

**LAND ACQUISITION, COMPENSATION  
AND RESETTLEMENT IN DEVELOPING  
ECONOMIES: NIGERIA AS A CASE  
STUDY**

*BY*

**DAVID KAYODE OLUWAMOTEMI**

**KAY-B SURVEYS**

*Surveying Engineers, Digital Mappers, Geoinformatics Consultants*

*BF 20, Shagari Estate*

*Iyana Ipaja, Lagos, Nigeria*

*+234(0)8033019493*

**OUTLINE**

- **INTRODUCTION**
  - **NIGERIA**
  - **NIGERIAN LAND TENURE SYSTEMS**
- **LEKKI FREE TRADE ZONE (LFTZ)**
  - **LOCATION**
  - **ACQUISITION OF LFTZ**
- **COMPENSATION AND RESETTLEMENT**
- **CONCLUSION**

## INTRODUCTION

-Nigeria is one of the fast developing countries of the world.

-Its population of about 150million [NPC, 2006]

-Land mass of about **924,768 sq km** are advantages for rapid economic development.

- Only 3% of the land mass is developed, that is, 900,000 sq km of Nigerian land is rural, that means 97% of its land is underdeveloped.

## MAP OF NIGERIA.



**AREA OF NIGERIA BY STATE**

| S/N | STATE       | AREA IN SQ.KM | S/N | STATE    | AREA IN SQ.KM |
|-----|-------------|---------------|-----|----------|---------------|
| 1   | ABIA        | 4,900.00      | 15  | GOMBE    | 17,100.00     |
| 2   | ADAMAWA     | 38,700.00     | 16  | IMO      | 5,288.00      |
| 3   | AKWA-IBOM   | 6,900.00      | 17  | JIGAWA   | 23,287.00     |
| 4   | ANAMBRA     | 4,865.00      | 18  | KADUNA   | 42,481.00     |
| 5   | BAUCHI      | 49,119.00     | 19  | KANO     | 20,280.00     |
| 6   | BAYELSA     | 9,059.00      | 20  | KATSINA  | 23,561.00     |
| 7   | BENUE       | 30,800.00     | 21  | KEBBI    | 36,985.00     |
| 8   | BORNU       | 72,609.00     | 22  | KOGI     | 27,747.00     |
| 9   | CROSS-RIVER | 21,787.00     | 23  | KWARA    | 35,705.00     |
| 10  | DELTA       | 17,109.00     | 24  | LAGOS    | 3,671.00      |
| 11  | EBONYI      | 6,400.00      | 25  | NASARAWA | 28,735.00     |
| 12  | EDO         | 19,187.00     | 26  | NIGER    | 68,925.00     |
| 13  | EKITI       | 5,435.00      | 27  | OGUN     | 16,400.00     |
| 14  | ENUGU       | 7,534.00      | 28  | ONDO     | 15,820.00     |

**AREA OF NIGERIA BY STATE....**

| S/N | STATE        | AREA IN SQ.KM     |
|-----|--------------|-------------------|
| 29  | OSUN         | 9,026.00          |
| 30  | OYO          | 26,500.00         |
| 31  | PLATEAU      | 27,145.00         |
| 32  | RIVERS       | 10,575.00         |
| 33  | SOKOTO       | 27,825.00         |
| 34  | TARABA       | 56,282.00         |
| 35  | YOBE         | 46,609.00         |
| 36  | ZAFMARA      | 37,931.00         |
| 37  | FCT          | 7,607.00          |
|     | <b>TOTAL</b> | <b>924,768.00</b> |

## NIGERIA LAND TENURE SYSTEMS

Nigeria had different Land Tenure Systems covering:

- Pre-colonial Era            1700-1914
- Colonial Era                1914-1978
- Land Use Decree         1978- to date

## NIGERIA LAND TENURE SYSTEMS.....

Two principal LTS before 1978 namely;

- **Northern Nigeria Land Tenure System [NNLTS]**
- **Southern Nigeria Land Tenure System. [SNLTS]**

The NNLTS is based on the premise:

- ❖ that land belongs to the Government.
- ❖ Private ownership is not allowed

The SNLTS is based on the premise:

- ❖ that land belongs to communities, families and individuals.

### NIGERIA LAND TENURE SYSTEMS.....

The **NNLTS** aids economic growth and development because;

- Access to land by Government, Investors and so on is easy
- Compensation is paid for development on land only
- Resettlement is not considered when compensation is considered
- Registration of interest is easy.

### NIGERIA LAND TENURE SYSTEMS.....

The **SNLTS** does not aid development **and** economic growth because;

- Access to land is costly
- Access to land is difficult, as the right location for particular development may not be available.
- Compensation if allowed is for the land and the developments on it.
- Resettlement is always not acceptable to the communities.

## NIGERIA LAND TENURE SYSTEMS.....

□the purchaser was expected to take some steps to ensure that his vendor's title is good. The rule was "*Caveat Emptor*".

The conduct of a purchase was in five parts:

- Enquires before Contract
- The Contract for sale
- The Position between contract and completion
- The Completion
- Post Completion

## NIGERIA LAND TENURE SYSTEMS.....

### ➤ UNIFIED LAND SYSTEM

An Act was enacted on March, 1978 as a Unified Land System and to eliminate the challenges of **NNLTS and SNLTS**.

-The provisions of the Act include;

- The power over land was given to the Governors of each state (**36 states and 1 FCT**)
- The Governor is holding the land in trust for the people.

## NIGERIA LAND TENURE SYSTEMS.....

### ➤ UNIFIED LAND SYSTEM

• In each state, land is classified into two types and two interests:

- Statutory Lands [Urban Lands] – Statutory Right of Occupancy
- Customary lands [Rural lands] – Customary Right of Occupancy

## NIGERIA LAND TENURE SYSTEMS.....

### ➤ UNIFIED LAND SYSTEM

With the **Land Use Act**;

- Access to land by investors and individuals for various uses is easy.
- Every part of the country has a common Land Tenure System.
- Government controls the use of land.
- The issue of acquisition of land, compensation and resettlement is made easy.

NIGERIA LAND TENURE SYSTEMS.....

➤ UNIFIED LAND SYSTEM

Are there problems in these processes in land administration?

Yes, there are problems.

If there are problems, what are the sources of these problems?

NIGERIA LAND TENURE SYSTEMS.....

➤ UNIFIED LAND SYSTEM

Are the problems from:

- Land owners?
- Government?
- Investors?



## **LEKKI FREE TRADE ZONE (LFTZ)**

In order to appreciate the issue of land management through land acquisition, compensation and resettlement on Nigeria Economy, the LFTZ which is an international project of Lagos State is adopted as the case study.

### **-Project Details**

- Size about 20, 000 HA.
- Located between Lagos Lagoon and Atlantic Ocean (Because of the extent of land area required, six locations relatively close to each other belonging to different communities with different ideologies were acquired.

## **LEKKI FREE TRADE ZONE (LFTZ)**

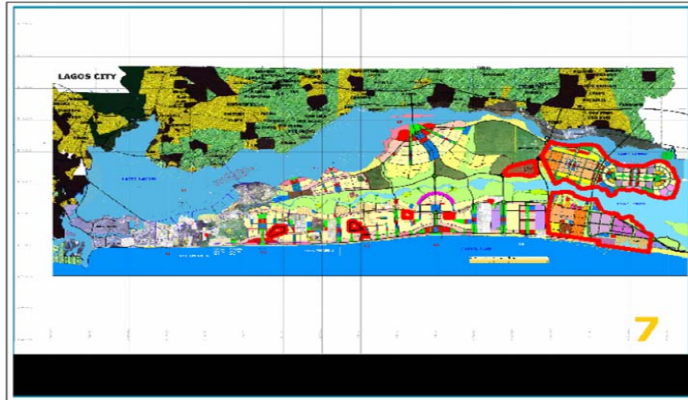
In order to appreciate the issue of land management through land acquisition, compensation and resettlement on Nigeria Economy, the LFTZ which is an international project of Lagos State is adopted as the case study.

### **-Project Details**

- Size about 20, 000 HA.
- Located between Lagos Lagoon and Atlantic Ocean (Because of the extent of land area required, six locations relatively close to each other belonging to different communities with different ideologies were acquired.

# LEKKI FREE TRADE ZONE (LFTZ)

❖ Map of Lekki Free Trade Zone (20,000 HA) and Lekki Corridor



# LFTZ MasterPlan



### ACQUISITION OF LFFTZ.

- ❖ An underdeveloped area was identified at the South Eastern part of Lagos State.
- ❖ A committee was therefore set up to look into the possibility of developing the area.
- ❖ The Committee visited the site and recommendation for its acquisition was made to the state Governor who, as earlier mentioned, is the custodian of all lands in the State.

### PROCESES FOR ACQUISITION.

The following are the processes for acquisition;

- The request for the use of land made by the committee to the Governor was granted by the Governor.
- The Communities were informed in writing and several meetings held.
- The Communities vowed never to release the land and allow any project on the land.

## PROCESES FOR ACQUISITION.....

- They formed a strong unified force against the Government
- The service of a legal practitioner was engaged by the communities.
- The Government formed a Special Committee to handle the issue.
- Meetings, meetings, meetings,

## COMPENSATION AND SETTLEMENT

- The Communities made their impossible demands;
- Special Compensation**
  - a.Payment for land
  - b.Payment for development on the land
  - c.Payment for economic trees
- Resettlement**
- With provision for infrastructures and utilities such schools, hospitals, roads, electricity and so on.
- Building of houses

## COMPENSATION AND SETTLEMENT....

### ▪ Compensation Paid by the Government

- For economic crops such as cocoa, palm, trees, orange trees and so on
  - For physical development on the land
  - For shrines [traditional worship locations]
- Resettlement (inclusive in compensation).
- The resettlement area of about **750HA**
  - Infrastructure like roads, light, water; farmland, houses and other essential utilities.

## COMPENSATION AND RESETTLEMENT....

### RESETTLEMENT

The communities were compensated and resettled which is uncommon.

## COMPENSATION AND SETTLEMENT .....

The communities kept on making REPETITIVE demands. When one demand is met another one is initiated. Such demands are:

- Land compensation
- Crop compensation
- Physical developments
- Resettlement
- Job opportunities
- Shares in the project
- Directorship in management.

## CONCLUSION

- The issue of land acquisition, compensation and resettlement in developing economies is the same because in most developing economies the “owners” of such acquired lands are not very literate to understand the use Government is putting the land into.
- Most of their conditions are monetary. Economic value of the project for their socio-economic progress are not considered by the communities.
- Their major consideration is their immediate rewards and not the long term effects.
- Lack of trust between the officials representing the communities and members of the communities.

## CONCLUSION....

- The communities are serious hindrances to the development of any country when land acquisitions for progressive development are involved.
- They slow down development
- They stall the project completely in some cases.
- The developing economies may continue to face the problems of land acquisition, compensation and resettlement no matter the land laws in operation.

## RECOMMENDATION

The remedies for a peaceful acquisition, compensation and resettlement are:

- Trust between parties
- Proper Funding.
- Application of relevant laws
- Genuine interest from parties
- The will to obey agreements.

**THANK YOU  
FOR  
LISTENING!**