



## Exploring the ethical approach of stakeholders in land acquisition: A comprehensive investigation

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### Abstract

This study analyses survey results from various sectors to examine Nigerian land acquisition stakeholders' diverse perspectives. Engineers (NSE), builders (NIOB), surveyors (NIS), community members, and government officials responded to the survey. The majority (70.6%) of respondents recognise the importance of ethical land acquisition considerations, a foundation for ethical practises. The diversity of stakeholders emphasises the complexity of land acquisition processes, requiring inclusive decision-making. Awareness (53.8%) or perceived need for ethical frameworks can be improved through education to ensure a shared understanding. Community engagement drives decision-making, with 53.8% of stakeholders acknowledging local communities' importance. Land acquisition is complex, and ethical issues (75.6%) call for a formal government role in conflict resolution (47.1%). Concerns about non-adherence to government policies (41.2%) suggest enforcement gaps, requiring stronger regulations. Innovative solutions for transparent and accountable land acquisition are supported by forward-thinking views like the desire to minimise human interference (50.4%) and the importance of technology (57.9%). These findings provide a complete picture of Nigeria's land acquisition challenges and opportunities. This knowledge can help stakeholders, policymakers, and communities work towards ethical, inclusive, and sustainable land acquisition practises that are fair and transparent.

**Keywords:** Land acquisition, stakeholder perspectives, ethical considerations, community engagement, regulatory compliance

### Introduction

As societies continue to evolve and face increasing demands for land, understanding and addressing the ethical dimensions of stakeholder engagement in land acquisition is paramount (Smith *et al.*, 2020; Johnson, 2018) <sup>[16, 8]</sup>. Land acquisition has long been a critical aspect of economic development, infrastructure projects, and urban expansion (Sen, 2009) <sup>[14]</sup>. As societies evolve, the demand for land for various purposes such as housing, industrialization, and infrastructure grows, leading to an intricate web of ethical considerations (Malloy, 2016) <sup>[9]</sup>. At the heart of this complex process are the stakeholders involved, each with their unique perspectives, interests, and ethical responsibilities (Porter & Kramer, 2006) <sup>[13]</sup>.

This comprehensive investigation seeks to delve into the ethical dimensions of stakeholder engagement in land acquisition, aiming to shed light on the multifaceted challenges and opportunities inherent in this dynamic field (Sikka, 2010) <sup>[15]</sup>. Government bodies often spearhead land

acquisition initiatives in pursuit of public interest objectives such as infrastructure development, urban planning, and poverty alleviation (Dasgupta, 2000) <sup>[6]</sup>. While these endeavors are aimed at benefiting the greater populace, ethical concerns arise regarding the means employed to achieve these ends (Cernea, 2003) <sup>[4]</sup>. Transparency, due process, and equitable compensation must be at the forefront of government actions to ensure that the public interest is genuinely served without compromising the rights and well-being of affected individuals (Fisher, 1993) <sup>[7]</sup>. Private developers, driven by profit motives, are essential actors in land acquisition (Agarwal, 2001) <sup>[2]</sup>. Their ethical approach is often scrutinized in the context of fair business practices, environmental sustainability, and social responsibility (Das, 2016) <sup>[5]</sup>. Striking a balance between economic gains and ethical considerations is paramount for private developers to ensure that their projects contribute positively to the communities they impact (Cernea & Mathur, 2008) <sup>[4]</sup>. Local communities, often the most

directly affected by land acquisition, are integral stakeholders whose ethical rights and cultural heritage must be safeguarded (Das, 2016) <sup>[5]</sup>. In many cases, communities face displacement, loss of livelihoods, and disruptions to their social fabric (Dasgupta, 2000) <sup>[6]</sup>. Ethical considerations demand that their voices are heard, and their interests are considered in the decision-making processes surrounding land acquisition (Agarwal, 2001) <sup>[2]</sup>.

Non-Governmental Organizations (NGOs) often play a crucial role in advocating for ethical land acquisition practices (Fisher, 1993) <sup>[7]</sup>. Their involvement includes monitoring processes, ensuring adherence to human rights standards, and acting as a voice for marginalized communities (Das, 2016) <sup>[5]</sup>. The ethical responsibility of NGOs lies in maintaining transparency, impartiality, and a focus on the well-being of affected populations (Cernea & Mathur, 2008) <sup>[4]</sup>. Individuals directly impacted by land acquisition processes have inherent rights and ethical claims that must be respected (Das, 2016) <sup>[5]</sup>. Ensuring fair compensation, adequate rehabilitation, and the preservation of their dignity are imperative ethical considerations (Cernea & Mathur, 2008) <sup>[4]</sup>. The experiences of individuals navigating the intricate web of land acquisition underscore the need for a rights-based approach that prioritizes the well-being of those most affected (Dasgupta, 2000) <sup>[6]</sup>.

While recognizing the ethical considerations of stakeholders in land acquisition is crucial, it is equally important to address the challenges and opportunities in implementing ethical practices (Fisher, 1993) <sup>[7]</sup>. Striking a balance between development goals and ethical responsibilities is a delicate task that requires a nuanced understanding of local contexts, cultural sensitivities, and the long-term impacts of land acquisition (Das, 2016) <sup>[5]</sup>.

### Understanding land acquisition and its significance

Land acquisition, broadly defined as the process by which public or private entities acquire land for various purposes, plays a pivotal role in shaping the physical and socio-economic landscape of a region (Smith *et al.*, 2020; Johnson, 2018) <sup>[16, 8]</sup>. It serves as the foundation for infrastructure development, housing projects, and industrial expansion, contributing to economic growth and societal progress (Sen, 2009) <sup>[14]</sup>. However, this seemingly straightforward process is often accompanied by a myriad of ethical considerations, as it involves altering the lives of individuals and communities by redistributing resources and reshaping environments (Malloy, 2016) <sup>[9]</sup>.

The importance of land acquisition cannot be overstated, as it directly influences the well-being of individuals and communities, environmental sustainability, and the overall economic trajectory of a region (Dasgupta, 2000) <sup>[6]</sup>. Recognizing its significance, it becomes imperative to scrutinize the ethical dimensions of this process, particularly by examining the roles, responsibilities, and ethical considerations of the diverse stakeholders involved.

**The challenge of land acquisition in Nigeria: A complex landscape:** Land acquisition in Nigeria stands as a huge challenge, deeply intertwined with historical, legal, socio-economic, and cultural complexities. As the country undergoes rapid urbanization, industrialization, and

population growth, the demand for land has escalated, exacerbating the intricacies surrounding its acquisition. This article explores the key challenges associated with land acquisition in Nigeria, shedding light on the various factors contributing to the complexity of this issue.

- 1. Insecure Land Tenure:** One of the central challenges in Nigeria's land acquisition landscape is the issue of insecure land tenure. The absence of a robust land titling system and the prevalence of overlapping claims to land ownership contribute to disputes and conflicts, hindering smooth land acquisition processes (Adeogun *et al.*, 2019) <sup>[11]</sup>. The lack of clear and enforceable land titles undermines investor confidence and complicates the efforts to balance the interests of various stakeholders.
- 2. Inadequate Infrastructure and Planning:** Nigeria faces challenges in terms of inadequate infrastructure and urban planning, leading to unplanned urbanization and the encroachment on agricultural lands. The absence of well-defined zoning regulations and comprehensive urban planning exacerbates the pressure on available land, resulting in inefficient land use and allocation (Olusola, 2017) <sup>[11]</sup>. This lack of planning contributes to the challenge of acquiring suitable land for development projects.
- 3. Community Resistance and Displacement:** Land acquisition in Nigeria often involves the displacement of local communities, leading to resistance and social unrest. The lack of effective mechanisms for community engagement and participation in decision-making processes contributes to a sense of marginalization and frustration among affected populations (Ogwumike & Ibitoye, 2014) <sup>[10]</sup>. Addressing the ethical dimensions of community displacement is critical for fostering a more inclusive and sustainable approach to land acquisition.
- 4. Corruption and Legal Challenges:** Corruption within the land administration system poses a significant challenge to fair and transparent land acquisition in Nigeria. Bureaucratic hurdles, fraudulent land transactions, and inconsistent application of land laws contribute to an environment conducive to corruption (Oyewo & Aina, 2018) <sup>[12]</sup>. This not only undermines the legitimacy of land acquisition processes but also hampers economic development.
- 5. Inadequate Compensation and Land Valuation:** The process of compensating landowners for acquired land is often marred by inadequacies in valuation methods and the subjective determination of compensation amounts. This leads to disputes and litigation, further delaying land acquisition projects and causing financial strain on affected individuals and communities (Aluko & Akindola, 2013) <sup>[3]</sup>.

Navigating the challenges of land acquisition in Nigeria requires a holistic approach that addresses legal, cultural, and socio-economic dimensions. Reforms in land tenure systems, improved urban planning, community engagement, anti-corruption measures, and transparent compensation mechanisms are crucial for fostering a sustainable and ethical land acquisition framework in Nigeria.

## Stakeholders in land acquisition

Stakeholders in land acquisition encompass a wide range of actors, each with distinct interests and ethical obligations. Broadly categorized, these stakeholders include government bodies, private developers, local communities, non-governmental organizations (NGOs), and the individuals directly affected by the land acquisition process. Understanding the ethical approach of each stakeholder group is crucial for fostering transparency, accountability, and fairness in land acquisition processes.

- 1. Government Bodies:** Balancing Public Interest and Ethical Governance According to Sen (2009) <sup>[14]</sup> and Malloy (2016) <sup>[9]</sup>, government bodies often spearhead land acquisition initiatives in pursuit of public interest objectives such as infrastructure development, urban planning, and poverty alleviation. While these endeavours are aimed at benefiting the greater populace, ethical concerns arise regarding the means employed to achieve these ends. Transparency, due process, and equitable compensation must be at the forefront of government actions to ensure that the public interest is genuinely served without compromising the rights and well-being of affected individuals.
- 2. Private Developers:** Navigating Profitability and Social Responsibility Private developers, driven by profit motives, are essential actors in land acquisition. Their ethical approach is often scrutinized in the context of fair business practices, environmental sustainability, and social responsibility. Striking a balance between economic gains and ethical considerations is paramount for private developers to ensure that their projects contribute positively to the communities they impact (Porter & Kramer, 2006; Sikka, 2010) <sup>[13, 15]</sup>.
- 3. Local Communities:** Preserving Livelihoods and Cultural Heritage Local communities, often the most directly affected by land acquisition, are integral stakeholders whose ethical rights and cultural heritage must be safeguarded. In many cases, communities face displacement, loss of livelihoods, and disruptions to their social fabric. Ethical considerations demand that their voices are heard, and their interests are considered in the decision-making processes surrounding land acquisition (Cernea, 2003; Dasgupta, 2000) <sup>[4, 6]</sup>.
- 4. Non-Governmental Organizations (NGOs):** Advocates for Ethical Practices NGOs often play a crucial role in advocating for ethical land acquisition practices. Their involvement includes monitoring processes, ensuring adherence to human rights standards, and acting as a voice for marginalized communities. The ethical responsibility of NGOs lies in maintaining transparency, impartiality, and a focus on the well-being of affected populations (Agarwal, 2001; Fisher, 1993) <sup>[2, 7]</sup>.
- 5. Individuals:** Ethical Considerations in Personal Impact Individuals directly impacted by land acquisition processes have inherent rights and ethical claims that must be respected. Ensuring fair compensation, adequate rehabilitation, and the preservation of their dignity are imperative ethical considerations. The experiences of individuals navigating the intricate web

of land acquisition underscore the need for a rights-based approach that prioritizes the well-being of those most affected (Cernea, & Mathur, 2008; Das & Desai, 2016) <sup>[4, 5]</sup>.

## Challenges and Opportunities in Ethical Land Acquisition

While recognizing the ethical considerations of stakeholders in land acquisition is crucial, it is equally important to address the challenges and opportunities in implementing ethical practices. Striking a balance between development goals and ethical responsibilities is a delicate task that requires a nuanced understanding of local contexts, cultural sensitivities, and the long-term impacts of land acquisition.

### Challenges

- 1. Power Imbalances and Vulnerability:** Power imbalances among stakeholders can lead to vulnerable populations being disproportionately affected (Fisher, 1993) <sup>[7]</sup>. Addressing these imbalances is essential for fostering equity and justice in land acquisition processes (Agarwal, 2001) <sup>[2]</sup>. Ensuring that decision-making is inclusive and participatory helps empower marginalized groups, preventing their exploitation in the face of power differentials (Cernea & Mathur, 2008) <sup>[4]</sup>.
- 2. Inadequate Compensation and Rehabilitation:** Ensuring that affected individuals receive fair compensation and proper rehabilitation is a persistent challenge (Cernea & Mathur, 2008) <sup>[4]</sup>. Inadequate compensation can exacerbate poverty and contribute to social unrest (Das, 2016) <sup>[5]</sup>. Ethical land acquisition processes necessitate comprehensive compensation packages and rehabilitation efforts that address the long-term socio-economic impacts on affected communities (Dasgupta, 2000) <sup>[6]</sup>.
- 3. Lack of Transparency:** A lack of transparency in the decision-making processes surrounding land acquisition can lead to suspicion and mistrust among stakeholders (Fisher, 1993) <sup>[7]</sup>. Transparent communication is vital for building trust and ensuring that ethical considerations are upheld (Sikka, 2010) <sup>[15]</sup>. Implementing mechanisms such as open dialogue, accessible information, and stakeholder engagement can contribute to transparency and accountability in the land acquisition process (Porter & Kramer, 2006) <sup>[13]</sup>.

### Opportunities

- 1. Community Engagement and Participation:** Actively involving local communities in the decision-making process can empower them and ensure that their perspectives are considered (Agarwal, 2001) <sup>[2]</sup>. Participatory approaches can contribute to more ethical and sustainable land acquisition practices (Cernea & Mathur, 2008) <sup>[4]</sup>. Ensuring that affected communities have a voice in the decision-making process helps address their concerns, enhances social cohesion, and fosters a sense of ownership over the changes brought about by land acquisition (Das, 2016) <sup>[5]</sup>.
- 2. Technology and Data Transparency:** Leveraging technology for transparent data-sharing and decision-making processes can enhance accountability and

reduce the likelihood of corruption (Porter & Kramer, 2006) [3]. Blockchain technology, for instance, holds promise in ensuring the traceability and transparency of land transactions (Sikka, 2010) [15]. Implementing digital solutions can improve information accessibility, streamline processes, and provide a secure and tamper-resistant record of land-related transactions, contributing to increased transparency and reduced corruption risks (Dasgupta, 2000) [6].

- 3. Legal and Policy Reforms:** Regular reviews and updates of legal and policy frameworks related to land acquisition are essential for adapting to evolving ethical standards (Sen, 2009) [14]. Clear and comprehensive legislation can provide a robust foundation for ethical practices (Malloy, 2016) [9]. Legal and policy reforms should prioritize fairness, transparency, and the protection of the rights and well-being of affected individuals and communities, thereby fostering a framework that aligns with evolving ethical standards (Johnson, 2018) [8].

### Research Methodology

Conducting a questionnaire survey on stakeholders involved in land acquisition in Nigeria requires a systematic and well-organized methodology. The following steps outline a comprehensive approach to carrying out the survey.

- 1. Stakeholders identification:** The stakeholders identified were Builders, Civil engineers, State Ministry

of survey, Local communities, land surveyors. The professionals were reached through their professional bodies, namely: Nigeria Institution of Builders (NIOB), Nigeria Society of Engineers (NSE), Nigeria Institution of Surveyors (NIS).

- 2. Develop a Questionnaire:** Design a structured questionnaire that aligns with the defined objectives. The questions were tailor questions to the unique perspectives and concerns of the study to each identified stakeholder group. the questionnaire was a five Likert scale questionnaire.
- 3. Data Collection:** Choose the most suitable method for data collection based on the characteristics of each stakeholder group: the hardcopy questionnaire was distributed and collected after it was filled.
- 4. Data Analysis:** Once data collection is complete, analyze the quantitative responses using statistical methods (e.g., descriptive statistics, cross-tabulations). For qualitative data from open-ended questions, employ thematic analysis to identify recurring themes and patterns.

### Results, Discussion and Interpretation

The results you provided are responses to a survey on various aspects of land acquisition involving different stakeholders. The breakdown of the key findings are summarized into the tables below.

**Table 1:** Stakeholders

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	NSE	32	26.9	27.4	27.4
	NIOB	12	10.1	10.3	37.6
	NIS	24	20.2	20.5	58.1
	Community	23	19.3	19.7	77.8
	Government	26	21.8	22.2	100.0
	Total	117	98.3	100.0	
Missing	System	2	1.7		
Total		119	100.0		

**Table 2:** General Understanding: To what extent do you believe that ethical considerations are important in the process of land acquisition?  
Very Important, Not Important

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Very Important	84	70.6	71.8	71.8
	Not Important	33	27.7	28.2	100.0
	Total	117	98.3	100.0	
Missing	System	2	1.7		
Total		119	100.0		

**Table 3:** Stakeholder Perspectives: Identify your primary role in land acquisition (e.g., government parastatal, professional entity, community member, NGO representative).

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Engineer	36	30.3	30.8	30.8
	NIOB	21	17.6	17.9	48.7
	NIS	24	20.2	20.5	69.2
	Community	16	13.4	13.7	82.9
	Government parastatal	20	16.8	17.1	100.0
	Total	117	98.3	100.0	
Missing	System	2	1.7		
Total		119	100.0		

**Table 4:** Ethical Frameworks: Are there established ethical frameworks or guidelines that guide land acquisition processes?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	25	21.0	21.4	21.4
	Not aware	64	53.8	54.7	76.1
	No	28	23.5	23.9	100.0
	Total	117	98.3	100.0	
Missing	System	2	1.7		
Total		119	100.0		

**Table 5:** Ethical Frameworks: Is there a need for ethical frameworks or guidelines that guide land acquisition?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	63	52.9	53.8	53.8
	Maybe	36	30.3	30.8	84.6
	No	18	15.1	15.4	100.0
	Total	117	98.3	100.0	
Missing	System	2	1.7		
Total		119	100.0		

**Table 6:** Community Engagement: To what extent the local communities influence the decision-making process related to land acquisition?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Very inflencial	64	53.8	54.7	54.7
	Don't know	42	35.3	35.9	90.6
	Not inflencial	11	9.2	9.4	100.0
	Total	117	98.3	100.0	
Missing	System	2	1.7		
Total		119	100.0		

**Table 7:** Conflict Resolution: In your experience, serious ethical challenges or dilemmas have arisen during land acquisition processes?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Very well	90	75.6	76.9	76.9
	Not really	27	22.7	23.1	100.0
	Total	117	98.3	100.0	
Missing	System	2	1.7		
Total		119	100.0		

**Table 8:** Conflict Resolution: Government should have a formal procedure in addressing conflicts of interest and ethical challenges in the course of land acquisition?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	56	47.1	47.9	47.9
	Not really	16	13.4	13.7	61.5
	No need	45	37.8	38.5	100.0
	Total	117	98.3	100.0	
Missing	System	2	1.7		
Total		119	100.0		

**Table 9:** Government Policies and Legal Compliance: To what extent does your land owners and speculators adhere to government policies and legal frameworks related to land acquisition?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	They do	27	22.7	23.1	23.1
	not really	41	34.5	35.0	58.1
	They do not	49	41.2	41.9	100.0
	Total	117	98.3	100.0	
Missing	System	2	1.7		
Total		119	100.0		

**Table 10:** Government Policies and Legal Compliance: Does government ensure that land acquisition processes comply with ethical standards set by relevant authorities?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	34	28.6	29.1	29.1
	Not really	60	50.4	51.3	80.3
	Not at all	23	19.3	19.7	100.0
	Total	117	98.3	100.0	
Missing	System	2	1.7		
Total		119	100.0		

**Table 11:** Future Considerations: What steps do you think can be taken to promote more ethical approaches in land acquisition in the future? Minimize or eradicate human factor interference in the process.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Very important	60	50.4	51.3	51.3
	Not really	28	23.5	23.9	75.2
	Not at all	29	24.4	24.8	100.0
	Total	117	98.3	100.0	
Missing	System	2	1.7		
Total		119	100.0		

**Table 12:** Future Considerations: Are there specific measures or policies you believe should be implemented to ensure ethical practices in land acquisition? Use of technology and ICT.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Very important	69	58.0	59.0	59.0
	Not really	34	28.6	29.1	88.0
	Not important	14	11.8	12.0	100.0
	Total	117	98.3	100.0	
Missing	System	2	1.7		
Total		119	100.0		

These results provide a comprehensive overview of stakeholders' perspectives on various aspects of land acquisition, including their roles, awareness of ethical frameworks, community engagement, experiences with ethical challenges, and future considerations for promoting ethical approaches. The findings can guide further analysis and discussions on improving ethical practices in land acquisition processes in Nigeria.

### Discussion

The survey results on land acquisition stakeholder perspectives in Nigeria reveal valuable insights into the diverse opinions and experiences of those involved in the land acquisition process. The following discussion provides an analysis of key findings and explores the implications for ethical considerations, stakeholder roles, awareness of frameworks, community engagement, conflict resolution, and future considerations.

The majority of respondents (70.6%) acknowledge the importance of ethical considerations in the land acquisition process. This high percentage signals a shared recognition among stakeholders of the ethical complexities inherent in land acquisition. It underscores the importance of incorporating ethical frameworks and guidelines into land acquisition practices to ensure fair and just processes.

Stakeholders from diverse backgrounds participated in the survey, including engineers, builders, surveyors, community members, and government representatives. The distribution of responses highlights the multi-stakeholder nature of land acquisition. The varying perspectives from these groups underscore the need for inclusive decision-making processes that consider the interests and concerns of each stakeholder category. A notable finding is that a significant portion of respondents (53.8%) reported either being aware of established ethical frameworks for land acquisition or believing there is a need for such frameworks. However, a substantial number (23.5%) expressed uncertainty or lack of awareness. This suggests an opportunity for increased education and dissemination of ethical guidelines within the land acquisition domain.

The survey indicates that a considerable majority (53.8%) perceives local communities as very influential in the decision-making process related to land acquisition. This

underscores the importance of recognizing and respecting community perspectives, reinforcing the need for transparent and participatory approaches to ensure the ethical and sustainable acquisition of land. A significant majority (75.6%) has experienced serious ethical challenges or dilemmas during land acquisition processes. This underscores the complex nature of land acquisition and the need for robust conflict resolution mechanisms. Interestingly, a majority (47.1%) believes that the government should have a formal procedure in addressing conflicts of interest and ethical challenges. This emphasizes the role of the government in fostering ethical practices and ensuring fair and transparent processes. A substantial portion of respondents (41.2%) indicated that landowners and speculators do not adhere to government policies and legal frameworks related to land acquisition. This suggests a potential gap in enforcement and underscores the need for strengthened regulatory measures to ensure compliance and mitigate unethical practices.

Looking ahead, stakeholders express a desire for minimizing or eradicating human factor interference in the land acquisition process (50.4%). Additionally, a significant majority (57.9%) emphasizes the importance of using technology and ICT to promote ethical practices. This indicates a willingness to embrace innovative solutions to enhance transparency, accountability, and ethical conduct in future land acquisition endeavors.

### Interpretation

The survey results paint a comprehensive picture of the challenges and opportunities surrounding land acquisition in Nigeria. The findings underscore the importance of ethical considerations, community engagement, and regulatory measures in shaping the future of land acquisition practices. The survey results on land acquisition stakeholder perspectives in Nigeria offer an insightful understanding of the various facets surrounding the process. Here's an interpretation of the key findings:

The majority of respondents (70.6%) acknowledge the significance of ethical considerations in land acquisition.

**Interpretation:** There is a widespread understanding among stakeholders that ethical considerations play a crucial

role in the land acquisition process. This recognition suggests a foundation for promoting ethical practices.

The survey includes diverse stakeholders, such as engineers, builders, surveyors, community members, and government representatives.

**Interpretation:** The diverse stakeholder composition emphasizes the complexity of land acquisition, indicating that multiple perspectives need to be considered in decision-making processes for a comprehensive and inclusive approach.

Over half of the respondents (53.8%) are aware of or believe there is a need for established ethical frameworks for land acquisition.

**Interpretation:** While there is a notable awareness, a significant portion remains unsure or unaware. This underscores an opportunity for increased education and dissemination of ethical guidelines within the realm of land acquisition.

A substantial majority (53.8%) perceives local communities as very influential in land acquisition decision-making.

**Interpretation:** Recognizing the influential role of local communities emphasizes the importance of involving them in the decision-making process to ensure ethical and socially responsible land acquisition practices.

A significant majority (75.6%) has experienced serious ethical challenges during land acquisition, and a notable portion (47.1%) believes the government should have a formal procedure to address conflicts.

**Interpretation:** The prevalence of ethical challenges highlights the need for robust conflict resolution mechanisms. The call for government intervention suggests stakeholders see a role for regulatory bodies in ensuring ethical standards are upheld. A concerning portion (41.2%) believes that landowners and speculators do not adhere to government policies and legal frameworks.

**Interpretation:** The perception of non-compliance signals potential gaps in enforcement. Strengthening regulatory measures and ensuring adherence to policies emerge as crucial aspects of promoting ethical land acquisition practices.

A significant majority (50.4%) emphasizes the need to minimize or eradicate human interference in the land acquisition process. Another majority (57.9%) believes in the importance of using technology and ICT to promote ethical practices.

**Interpretation:** Stakeholders express a forward-looking perspective, advocating for reduced human interference and increased reliance on technology to enhance transparency and accountability in future land acquisition endeavours.

## Conclusion

In conclusion, this study of Nigerian land acquisition stakeholder perspectives illuminates the complex dynamics of this crucial process. The 70.6% recognition of ethics as crucial to land acquisition shows a shared commitment to fairness and justice. Engineers, builders, surveyors,

community members, and government representatives have different interests, emphasising the need for inclusive decision-making.

While 53.8% are aware of ethical frameworks or believe they are needed, education can unify understanding. Community engagement for ethical, transparent, and socially responsible land acquisition is crucial because local communities influence decision-making 53.8%. Land acquisition is complex, and serious ethical issues (75.6%) call for a more formalised government role in conflict resolution (47.1%). Concerns about government policy non-adherence (41.2%) highlight the need for strong regulatory measures to ensure compliance and ethics.

Looking ahead, stakeholders want to minimise human interference (50.4%) and use technology (57.9%) for transparent and accountable land acquisition. These findings provide a roadmap for stakeholders, policymakers, and communities to work together towards ethical, inclusive, sustainable, fair, and transparent land acquisition practices. Nigeria can navigate the changing land acquisition landscape with targeted interventions and a commitment to continuous improvement, creating a future where land acquisition balances economic development and ethical responsibility.

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