

Research article

Methods of Land Acquisition and Approval for Housing Development in Selected Residential Environment Akure, Nigeria

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Abstract

This study investigated the processes and challenges involved in land acquisition and its approval in Akure, Nigeria with a view to providing information that will inform policy response to the methods of land acquisition and its approval in the selected residential environment, Akure, Nigeria. Two residential estates were selected for the study; Orita-obele housing estate and Obaafunbiowo housing estate located in the city of Akure. The total number of housing units where questionnaires were administered amounted to one hundred and sixty eight (168) housing units, only one hundred and sixty (160) questionnaires were returned from the respondents. Eighty four (84) questionnaires were retrieved from Orita- Obele while seventy six (76) was retrieved from Oba Afunbiowo housing estates. Through survey method, Information relating to the socio-economic characteristic of the land owners and their various challenges in land acquisitions such as security of rights, method of land allocation, time and cost implications of formal land was investigated through structured questionnaires and interview methods.

Analysis of data collected was processed using Descriptive and Bivariate. The result showed that, land allocation method at Orita-Obele housing estate is allocated and purchased from individuals while at Oba afunbiowo housing estates is allocated and purchased from Ondo state government. Also both estates selected, have attached a great importance to the possession of certificate by acquiring their certificate of occupancy through direct application to the required agency or through an agents with a moderate cost within a reasonable period of time. The result of this study was useful to establish a policy for land acquisition and its approval to the developers and land ownership in Akure, Ondo-State. **Copyright © WJST.org, all rights reserved.**

Keywords: Land Acquisition, Land Approval, Socio-Economic Characteristics, Users, Akure

1.1 Introduction

Land acquisition approval for housing development is a fundamental process in urban development and this is because majority of land holding is informal and ownership rights to these lands are not adequately documented, and this creates a lot of problems (Williamson *et al.*, 2000). The economic and social important of land in both the developed, underdeveloped and developing nation cannot be hide out from the fact that, land is perhaps the single most important natural resource because it affects every aspect of people's life food, clothing, and shelter. It is the base for producing raw material for the manufacturing industries. From the socio-economic, the importance of land to socio-economic development cannot be over emphasized which accounts for the different legal enactments regulating land ownership, devolution and alienation in Nigeria. Others factors for increasing competition for land include urbanization, population growth, international trade and globalisation and the effects of climate change (Oyedele, 2015)

Land acquisition is simply a commodity to be grabbed, invaded, bought, sold and even stolen. Land is owned” as a symbol of wealth, power and prestige. Land is one of the best collateral assets available, clearer property rights and greater ease of exchange available. Land allocation is complex, as its process of allocation to different users is unpredictable and ignores public or common interest. In addition, the impacts of globalisation are likely further to strip land of social constraints and turn it into a commodity to be bought and sold (Amanor 1999).

According to (Omirin, 2002) all human activities takes place on land which indicates that land is the most important element in development and is man’s most basic natural resource. Land is an irreplaceable finite resource and its use and management require extreme care.

However, as increase in population and human activities intensifies, the quantum of developable land available in the world for human activities continues to decrease. It is therefore, becomes imperative for public authorities to intervene in the urban land allocation to competing uses through the introduction of control mechanisms.

The study examined the influence of various processes & challenges involved in land acquisition process and its approval on the developers with a view to providing information that will inform policy response to the methods of land acquisition and its approval in the selected residential environment, Akure, Nigeria. Through survey method, Information relating to the various challenges and processes involved in the process of land acquisition, allocation and professional involvements in its approval process was investigated in the selected residential environment in Akure, Nigeria.

2.0 The Concepts of Land Acquisition and Allocation in Nigeria

Acquisition of land/ property in legal terms means acquiring of the entire title of the expropriated owner whatever the nature and extent of that title may be (Oyedele, 2015). Acquisition of land comprises of availability of unusable lands, affordability of such lands, and ease of transaction with that lands as well as security of the owner’s right (Ominrin, 2002). According to Ominrin (2002), access to land and property rights is a major key in economic growth and development.

However, the entire bundle of rights which was vested in the original holder passes on acquisition to the acquirer leaving nothing to the former (Oyedele, 2015; Verma, 1995). The appropriate political will based on the conviction of the responsibility of government to its citizens, and the need to create humane and decent environment for dignified living through land acquisition (Akinluyi and Adedokun, 2014). Adequate supply of land is generally recognized as a prerequisite for sustainable housing delivery system notwithstanding the important role it plays in the socio-economic life of people (Owoeye and Adedeji , 2015).

In countries that allow private land ownership, compulsory land acquisition is the right and action of the government to take property not owned by it for public use (Chan, 2003). Compulsory land acquisition refers to the case in which the land occupant has the freehold interest in the land, and the government needs to acquire ownership of the land through a compulsory acquisition process (Oyedele, 2015). Through the compulsory acquisition process, the government acquires the user rights and gets back the land it originally owns. This kind of compulsory land acquisition is known as land resumption. In both cases, the acquiring authority needs to compensate the landowners or occupants (Chan, 2003). Land is an important factor in achieving sustainability in housing provision which requires major societal changes, restructuring of institutions and management approaches (Akinluyi and Adedokun, 2014). This study was designed to show the various processes undergone during land allocation, acquisition, and approval in selected residential environment in Akure.

3.0 The Context of the Study; Study Area:

This study was carried out in the private and public housing estate Akure, the capital of Ondo State. It is located some 311km North East of Lagos, about 370m above sea level and lies on longitude 5° 18' East and Latitude 7° 17' North of the Equator. The residential development selected in Akure for this studies are; Orita-Obele housing estate and Oba-Afunbiowo housing estate. Orita-Obele Housing Estate is located along Akure-Ijare Road, Akure. It is a privately owned housing estate which has a total number of one thousand six hundred and ninety three (1,683) housing unit. Lands in Orita-Obele estate were surveyed and cut into standard plots of 18mx36m which are usually allocated to individual ownership to accommodate various building types for residential development and the sites were connected with road networks.

Another housing estate selected for this study is Afunbiowo estate. Afunbiowo estate is located along Akure-Idanre Road, Akure. It is a public housing estate owned and managed by Ondo-state government which has a total number of one thousand six hundred and fifty three (1,653) housing unit. Lands in Afunbiowo estate were surveyed and cut into standard plots of 18mx36m which are usually allocated to individual ownership to accommodate various building types for development and the sites were connected with road networks. Hence, the choice of the study area is for the applicability to other cities in Nigeria.

4.0 Research Methodology

This study was carried out in the residential environment in Akure. Two (2) residential housing estates selected include; Orita-Obele housing estate and Oba Afunbiowo housing estate. The estates were selected from both private and public estates respectively through their management styles. Survey research method of data collection were adopted through the structured questionnaires to obtain information relating to challenges in Land Acquisitions and approval for housing development. The total housing units identified at Orita- Obele estate and Oba Afunbiowo housing estates amounted to one thousand six hundred and ninety three (1,693) and one thousand six hundred and fifty three (1,653) housing unit respectively. Systematic random sampling techniques at every 5th buildings from each of the estates were adopted. Consequently, 5% of the sample size were taken at from the housing each housing estate which amounted to eighty five (85) and eighty three (83) respondents selected at each of the hostels respectively. However, the total number of housing units where questionnaires were administered amounted to one hundred and sixty eighty (168) housing units, only one hundred and sixty (160) questionnaires were returned from the respondents. Eighty four (84) questionnaires was retrieved from Orita- Obele while seventy six (76) was retrieved from Oba Afunbiowo housing estates. Data were analyzed using both descriptive and inferential statistics. Other important secondary data sources include; personal interviews, observation, journals, textbooks and internet facilities among others.

5.0 Data Analysis

This section discusses the demographic characteristics of respondents, land acquisition and its approval challenges with a view to providing information that will inform policy response to the methods of land acquisition and its approval in the selected residential environment, Akure, Nigeria.. Field investigations as compiled on the residential units were analyzed and the research findings are discussed below:

Table 1: Type of Environment in which Facility is Located and Facility Management

Environment Type	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
City	48	57.1	60.7	45	59.2	66.2
Town	25	29.8	31.6	20	26.3	29.4
Sub-Urban	6	7.1	7.5	3	3.9	4.4
Total	79	94.0	100.0	68	89.5	100.0
Missing System	5	6.0		8	10.5	
Total	84	100.0		76	100.0	
Facility	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		

Management	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
Federal Government	4	4.7	5.1	1	1.3	1.4
State Government	10	11.9	12.8	52	68.4	77.6
Private Management	64	76.2	82.0	14	18.4	20.8
Total	78	93.0	100.0	67	88.1	100.0
Missing System	6	7.1		9	11.8	
Total	84	100.0		76	100.0	

Source; Authors Field Study, 2018

From the table above, 57.1% and 59.2 % respondents selected at Orita Obele and Oba Afunbiowo housing estates respectively responded that their estates is located in the city while 29.8% and 26.3% responded that their estates respectively is located in the town. Only 7.1% and 3.9 across the estates selected lived in sub-urban areas. However, a total of 6.0 % and 10.5 of the respondents across the estates selected did not respond to this question. From the table above, at the Orita- Obele Housing Estate, 76.2% housing units were managed by private individuals while 11.9 % housing units were managed by the state government. Only 4.7% were managed by the Federal government. A total of 7.1 % of the respondents did not respond to this question. At Oba Afunbiowo Housing Estate, 68.4% housing units were managed by state government while 18.4 % housing units were managed by the private individuals. Only 1.3% housing units were managed by the Federal government. A total of 11.8 % of the respondents did not respond to this question. From the table 2 as indicated below; at the Orita- Obele Housing Estate 47.6% of the respondents were males, while 34.5% were females and only 17.8% did not respond to this question. On the other hand at Oba Afunbiowo Housing Estate, 59.2% of the respondents were males, while 28.9% were females and only 7.9% did not respond to this question. In addition, at Orita- Obele Housing Estate, 45.2% of the respondents were above 40 while 28.6% were 31 to 40 years of age. 15.5% were 26 and 30, inclusive. Only 1.2% was aged 15 to 20 while 6% were aged 21 to 25. Only 3.6% of the respondents left this question unanswered.

Table 2: The Socio-Economic Characteristics of the Users

Gender	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
Male	40	47.6	51.9	45	59.2	64.2
Female	29	34.5	37.7	22	28.9	31.4
Total	77	82.2	100.0	70	92.1	100.0
Missing System	15	17.8		6	7.9	
Total	84	100.0		76	100.0	
Age of Respondents	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
15 to 20	1	1.2	1.2	3	3.9	4.4
21 to 25	5	6.0	6.1	4	5.1	5.9
26 to 30	13	15.5	15.9	10	13.1	14.7
31 to 40	24	28.6	29.3	20	26.3	29.4
Above 40	38	45.2	46.3	31	40.8	45.6
Total	82	96.4	100.0	68	89.5	100.0
Missing System	3	3.6		8	10.5	
Total	84	100.0		76	100.0	
Marital Status	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
Single	19	22.6	22.9	15	19.7	21
Married	58	69.0	69.9	49	64.5	69.0
Divorced	6	7.1	7.2	7	9.2	9.8
Total	83	93.0	100.0	71	93.4	100.0
Missing System	1	1.2		5	6.5	
Total	84	100.0		76	100.0	

Employment Status	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
Employed	57	67.9	69.5	32	42.1	45.1
Unemployed	12	14.3	14.6	21	27.6	29.6
Retired	12	14.3	14.6	18	23.6	25.3
Total	82	96.4	100.0	71	94.6	100.0
Missing System	3	3.6		5	6.5	
Total	84	100.0		76	100	
Occupation	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
Civil Service	30	35.7	39.0	45	59.2	60.8
Professional	12	14.3	15.6	10	13.1	13.5
Business/Trader	26	31.0	33.8	12	15.8	16.2
Student	8	9.5	10.4	7	9.2	9.4
Total	77	90.5	100.0	74	97.3	100.0
Missing System	8	9.5		2	2.6	
Total	84	100.0		76	100	
Religion	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
Christianity	73	86.9	88.0	55	72.4	77.4
Islam	10	11.9	12.0	16	21.0	22.5
Total	83	98.8	100.0	71	93.4	100.0
Missing System	1	1.2		5	6.6	
Total	84	100.0		76	100.0	
Ethnicity	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
Yoruba	66	78.6	79.5	45	59.2	62.5
Igbo	10	11.9	12.0	15	19.7	20.8
Hausa	2	2.4	2.4	5	6.5	6.9
Fulani	4	4.8	4.8	2	2.6	2.8
Ijaw/Itsekiri	1	1.2	1.2	5	6.5	6.9
Total	83	98.8	100.0	72	94.7	100.0
Missing System	1	1.2		4	5.2	
Total	84	100.0		76	100.0	
Education Level	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
None	2	2.4	2.4	1	1.3	1.4
Primary/Secondary	3	3.6	3.6	4	5.3	5.5
NCE/OND	1	1.2	1.2	10	13.2	13.9
HND/BSC	4	4.8	4.8	32	42.1	43.8
MSc/Ph.D	45	53.6	54.2	21	28.8	29.0
Others	25	29.8	30.1	5	6.7	6.8
Total	83	95.2	100.0	73	96.1	100
Missing System	4	4.8		3	3.9	
Total	84	100.0		76	100.0	
Income Level	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
Less than #25000	10	11.9	12.6	7	9.2	9.5
20000 to 60000	13	15.5	16.5	11	14.4	14.9
60000 to 100000	12	14.3	15.2	10	13.1	13.5
100000 to 140000	4	4.8	5.1	5	6.5	6.7
140000 to 180000	8	9.5	10.1	7	9.2	9.4
Above 180000	32	38.1	36.7	34	44.7	45.9
Total	79	94.0	100.0	74	97.3	100.0
Missing System	5	6.0	40.5	2	2.6	
Total	84	100.0		76	100.0	

Source; Authors Field Study, 2018

On the other hand at Oba Afunbiowo Housing Estate, 40.8% of the respondents were above 40 while 26.3% were 31 to 40 years of age. 13.1% were 26 and 30, inclusive. Only 3.9% were aged 15 to 20 while 5.1% were aged 21 to 25. Only 10.5% of the respondents left this question unanswered. Also, the result at the table above shows that 22.6% of the respondents at Orita- Obele Housing Estate were single, 69% were married, 7.1% were divorced and Only 1.2% did not answer the question. At Oba Afunbiowo Housing Estate, 19.7% of the respondents were single, 64.5% were married, 9.2% were divorced at the time of responding and only 6.5% did not answer the question. Moreover, 67.9% of respondents at Orita Obele Housing Estate were employed, 14.3% were unemployed and retired respectively while 2.4% did not answer the question. Similarly, at Oba Afunbiowo Housing Estate, at 42.1% of respondents at Orita Obele Housing Estate were employed, 27.6% were unemployed, 23.6% were retired while 6.5% did not answer the question.

The above table 2.0 also show the occupational distribution of the land owners. At Orita Obele Housing Estate, 35.7% of respondents were the civil service workers, 14.3% were Professionals, 31% were business/Traders, 9.5% were students while only 9.5 % did not respond. Similarly, majority {59.25%} of Oba Afunbiowo Housing Estate residents were civil service workers, 13.1% were professionals, 15.8% were business/Traders, 9.2% were students while only 2.6% did not respond.

In table 2.0, 86.9% of respondents were Christians, 11.9% were Muslims while 1.2% did not responded at Orita Obele Housing Estate. But the situation was different at Oba Afunbiowo Housing Estate where 72.4% of respondents were Christians, 21.0% were Muslims while 6.6% did not responded.

From the table above, 78.6% of respondents were Yoruba 11.9% were Igbo, 2.4% were Hausa, 4.8% were Fulani, 1.2% were Ijaw/Itsekiri while 1.2% did not responded. Similarly, majority {59.2%} of Oba Afunbiowo Housing Estate respondents were Yoruba, 19.7% were Igbo, 6.5% were Hausa, 2.6% were Fulani, 6.5% were Ijaw/Itsekiri while 5.2% did not responded.

In table two, 2.4% of respondents have no education level, 3.6% had Primary/Secondary education, 1.2% had NCE/OND education, 4.8% had HND/B.Sc. education, 53.6% had M.Sc./Ph.D. education, 29.8% had other education while 2.4% did not respond. In addition, majority {42.1%} of Oba Afunbiowo Housing Estate residents had HND/B.Sc. education, 1.3% of respondents have no education level, 5.3% had Primary/Secondary education, 13.2 % had NCE/OND education, 28.8 % had M.Sc./Ph.D. education, 6.7% had other education while 3.9% did not responded.

Moreover, from the above table at Orita Obele Housing Estate, 11.9 % of respondents have income level of less than #25000, 15.5% have income level of #20000-60000, 14.3% have income level of #60000-#100000, 4.8% have income level of #100000-#140000, 9.5% have income level of #140000-#180000, 38.1 % have income level of above #180000 while 6% did not respond. At Oba Afunbiowo Housing Estate, 9.2% of the respondents have income level of less than #25000, 14.4% have income level of #20000-60000, 13.1% have income level of #60000-#100000, 6.5% have income level of #100000-#140000, 9.2% have income level of #140000-#180000, 44.7% have income level of above #180000 while 2.6% did not responded.

Table 3: Information Relating to Land Acquisition and Its Challenges

Land Allocation Method	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
By Inheritance	1	1.2	1.2	1	1.3	1.4
Purchase from individuals	53	63.1	64.6	15	19.7	21
Family Allocation	2	2.4	2.4	3	3.9	4.1
Purchase from Government	15	17.9	18.3	49	64.5	66.2
Estate Agent	7	8.3	8.5	4	5.1	5.4
Others	4	4.8	4.9	2	2.60	2.70
Total	82	97.6	100.0	74	97.3	100.0
Missing System	2	2.4		2	2.60	
Total	84	100.0		76	100.0	
Reason For Land Acquisition	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		

	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
Residential/Commercial	68	81.0	82.9	42	55.3	59.1
Industrial Use	1	1.2	1.2	10	13.1	14.0
Future Investment	4	4.8	4.9	5	6.5	7.0
Children Inheritance	1	1.2	1.2	6	7.8	8.4
Symbol of Wealth	2	2.4	2.4	4	5.1	5.6
Collateral Asset	1	1.2	1.2	2	2.6	2.82
Others	5	6.0	6.1	2	2.6	2.82
Total	82	97.6	100.0	71	93.4	100.0
Missing System	2	2.4		5	3.9	
Total	84	100.0		76	100	
Price of Land	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
Below #50000	4	4.7	4.9	1	1.3	1.4
#50000 to #200000	17	20.2	21.0	21	27.6	29.0
#200000 to #350000	29	34.5	35.8	10	13.2	13.7
#350000 to #500000	11	13.1	13.6	21	27.6	29.0
#500000 to #650000	4	4.8	4.9	4	5.3	5.5
#650000 to #800000	3	3.6	3.7	5	6.6	6.8
#800000 to #1000000	1	1.2	1.2	4	5.3	5.5
Above #1000000	12	14.3	14.8	7	9.2	9.6
Total	81	96.4	100.0	73	96.1	100
Missing System	3	3.6		3	3.9	
Total	84	100.0		76	100.0	
Other Money Paid For Land Acquisition/purchase	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
Missing	4	4.8	5.0	5	6.6	7.0
Yes	11	13.1	13.8	10	13.2	14.1
No	64	76.2	80.0	49	64.5	69.0
3	1	1.2	1.3	7	9.2	9.8
Total	80	95.2	100.0	71	93.4	100.0
Missing System	4	4.8		5	6.5	
Total	84	100.0		76	100.0	
Amount Paid For Land Acquisition	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
Missing	17	20.2	65.4	32	42.1	43.8
2	2	2.4	7.7	21	28.8	29.0
5	3	3.6	11.5	10	13.2	13.9
1000	1	1.2	3.8	1	1.3	1.4
2000	2	2.4	7.7	4	5.3	5.5
100000	1	1.2	3.8	5	6.7	6.8
Total	26	31.0	100.0	73	96.1	100
Missing System	58	69.0		3	3.9	
Total	84	100.0		76	100.0	
Number Of Plots Acquired	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
Missing	2	2.4	2.4	1	1.3	1.4
Less than one Plot	4	4.8	4.9	5	6.6	7.1
1 to 3 Plots	45	53.6	54.9	32	42.1	46.0
3 to 4 plots	12	14.3	14.6	10	13.2	14.2
4 to 5 plots	8	9.5	9.8	12	16.1	17.1
5 to 6 plots	5	6.0	6.1	6	7.8	8.5
7 to 8 plots	3	3.6	3.7	2	2.6	2.85
Others	3	3.6	3.7	2	2.6	2.85
Total	82	97.6	100.0	70	92.1	100.0
Missing System		2	2.4	6	7.8	
Total	84	100.0		76	100.0	

Number Of Plots Developed	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
Missing	9	10.7	12.0	5	6.6	6.8
1	31	36.9	41.3	35	46.1	47.9
2	17	20.2	22.6	20	26.3	27.1
3	5	6.0	6.7	5	6.6	6.8
4	9	10.7	12.0	3	3.9	5.3
5	2	2.4	2.7	3	3.9	5.3
6	2	2.4	2.7	2	2.6	2.7
Total	75	89.3	100.0	73	96.1	100
Missing System	9	10.7		3	3.9	
Total	84	100.0		76	100	
Number Of Plots Undeveloped	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
Missing	36	42.9	58.1	09	11.8	13.0
1	16	19.1	25.8	35	46.1	50.7
2	7	8.3	11.3	15	19.7	21.7
4	1	1.2	1.6	5	6.6	7.2
5	2	2.4	3.2	5	6.6	7.2
Total	62	73.8	100.0	69	90.7	100.0
Missing System	22	26.2		7	9.2	
Total	84	100.0		76	100.0	
Possession Of Certificate of Ownership	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
Missing	2	2.4	2.5	4	5.2	6.8
Yes	64	76.2	79.0	46	60.5	63.0
No	14	16.7	17.3	21	27.6	28.8
4	1	1.2	1.2	2	2.6	2.7
Total	81	96.4	100.0	73	96.0	100.0
Missing System	3	3.6		3	3.6	
Total	84	100.0		76	100.0	
Payment Made for Certificate of Ownership	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
Missing	3	3.6	3.9	1	1.32	1.4
Too High	6	7.1	7.9	11	14.4	14.9
Moderate	55	65.5	72.4	47	61.8	63.5
Too low	2	2.4	2.6	7	9.2	3.5
Others	10	11.9	13.2	8	10.5	10.8
Total	76	90.5	100.0	74	97.4	100.0
Missing System	8	9.5		2	2.6	
Total	84	100.0		76	100.0	
Method Of Possession Of Certificate of Ownership	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
Missing	5	6.0	6.8	2	2.6	2.8
Direct Application to the Concerned Agency	46	54.8	63.0	50	65.8	71.4
Through an Agent	20	23.8	27.4	15	19.7	21.4
5	2	2.4	2.7	3	3.9	4.2
Total	73	86.9	100.0	70	92.1	100.0
Missing System	11	13.1		6	7.9	
Total	84	100.0		76	100.0	
Length Of Time Taken For Possession Of Certificate of Ownership	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
Missing	3	3.6	3.9	2	2.6	2.8
Less Than 6 Months	27	32.1	35.1	36	47.4	50.0
6 to 12 Months	24	28.6	31.2	14	18.4	19.4
1 to 2 Years	13	15.5	16.9	10	13.1	13.9
3 to 4 Years	2	2.4	2.6	6	7.9	8.3

Others	8	9.5	10.4	4	5.2	5.5
Total	77	91.7	100.0	72	94.7	100.0
Missing System	7	8.3		4	5.2	
Total System	84	100.0		76	100.0	
Reason For Non Possession Of Certificate of Ownership	Orita Obele Housing Estate			Oba Afunbiowo Housing Estate		
	Frequency	Percent	Valid Percent	Frequency	Percent	Valid Percent
Missing	7	8.3	22.6	4	5.3	5.6
Long Process	3	3.6	9.7	26	34.2	36.6
Non Possession of Required Documents	2	2.4	6.5	11	14.4	15.2
High Cost	4	4.8	12.9	18	23.7	25.0
Land is on Government Acquisition	4	4.8	12.9	9	11.8	12.5
Others	11	13.1	35.5	3	3.9	4.2
Total	31	36.9	100.0	71	93.4	100.0
Missing System	53	63.1		5	6.6	
Total	84	100.0		76	100.0	

Source; Authors Field Study, 2018

From the table above at the Orita- Obele Housing Estate, 1.2% of respondents got their land by Inheritance, 63.1% Purchase from individuals, 2.4% by Family allocation, 17.9% by Purchase from government, 8.3% by Estate agent, 4.8% by other means while 2.4% did not respond while at the Oba Afunbiowo Housing Estate, 1.3% of respondents got their land by Inheritance, 19.7% Purchase from individuals, 3.9% by Family allocation, 64.5% Purchase from government, 5.1% by Estate agent, 2.6% by other means while 2.6% did not respond. However, majority of the respondents at Orita- Obele Housing Estate, (81%) of respondents got their land for Residential/Commercial use, while only 1.2% got their land for Collateral asset, Children inheritance and industrial use respectively and 4.8% for future investment, 2.4% for symbol of wealth and 6% for other purposes while 2.4% did not responded. Also, at Oba Afunbiowo Housing Estate, 55.3% of respondents got their land for Residential/Commercial use, 13.1% for industrial use, 6.5% for future investment, 7.8% for Children inheritance, 5.1% for symbol of wealth, 2.6% for Collateral asset, 2.6% for other purposes while 3.9% did not responded. The table above also displayed the results obtained on the price of the land allocation, however, at Orita- Obele Housing Estate, 3.6% of respondents got their land for below #50000, 20.2% for #50000-#200000, 34.5% for #200000-#350000, 13.1% for #350000-#500000, 4.8% for #500000-#650000, 3.6% for #650000-#800000, 1.2% for #800000-#1000000, 14.3% for above #1000000 while 3.6% did not respond. The results displayed at Oba Afunbiowo Housing Estate showed 1.3% of respondents got their land for below #50000, 27.6% for #50000-#200000, 13.2% for #200000-#350000, 27.6% for #350000-#500000, 5.3% for #500000-#650000, 6.6% for #650000-#800000, 5.3% for #800000-#1000000, 9.2% for above #1000000 while 3.9% did not responded. However, only few respondents (13.1%) paid other costs for the land at Orita- Obele Housing Estate while 76.2% did not paid any money and 4.8% did not responded, moreover at Oba Afunbiowo Housing Estate, only few respondents (13.2%) paid other costs for the land while majority 76.2% did not paid other costs for the land and 4.8% did not responded. Out of few respondents that paid, from the table above, 1.2% paid #1000 and #10,0000 respectively as an extra amount for land acquisition and 2.4% paid the sum of #2000 while 69% did not give any response to the question at Orita- Obele Housing Estate . Also in the same view, from the table above at Oba Afunbiowo Housing Estate, 1.3% paid #1000 for land acquisition, 5.3% paid #2000 for land acquisition, 6.7% paid #10, 000 for land acquisition while 3.9% did not responded.

In addition, from the table above, majority of the respondents (53.6%) got between 1-3 plots, 4.8% of respondents got less than 1 plot, 14.3% got 3-4 plots, 9.5% got 4-5 plots, 6% got 5-6 plots, 3.6% got 7-8 plots, 3.6% of respondents got other amounts of plots while 2.4% did not responded at Orita- Obele Housing Estate. Also, in the same view, at Oba Afunbiowo Housing Estate only few respondents got (4.8%) got less than 1 plot while 53.6% got 1-3 plots, 14.3% got 3-4 plots, 9.5% got 4-5 plots, 6% got 5-6 plots, 3.6% got 7-8 plots, 3.6% of respondents got other plot unspecified and 2.4% did not give response to the question. However, majority of the respondents at Orita- Obele Housing Estate, (36.9%) of respondents developed 1 plot of land, and 20.2% developed 2 plots while only few respondents 6% developed 3 plots, 10.7% developed 4 plots and 2.4% developed 5 plots and 6 plots respectively and 10.7% did not responded to the question. Also, at Oba Afunbiowo Housing Estate, 46.1% of respondents developed 1 plot of land, 26.3% developed 2 plots, 6.6% developed 3 plots, 3.9% developed 4 plots, 3.9% developed 5 plots, 2.6% developed 6 plots while 3.9% did not respond.

At Orita- Obele Housing Estate, from the above table, 19.1% of respondents left 1 plot undeveloped, 8.3% left 2 plots undeveloped, 1.2% left 4 plots undeveloped, 2.4% left 5 plots undeveloped while 26.2% did not respond. Also from the table above, 46.1% of respondents left 1 plot undeveloped, 19.7% left 2 plots undeveloped, 6.6% left 4 plots undeveloped, 6.6% left 5 plots undeveloped while 9.2% did not responded at Oba Afunbiowo Housing Estate. However, as a matter of fact, majority of the respondents (76.2%) at Orita- Obele Housing Estate have possessed a Certificate of Ownership for their land while only 16.7% did not possess it and 3.6% did not indicate if they have it or not while only few 6.5 % of the respondents of at Oba Afunbiowo Housing Estate possessed a Certificate of Ownership for their land while 27.6% did not possess it. 3.6% did not indicate. However, respondents were also asked to give their opinion on the amount paid for the possession of their C of O at Orita- Obele Housing Estate, and the results were also displayed on the table above, only 7.1% of respondents indicated that amount paid for C/O was too high, 65.5% indicated that it was moderate, 2.4% indicated that it was too low, 11.9% gave other answers while 9.5% did not respond. Similarly Oba Afunbiowo Housing Estate, only 14.4% respondents indicated that amount paid for C/O was Too High, while 61.8% indicated that it was moderate and only 9.2% indicated that it was too low, 10.5% gave other answers while 2.6% did not responded.

In addition to the information above, majority of the respondents (54.8%) of respondents at Orita- Obele Housing Estate, acquired their C/O by direct application to the concerned agency, 23.8% acquired it through an agent while 13.1% did not indicate and similarly, 65.8% of respondents at Oba Afunbiowo Housing Estate acquired their C/O by direct application to the concerned agency, 19.7% acquired it through an agent while 7.9% did not indicated their opinions. It was also indicated from the table above that 32.1% of respondents at Orita- Obele Housing Estate acquired their C/O in less than 6 months, 28.6% in 6-12 months, 15.5% acquired theirs in 1-2 years, 2.4% in 3-4 years, 9.5% in some other amount of time and 8.3% did not responded. Also information at Oba Afunbiowo Housing Estate from the table above, 47.4% of respondents acquired their C/O in less than 6 months, 18.4% in 6-12 months, 13.1% acquired theirs in 1-2 years, 7.9% in 3-4 years, 5.2% in some other amount of time while 5.2% did not responded. It is an evidence from the table above that, few respondents at Orita- Obele Housing Estate (3.6%) did not get their C/O due to long process, 2.4% did not get it due to Non possession of required documents, 4.8% due to high cost, 4.8% because land is on Government acquisition, 13.1% for Other reasons while 63.1% did not respond. Also the evidence showed that 34.2% of respondents did not get their C/O due to long process, 14.4% due to Non possession of required documents, 23.7% due to high cost, 11.8% because land is on Government acquisition, 3.9% for Other reasons while 16.6% did not responded

6.0 Deductions, Recommendations and Conclusion

The study has discussed the essential issues in land acquisition and its approval for Housing Development in Selected Residential Environment Akure, Nigeria. Two residential estates were selected for the study; Orita-obele housing estate and obaafunbiowo housing estate located in the city of Akure. However, Orita-obele housing estate is managed by private individual while obaafunbiowo housing estates is managed by ondo state government (see table 1.0). Majority of the residents of these two housing estates are married men and women, educated, high income earners that work as professionals, civil servants and business man and woman (see table 1.0). This study has showed that the study user's characteristics are quite essential and very important in the study of land acquisition and approval for housing development in Nigeria. Through survey method, information relating to the socio-economic characteristic of the land owners and their various challenges in land acquisitions such as security of rights, method of land allocation, time and cost implications of formal land was investigated.

This study is an evidence to show that, land allocation method at Orita-Obele housing estate is allocated and purchased from individuals while at Oba afunbiowo housing estates is allocated and purchased from Ondo state government. Majority of the respondents at both estates used the land for residential/commercial purpose while only few respondents used the land as a future investment, symbol of wealth, collateral asset and industrial use. (see table 3.0). Many respondents bought their lands at reasonable price of between #50,000 and #350, 000 at obaafunbiowo housing estates while only few respondents bought their land below #50,000 and above #650,000. At the both study areas, the respondents did not paid other money for land acquisition except the initial money paid for land allocation, also majority of the respondents acquired between one to four plots while only few acquired less than one plot and more than four plots respectively (see table 3.0).

Because of the socio-economic importance attached to land, the respondents have attached great importance to security of rights and ownership of land, however, the residents of the both estates selected have attached a great

importance to the possession of certificate by acquiring their certificate of occupancy through direct application to the required agency or through agents with a moderate cost within a reasonable period of time usually less than six months or between six to 12 months. In addition, the few residents that could not get their certificate of occupancy were due to high cost, government acquisition and long process the certificate of occupancy will undergo. However, at Oba Afunbiawo housing estate, most respondents sampled stated that long process of C of O discouraged them in getting their C of O coupled with non possession of required documents for the approval.

Therefore, there is a need for government to improve and make more land reliable for residential use as this will enable the low income earners have more accessibility to land, thereby enable them to produce more sustainable houses thereby producing more housing units for the masses consumption. Also, government should make the provision of certificate of occupancy more flexible and accessible for the land ownership in Akure and Nigeria in general as this will have improved value on the land acquired by individual ownership of land thereby improving the quality of life of the land owners in Nigeria. In conclusion, this study had greatly succeeded in examining the various processes & challenges involved in land acquisition process and its approval as it providing information that will inform policy response to the methods of land acquisition and its approval in the selected residential environment, Akure, Nigeria.

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