

Land Owner's Perception on Issues of Compensation Payment for Road Construction in Igabi and Kaduna North Local Government Area of Kaduna State, Nigeria

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Abstract. There is a general perception by authors, land owner and people that compensation paid in the event of compulsory acquisition is inadequate when compared with loss of property and this has resulted to conflicts between landowners, governments and even resistance against the agency involved in the development of such land. This study examined the landowner's Perspective on the issues of Compulsory Land Acquisition in Igabi and Kaduna North Local Government Area of Kaduna State, Nigeria. Random sampling technique was adopted at the first stage in selecting 150 affected property owners (claimants) at Rigasa and Unguwar/dosa in Igabi and kaduna North for administering questionnaires because they are target population of this research. Purposive sampling techniques was employed at the second stage in selecting 10 Ward Heads for interview. Structured questionnaires was used in the study and descriptive statistics were employed in the data analyses. The interview aspect was analysed using content analysis. The result showed that majority of the community heads consent were duly informed about the land acquisition in their community, majority of land owner express satisfaction with the procedures of compulsory acquisition which signifies that the principles of compulsory acquisition used by Kaduna state government is in line with its basic principles consequently, the study recommended that the Land Use Act as the current law governing the compulsory acquisition of land and other land issues needs to be reviewed.

Keywords: land, land owners, compensation, claimants, payment

Introduction

Compulsory acquisition and compensation have thus become delicate issues today in the context of rapid growth and changes in land use. Governments are thus under increasing pressure to deliver public services in the face of an already high and growing demand for land (FAO, 2009). The use of the compulsory land acquisition tool and the accompanying resettlement compensation method is a very complicated form of land acquisition since it involves the use of forceful deprivation of property (Ramesh and Khan, 2015).

In Nigeria, compulsory land acquisition is backed by section 28 of the Land Use Act of 1978 and the Land Use Act Cap L5, Laws of Federal Republic of Nigeria (LFN) 2004, which is the principal legislation guiding compulsory acquisition of land. It provides compulsory acquisition of land by government for overriding public interest. laws of some countries provide lean that falls within the explanation of overriding public interest (Onuoha, 2016).

Equally, section 29 of the Land Use Act of 1978 provides the procedures for the payment of compensation to the landowners whose properties/unexhausted improvements were compulsorily acquired. Ndjovu (2016) submitted that the way in which governments in most developing countries exercise this power undermined the security of tenure and little or no compensation is usually paid; this results to negative effect on equity and transparency. Iyanda (2014) submitted that resistant to land acquisition was due to inadequate and unjust compensation. Nuhu (2008) conformed to Kakulu's assertion and stated that the major reasons for the inequity of the compensation practice in Nigeria was mainly as a result of inadequacy in the provisions of the laws and delay in payment of compensation. The compensation paid is usually compounded where the process is poorly implemented and this has led to the

landowners resisting compulsory land acquisition by the government. Thus, the landowners have no control over the situation since government has the right to acquire the property compulsorily without their consents for overriding public interest (Tagliarino, 2017).

Ahmed (2014) termed compensation payment in Katsina State as being unjust where by placing the displaced persons in a homeless condition. Muzammil (2011) appraised the public-sector land acquisition in Kano State and opined government role in making people homeless is a total unjust. Compensation problems have created a wide range of crises as the mode of land acquisition has led to the inadequate payment food insecurity and social injustice among the displaced persons (Feldman and Geisler, 2012). From the foregoing, the underlying factor is the nonpayment of adequate compensation for land so acquired. This study will further investigate on the outcome of compensation payment, socio-economic status of claimant before and after the compensation exercise and perception of the claimant about the compensation in the study area.

Methods

The target population for the study comprises the land owner (Claimant) at Rigasa and Unguwar/Dosa who were affected by the compulsory acquisition and community leaders. Random sampling technique was adopted at the first stage was used in selecting 150 affected property owners (claimants) for administering questionnaires because they are the one having a direct influence of the project. Second stage, purposive sampling techniques was adopted in selecting 10 Ward Heads for interview and 10 government officials were also interviewed so as to get an indepth knowledge about identify the various compensation arrangements made in the study area.

Results and Discussion

Descriptive statistical technique using frequency counts and percentage were used to analyze the outcome of the compensation amount, collection of compensation assessment payment, the economic position of the claimant before and after compulsory acquisition, response from focus group on opinion of the affected land owner on compulsory acquisition. The result obtained was tabulated using frequency distribution tables and bar charts with the use of Statistical Package for Social Sciences version 22. The qualitative data were transcribed in descriptive manner.

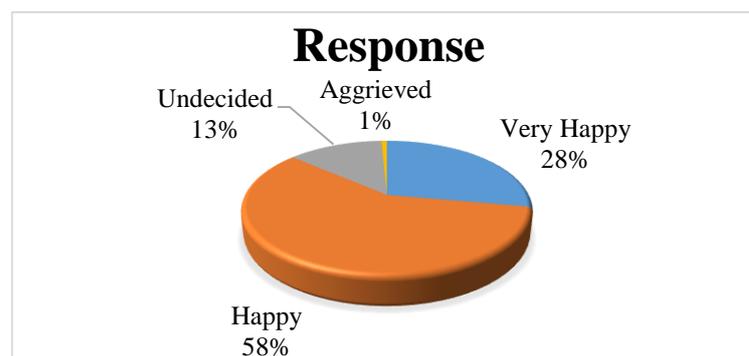


Figure 1. Outcome of the compensation amount

Source: Field survey 2019

The above Figure 1 depicts the respondent's outcome on the compensation amount; it was revealed that 58% of the respondents were happy, 28% of the respondents were very happy, just 1% of the respondents were aggrieved while 13% were indecisive. This connotes that a majority of the respondents are happy with the compensation amount. This findings is

line with Kanbur (2013) recommendation, a new approach should be in place that would put smile in the face of the affected ensure that landowner.

Table 1. Collection of compensation assessment payment

Response	Mean	Std. Deviation	Remark
Collected in full	2.85	1.150	Agreed
Collect part of the amount	2.35	.981	Agreed
Refuse to collect	1.49	.886	Disagreed

Source: Field Survey 2019

Table 1 revealed that majority of the respondents agreed they have collected the payment of the compensation assess either fully or part of the amount. Meanwhile majority of the respondents disagreed to the aforementioned statement that they refuse to collect the payment. This is in line with Nuhu (2006) conclusion 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 claimant (s) in order to enhance their livelihood and contributions to the economic and social activities of his society.

Table 2. Economic position after and before the compensation

Response	Mean	Std. Deviation	Remark
Fully Improved	2.42	1.232	Disagreed
Partially Improved	2.63	.884	Agreed
No improvement	2.61	1.244	Agreed

Source: Field survey 2019

The result in the above Table 2 depicts the economic position of the claimant before and after the compensation. The mean response of the respondents shows that majority of the respondents agreed that economic position have partially improved and no improvement after the compensation. Correspondingly majority of the respondents disagreed that the economic position has fully improved. In collaboration to this, Muaro-faure (2009) in his study notes that even when compensation is generous and procedures are generally fair and efficient, the displacement of people from established homes, business and communities will still entail significant human costs and this is what has happened.

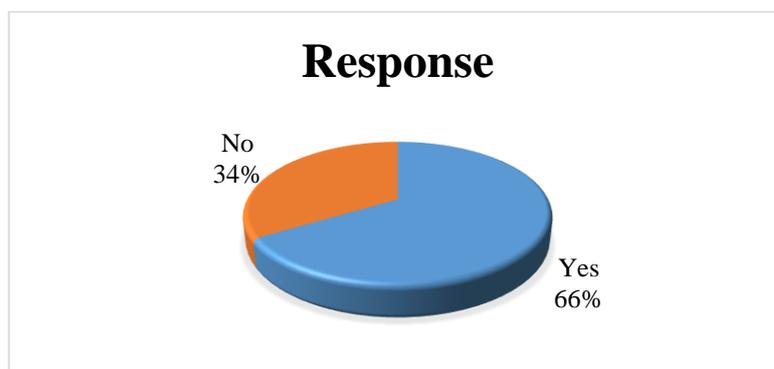


Figure 2. Resettlement

Source: Field survey 2019

The chart above shows the resettlement of the respondents, 66% of 140 valid respondent resettled in the same area while 34% of the respondent settled in a different area.

Response from Focus Group

The response from the respondents interviewed revealed that majority of the community heads consent were sort about the land acquisition in their community. The community heads also had opportunity to give opinion on the compensation activities which were duly considered. Furthermore, payment of compensation and issuing of another land to the claimants were just and adequate and as such they maintained that compensation was fair and satisfactory.

Conclusion

It can be concluded that Road construction project for Igabi and Kaduna North has affected the community negatively and have thus impacted on their well-being in the same direction. Majority of the community heads consent were sort about the compulsory acquisition and it was duly considered. There is partial upliftment in the economic position of the affected land owner. Majority of the land owner were happy with the compensation process.

Recommendation

This study assess land owner perception on issues of compulsory acquisition in Igabi and kaduna North, Nigeria. The findings suggest that social justice should always allow to come in to being as it played an important role in compulsory acquisition, where land is compulsorily acquired, adequate compensation should be paid so as that the affected land owner should be very happy and there will be full upliftment in the economic status of the affected land owner claimant. It is also recommended that the Land Use Act as the current law governing the compulsory acquisition of land and other land issues needs to be reviewed.

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