

Development of Appropriate Methodologies for Land Acquisition in Developing Economies: The Case of Nigeria

Muhammad Bashar NUHU, (Nigeria)

Keywords: Access to land; Land management; Security of tenure; Valuation; land acquisition; Nigeria

SUMMARY

The expropriation of land for public needs in Nigeria is established by the Land Use Act (LUA) of 1978. The basis for compensation under the LUA is the reinstatement cost for structures while crops and economic trees are based on rates provided by the appropriate officer. The current challenge is the application of valuation approaches, the scope of valuation, subject of valuation and fair compensation. This paper examines legal base of compensation and its valuation issues. Particular attention is paid to valuation procedures and methodologies. It was discovered that good practice in cadastre and land registration in Nigeria is a background for good practice in payment of compensation. It recommends for development of regional appropriate methodologies for compensation procedures in Nigeria.

CONTACT

Mr. Muhammad Bashar Nuhu
Lecturer/Real Estate Consultant
Federal University Technology - Minna
Estate Management Department
School Environmental Technology (S.E.T)
City: Minna
Niger State
NIGERIA
Tel.: + 234 (0) 8023736062
Email: mbnuhu@futminna.edu.ng