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IMPLICATION OF REVOCATION OF RIGHTS OF OCCUPANCY AND NON-PAYMENT OF COMPENSATION AT EBONYI STATE UNIVERSITY PERMANENT SITE

Odoh, Augustine Eje
Department of Estate Management and Valuation, Federal Polytechnic, Ayede, Oyo State
E-mail: odoaugustineeje@gmail.com 08038767389

ABSTRACT
The study analyzed the implication of revocation of rights of occupancy and non-payment of compensation at Ebonyi State University Permanents Site Land in Ebonyi State. It was glaring that changes in income levels families composition, farming practices as well as changes in land ownership structure gave rise to the problem of the study. In order to achieve the aim, the following objectives were derived; to identify the challenges facing the people of the communities, to examine the effects of revocation of rights of occupancy and non-payment compensation. Four research questions were formulated to guide this study. The survey research method was used. The use of a stratified random sampling method was adopted for this study. Questionnaire were formulated and distributed to the respondents. Data collected were presented with tables. Chi-square tests and percentages were used to analyze the data. A contingency table was used in testing the hypothesis. Some findings were made which include cases of omission of interest, incompetence, and haphazard assessment as well as inadequate payment of compensation. The following recommendations were made; that adequate compensation should be paid, that the omission of interest and haphazard assessment should be addressed, and also the purpose for every revocation must be strictly on overriding public interest.
Keywords: Land, Revocation, Rights of occupancy, Compensation

INTRODUCTION
The importance of land to man on Earth through all ages can hardly be overemphasized. It provides a platform on man's activities is predicated. It is however ironic that while the world population increases, the land in supply appears to be receding. Hence land never thought to be sufficiently available to meet the need of man in a society. The ownership of jealousy guarded against. For few available land to be equitably administered among the people and be maximally utilized there is need for a good land policy to be put in place for effective control and management of land in order to witness the desired development in the society. Umeh, (2001) states that whatever touches on land touches on the fabric of the society. Williams (1991) argues that land is a free gift of nature and as such, no person but government can claim exclusively or absolutely thereto. Osomo, (2004) remarks that if at the age of forty one does not have a house of his own, he is already at the threshold of poverty. It is obvious that the various standpoints as stated above are essentially indicative of the fact that land is the fulcrum of man's existence. It is globally recognized as a significant basic need of man alongside shelter and clothing. People rely on land for their physical environment, for the food they eat, for fibre and other materials needed to clothe their bodies and to provide housing and manufactured goods, for building sites, recreational opportunities, scenery and open space (Barlowe. 1978).

A respected family was one with plenty of landed property that prospective wives sought for suitors from such families as possession of land meant plenty of food and thus satisfaction against hunger (Mbadiwe 1998).

However, it was in 1986 that the Anambra State Government acquired a large parcel of land within Umuagara, Ntsurakpa and Ishieke communities in the present Ohaukwu and Ebonyi Local Government Areas for the development of Abakaliki Campus of the then Anambra State University of Science and Technology (ASUTECH). Following the creation of Ebonyi in 1996 and the subsequent establishment of the Ebonyi State University (EBSU), the Government started a fresh negotiation with the affected communities under the leadership of Dr. Sam Ominyi Egwu, the first executive Governor of Ebonyi State. This led to some adjustments, a fresh survey as well as the former Revocation Order published in the Daily Sun Newspaper on Monday, 30th May 2005. Consequent upon the former acquisition of Umuagara and Ntsurakpa communities and the commencement of some major structural development thereon, a team of Estate Surveyors and Valuers, Land Officers, and Field Enumerators from the Lands Department of the State Ministry of Lands, Survey and Urban Planning, Abakaliki was drafted to carry out inspection survey and enumeration of crops, economic trees as well as any other form of unexhausted improvement therein to assess the compensation payable to the affected persons. As a result of this revocation, there is a high rate come to the advantage of the opportunities being provided in terms of education, commerce, and employment and these have brought about an increase in demand on the existing properties at Umuagara and Ntsurakpa communities of Ohaukwu Local Government Area of Ebonyi State.

The revocation of rights of occupancy and compensation is anchored on the principle of reciprocation by which each party gives up something and gains another. The acquiring authority procures the land or property it requires and gives money by way of compensation while the victim loses his land or property in return for monetary compensation (or an alternative settlement).
The intention or expectation of this simple arrangement is that it will be transacted without inflicting much hardship on the people of Umuagara and Ntsurakpa communities where Ebonyi State University Permanent Site land is located. As this will enable government to embark meaningfully on those activities that will have overall effect of bettering the living condition of the generality of the people of Umuagara and Ntsurakpa communities.

However, the problem lies in the fact that the acquiring authority (government) prefers an arrangement where it will eat its cake and at the same time have it, as it often embarks on the revocation of land belonging to individuals without being prepared to live up to its billing in the mutual bargain by paying compensation as provided in the Act to cushion or assuage the hardship suffered as a result of that act by the affected person. Many residents from Umuagara and Ntsurakpa communities were homeless and stranded because some of them have not been paid are grossly inadequate that cannot get another settlement for their families. All their buildings in the University's permanent site land were demolished and the same people has gone to their relative's houses in the village to live with them to survive which was not what they expected during the time of revocation. This state of affairs appears to be prevalent in Nigeria by virtue of the 'Nigeria factor syndrome.

Land is the only visible legacy and indeed the last hope of every common man. It is, therefore, adorable to even think of dispossessing the communities without an adequate arrangement backed by the willingness to palliate the residents adequately not by putting them in a position similar to that in which they were before the acquisition but they bringing them to a position better than that which their ware before the acquisition.
Since the government is finding it too difficult to meet this essential consequence of the revocation of rights of occupancy and compensation by consistently showing that it lacks the will so to do so, the enabling legislation for the practice (Act) should accordingly be stopped so that the victims will not suffer.

Statement of the Problem

The practice of revocation of rights of occupancy and non-payment of compensation is not new to human society. Ordinarily, it should be a simple arrangement over generalization by which a party forfeits compulsorily his holdership of real property and in return gets either an alternative site for re-settlement or monetary term. It is thought that government can carry on effectively with its developmental obligation to the people and society; the people, particularly victims of revocation of rights of occupancy can conveniently carry on with normal live hood as if no revocation of rights of occupancy and nonpayment of compensation at Umuagara and Ntsarakpa communities are enormous. These challenges include a reduction in the agrarian land in the two communities that resulted in poverty and hunger for the residents. Also the increase in crime wave is serious concern to the people of Umuagara and Ntsarakpa communities because their children have engaged themselves in cultism, robbery, and stealing, raping and other social vises. However, another major cause of worry arising from the revocation of rights of occupancy is the inadequate payment of compensation to the affected individuals as well as the dispossession of individual land which made many landlords landless.

This is intending to identify areas of success and failure which are critical to finding out what needs to be done to ensure a better practice of revocation of rights occupancy and non-payment of compensation on Umuagara and Ntsurakpa communities of Ohaukwu Local Government Area of Ebonyi State.

Objective of the Study

The study aimed to analyze the implication of revocation of rights of occupancy and non-payment of compensation at Ebonyi state university's permanent site To achieve the aim, the following specific objectives were derived.

1. To identify the challenges facing the people of Umuagara and Ntsurakpa communities due to revocation of rights of occupancy and non-payment of compensation
2. To examine the effects of revocation of rights of occupancy and non-payment of compensation at Ebonyi State University Permanent Site Land on Umuagara and Ntsurakpa communities.
3. To examine the reasons for inadequate payment of compensation in Umuagara and Ntsurakpa communities.
4. To suggest measures that need to be taken towards improving the practice of revocation of rights of occupancy and non-payment of compensation in Ebonyi State

Research Hypotheses

For this study, the null hypothesis (Ho) was adopted.

Hypothesis 1: Revocation of rights of occupancy and non-payment of compensation has no significant effect on the Umuagara and Ntsurukpa communities of Ohakwu Local Government Area of Ebonyi State.

Hypothesis 2: Revocation of rights of occupancy and non-payment of compensation has significant effect on Umuagara and Ntsurukpa communities of Ohaukwu Local Government Area of Ebonyi State.

Methodology

The description survey design was adopted for this study and data collected for the study were primary and secondary data through questionnaires administered to the landowners. The study was carried out in Ebonyi State Land in Ohaukwu Local Government Area of Ebonyi State. The parcels of land are located at km. 16, along Abakaliki-Enugu Highway. The area is bounded between Ezzangbo Building Materials in Ohaukwu Local Government Area and Ishieke Junction in Ebonyi Local Government Area of Ebonyi State. The two communities playing host to the University are

Umuagara and Ntsurakpa communities in Ohaukwu Local Government Area of Ebonyi State. The parcel of land was acquired for the development of the permanent site of the Ebonyi State University, consisting Umuagara and Ntsurakpa communities respectively, in Ohaukwu Local Government Area. The parcel covers about 4/5th of the 380.952 hectares of land. These sectors comprised farmland and clusters of traditional settlements especially in Ntsurakpa sector/community. The affected parcels of land contain buildings and other structure improvements of varied descriptions such as kitchens yam bans, earth roads, and ponds as well as some scared objects such as gave yards, shrines, groves, woodlands, economic trees, and seasonal farm crops of varied species at different stage of growth/maturity.

The Population of the Study

The population of the study is made up of the following categories of people; Estate Surveyors and Valuers, Real Property Investors/Owners, Officials of the State Ministry of Lands, Survey and Urban Planning Abakaliki, Land Surveyors, Village Heads and Victims of Land acquisition from both Umuagara and Ntsurakpa communities in Ohaukwu Local Government Area. According to the information obtained from the Nigeria Institution of Estate Surveyors and Valuers Ebonyi State branch shows that the population of Estate Surveyors and Valuers in Ebonyi is 17. Also, the information gathered from Ohaukwu Town Planning Authority Ezzargbo shows that there are about 14 Real Property Investors/Owners. Similarly, the payroll department of the Ministry of Lands, Survey and Urban Planning Abakaliki shows that the Senior Staff of the State Ministry of Land Survey and Urban Planning is made up of 34 Staff. Also, the office of Survey General Ebonyi State Ministry of Land, Survey and Urban Planning Abakaliki shows that they are 16 Land Surveyors. According to the information obtained from the Traditional Rulers of both Umuagara and Ntsurakpa communities in Izhia shows that the village Heads and victims of Land acquisition are about 64 and 81 persons respectively.

Sample and Sampling Techniques

The study employed stratified random sampling techniques to select the population for the study

Table 1. Pattern of Selection of the Different Respondents

S/N	Categories of Respondents	Population	Sample Size
1	Estate surveyors and Valuers	17	17
2	Real property Investors/Owners	14	14
3	Senior Staff of State Ministry of Lands and Urban Planning, Abakaliki	34	34
4	Land surveyors	16	16
5	Traditional/ village Heads	64	64
6	Victims of Land Acquisition	81	81
	Total	226	226

Source: Field survey 2023.

Method of Data Analysis

Data collected in the course of this research work were presented in tables. Non-parametric statistics particularly, the chi-square (x^2) test were used to analyze the data collected. The null hypotheses were tested with chi-square at 0.05 level of significance and the critical value methods respectively. The computation is based on the difference between the actual and expected values. The formula for the calculation of chi-square is given by:

$$x^2 = \frac{(fij - eji)2}{eij}$$

The critical value is a test statistics technique used in determining whether the sample statistics have fallen into the rejection or acceptance region. The formula for the degree of freedom is given by (r-1) (c-1).

Results and Discussion

This section presents the questionnaire distribution to each respondent, the number returned, the number not returned and their percentage. The various responses were analyzed which include Registered Estate Surveyors and Valuers, Real property investors, Senior Staff of the State Ministry of the Lands and Urban Planning Abakaliki, Land Surveyors, Traditional/Village Heads, and Victims of Land Acquisition. A total of 226 questionnaires were distributed and details of the distribution are shown as follows:

Table 2: Responses on Questionnaire Distribution

N	Group	No Questionnaire Distributed	No Questionnaire returned	No Questionnaire not returned	Percentage of Returned Questionnaire	Percentage of Unreturned Questionnaire
	Estate Surveyors and Valuers	17	16	1	94.12	5.88
	Real Property Investors/owners	14	12	2	85.71	14.29
	Senior Staff of State Ministry of Lands and Urban Planning Abakaliki	34	31	3	92.18	8.82
	Land Surveyors	16	13	3	81.25	18.75
	Traditional/village Heads	64	59	5	92.19	7.81
	Victims of Land Acquisition	81	77	4	95.06	4.94
	Total	226	208	18	92.04	7.96

Source: Field survey 2023.

Table 2 above indicates that 226 questionnaires were distributed to different respondents, out of which 208 questionnaires representing 92.04% were returned while 18 questionnaires representing 7.96% were not returned. It equally revealed the individual respondents level viz: 17 questionnaires were administered to Estate Surveyors and Valuers, 16 questionnaires representing 94.12% were returned while 1 questionnaire representing 5.88% was not returned. Also, 15 questionnaires were administered to Real Property Investors/owners, out of which 12 questionnaires representing 85.71% were returned while 2 questionnaire representing 14.29% were not returned. Again, 34 questionnaires were administered to the Senior Staff of the Ministry of Lands, Survey and Urban Planning Abakaliki, 31 questionnaires representing 92.18% were returned while 3 questionnaires representing 8.82% were not returned. 16 questionnaires were administered to Land Surveyors in the study area out of which 13 questionnaires representing 81.25 were returned while 3 questionnaires representing 18.17% were not returned. Likewise, 64 questionnaires were administered to Town planners, out of which 59 questionnaires representing 92.19% were returned while 5 questionnaires representing 7.81% were not returned and 81 questionnaires were administered to Victims of land acquisition, out of which, 77 questionnaires representing 95.06% were returned while 4 questionnaires representing 4.94% were not returned.

Finally, this infers that a good number of people responded to the question distributed to them. And this will equally help the researcher to achieve a good result.'

Research Question 2: The effect of revocation of rights of occupancy and nonpayment of compensation at Ebonyi State University Permanent site land on Umuagara and Ntsurakpa communities. In this section, the researcher tries to find out the effects of the revocation of rights of occupancy and compensation for Ebonyi State University's permanent site land on Umuagara and Ntsurakpa communities. The questionnaire was distributed in regards to the question to know the responses of the respondents in the study area and their opinions were presented in table 6 below.

Table 3: Responses of the Respondents on the Effects of Revocation of Rights of Occupancy and Non-payment of Compensation at Ebonyi State University Permanent Site Land on Umuagara and Ntsurakpa communities.

Response	Estate Surveyors	Real Property Investor	Senior staff of min. of land	Land Surveyors	Village Heads	Victims of Land Acquisition	Total	%
The revocation was excellent	5	2	5	2	7	11	32	15.39
Good	8	7	19	7	43	41	125	60.09
Fair	3	3	7	4	9	25	51	24.52
Total	16	12	31	13	59	77	208	100

Source: Field survey 2023.

Table 3 indicates that out of 208 questionnaires returned from the respondents on the effects of revocation of the rights of occupancy and non-payment of compensation for Ebonyi State University Permanent Site land on Umuagara and Ntsurakpa communities, 32 respondents representing 15.39% believed that the revocation of rights of occupancy in Umuagara and Ntsurakpa communities was good because it brought a lot of development in the community, 125 respondents representing 60.09% viewed that the revocation was excellently well because both the communities and the benefit in term of Education, development, etc. While 51 respondents representing 24.52% believed that the revocation was fair stressing that they lost some of their properties and other valuable things that would have sustained them.

The above table infers that revocation of rights of occupancy and non-payment of compensation for Ebonyi State University Permanent Site Land on Umuagara and Ntsurakpa communities has recorded a great success in Ebonyi State with the largest number of 125 respondents representing 60.09% of the sample.

Test of Hypotheses

The researcher used the chi-square method in testing the formulated hypothesis

Ho: Revocation of rights of occupancy and non-payment of compensation has no significant effect on the Umuagara and Ntsuruakpa communities of Ohaukwu Local Government Area of Ebonyi State.

H_1: Revocation of rights of occupancy and non-payment of compensation has a significant effect on the Umuagara and Ntsuruakpa communities of Ohaukwu Local Government Area of Ebonyi State.

Having established the opinion of the respondents on the Effects of revocation of rights of occupancy and non-payment of compensation at Ebonyi State University Permanent Site Land on Umuagara and Ntsurakpa Communities, the table 3 was used to test the significance of the hypothesis. See the contingency table for computation of Chi-square Test value below.

Applying the chi-square formula,

$$X^2 = \frac{(fij - eij)^2}{eij}$$

Table 4: Contingency Table for Computation of Chi-square (x^2) Real Estate Surveyors.

Responses options	Observed frequency	Expected frequency	(Oij –Eij)	(Oij – Eij)^2	$\frac{(oij - Eij)^2}{Eij}$
The revocation was excellent	5	2.46	2.54	6.4516	2.623
Good	8	9.62	-6.62	2.6244	0.273
Fair	3	3.92	-0.92	0.8464	0.216
Total	16	16			3.111

Source: Field survey 2023.

For Expected Value in each cell $= \frac{RT \times CT}{GT}$

Cell A: (1) $\frac{16 \times 32}{208} = 2.46$ (ii) $\frac{16 \times 125}{208} = 9.62$ (iii) $\frac{16 \times 51}{208} = 3.92$

$$X^2 = \frac{\sum(0-E)^2}{E} = \frac{(5-2.46)^2}{2.46} + \frac{(8-9.62)^2}{9.62} + \frac{(3-3.92)^2}{3.92}$$

$$= \frac{(2.54)^2}{2.49} + \frac{(1.62)^2}{9.62} + \frac{(-0.92)^2}{3.92}$$

$$= 2.623 + 0.273 + 0.216$$

$$= 3.111$$

Table 5: Contingency Table for Computation of Chi-Square (X^2) Real Property Investors

Responses options	Observed frequency	Expected frequency	(Oij –Eij)	(Oij – Eij)^2	$\frac{(Oij - Eij)^2}{Eij}$
The revocation was excellent	2	1.85	0.15	0.0225	0.012
Good	7	7.21	-0.21	0.0441	0.006
Fair	3	2.94	0.06	0.0036	0.001
Total	12	12			0.019

Source: Field survey 2023.

$$\text{Cell A} = \text{(i)}\ \frac{12\,x\,32}{208} = 1.85\ \ \text{(ii)}\ \ \frac{12\,x\,125}{208} = 7.21\ \text{(iii)}\ \frac{12\,x\,51}{208}\ \ 2.94$$

$$X^2 = \frac{\sum(O-E)^2}{E} = \frac{(2-1.85)^2}{1.85} + \frac{(7-7.21)^2}{7.21} + \frac{(3-2.94)^2}{2.94}$$

$$= \frac{(0.15)^2}{1.85} + \frac{(-0.21)^2}{7.21} + \frac{(0.06)^2}{2.94}$$

$$= 0.012 + 0.006 + 0.001$$

$$= 0.019$$

Table 6: Contingency Table for Computation of Chi-Square (X^2) Senior Staff of Ministry of Land

Responses options	Observed frequency	Expected frequency	(Oij – Eij)	(Oij – Eij)^2	H?????- ?????)^2 / ??????
The revocation was excellent	5	4.77	0.23	0.0529	0.011
Good	19	18.13	0.87	0.7569	0.042
Fair	7	7.60	-0.60	0.36	0.047
Total	31	31			0.10

Source: Field survey 2023.

$$\text{Cell A} = \text{(i)}\ \frac{31x\ 32}{208} = 4.77\ \ \text{(ii)}\ \ \frac{31\,x\,125}{208} = 18.13\ \text{(iii)}\ \frac{31\,x\,51}{208}\ \ 7.60$$

$$X^2 = \frac{\sum(O-E)^2}{E} = \frac{(5-4.77)^2}{4.77} + \frac{(19-18.13)^2}{18.13} + \frac{(7-7.60)^2}{7.60}$$

$$= \frac{(0.23)^2}{4.77} + \frac{(0.87)^2}{18.13} + \frac{(-0.6)^2}{14.46}$$

$$= 0.011 + 0.047 + 0.047$$

$$= 0.1$$

Table 7: Contingency Table for Computation of Chi-Square (X^2) Land Surveyors

Responses options	Observed frequency	Expected frequency	(Oij –Eij)	(Oij – Eij)^2	ÄÄÄÄ ?????)^2 / ?????
The revocation was excellent	2	2	0	0	0
Good	7	7.81	-0.81	0.6561	0.084
Fair	4	3.19	0.81	0.6561	0.206
Total	13	13			0.29

Source: Field survey 2023.

$$\text{Cell A} = \text{(i)}\ \frac{13 \times 32}{208} = 2\ \ \text{(ii)}\ \ \frac{13 \times 125}{208} = 7.81\ \text{(iii)}\ \frac{13 \times 51}{208}\ 3.19$$

$$X^2 = \frac{\sum(0-E)^2}{E} = \frac{(2-2)^2}{2} + \frac{(7-7.81)^2}{7.81} + \frac{(4-3.19)^2}{3.19}$$

$$= \frac{(-0)^2}{2} + \frac{(-0.81)^2}{7.81} + \frac{(0.6)^2}{3.19}$$

$$= 0 + 0.084 + 0.206$$

$$= 0.29$$

Table 8: Contingency Table for Computation of Chi-Square (X^2) Village Heads

Responses options	Observed frequency	Expected frequency	(Oij –Eij)	(Oij – Eij)^2	$\frac{Oij - Eij)^2}{Eij}$
The revocation was excellent	7	9.08	-2.08	4.3264	0.477
Good	43	35.46	7.54	56.8516	1.603
Fair	9	14.46	-5.46	29.8116	2.062
Total	59	59			4.142

Source: Field survey 2023.

$$\text{Cell A} = \text{(i)}\ \frac{59 \times 32}{208} = 9.08\ \ \text{(ii)}\ \ \frac{59 \times 125}{208} = 35.46\ \text{(iii)}\ \frac{59 \times 51}{208} 14.46$$

$$X^2 = \frac{\sum(0-E)^2}{E} = \frac{(7.9.08)^2}{9.08} + \frac{(43-35.46)^2}{35.46} + \frac{(9-14.46)^2}{14.46}$$

$$= \frac{(-2.08)^2}{9.08} + \frac{(7.54)^2}{35.46} + \frac{(-5.46)^2}{14.46}$$

$$= 0.477 + 1.603 + 2.062$$

$$= 4.142$$

Table 9: Contingency Table for Computation of Chi-Square (X^2) Legal Practitioners

Responses options	Observed frequency	Expected frequency	(Oij –Eij)	(Oij – Eij)^2	$\frac{(Oij - Eij)^2}{Eij}$
The revocation was excellent	11	11.85	0.85	0.7225	0.061
Good	41	46.27	-5.27	27.7729	0.600
Fair	25	18.88	6.12	37.4544	1.984
Total	77	77			2.645

Source: Field survey 2023.

$$\text{Cell A} = \text{(i)}\ \frac{77 \times 32}{208} = 11.85\ \ \text{(ii)}\ \frac{77 \times 125}{208} = 46.27\ \text{(iii)}\ \frac{77 \times 51}{208}\ 18.88$$

$$X^2 = \frac{\sum(0-E)^2}{E} = \frac{(11-11.85)^2}{11.85} + \frac{(41-46.27)^2}{46.27} + \frac{(25-18.88)^2}{18.88}$$

$$= \frac{(-2.08)^2}{1.85} + \frac{(-5.27)^2}{46.27} + \frac{(-6.12)^2}{18.88}$$

$$= 0.061 + 0.600 + 1.984$$

$$= 2.645$$

Therefore; the calculated chi-square value
= 7.8361 + 4.932 + 3.5144 + 4.7872
= 21.0697 or 21.1
Level of significance of 5% (0.05)
The degree of freedom from the Chi-square table is given as (N-1) (K-1)

df = (4 -1) (5-1)
= (3) (4)
= 3 ×4
= 12

Therefore; the chi-square (X^2) table value at 12 degrees of freedom in 5% level of significance = 21.026
Calculated Chi-square value (X^2) = 21.1
Chi-square (X^2) table value = 21.026.

Decision Rule
Accept H_0, if the chi-square table valve > then calculated the chi-square valve.
Reject H_0 if calculated chi-square valve > than chi-square table valve.
Since the chi-square table value (21.026) is less than the chi-square table value (21.1), we therefore reject H_0 and uphold H_1 which states that the revocation of rights of occupancy and non-payment of compensation has a significant effect on Umuagara and Ntsurukpa communities of Ohaukwu Local Government Area of Ebonyi State.

CONCLUSION
It is true that in a state where individuals have property rights in land, the government can only have access to land for public purposes through the exercise of the power of eminent domain. This power in the case of Nigeria has been given legal backing by the Land Use Act.

However, the provision of this Act on the revocation of rights of occupancy and compensation arising there is far from being fair and adequate as the case of valuation of interests acquired at Umuagara and Ntsurakpa communities. The problem is accentuated when the provision of the Act is implemented by competent personnel. This situation places the landowner in an abysmally disadvantaged position after the acquisition, as the interest value of his land especially when valuation experts were not involved. Thus, there is a growing need to renew the provisions of the Land Use Act on compensation to reflect the true worth of the loss suffered by an interest holder in the event of revocation of rights of occupancy as well as greater involvement of land valuation experts on all revocation of rights of occupancy and compensation exercise.
It is incorrect to assume that the Land Use Act has transferred ownership of land to the Governor of a State in Nigeria. It is argued that the natives could not claim any interest in any other beyond their occupation because such interest has been lost under section 1 of the Land Use Act, which provides that subject to the provisions of this act, all land comprised in the Territory of each State in the

Federation are hereby vested in the government of that State and such land shall be held in trust and administered for the use and common benefits of all Nigeria.

Recommendations

From the foregoing, it is apparent that some glaring lapses were inherent in the revocation of rights of occupancy and non-payment of compensation at the Umuagara and Ntsurakpa communities of Ohaukwu Local Government Area of Ebonyi State. In the face of such lapses and concerning the practice of the provision of the Land Use Act on the revocation of rights of occupancy, the following recommendations are made.

That the land officers should ensure that cases of omission of interest and haphazard assessment during compensation should be addressed.

That the displaced person should be resettled as of right and where claimants are willing to accept alternative houses, Government should advance loans or provides an enabling environment for the claimants to achieve their desire. The Nigeria Government should borrow a leaf from the developed and even some developing countries where the practice of revocation of rights of occupancy and compensation is being professionalized. By so doing, the government can engage the services of Estate Surveyors and value firms to negotiate and procure land on its behalf at a fee whenever it requires land for any purpose. This will have the effect of making land acquisition conflict-free, fair and prompt.

That there should be a radical harmonization of all conflicting laws on compulsory acquisition and compensation as this will enhance the building of a logical and sound valuation basis that would ensure that a person deprived of his property through acquisition is entitled to no more and not less than what he is deprived and should be adequately compensation.

That serious attention be given to the assessment of compensation payable for shrines, graves, and sacred grounds, animal traps to avoid denying claimants their legitimate rights.

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