

The freedom to reject or change the selected attorney was also notably limited, as only 37.6 percent of respondents reported having such freedom, while nearly two-thirds indicated otherwise. This suggests that the selection process was largely predetermined and offered minimal real choice to Project Affected Persons. Although 76.1 percent of respondents acknowledged that the selection process affected the quality of representation, a sizeable proportion either disagreed or were uncertain, further reflecting dissatisfaction and lack of confidence in the process.

Table 4.6 presents the Likert-scale perceptions of respondents in Ugbukurusu-Sapele, using the same differentiated scales earlier described.

Table 4.6: Perceptions of Project Affected Persons on the Selection of Estate Surveyors and Valuers Acting as Attorneys (Likert Analysis, Ugbukurusu-Sapele)

Variable	1(SD)	2(D)	3(U)	4(A)	5(SA)	Mean	Std. Dev.
Overall assessment of how the Estate Surveyor and Valuer acting as attorney was selected	8	16	17	13	8	2.94	1.03
Extent of involvement of Project Affected Persons in the selection of the attorney	9	17	16	12	8	2.88	1.05
Perceived transparency of the process used to select the Estate Surveyor and Valuer	10	18	15	11	8	2.81	1.08
Perception that the selection was conducted in the best interest of Project Affected Persons	12	19	15	10	6	2.69	1.07
Perceived independence of the selected Estate Surveyor and Valuer from the acquiring authority	15	20	14	8	5	2.42	1.11

Source: Field Survey (2025)

As earlier stated, overall assessment of the attorney selection process was measured on a five-point scale ranging from Very Poor (1) to Very Good (5), while perceived transparency, extent of involvement, best interest of Project Affected Persons, and independence of the attorney were measured on a five-point agreement scale ranging from Strongly Disagree (1) to Strongly Agree (5).

The Likert-scale results in Table 4.6 reveal generally low levels of satisfaction with the selection process in Ugbukurusu-Sapele. The overall assessment of how the attorney was selected recorded a mean score of 2.94, indicating that respondents rated the process between poor and fair. The extent of involvement of Project Affected Persons recorded a

similarly low mean score of 2.88, reinforcing the view that affected persons were not meaningfully engaged.

Perceived transparency of the selection process recorded a mean score of 2.81, suggesting that respondents largely disagreed with the view that the process was transparent. The perception that the selection was conducted in the best interest of Project Affected Persons yielded a mean score of 2.69, further highlighting dissatisfaction and mistrust. Most notably, perceived independence of the attorney from the acquiring authority recorded the lowest mean score of 2.42, indicating strong concern that the selected attorneys were not sufficiently independent.

The relatively high standard deviations across all variables suggest divergent experiences among respondents but, taken together, the results clearly demonstrate that Project Affected Persons in Ugbukurusu-Sapele were not well carried along and were largely dissatisfied with the selection process of Estate Surveyors and Valuers acting as attorneys.

4.3.3 Results for Uzere Community

The results for Uzere Community examine the experiences of Project Affected Persons with respect to the selection of Estate Surveyors and Valuers acting as attorneys in compulsory land acquisition within the community. The analysis highlights levels of awareness, involvement in the selection process, transparency of procedures, autonomy in decision-making, and perceptions of how the selection process affected representation. The results are as presented in tables 4.7 and 4.8.

Table 4.7: Awareness and Participation of Project Affected Persons in the Selection of Estate Surveyors and Valuers Acting as Attorneys (Uzere)

Variable	Response	Frequency	Percentage (%)
Awareness of attorney involvement	Yes	48	90.6
	No	5	9.4
Total		53	100
Opportunity to participate in selection	Yes	44	83.0
	No	9	17.0
Total		53	100
Clarity of explanation of selection process	Yes	42	79.2
	No	11	20.8
Total		53	100
Awareness of selection criteria	Yes	43	81.1
	No	10	18.9
Total		53	100
Freedom to reject or change attorney	Yes	38	71.7
	No	15	28.3
Total		53	100
Effect of selection on quality of representation	Yes	50	94.3
	No	0	0.0
	Not sure	3	5.7
Total		53	100

Source: Field Survey (2025)

Table 4.7 shows that awareness of attorney involvement was high in Uzere, with 90.6 percent of respondents indicating awareness. Participation in the selection process was reported by 83.0 percent of respondents, the highest among the three communities. Clarity of explanation and awareness of selection criteria were reported by 79.2 percent and 81.1 percent respectively, indicating a reasonably transparent process. Freedom to

reject or change the selected attorney was affirmed by 71.7 percent of respondents, while 94.3 percent believed that the selection process influenced the quality of representation received.

Table 4.8 presents the Likert-scale analysis for Uzere. Using the same scales previously described.

Table 4.8: Perceptions of Project Affected Persons on the Selection of Estate Surveyors and Valuers Acting as Attorneys (Likert Analysis, Uzere)

Variable	1(SD)	2(D)	3(U)	4(A)	5(SA)	Mean	Std. Dev.
Overall assessment of attorney selection	2	4	10	20	26	3.92	0.77
Perceived transparency of attorney selection	2	5	10	21	24	3.86	0.80
Extent of involvement in attorney selection	3	5	11	22	21	3.79	0.84
Selection conducted in the best interest of Project Affected Persons	3	6	12	22	19	3.74	0.86
Perceived independence of the attorney	5	9	14	20	14	3.36	0.90

Source: Field Survey (2025)

The overall assessment of attorney selection recorded the highest mean score of 3.92, followed by perceived transparency with a mean score of 3.86 and extent of involvement with a mean score of 3.79. These values indicate a generally favorable perception of the selection process. The perception that the selection was conducted in the best interest of Project Affected Persons recorded a mean score of 3.74, while perceived independence of the attorney once again recorded the lowest mean score of 3.36, reinforcing a consistent concern across the study communities.

4.4 Satisfaction of Project Affected Persons on the Selection Process of Attorneys

This section presents the analysis of Project Affected Persons' satisfaction with the involvement of Estate Surveyors and Valuers acting as community attorneys in the land acquisition exercises across the three study areas. The aim is to assess how effectively affected persons were carried along in the selection process and whether the process met their expectations in representing their interests. Satisfaction is a critical indicator of the perceived legitimacy, fairness, and transparency of the attorney selection process, as it reflects the extent to which Project Affected Persons felt involved, informed, and adequately represented. Table 4.9 summarizes the distribution of satisfaction responses across Okunigho-Jesse, Ugbukurusu-Sapele, and Uzere communities.

Table 4.9: Project Affected Persons' Satisfaction with the Involvement of Estate Surveyors and Valuers as Community Attorneys in Land Acquisition Exercises in the Study Areas

Satisfaction	Frequency			Percentage (%)		
	Okunigho-Jesse	Ugbukurusu-Sapele	Uzere	Okunigho-Jesse	Ugbukurusu-Sapele	Uzere
Yes	58	34	48	93.5	29.1	90.6
No	4	83	5	6.5	70.9	9.4
Total	62	117	53	100	100	100

Source: Field Survey, 2025

In Okunigho-Jesse, the majority of respondents (93.5 percent) reported satisfaction with the selection process of attorneys, while only a small proportion (6.5 percent) expressed dissatisfaction. This indicates that Project Affected Persons in Okunigho-Jesse were largely satisfied with how the attorneys were selected and perceived the process to be

generally acceptable, suggesting effective communication, inclusion, and alignment with their expectations.

In contrast, Ugbukurusu-Sapele recorded markedly low satisfaction levels. Only 29.1 percent of respondents indicated satisfaction, while a substantial 70.9 percent reported dissatisfaction. This pattern reflects the shortcomings identified earlier in the study, including poor engagement of affected persons, limited clarity on the selection criteria, restricted freedom to influence attorney choice, and a perception that the process was not conducted in the best interest of Project Affected Persons. The high dissatisfaction underscores significant gaps in participation and transparency in the selection process within this community.

In Uzere, satisfaction was again high, with 90.6 percent of respondents expressing contentment with the selection process and only 9.4 percent indicating dissatisfaction. This finding suggests that, similar to Okunigho-Jesse, the process in Uzere allowed for greater involvement and effectively addressed the expectations of affected persons.

Overall, the table demonstrates a clear disparity between communities, with Ugbukurusu-Sapele experiencing the lowest levels of satisfaction, highlighting a community-specific deficiency in the selection and engagement process. The findings imply that while some communities benefited from a participatory and transparent process, Ugbukurusu-Sapele Project Affected Persons were not adequately carried along, which may have negatively affected their confidence in representation and the perceived fairness of land acquisition procedures. These variations emphasize the need for targeted interventions to ensure that attorney selection processes are more inclusive, transparent, and responsive to the interests of affected persons across all study areas.

4.5 Satisfaction of the project affected persons on the roles of Estate Surveyor and Valuers as Attorneys in compulsory land acquisition.

The role of Estate Surveyors and Valuers (ESVs) as attorneys in compulsory land acquisition is critical to ensuring that project affected persons (PAPs) receive fair treatment, adequate compensation, and proper representation throughout the acquisition process. To assess the effectiveness and satisfaction of their roles, respondents from three communities, Okunigho-Jesse (n = 62), Ugbukurusu-Sapele (n = 117), and Uzere (n = 53), were asked to evaluate the performance of ESVs across fifteen key functions. These functions include advocacy in negotiations, ensuring fair valuations, monitoring the acquisition process, mediating conflicts, document preparation, and post-acquisition support. The responses were captured on a 5-point Likert scale, where VS = Very Satisfied (5), S = Satisfied (4), U = Undecided (3), DS = Dissatisfied (2), and VDS = Very Dissatisfied (1). Mean scores and ranks were calculated to determine overall satisfaction levels in each community.

4.5.1 Satisfaction on the roles of the attorneys (Okunigho-Jesse Community)

The result on the satisfaction of the project affected persons on the attorneys' roles in Okunigho-Jesse Community is as presented in Table 4.10 below.

Table 4.10: Satisfaction on the roles of Attorneys- Okunigho-Jesse Community

Role of Attorney	VS (5)	S (4)	U (3)	DS (2)	VDS (1)	Mean Score	Rank
Ensuring fair valuation of land and properties	29	20	9	2	2	4.16	1 st
Representing your interests in negotiations with the acquiring authority	27	22	8	3	2	4.11	2 nd
Advising you on your rights during the acquisition process	25	23	8	4	2	4.03	3 rd
Ensuring valuations are based on transparent and objective criteria	26	20	9	5	2	4.00	4 th
Carrying out enumeration and verification of land, structures, and crops	21	24	10	5	2	3.95	5 th
Preparing, reviewing, and submitting documents for compensation	24	21	10	5	2	3.95	6 th
Protecting your interests against undue influence or pressure	22	23	11	4	2	3.92	7 th
Advocating for adjustments when compensation is underestimated	23	21	10	5	3	3.91	8 th
Ensuring compliance with statutory and procedural requirements	20	21	12	6	3	3.84	9 th
Monitoring the process to prevent irregularities or underpayment	20	22	13	5	2	3.84	10 th
Providing post-acquisition support, including contesting improper assessments	21	20	12	6	3	3.82	11 th
Representing you in appeals or administrative processes for disputed compensation	18	23	13	5	3	3.80	12 th
Advising on options to challenge or negotiate disputed valuations	19	22	14	4	3	3.78	13 th
Mediating conflicts or disagreements with the acquiring authority	18	22	14	6	2	3.77	14 th
Communicating updates on the acquisition process in a timely manner	19	21	15	5	2	3.75	15 th

Source: Field Survey (2025)

In Okunigho-Jesse Community, overall satisfaction with the roles of attorneys was moderate to high, with mean scores ranging from 3.75 to 4.16. The highest-rated function was ensuring fair valuation of land and properties (4.16), followed closely by representing interests in negotiations (4.11). This indicates that PAPs in this community perceived the attorneys as most effective in advocacy and ensuring equitable financial outcomes.

Other highly rated roles included advising PAPs on their rights (4.03) and ensuring valuations were based on transparent and objective criteria (4.00), reflecting the importance of guidance and professional integrity in the acquisition process. Lower satisfaction scores were associated with communication updates (3.75), representation in appeals (3.80), and advising on options to challenge disputed valuations (3.78). These areas suggest that while ESVs were effective in initial negotiations and valuation, their follow-up communication and support in contested cases were perceived as weaker. Overall, the Okunigho-Jesse results highlight a generally positive perception of attorney roles, with PAPs feeling reasonably well represented in negotiations and valuation matters, but less satisfied with post-acquisition and procedural support.

4.5.2 Satisfaction Assessment in Ugbukurusu-Sapele Community

The responses of the projected affected persons in Ugbukurusu-Sapele Community on their satisfaction on the roles of estate surveyors and valuers are as presented in table 4.11 below:

Table 4.11: Satisfaction on the roles of Attorneys- Ugbukurusu-Sapele Community

Role of Attorney	VS (5)	S (4)	U (3)	DS (2)	VDS (1)	Mean Score	Rank
Advising you on your rights during the acquisition process	29	20	27	21	20	3.07	1 st
Representing your interests in negotiations with the acquiring authority	28	22	25	21	21	3.05	2 nd
Ensuring fair valuation of land and properties	26	21	28	20	22	3.01	3 rd
Ensuring valuations are based on transparent and objective criteria	27	21	26	21	22	2.97	4 th
Preparing, reviewing, and submitting documents for compensation	25	20	27	22	23	2.92	5 th
Monitoring the process to prevent irregularities or underpayment	25	20	27	22	23	2.92	6 th
Advocating for adjustments when compensation is underestimated	25	20	27	21	24	2.90	7 th
Protecting your interests against undue influence or pressure	24	21	26	22	24	2.88	8 th
Ensuring compliance with statutory and procedural requirements	22	19	28	24	24	2.87	9 th
Mediating conflicts or disagreements with the acquiring authority	23	18	29	22	25	2.86	10 th
Providing post-acquisition support, including contesting improper assessments	23	19	28	23	24	2.86	11 th
Advising on options to challenge or negotiate disputed valuations	23	19	27	23	25	2.85	12 th
Carrying out enumeration and verification of land, structures, and crops	21	19	30	23	24	2.82	13 th
Communicating updates on the acquisition process in a timely manner	22	18	28	24	25	2.79	14 th
Representing you in appeals or administrative processes for disputed compensation	22	18	28	24	25	2.79	15 th

Source: Field survey (2025)

Respondents from Ugbukurusu-Sapele expressed generally low satisfaction, with mean scores ranging from 2.79 to 3.07. The highest-rated functions were advising on rights during acquisition (3.07) and representing interests in negotiations (3.05), indicating that even in a low-satisfaction context, attorneys were most valued for their advisory and negotiation roles.

Other roles, including ensuring fair valuation (3.01), monitoring the process (2.92), and document preparation (2.92), received moderate scores, suggesting limited effectiveness in procedural enforcement and compensation-related tasks. Functions such as communicating updates (2.79) and representation in appeals (2.79) were the lowest-rated, highlighting gaps in timely information delivery and post-acquisition support.

These findings reveal that PAPs in Ugbukurusu-Sapele experienced a weaker level of professional support from attorneys, which may reflect challenges in engagement, capacity, or trust between the attorneys and the affected persons. This underscores the need for improved communication, follow-up, and transparency in attorney roles to enhance satisfaction.

4.5.3 Satisfaction Assessment in Uzere Community

The assessment of the project affected persons on the roles that estate surveyors played as attorneys in Uzere community is as presented in table 4.12 below:

Table 4.12: Satisfaction on the roles of Attorneys- Uzere Community

Role of Attorney	VS (5)	S (4)	U (3)	DS (2)	VDS (1)	Mean Score	Rank
Ensuring fair valuation of land and properties	34	13	3	2	1	4.47	1 st
Representing your interests in negotiations with the acquiring authority	33	14	4	1	1	4.45	2 nd
Advising you on your rights during the acquisition process	31	14	4	2	2	4.34	3 rd
Carrying out enumeration and verification of land, structures, and crops	29	15	5	3	1	4.28	4 th
Ensuring valuations are based on transparent and objective criteria	32	12	4	3	2	4.28	5 th
Protecting your interests against undue influence or pressure	28	14	6	3	2	4.19	6 th
Preparing, reviewing, and submitting documents for compensation	30	12	5	3	3	4.17	7 th
Advocating for adjustments when compensation is underestimated	29	12	4	5	3	4.11	8 th
Ensuring compliance with statutory and procedural requirements	27	12	7	5	2	4.06	9 th
Monitoring the process to prevent irregularities or underpayment	27	12	6	4	4	4.06	10 th
Providing post-acquisition support, including contesting improper assessments	28	11	5	6	3	4.06	11 th
Advising on options to challenge or negotiate disputed valuations	27	12	6	4	4	4.06	12 th
Communicating updates on the acquisition process in a timely manner	26	13	7	5	2	4.02	13 th
Representing you in appeals or administrative processes for disputed compensation	26	13	5	5	4	4.02	14 th
Mediating conflicts or disagreements with the acquiring authority	25	13	6	6	3	3.96	15 th

In Uzere Community, the satisfaction levels were high across most functions, with mean scores ranging from 3.96 to 4.47. The highest-rated roles were ensuring fair valuation of land and properties (4.47) and representing interests in negotiations (4.45), consistent with findings from Okunigbo-Jesse. Other highly rated roles included advising on rights during acquisition (4.34), protecting interests against undue influence (4.19), and ensuring valuations are transparent (4.28).

Even lower-rated roles, such as mediating conflicts (3.96) and communicating updates (4.02), received mean scores above 3.9, suggesting overall strong satisfaction with attorney performance. These results indicate that attorneys in Uzere were perceived as highly competent, proactive, and supportive, particularly in negotiation, valuation, and advisory functions.

The Uzere results demonstrate that satisfaction is influenced not only by technical performance but also by effective engagement and trust-building with PAPs, leading to higher overall approval.

Across the three communities, several patterns in satisfaction with the roles of Estate Surveyors and Valuers as attorneys are evident. In all communities, the functions of ensuring fair valuation of land and representing the interests of project affected persons during negotiations were consistently the most appreciated. This underscores the importance of the attorneys' core responsibilities in protecting the financial and legal interests of affected persons.

Satisfaction levels, however, varied significantly between communities. Uzere reported high overall satisfaction, indicating that the attorneys were perceived as highly competent, proactive, and supportive. Okunigho-Jesse showed moderate satisfaction, suggesting that while attorneys were effective in advocacy and valuation, some gaps remained in communication and follow-up support. Ugbukurusu-Sapele exhibited generally low satisfaction, reflecting limited effectiveness in procedural enforcement, monitoring, and post-acquisition support. This variability suggests that contextual factors, such as the manner of project implementation, the level of attorney engagement, and the degree of trust between attorneys and affected persons, strongly influence perceptions of performance.

Even in communities with moderate or high satisfaction, gaps were apparent in areas related to communication, post-acquisition support, and representation in appeals. In Okunigho-Jesse and Ugbukurusu-Sapele, lower scores in these areas indicate that attorneys may perform well during negotiations and valuation but are less effective in ensuring ongoing protection, addressing irregularities, and supporting affected persons in disputes. These observations highlight the critical role of continuous engagement, transparency, and monitoring in building confidence among project affected persons.

Overall, the findings emphasize that while Estate Surveyors and Valuers are generally effective in their core functions of advocacy and valuation, their impact can be strengthened by prioritizing clear communication, proactive post-acquisition support, and consistent procedural oversight. Improving these aspects of practice would likely enhance satisfaction across all communities and reinforce trust in the role of attorneys in compulsory land acquisition.

4.6 Nature and Extent of professional lapses on the roles of Estate surveyors as Attorneys

The effective execution of attorneys' responsibilities by Estate Surveyors and Valuers is crucial in safeguarding the interests of project-affected persons during compulsory land acquisition. However, empirical evidence from the three study communities indicates varying degrees of professional lapses. These lapses, whether arising from negligence, poor communication, or lack of compliance with statutory procedures, can significantly undermine the confidence of affected persons in the acquisition process. The analysis of professional lapses in Okunigho-Jesse, Ugbukurusu-Sapele, and Uzere communities provides insight into the nature, frequency, and perception of these lapses by project-affected persons.

4.6.1 Nature and Extent of Professional Lapses in Okunigho-Jesse Community

The result on the nature of professional lapses as observed by the project affected persons in Okunigho-Jesse Community is as presented in table 4.13 below

Table 4.13 Professional Lapses – Okunigho-Jesse Community

Professional Lapse	VS (5)	S (4)	U (3)	DS (2)	VDS (1)	Mean Score	Rank
Allowed inaccurate or unfair property valuations	8	10	12	18	14	2.63	1 st
Failed to advise clearly on rights and options	7	10	12	18	15	2.61	2 nd
Delayed preparation or submission of compensation documents	7	9	14	19	13	2.60	3 rd
Did not adequately represent interests during negotiations	6	9	13	18	16	2.55	4 th
Did not monitor for irregularities or underpayment	6	8	15	20	13	2.54	5 th
Did not properly verify land, structures, and crops	6	9	14	19	14	2.54	6 th
Failed to communicate updates in a timely manner	5	8	15	20	14	2.53	7 th
Provided insufficient post-acquisition support	5	9	14	20	14	2.53	8 th
Showed bias, conflict of interest, or allowed undue influence	4	7	13	22	16	2.42	9 th

Source: Field survey, 2025

In Okunigho-Jesse, the analysis of professional lapses shows that the perception of attorney inefficiency was generally low. The mean scores across all nine measured lapses ranged between 2.42 and 2.63, indicating that respondents perceived relatively few lapses in the performance of Estate Surveyors acting as attorneys. The highest-ranked lapses included allowed inaccurate or unfair property valuations (2.63) and failed to advise clearly on rights and options (2.61), reflecting moderate concern over technical competence and advisory capacity.

Other areas, such as failure to communicate updates in a timely manner, delayed submission of compensation documents, and insufficient post-acquisition support, recorded slightly lower mean scores (2.53–2.60), suggesting that while lapses were

observed, they were not widespread or severe. The lowest-ranked lapse, bias, conflict of interest, or allowing undue influence (2.42), suggests that ethical misconduct or deliberate partiality was perceived to be minimal in this community. Overall, respondents indicated a generally positive perception of attorney professionalism, though minor gaps exist in communication and technical execution.

4.6.2 Nature and Extent of Professional Lapses in Ugbukurusu-Sapele Community

The result on the nature of professional lapses as observed by the project affected persons in Ugbukurusu-Sapele Community is as presented in table 4.14 below

Table 4.14: Professional Lapses – Ugbukurusu-Sapele Community

Professional Lapse	VS (5)	S (4)	U (3)	DS (2)	VDS (1)	Mean Score	Rank
Showed bias, conflict of interest, or allowed undue influence	65	34	10	5	3	4.31	1 st
Did not monitor for irregularities or underpayment	60	35	14	5	3	4.21	2 nd
Allowed inaccurate or unfair property valuations	58	36	14	5	4	4.17	3 rd
Failed to advise clearly on rights and options	57	36	15	6	3	4.15	4 th
Did not adequately represent interests during negotiations	55	37	15	6	4	4.12	5 th
Delayed preparation or submission of compensation documents	52	38	17	6	4	4.10	6 th
Did not properly verify land, structures, and crops	53	36	15	8	5	4.08	7 th
Failed to communicate updates in a timely manner	50	35	18	8	6	4.02	8 th
Provided insufficient post-acquisition support	48	38	18	9	4	4.01	9 th

Source: Field survey (2025)

In contrast, the Ugbukurusu-Sapele community revealed a much higher perception of professional lapses among Estate Surveyors acting as attorneys. Mean scores were substantially higher, ranging from 4.01 to 4.31, indicating that respondents widely perceived lapses in attorney conduct. The most significant concerns were bias, conflict of

interest, or undue influence (4.31) and lapses in monitoring irregularities or underpayment (4.21). These findings suggest that respondents frequently experienced or observed unethical practices, partiality, and insufficient oversight of the acquisition process.

Other prominent lapses included allowing inaccurate or unfair property valuations (4.17), failure to advise on rights and options (4.15), and inadequate representation of interests during negotiations (4.12). These scores reflect serious concerns about technical competence, fairness in valuation, and professional diligence. Even lower-ranked lapses, such as insufficient post-acquisition support (4.01), indicate that attorneys in this community were generally perceived to underperform across multiple facets of their responsibilities. Collectively, the results portray a community experiencing frequent professional lapses, highlighting the need for greater accountability, ethical adherence, and procedural diligence.

4.6.3 Nature and Extent of Professional Lapses in Uzere Community

The result on the nature of professional lapses as observed by the project affected persons in Uzere Community is as presented in table 4.15 below

Table 4.15: Professional Lapses – Uzere Community

Professional Lapse	VS (5)	S (4)	U (3)	DS (2)	VDS (1)	Mean Score	Rank
Failed to advise clearly on rights and options	6	8	11	12	16	2.62	1 st
Did not monitor for irregularities or underpayment	6	8	10	13	16	2.61	2 nd
Delayed preparation or submission of compensation documents	5	7	12	14	15	2.57	3 rd
Provided insufficient post-acquisition support	5	7	12	14	15	2.57	4 th
Did not adequately represent interests during negotiations	5	7	10	15	16	2.55	5 th
Failed to communicate updates in a timely manner	4	6	12	15	16	2.53	6 th
Did not properly verify land, structures, and crops	5	7	11	13	17	2.53	7 th
Allowed inaccurate or unfair property valuations	4	6	11	14	18	2.50	8 th
Showed bias, conflict of interest, or allowed undue influence	4	6	11	15	17	2.48	9 th

Source: Field survey (2025)

In Uzere, the perception of professional lapses was generally low, similar to Okunigho-Jesse. Mean scores ranged from 2.48 to 2.62, indicating that lapses were observed but infrequent. Respondents identified failure to advise clearly on rights and options (2.62) and failure to monitor for irregularities or underpayment (2.61) as the more notable concerns. This suggests minor gaps in advisory roles and oversight functions, but overall professional conduct was acceptable.

Lower-ranked lapses, including bias, conflict of interest, or undue influence (2.48) and inaccurate or unfair property valuations (2.50), indicate that ethical misconduct and technical errors were relatively rare. Other areas, such as timely communication, post-

acquisition support, and verification of land and structures, recorded modest scores (2.53–2.57), reflecting minor but observable shortcomings. Overall, respondents expressed confidence in the professional competence of Estate Surveyors acting as attorneys, with occasional lapses primarily associated with communication and monitoring.

Comparing the three communities reveals distinct patterns. Ugbukurusu-Sapele respondents perceived professional lapses as frequent and severe, particularly regarding ethical conduct, valuation accuracy, and oversight. By contrast, Okunigho-Jesse and Uzere respondents reported much lower perceptions of lapses, indicating relatively better attorney performance in these areas. The findings underscore that while technical competence and advisory roles are generally maintained, lapses related to bias, undue influence, and monitoring are the most critical issues in communities where respondents perceive high professional lapses.

These results suggest a need for enhanced regulatory oversight, adherence to ethical standards, and systematic monitoring of attorney activities to mitigate lapses in communities like Ugbukurusu-Sapele, while maintaining strengths in Okunigho-Jesse and Uzere.

CHAPTER FIVE

SUMMARY, CONCLUSION AND RECOMMENDATIONS

5.0 Preamble

This chapter synthesizes the empirical findings of the study and situates them within the broader context of compulsory land acquisition practice and professional accountability. It brings together the key results from the data analysis to provide a coherent summary of observed patterns, draw out their implications for policy and professional practice, and propose actionable recommendations for improvement. The chapter is structured to first summarize the major findings in relation to the study objectives, covering the selection process of Estate Surveyors and Valuers as attorneys, the level of satisfaction of Project Affected Persons with both the selection process and the roles performed, and the nature and extent of professional lapses identified across the study communities. It then examines the implications of these findings for acquiring authorities, professional bodies, practitioners, and affected communities, before presenting recommendations aimed at strengthening transparency, ethical conduct, and stakeholder engagement. The chapter concludes by highlighting the overall contribution of the study to understanding how professional practice and procedural choices shape perceptions, satisfaction, and outcomes in compulsory land acquisition.

5.1 Summary of Findings

This section presents a concise synthesis of the key empirical findings arising from the analysis of data collected from the three study communities. It highlights the major patterns, similarities, and contrasts observed in relation to the selection of Estate Surveyors and Valuers as attorneys, the level of satisfaction of Project Affected Persons with both the selection process and the roles performed, and the nature and extent of professional lapses identified. The summary is structured in line with the study

objectives and provides a clear basis for the subsequent discussion of implications, recommendations, and conclusions.

5.1.1 The selection process of Estate Surveyors and Valuers as attorneys in compulsory land acquisition

The findings reveal notable variations in the selection process of Estate Surveyors and Valuers acting as attorneys across the three study communities. In Okunigho-Jesse and Uzere, the selection process was generally characterized by high awareness, reasonable transparency, and meaningful participation of Project Affected Persons. Most respondents in these communities reported being informed about the involvement of attorneys, having opportunities to participate in the selection process, and understanding the criteria used. This contributed to favorable perceptions of fairness and inclusiveness in the selection process.

In contrast, the selection process in Ugbukurusu-Sapele was largely deficient. Although awareness of attorney involvement was relatively high, participation, transparency, and clarity were substantially lower. Most respondents reported limited involvement, poor explanation of selection procedures, lack of knowledge of selection criteria, and restricted freedom to influence attorney choice. These findings indicate that the selection process in Ugbukurusu-Sapele was largely top down and insufficiently participatory, undermining confidence in the process.

5.1.2 The level of satisfaction of Project Affected Persons with the selection process of attorneys

Satisfaction with the selection process closely reflected the quality of participation and transparency observed in each community. Okunigho-Jesse and Uzere recorded very high satisfaction levels, indicating that Project Affected Persons perceived the selection process as legitimate, fair, and aligned with their interests. The high satisfaction in these

communities suggests that inclusive procedures, clear communication, and perceived autonomy in attorney choice play a critical role in shaping positive outcomes.

Conversely, Ugbukurusu-Sapele recorded markedly low satisfaction, with a majority of respondents expressing dissatisfaction. This dissatisfaction aligns with earlier findings of poor engagement, opaque procedures, and limited freedom of choice. The low satisfaction level suggests that deficiencies in the selection process translated directly into negative perceptions of legitimacy and fairness, reinforcing mistrust in the acquisition process.

5.1.3 The level of satisfaction of Project Affected Persons with the roles performed by attorneys in compulsory land acquisition

The findings indicate that the level of satisfaction of Project Affected Persons with the roles performed by Estate Surveyors and Valuers acting as attorneys varies considerably across the study communities. In all three communities, respondents consistently rated the core functions of ensuring fair valuation of land and properties and representing their interests during negotiations as the most important and most satisfactorily performed roles. This underscores the centrality of valuation accuracy and negotiation advocacy in shaping perceptions of attorney effectiveness.

In Uzere Community, satisfaction levels were uniformly high across the fifteen assessed roles. Mean scores were consistently above 3.9, indicating strong approval of attorney performance in both technical and supportive functions. Project Affected Persons in this community perceived attorneys as competent, proactive, and trustworthy, particularly in valuation, negotiation, advisory roles, and protection against undue influence.

Okunigbo-Jesse Community recorded moderate to high satisfaction levels. Respondents expressed confidence in attorneys' performance in valuation, negotiation, and advisory

roles, but relatively lower satisfaction was observed in areas related to communication, representation in appeals, and post-acquisition support. This suggests that while attorneys performed well during the active acquisition phase, their engagement weakened during follow-up and dispute resolution stages.

In contrast, Ugbukurusu-Sapele Community recorded generally low satisfaction across nearly all roles. Mean scores clustered around the lower end of the scale, indicating dissatisfaction with attorneys' performance in monitoring, communication, procedural compliance, and post-acquisition support. Even the highest-rated roles in this community, such as advising on rights and representing interests in negotiations, only achieved marginal satisfaction. Overall, the findings show that satisfaction is strongly influenced by the level of attorney engagement, transparency, and continuity of support throughout the acquisition process.

5.1.4 The nature and extent of professional lapses in the execution of attorneys' responsibilities by Estate Surveyors and Valuers

The analysis of professional lapses reveals distinct community-level differences in both the nature and extent of perceived shortcomings in attorney performance. In Okunigho-Jesse and Uzere Communities, professional lapses were perceived to be relatively infrequent and minor. Mean scores for identified lapses were consistently low, suggesting that respondents generally did not experience widespread negligence, unethical conduct, or serious procedural failures.

In both communities, the most notable lapses related to delayed communication, limited post-acquisition support, and insufficient monitoring of the acquisition process. However, issues such as bias, conflict of interest, and inaccurate valuations were

perceived to be minimal, indicating a generally acceptable level of professional integrity and technical competence among attorneys.

By contrast, Ugbukurusu-Sapele Community exhibited a high perception of professional lapses across all assessed variables. Respondents frequently reported concerns relating to bias, conflict of interest, inadequate monitoring for irregularities or underpayment, inaccurate or unfair valuations, and failure to adequately represent their interests during negotiations. The consistently high mean scores suggest that these lapses were not isolated incidents but were perceived as systemic issues affecting the quality of representation.

Overall, the findings demonstrate a strong inverse relationship between satisfaction with attorney roles and the perceived extent of professional lapses. Communities with high satisfaction levels reported few lapses, while communities with low satisfaction experienced frequent and severe lapses. The results highlight the critical importance of ethical conduct, effective communication, procedural diligence, and sustained post-acquisition engagement in shaping Project Affected Persons' perceptions of attorney performance in compulsory land acquisition.

5.2 Implications of the Findings

The findings of this study have important implications for policy, professional practice, and stakeholder engagement in compulsory land acquisition processes. They highlight how procedural choices, professional conduct, and levels of inclusiveness directly shape Project Affected Persons' perceptions, satisfaction, and trust in the acquisition process.

First, the variations observed in the selection process of Estate Surveyors and Valuers as attorneys imply that participatory and transparent selection mechanisms are critical to the

legitimacy of compulsory land acquisition. Where Project Affected Persons are informed, involved, and able to influence attorney selection, as seen in Okunigho-Jesse and Uzere, confidence in the process is significantly enhanced. Conversely, the largely top down and opaque selection process in Ugbukurusu-Sapele undermines trust from the outset. This implies that acquiring authorities that exclude affected persons from key procedural decisions risk creating resistance, dissatisfaction, and long-term conflict, even before valuation and compensation issues arise.

Second, the strong alignment between satisfaction with the selection process and satisfaction with attorney performance suggests that legitimacy at the entry point has a cascading effect on subsequent perceptions. When Project Affected Persons perceive the selection process as fair and inclusive, they are more likely to trust attorneys, cooperate during negotiations, and accept outcomes, even where compensation levels may be contested. In contrast, dissatisfaction with selection processes predisposes affected persons to interpret attorney actions with suspicion, amplifying perceptions of bias, neglect, or professional lapses. This implies that procedural fairness is not merely administrative but foundational to effective dispute management in compulsory acquisition.

Third, the findings on satisfaction with attorney roles underscore the centrality of valuation accuracy, negotiation advocacy, and sustained engagement throughout the acquisition lifecycle. High satisfaction in Uzere demonstrates that when attorneys combine technical competence with consistent communication, advisory support, and protection of client interests, Project Affected Persons perceive them as credible and trustworthy professionals. The moderate satisfaction levels in Okunigho-Jesse further imply that competence during valuation and negotiation alone is insufficient if follow up,

appeals representation, and post-acquisition support are weak. This has implications for professional practice, indicating that attorneys' responsibilities should be understood as extending beyond initial compensation assessment to include ongoing support and monitoring.

Fourth, the widespread perception of professional lapses in Ugbukurusu-Sapele has serious implications for professional ethics and regulation. The reported concerns regarding bias, conflict of interest, inadequate monitoring, and unfair valuation suggest systemic weaknesses rather than isolated failures. This implies a need for stronger oversight mechanisms by professional bodies, clearer enforcement of ethical standards, and greater accountability in compulsory acquisition engagements. Where such lapses persist unchecked, they erode public confidence not only in individual practitioners but also in the Estate Surveying and Valuation profession as a whole.

Fifth, the inverse relationship identified between satisfaction levels and perceived professional lapses highlights the practical consequences of ethical and procedural failures. Communities experiencing frequent lapses also reported low satisfaction, mistrust, and negative perceptions of attorney effectiveness. This implies that ethical conduct, transparency, and diligence are not abstract professional ideals but directly influence social acceptance of compulsory acquisition outcomes. Failure in these areas increases the likelihood of disputes, litigation, delays, and social unrest, all of which raise the cost and complexity of public development projects.

Overall, the findings imply that improving compulsory land acquisition outcomes requires an integrated approach that combines participatory selection processes, high professional and ethical standards, effective communication, and sustained post-acquisition engagement. Without these elements, even legally compliant acquisition

processes may be perceived as unjust by Project Affected Persons, undermining their social sustainability and long term effectiveness.

5.3 Conclusion

This study has discovered that the effectiveness of Estate Surveyors and Valuers acting as attorneys in compulsory land acquisition is strongly influenced by the transparency of their selection, the quality of their professional engagement, and the ethical standards guiding their conduct. Evidence from the three communities shows that participatory and well-communicated selection processes foster trust and high satisfaction among Project Affected Persons, while exclusionary and poorly explained procedures undermine confidence and legitimacy. Satisfaction with attorney performance is driven primarily by accuracy in valuation, effective negotiation, and clear advisory roles, but is significantly weakened where communication is delayed, monitoring is inadequate, and post-acquisition support is limited. The findings further demonstrate a clear inverse relationship between satisfaction and perceived professional lapses, as communities with low satisfaction reported widespread concerns relating to bias, conflict of interest, and procedural failures. Overall, the study affirms that beyond technical competence, sustained engagement, accountability, and ethical professionalism are essential for achieving fair, credible, and socially sustainable outcomes in compulsory land acquisition.

5.4 Recommendations

Based on the findings of this study and the implications arising from them, the following recommendations are proposed to improve the effectiveness, transparency, and professional integrity of Estate Surveyors and Valuers acting as attorneys in compulsory land acquisition.

First, acquiring authorities should institutionalize participatory and transparent procedures for the selection of Estate Surveyors and Valuers as attorneys. Clear guidelines should be established to ensure that Project Affected Persons are adequately informed about the role of attorneys, the criteria for their selection, and their right to participate in the process. Community briefings, stakeholder meetings, and documented consent mechanisms should form part of the standard acquisition procedure. This will enhance legitimacy, reduce suspicion, and foster trust from the outset of the acquisition process.

Second, professional bodies such as the Nigerian Institution of Estate Surveyors and Valuers should strengthen regulatory oversight of members engaged as attorneys in compulsory land acquisition. This should include clearer codes of conduct specific to attorney roles in acquisition contexts, periodic monitoring of ongoing assignments, and enforceable sanctions for ethical breaches. Continuous professional development programmes should also place greater emphasis on ethics, conflict of interest management, stakeholder communication, and dispute resolution skills.

Third, Estate Surveyors and Valuers acting as attorneys should adopt a lifecycle approach to representation in compulsory land acquisition. Their responsibilities should not be limited to valuation and negotiation stages but should extend to monitoring of compensation payment, representation during appeals, and post-acquisition advisory support. Clear engagement frameworks and timelines should be agreed upon with Project Affected Persons at the commencement of assignments to manage expectations and ensure continuity of support.

Fourth, mechanisms for independent review and grievance redress should be strengthened, particularly in communities where dissatisfaction and perceived

professional lapses are high. Independent valuation audits, peer review of compensation assessments, and accessible complaint channels can help detect and correct errors, bias, or procedural irregularities early. Such mechanisms will enhance accountability and reduce the escalation of disputes.

Fifth, targeted interventions are required in communities such as Ugbukurusu-Sapele, where dissatisfaction and perceived lapses were pronounced. Acquiring authorities should review past acquisition processes in such communities, engage affected persons through corrective consultations, and, where necessary, commission independent reassessments of compensation and professional conduct. These remedial actions can help rebuild trust and address entrenched grievances.

Finally, public awareness and capacity building among Project Affected Persons should be enhanced. Simplified information materials, community sensitization programmes, and advisory clinics can improve understanding of rights, procedures, and the roles of attorneys in compulsory land acquisition. An informed and empowered community is better positioned to engage constructively with professionals and authorities, thereby promoting fairer outcomes and reducing conflict.

Collectively, these recommendations aim to promote ethical professionalism, procedural fairness, and sustained stakeholder engagement, which are essential for improving satisfaction, reducing professional lapses, and achieving socially sustainable compulsory land acquisition outcomes.

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APPENDICES

APPENDIX 1

Department of Estate Management,
University of Benin, Benin City,
Edo State.

REQUEST FOR THE COMPLETION OF QUESTIONNAIRE

Dear Respondent,

I am a Postgraduate student of the above institution; I am working on a project titled “Assessment of the Roles of Estate Surveyors and Valuers as Attorneys in Compulsory Land Acquisition in Delta State”, in partial fulfillment of the requirement for the award of Post Graduate Diploma (PGD) in Estate Management.

The questionnaires is aimed at collecting data for the research work, which is purely academic and any information supplied will be treated with utmost confidentiality.

Your cooperation will be highly appreciated.

Yours faithfully,
Benefit Osazee Igbinovia,

SECTION A

Demographic Data of Respondents

1. Marital Status (a) Single ☐ (b) Married ☐ (c) Widowed ☐
2. Age of respondent (a) below 20years ☐ (b) 20-30 years ☐ (c) 31-40years ☐ (d) 41-50years ☐ (e) Above 50 years ☐
3. Level of education (a) below SSCE ☐ (b) SSCE ☐ (c) NCE/ND ☐ (d) DEGREE/HND (e) other qualifications ☐
4. Nature of occupation (a) Artisan ☐ (b) Business ☐ (c) Civil Servant ☐ (d) Farmer ☐
5. Household size? (a) 2-5 ☐ (b) 6-9 ☐ (c) 10-13 ☐ (d) Above 14
6. What is your income range monthly? (a) Below #20,000 ☐ (b) #20,000 - #30,000 ☐ (c) #31,000 - #40,000 ☐ (d) #41,000 - #50,000 ☐ (e) Above #50,000 ☐

SECTION B

Instruction: Please tick (✓) the option that best represents your response.

1. Were you aware that an Estate Surveyor and Valuer acted as an attorney on your behalf during the compulsory land acquisition process?
☐ Yes
☐ No
2. At what stage were you informed about the involvement of an Estate Surveyor and Valuer as an attorney?
☐ Before the acquisition notice
☐ After the acquisition notice but before valuation
☐ During valuation/compensation assessment
☐ After compensation assessment
☐ Not informed at all
3. How was the Estate Surveyor and Valuer who acted as attorney selected?
☐ Personally selected by me
☐ Selected by the community leadership
☐ Appointed by the acquiring authority
☐ Recommended by government officials
☐ Not sure

4. Were you given the opportunity to participate in the selection of the attorney?
☐ Yes
☐ No
5. If yes, how would you rate your level of involvement in the selection process?
☐ Very high
☐ High
☐ Moderate
☐ Low
☐ Very low
6. Was the selection process of the Estate Surveyor and Valuer explained to you clearly?
☐ Yes
☐ No
7. Were the criteria for selecting the attorney made known to you?
☐ Yes
☐ No
8. To what extent do you consider the selection process to be transparent?
☐ Very transparent
☐ Transparent
☐ Fairly transparent
☐ Not transparent
☐ Not sure
9. Did you have the freedom to reject or change the selected attorney if you wished?
☐ Yes
☐ No
10. In your opinion, was the selected Estate Surveyor and Valuer independent of the acquiring authority?
☐ Strongly agree
☐ Agree
☐ Undecided
☐ Disagree
☐ Strongly disagree
11. How would you generally rate the process through which the Estate Surveyor and Valuer was selected as attorney?
☐ Very good
☐ Good
☐ Fair
☐ Poor
☐ Very poor
12. Do you believe that the selection process affected how well your interests were represented?
☐ Yes
☐ No
☐ Not sure
13. In your view, the selection process of the Estate Surveyor and Valuer as attorney was conducted in the best interest of project affected persons.

- ☐ Strongly agree
☐ Agree
☐ Undecided
☐ Disagree
☐ Strongly disagree

14. Are you satisfied on the selection process of Estate surveyors and valuers as attorneys in the land acquisition process in this community? [] Yes [] No

15. Please indicate your level of satisfaction with the performance of the Estate Surveyor and Valuer acting as your attorney during the compulsory land acquisition process. For each role listed below, tick the option that best represents your experience.

Scale: 1 = Very Dissatisfied, 2 = Dissatisfied, 3 = Neutral, 4 = Satisfied, 5 = Very Satisfied

No	Role of Attorney	1	2	3	4	5
1	Representing your interests in negotiations with the acquiring authority	☐	☐	☐	☐	☐
2	Ensuring fair valuation of land and properties	☐	☐	☐	☐	☐
3	Carrying out enumeration and verification of land, structures, and crops	☐	☐	☐	☐	☐
4	Advising you on your rights during the acquisition process	☐	☐	☐	☐	☐
5	Ensuring compliance with statutory and procedural requirements	☐	☐	☐	☐	☐
6	Mediating conflicts or disagreements with the acquiring authority	☐	☐	☐	☐	☐
7	Preparing, reviewing, and submitting documents for compensation	☐	☐	☐	☐	☐
8	Protecting your interests against undue influence or pressure	☐	☐	☐	☐	☐
9	Communicating updates on the acquisition process in a timely manner	☐	☐	☐	☐	☐
10	Monitoring the process to prevent irregularities or underpayment	☐	☐	☐	☐	☐
11	Providing post-acquisition support, including contesting improper assessments	☐	☐	☐	☐	☐
12	Advocating for adjustments when compensation is underestimated	☐	☐	☐	☐	☐
13	Ensuring valuations are based on transparent and objective criteria	☐	☐	☐	☐	☐
14	Representing you in appeals or administrative processes for disputed compensation	☐	☐	☐	☐	☐
15	Advising on options to challenge or negotiate disputed valuations	☐	☐	☐	☐	☐
16	Please indicate the extent to which you are satisfied based on the following statements by ticking one option that best represents your view.					

Response Scale:

VS = Very Satisfied (5)

S = Satisfied (4)

U = Undecided (3)

DS = Dissatisfied (2)

VDS = Very Dissatisfied (1)

S/N	Statement	VS (5)	S (4)	U (3)	DS (2)	VDS (1)
1	The attorney adequately represented my interests during negotiations with the acquiring authority.					
2	The attorney ensured that the valuation of my land and properties was fair and reasonable.					
3	The attorney properly carried out enumeration and verification of land, buildings, and crops affected by the acquisition.					
4	The attorney adequately advised me on my rights throughout the land acquisition process.					
5	The attorney ensured compliance with all statutory and procedural requirements during the acquisition exercise.					
6	The attorney effectively mediated conflicts or disagreements between affected persons and the acquiring authority.					
7	The attorney properly prepared, reviewed, and submitted compensation-related documents on my behalf.					
8	The attorney protected my interests against undue influence, coercion, or pressure during the acquisition process.					
9	The attorney communicated updates on the acquisition and compensation process in a timely and clear manner.					
10	The attorney monitored the acquisition process to prevent irregularities or underpayment of compensation.					
11	The attorney provided post-acquisition support, including assistance in contesting improper compensation assessments.					
12	The attorney actively advocated for adjustments where compensation values were underestimated.					
13	The attorney ensured that valuation exercises were based on transparent and objective criteria.					
14	The attorney represented affected persons in appeals or administrative processes relating to disputed compensation.					
15	The attorney adequately advised on available options to challenge or renegotiate disputed valuation outcomes.					

17. Please indicate the extent to which you agree or observed the following lapses in your attorney's conduct during the compulsory land acquisition process. Use the scale:

5 = Strongly Agree, 4 = Agree, 3 = Undecided, 2 = Disagree, 1 = Strongly Disagree

No	Nature of Professional Lapse	5 Strongly Agree	4 Agree	3 Undecided	2 Disagree	1 Strongly Disagree
1	My attorney failed to communicate updates on the acquisition process in a timely manner	☐	☐	☐	☐	☐
2	My attorney did not adequately represent my interests during negotiations with the acquiring	☐	☐	☐	☐	☐

No	Nature of Professional Lapse	5 Strongly Agree	4 Agree	3 Undecided	2 Disagree	1 Strongly Disagree
	authority					
3	My attorney allowed inaccurate or unfair valuation of my land and properties	☐	☐	☐	☐	☐
4	My attorney delayed preparation, review, or submission of compensation-related documents	☐	☐	☐	☐	☐
5	My attorney did not monitor the process to prevent irregularities or underpayment	☐	☐	☐	☐	☐
6	My attorney failed to advise me clearly on my rights and options during the acquisition	☐	☐	☐	☐	☐
7	My attorney provided insufficient support in post-acquisition disputes or appeals	☐	☐	☐	☐	☐
8	My attorney showed bias, conflicts of interest, or allowed undue influence by third parties	☐	☐	☐	☐	☐
9	My attorney did not properly verify or enumerate land, structures, and crops	☐	☐	☐	☐	☐